
From: [REDACTED]
Sent: 5 July 2026 18:20
To: ian@localplanservices.co.uk
Cc: SurreyPCC@surrey.police.uk
Subject: Surrey Health Town Plan and Open letter asking for Camberley Action

We live in Changing Times. Please find attached - two short papers.

A formal objection to the Camberley element of the Surrey Heath proposed plan - submitted prior to 9th July deadline.

An Open letter to the agencies and representatives copied - Current (Live) concerns !

Asking for urgent action please to protect residents of Camberley Town Centre.

Town Centre residents appear to be without sponsorship or representation.

1. Objection. I am writing to submit a formal objection to the proposed Main Modifications to the Surrey Heath Local Plan, specifically, and regarding Policy HA2 (London Road Block) and its supporting text. As a local resident, I contend that these modifications render the plan fundamentally unsound because they are not justified by infrastructure capacity, the plan fails to protect the community from

unsustainable density, and creates clear loopholes that compromise the town's plan obligations

2. Open letter - from Camberley Town Resident

We are writing to publicly register the profound frustration and exhaustion of the residents of Camberley town centre. For years, decades, we have been promised a modern, safe, "pedestrian priority" high street.

Regards

Mike Tierney

[Redacted signature block]

*I am writing to submit a **formal objection to the proposed Main Modifications to the Surrey Heath Local Plan**, specifically, and regarding Policy HA2 (London Road Block) and its supporting text.*

*As a local resident, I contend that these modifications render the plan fundamentally unsound because **they are not justified by infrastructure capacity, fail to protect the community from unsustainable density, and create clear loopholes that compromise the town's plan obligations.***

1. Institutional Conflict of Interest, Risk of Predetermination, and Dilution of Master Plan Safeguards

The plan allocates an over-dense target of "approximately 550 new homes (gross)" to be predominantly "small apartment Homes" development. **Given that Surrey Heath Borough Council acts in a dual role as both town centre landlord and the local planning authority, rigorous, independent boundaries are legally required to prevent a conflict of interest.** With 550 new homes bringing a projected population growth of over 1,000 residents, the residual cumulative impacts on the local transport network will be severe and unmitigated if left unchecked.

The proposed modification to Paragraph 3.16 and Policy HA2(2) systematically deletes the requirement for site-wide master planning to be agreed "prior to the submission of a planning application," shifting this sequencing to allow agreement "in advance of or with the first planning permission"!

This modification is not justified. It removes vital sequence safeguards, allowing large-scale density approvals to be pushed forward before a comprehensive, standalone master plan has been properly scrutinized by the public. By allowing a master plan to be submitted alongside or within the first planning application rather than as an independent prerequisite, the Council risks the appearance of structural predetermination—prioritizing maximum commercial yield on its own asset over objective planning principles.

2. Ineffective Infrastructure Safeguards

(Water, Sewage, Transport, Parking and Public Services)

Camberley's infrastructure is already under severe strain. Yet, the modification to Paragraph 3.22 drastically reduces critical utility oversight by stating that developers are merely "encouraged to liaise with Thames Water" to see if wastewater infrastructure can accommodate the proposals.

Merely "encouraging" a developer to converse with a utility company is a passive, legally non-binding statement that completely fails the statutory test of being "effective". Without mandatory, legally enforceable upgrade completions locked in prior to any phase of construction, adding 550 units to a creaking system places existing residents at an unacceptable and unsustainable risk of severe utility and infrastructure failure!

3. Unjustified Visual and Height Massing (The 15-Storey Exception)

The modification to Design Item (i) introduces a baseline height of 4–7 storeys but builds in a profound exception: allowing "up to two landmark buildings with a maximum building height of 15 storeys".

This 15-storey exception directly and logically contradicts Design Item (j), which states that buildings on the High Street frontage must "complement the historic Edwardian and Victorian character of this part of the town centre". A 15-storey tower is entirely alien to the visual massing of a traditional Surrey heathland town. It represents total abandonment of 5-storey limitations legitimately expected by residents, rendering the policy visually incompatible, highly intrusive, and entirely inconsistent with local preservation principles!

Available land in Surrey Heath is limited.

*Furthermore, while available land in Surrey Heath is recognized as constrained, the current strategy fails the test of being justified because it fails to aggressively explore alternative spatial strategies. Rather than executing a plan that threatens to destroy the historic, communal core of Camberley Town Centre, underutilized Royal Estate, MoD, and green/grey belt allocations must be urgently and proactively considered for sustainable development. **Defaulting to hyper-densification within a failing urban infrastructure footprint constitutes a severe betrayal of existing homeowners who invested in the Town Centre under a strictly defined set of planning obligations***

4. Dilution of Transport and Environmental Obligations

The modifications systematically erode basic sustainability and transit requirements, demonstrating a retrograde approach to town centre planning:

- **The Parking Loophole:** The changes to Paragraph 3.21 and Item (o) alter the legal text from forcing developments to be "in accordance with" Surrey County Council's parking standards to merely "having regard to" them!

This creates an explicit loophole for systematic under-provision, which will inevitably cause severe overflow vehicle parking to overwhelm and congest surrounding residential streets.

- **Removal of Public Transit Amenities:** Item (m) and Paragraph 3.27 explicitly strike out previous strategic commitments to provide "taxi ranks" and "short-stay drop-off/pick-up points," which will actively worsen vehicle bottlenecks and traffic congestion along London Road.
- **Environmental Retraction:** Most severely, Item (l) completely strikes out the mandate for "net zero carbon design, including on-site renewable energy". Removing climate resilience standards simply to lower short-term development costs is entirely retrograde and directly conflicts with national statutory frameworks regarding climate change transition.

CONCLUSION AND REQUIRED REMEDIES

To make Policy HA2 legally sound, the Planning Inspector must require the following modifications before the Local Plan can be safely adopted:

1. **Consider a plan that doesn't destroy historic, Camberley Town Centre**, underutilized Royal Estate, MoD, and green/grey belt allocations must be urgently and proactively considered for sustainable development.

Defaulting to hyper-densification within a failing urban infrastructure footprint constitutes a severe betrayal of existing homeowners who invested in the Town Centre under a strictly defined set of planning obligations!

2. **Reinstate the absolute mandate that a comprehensive, site-wide master plan and design codes must be formally agreed upon prior to the submission of any formal planning application.**
3. **Amend the passive wording of Paragraph 3.22 from "encouraged to liaise" to a strict, mandatory requirement forcing written confirmation of utility capacity from Thames Water before any planning approval is determined.**
4. **Delete the arbitrary 15-storey landmark exception under Design Item (i) to protect the historic, low-rise character of the town centre and maintain proportionate density levels.**
5. **Restore the original strict adherence to Surrey County Council parking standards, fully reinstate the stricken net-zero carbon design text.**
6. **impose "Grampian conditions" requiring all necessary traffic and transport infrastructure upgrades to be physically completed and operational prior to the commencement of any development phase.**

Signed: Mike Tierney

Address: Camberley Town Centre Resident [REDACTED]

Date: July 5, 2026

An Open Letter

The Betrayal of Camberley Town Centre Residents – Public Health Hazards, High Street Chaos, and Broken Planning Promises

To:

-  **Dr. Al Pinkerton MP, Member of Parliament for Surrey Heath**
-  **The Surrey Police Command Team (Surrey Heath Borough Division)**
-  **The Leadership & Executive of the Surrey West Team**

We are writing to publicly register the profound frustration and exhaustion of the residents of Camberley town centre. For years, we have been promised a modern, safe, “pedestrian priority” high street.

Instead, due to systemic institutional inertia, a **failure of basic law enforcement**, and **conflicts of interest within local governance**, we are living through a tale of two distinct betrayals: **critical public health hazard**, and a **chaotic, dangerous High Street**.

We are calling on our recently elected MP, our local police force, and the Surrey West leadership team to **break the cycle of neglect** left behind by two decades of indifferent political representation.

1. The Vermin Infestation: A Council-Created Public Health Hazard

The local authority owns significant swathes of the town centre, including the long-derelict buildings along London Road. For years, these eyesores were allowed to decay, becoming a breeding ground for massive flocks of feral pigeons.

When the council finally took steps to demolish the largest of these derelict structures, they **did so with zero pest-control mitigation or strategy**. As a direct result, a massive vermin population was displaced overnight. These flocks have now migrated onto private residential terraces and balconies.

Pigeon guano is a known, dangerous health hazard (linked to respiratory illnesses and severe property damage). By displacing this infestation from their own buildings directly onto the doorsteps of private citizens, the local authority has failed in its basic duty of care. **Under the Environmental Protection Act 1990, this has crossed the line into a clear Statutory Nuisance prejudicial to human health, and it requires immediate, coordinated intervention.**

2. High Street Chaos: The Illumination of Broken Planning Promises

Camberley High Street was heavily promoted to residents as a **pedestrian-priority zone**. Hundreds of tightly packed new homes were approved and sold on the promise of an accessible, healthy, community-centric environment.

The reality is a dangerous, polluted bypass.

Rampant Pavement Parking: Despite being a narrow, single-lane road, vehicles routinely mount and park completely across the pavements. This forces elderly residents, wheelchair users, and parents with prams directly into the flow of traffic. This is a clear case of criminal obstruction of the highway.

Zero Speed Enforcement: The designated 20mph speed limit is treated as a suggestion. It is entirely unenforced, creating an environment of constant risk for pedestrians.

Inappropriate Heavy Traffic: The continuous flow of oversized commercial vehicles and HGVs through a narrow residential and shopping street compromises both public safety and air quality, in direct breach of modern town-planning guidelines.

3. The Accountability Vacuum and Conflicts of Interest

Why has this been allowed to happen?

For twenty years, our historic parliamentary representation looked past the needs of Camberley's main town in favour of higher-profile interests. Domestically, our Town Councillors appear to suffer from a systemic conflict of interest.

Many of those tasked with enforcing planning guidelines to protect residents are landlords themselves. Their financial **interests align with dense development and rapid turnover**, causing them to forget their statutory obligations to the human beings who actually live here.

Our Direct call for Action

To Dr. Pinkerton MP: We urge you to use the full weight of your office to launch an urgent casework investigation into **Surrey Heath Borough Council's failure** to handle displaced vermin crisis, and to **hold the executive team accountable to town centre residents**.

To Surrey Police: We demand immediate, **visible enforcement of the 20mph speed limit** on Camberley High Street and **zero-tolerance crackdown on pavement parking** that causes illegal obstruction and endangers lives.

To the Surrey West Team & Planning Authorities: We demand a transparent review of current **High Street traffic management, strict weight limits to ban non-essential HGVs**, and a formal declaration from councillors regarding their personal landlord portfolios in relation to town centre planning decisions.

Camberley residents paid for a **thriving, safe, walkable community**. We will no longer accept being treated as an afterthought, while the town hall acts as negligent landlord and police look the other way. We look forward to your public responses and, more importantly, your **immediate action**.

The Concerned Residents of Camberley Town Centre