



Surrey Heath Local Plan Review 2040

Baseline Information



September 2026

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I. Introduction

Introduction

- I.1. This Baseline Information document sets out a range of baseline data on different land use topics and has been produced to support the preparation of the Surrey Heath Local Plan Review 2040 (LPR).
- I.2. It has been prepared following Government guidance on baseline information and includes a range of headline data, signposting to other sources of information as appropriate. Other local plan evidence will also include baseline data depending on the subject matter of that evidence. This Baseline Information document may be updated as the LPR progresses.
- I.3. The baseline information looks at the current picture of the Borough and where available, the potential future picture. Where appropriate, comparisons are made against Surrey, the wider south-east or the national picture. Much of the data is based on the 2021 Census with updated information where available.
- I.4. Along with technical evidence studies and consultation feedback, baseline information will be used to inform the long-term vision and priorities of the LPR and the approach to site allocations and planning policies.
- I.5. From 1st April 2027 Surrey Heath will form part of the new West Surrey Council. From that point all decisions on the local plan will be taken by West Surrey.

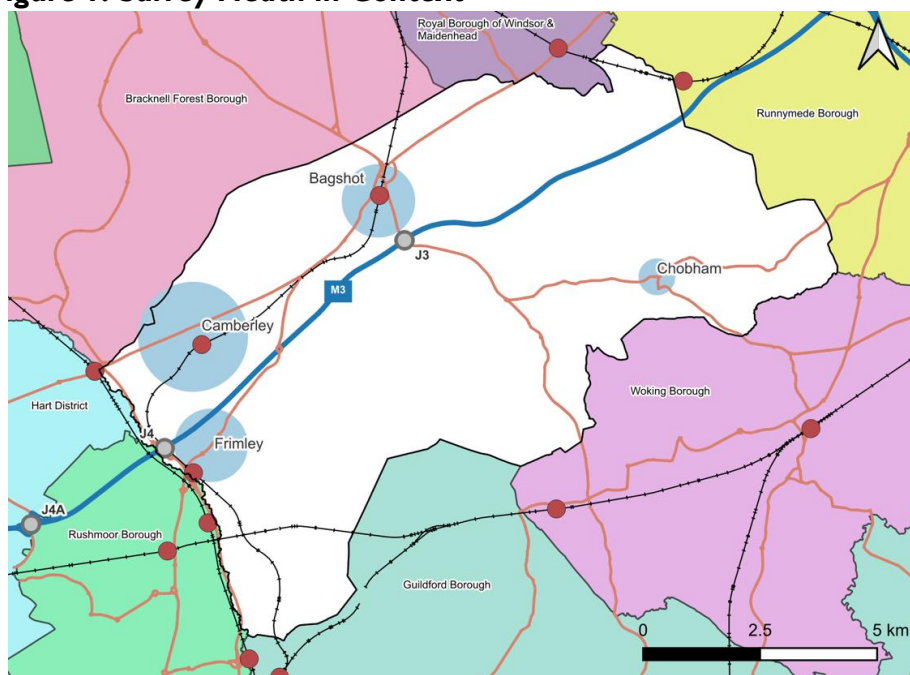
Surrey Heath Borough Overview

- I.6. The following sets out a high-level overview of the Borough with further detail set out in the following sections of this document.
- I.7. Surrey Heath lies in the north-west corner of Surrey and adjoins the counties of Berkshire and Hampshire. The north and east of the Borough are mainly areas of countryside and heathland which give the Borough its name. In total, the Borough covers an area of some 9,507 hectares and according to the [Office for National Statistics](#), has a population of 90,500. Nearly half of the Borough is designated as Green Belt.



- 1.8. The western half of the Borough contains the majority of housing in the Borough and is mainly urban in character. It comprises Camberley and Frimley linked to the villages of Bagshot, Frimley Green, Mytchett and Deepcut. The majority of employment floorspace is also focussed around Camberley and Frimley. The eastern half of the Borough is mostly countryside of which a significant proportion is Green Belt. It includes the larger villages of Bisley, Lightwater, West End and Windlesham, (including Snows Ride) and the smaller village of Chobham.

Figure 1: Surrey Heath in Context



- 1.9. The Borough's population is growing but more slowly than nationally, increasing by 5% between 2011 and 2021 compared to a national increase of 6.6%. Residents are ageing, with the average age increasing from 41 to 43 years between the two census dates and with significant increases in the older age groups between 2011 and 2021.
- 1.10. While wages are [consistently higher](#) than the wider South East average, [house prices](#) and rental costs are higher than the South East and national averages, although lower than the averages for Surrey. Unemployment is [consistently lower](#) than the levels in the South East and Great Britain with the highest number of jobs in the Borough being in the healthcare sector.



- 1.11. The Borough is highly accessible to London and the South East by road but has limited direct rail access to London. Therefore, car ownership is high, with less than 10% of households having no car or van.
- 1.12. Surrey Heath benefits from a rich and varied natural and built environment with internationally protected heathland comprising the Thames Basin Heaths Special Protection Area as well as a number of national and locally important ecological sites. The Borough also has a strong historic identity through listed buildings, Conservation Areas and Historic Parks and Gardens.



2. Population

- 2.1. Surrey Heath's population in 2024 was 94,492 and has increased by 4.5% since 2021 and by 9.6% compared to 2011, when the population was 90,453 and 86,200 respectively.
- 2.2. The population is ageing, with increases in all of the age brackets between 50 to over 85 years, between 2011 to 2021. Figure 2 shows data from ONS.

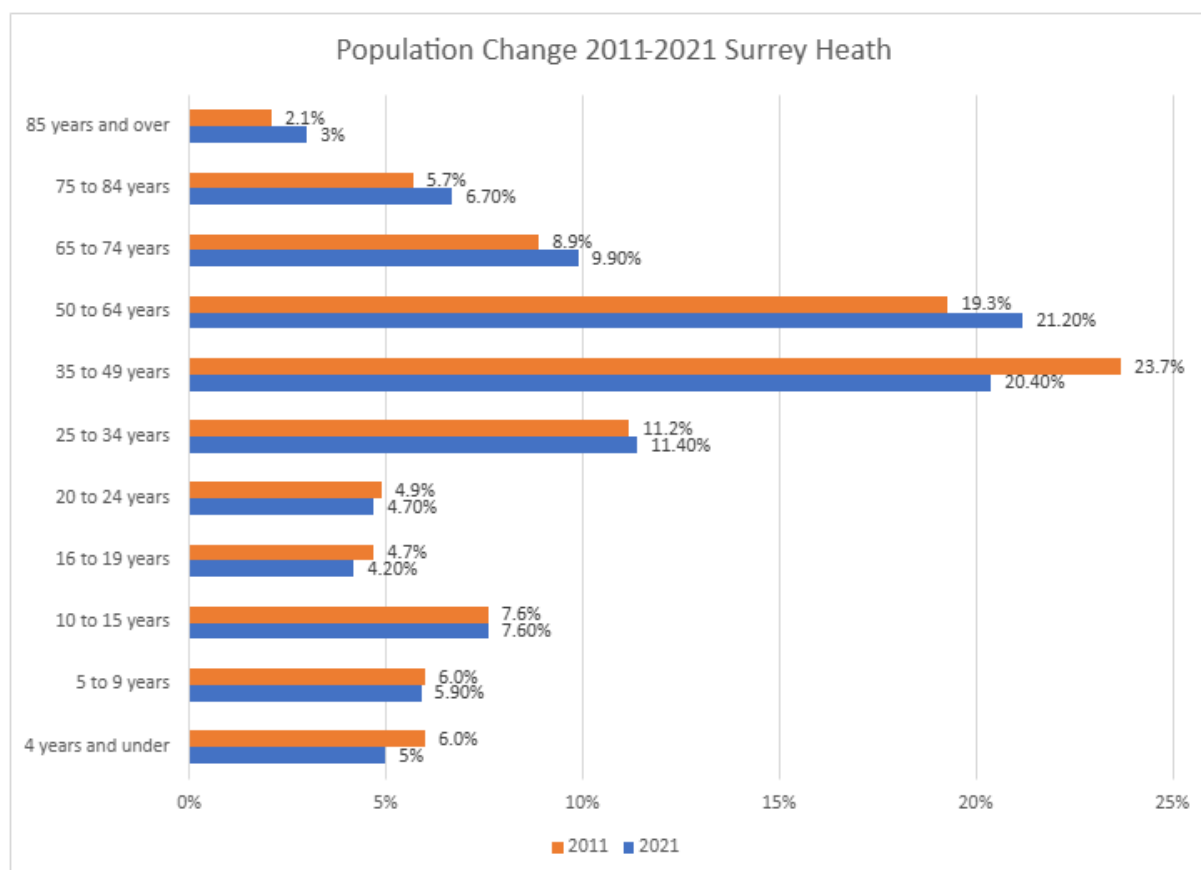


Figure 2: Population Change in Surrey Heath 2011-2021

- 2.3. Furthermore, when compared to England, Surrey Heath has an older age profile (Figure 3), with a higher proportion of people in age brackets over 45 to 85+, considerably smaller proportions in the in the 20 to 34 age brackets and also slightly smaller proportions of children and young people.



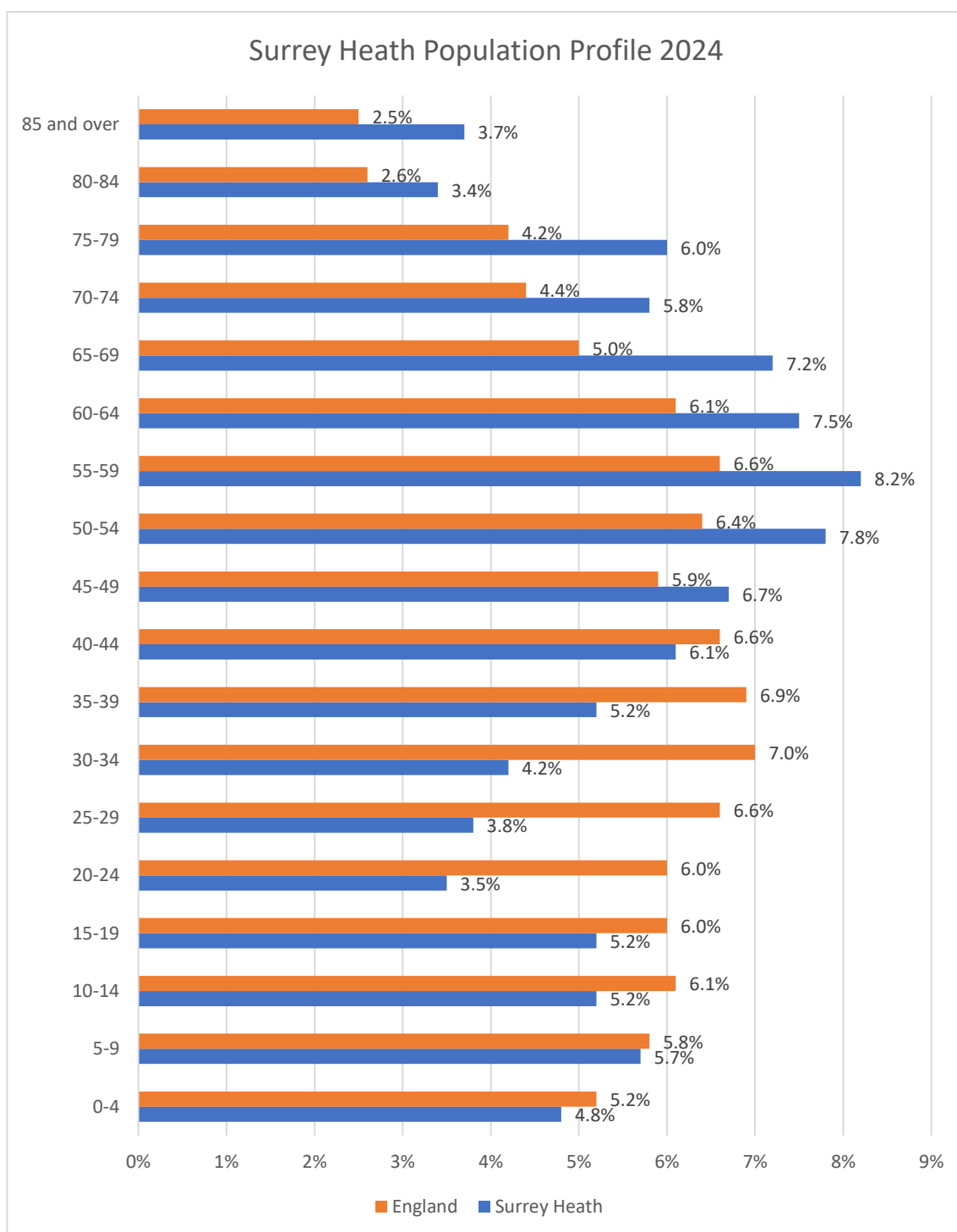


Figure 3: Surrey Heath Population Profile 2024



- 2.4. Further statistics about Surrey Heath, including comparisons with other Surrey boroughs, are available in the [Surrey Heath Census 2021](#) report.

Household size and composition

- 2.5. The most common household size in Surrey Heath in 2021 was a 2-person household (Figure 4), with 34.8% of the population living as 2 person household (ONS, [2021 Census](#)). A smaller proportion of households (25.2%) in Surrey Heath were one person households, compared to in England as whole (30.1%).

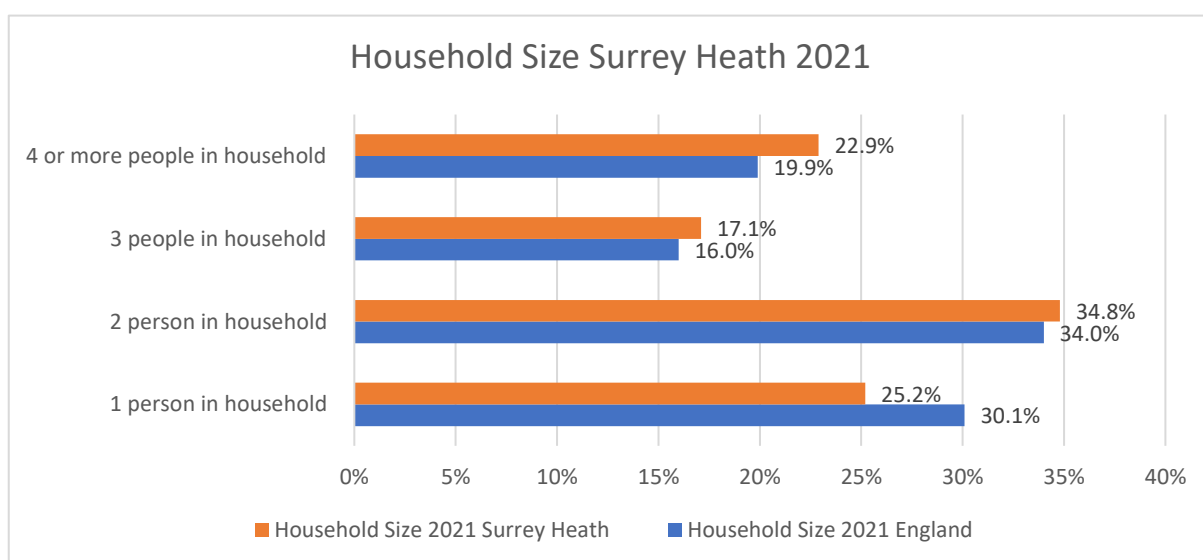


Figure 4: Surrey Heath vs England Household Size in 2021

- 2.6. Considering the households of two or more people, the most common household composition in Surrey Heath was a single-family household. 68.7% of households were this type, slightly higher than the proportion for England, which was 63% (Figure 5).



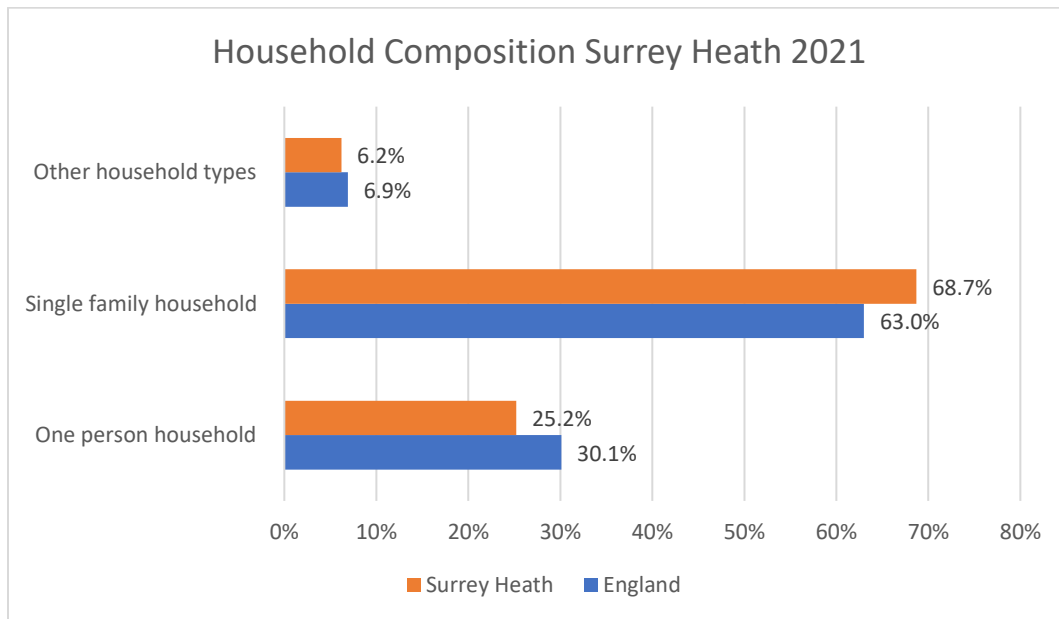
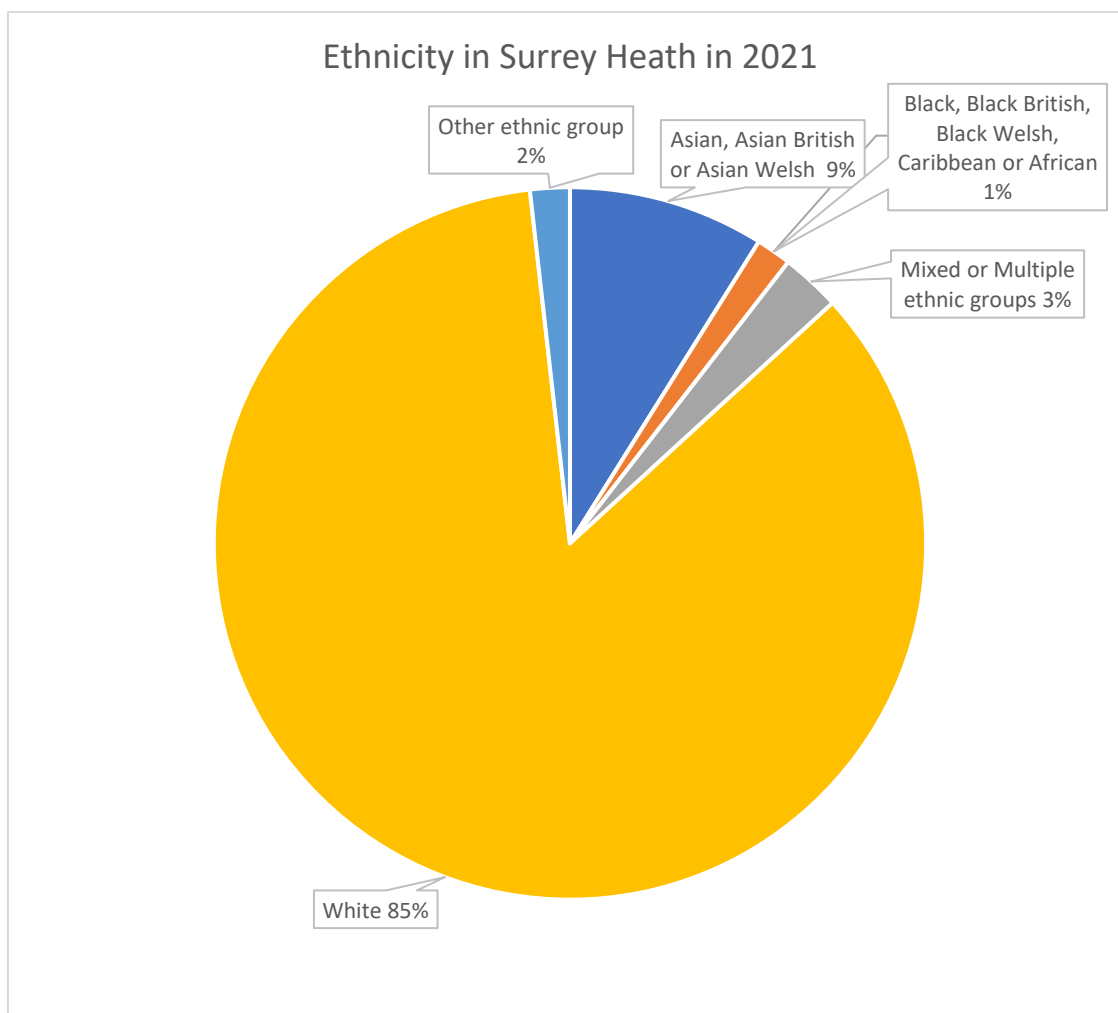


Figure 5: Surrey Heath Household Composition 2021



Ethnicity

Figure 6: Surrey Heath Ethnicity 2021



- 2.7. The largest ethnic group identified as White (85%), the next largest ethnic group was Asian, Asian British or Asian Welsh (9%) and mixed or multiple ethnic groups and Black, Black British, Black Welsh, Caribbean or African accounted for 4% in total. Figure 6 shows the borough's population, by ethnic group, from [Census Data](#).



Gypsies and Travellers

- 2.8. The [Census 2021](#), provides data about the distribution of the proportion of the Gypsy and Traveller population across local authorities in England. This data states that 0.29% of the Gypsy and Traveller population of England lived in Surrey Heath in 2021. For the Local Plan Review, further detailed data relating to population, such as the Census and the Traveller Caravan Count and other data sources will be used to consider needs for pitches and plots for the borough's Gypsy and Traveller population.

Armed Forces Population

- 2.9. The county of Surrey is home to a relatively large population of Armed Services personnel and veterans, mostly from the Army. Of particular relevance to Surrey Heath are the officer training site at the Royal Military Academy Sandhurst and Keogh Barracks just outside the borough, in Guildford borough. As a result, the borough has a significant population of Armed Forces personnel, including individuals living in Single Living Accommodation and Service Families Accommodation, or substitutes for these. Furthermore, Surrey Heath has the highest proportion of veterans per head of population, of all Surrey boroughs, comprising 4.4% of the borough's population.
- 2.10. Further information about the Armed Forces population and related housing, education and employment matters is available in the Surrey [Joint Strategic Needs Assessment](#).



3. Levels of Deprivation

The Indices of Multiple Deprivation

- 3.1. The Indices of Multiple Deprivation (IMD) is the official government measure of relative deprivation for small neighbourhoods in England. The seven individual domains of deprivation include:
- Income Deprivation;
 - Employment Deprivation;
 - Education, Skills and Training Deprivation;
 - Health Deprivation and Disability;
 - Crime;
 - Barriers to Housing and Services; and,
 - Living Environment Deprivation.
- 3.2. All seven domains combine to create the IMD.
- 3.3. Surrey Heath has lower levels of deprivation compared to Surrey as a whole, and when compared to England. In the [Indices of Multiple Deprivation 2025](#), Surrey Heath was ranked as the 6th least deprived local authority (ranked at 290 out of 296) in the country.

Areas of higher relative deprivation

- 3.4. Despite low levels of deprivation overall, this masks pockets of much higher relative deprivation across the borough.

Old Dean

- 3.5. Notably, the [Old Dean](#) neighbourhood, which lies northeast of Camberley town centre, falls within the 30% most deprived areas nationally. This is principally attributed to factors including crime, education, skills and training, income and employment. The Old Dean was designated as a 'key neighbourhood' in [Surrey's Health and Wellbeing Strategy in 2022](#), meaning that the area was identified for support to improve people's quality of life and reduce inequalities.



Watchetts, St Michaels and Town Wards

- 3.6. Other areas of the Borough falling into higher relative deprivation deciles nationally include areas of Watchetts, St Michaels and Town Wards, all of which are situated in Camberley. This is principally attributed to factors including crime and income (particularly in St Michaels Ward).

Rural Areas

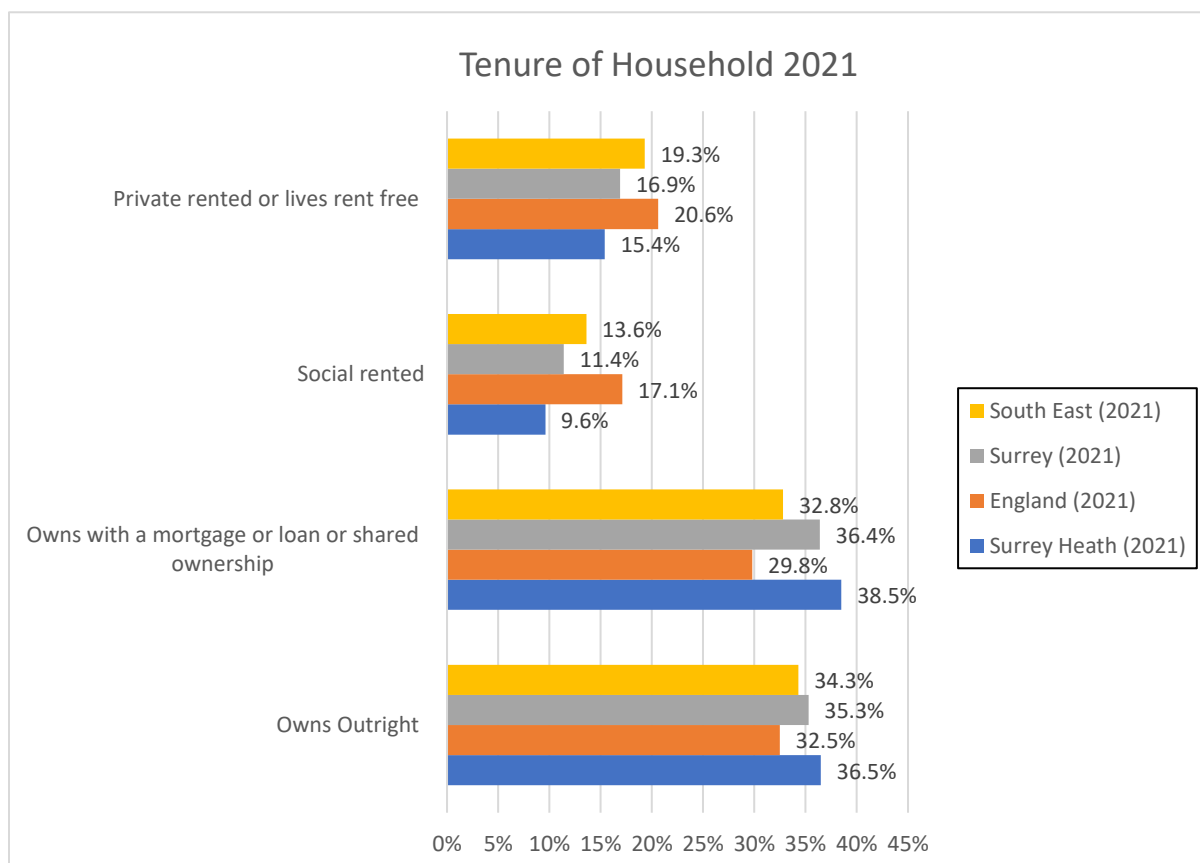
- 3.7. Whilst generally affluent and with low overall deprivation scores, it is relevant to note that the more rural areas of the Borough, including Windlesham and Chobham and Bisley and West End are identified as being amongst the more deprived areas in England for the “barriers to housing and services” domain. This is likely to be attributable to affordability of housing and physical proximity to services.



4. Housing

Housing Tenure and Accommodation Type

Figure 7: Household Tenure 2021



- 4.1. Figure 7 shows the tenure of households in Surrey Heath in 2021 according to [census data](#).
- 4.2. In 2021, there was a higher percentage of home ownership in Surrey Heath than in Surrey, the Southeast and England. 36.5% of people owned their homes outright in Surrey Heath compared to 35.3% in Surrey, 34.3% in the Southeast and 32.5% in England.

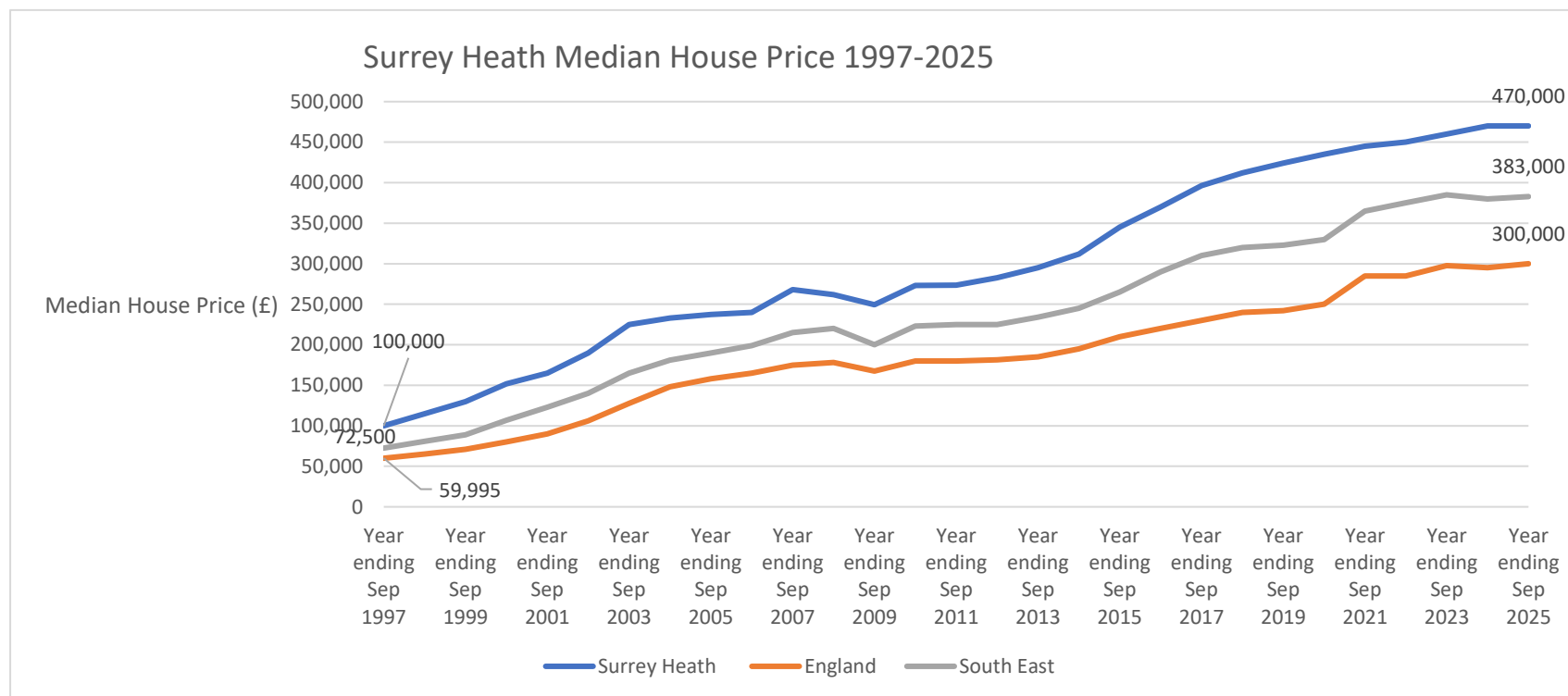


- 4.3. Surrey Heath also had a higher percentage of people who owned their homes with a mortgage when compared to Surrey, the South East and England. 38.5% of people owned their homes with a mortgage or shared ownership in Surrey Heath, compared to 36.4% across Surrey, 32.8% across the South East and 29.8% in England.
- 4.4. On the other hand, Surrey Heath had lower percentages of private and social renting than Surrey, the South East and England in 2021. Private renting stood at 15.4%, compared with 16.9% in Surrey, 19.3% in the South East and 20.6% in England. 9.6% of Surrey Heath residents lived in social rented accommodation, compared to 11.4% in Surrey, 13.6% in the South East and 17.1% in England.

House prices

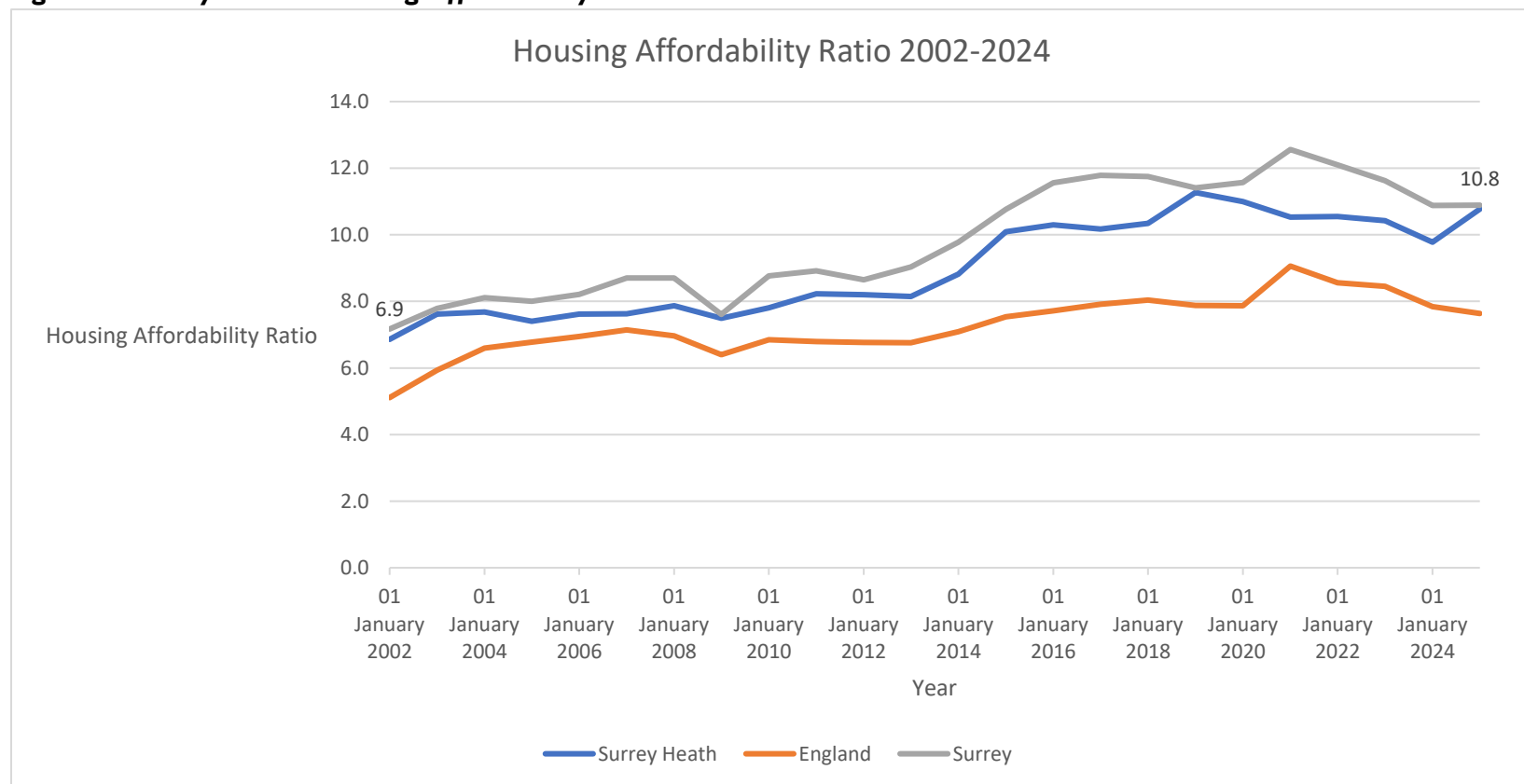


Figure 8: Change in Median House Price in Surrey Heath 1997 to 2025



- 4.5. Figure 8 shows the change in house prices in Surrey Heath between 1997 and 2025 in comparison to England and the South East.
- 4.6. The average house price in Surrey Heath in September 2025 was £470,000, according to the [ONS](#). Median house prices stayed at £470,000 between September 2024 and September 2025, having increased from £450,000 from September 2022.

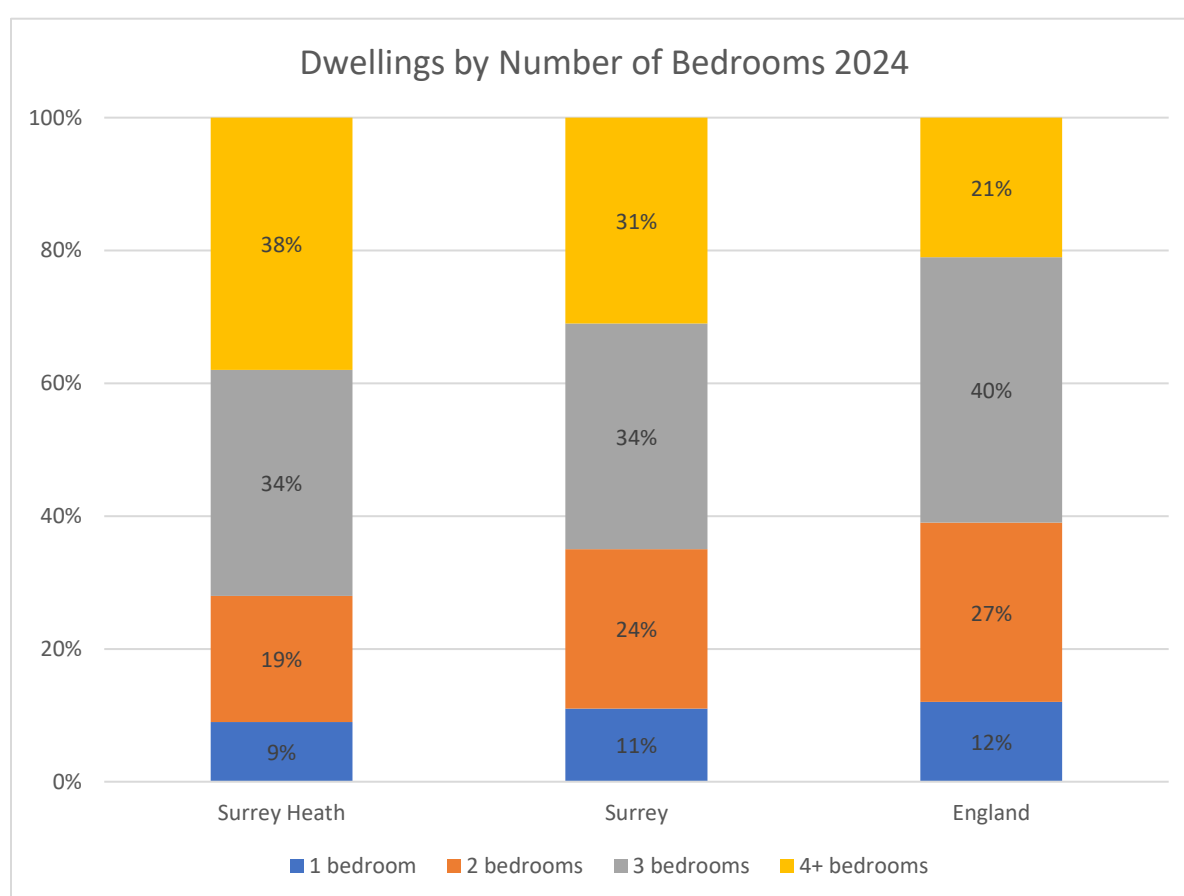


Figure 9: Surrey Heath Housing Affordability Ratio 2002-2024

- 4.7. Figure 9 shows the [median housing affordability ratio](#) in Surrey Heath. It shows that housing has become significantly less affordable in Surrey Heath between 2002 and 2024. [Published](#) figures for April 2025, show that the affordability ratio in Surrey Heath had increased to 11.78. This compares to an affordability ratio for England of 7.6. A higher ratio means that housing is less affordable based on earnings in the area.

Number of Bedrooms

Figure 10: Surrey Heath Dwellings by Number of Bedrooms 2024

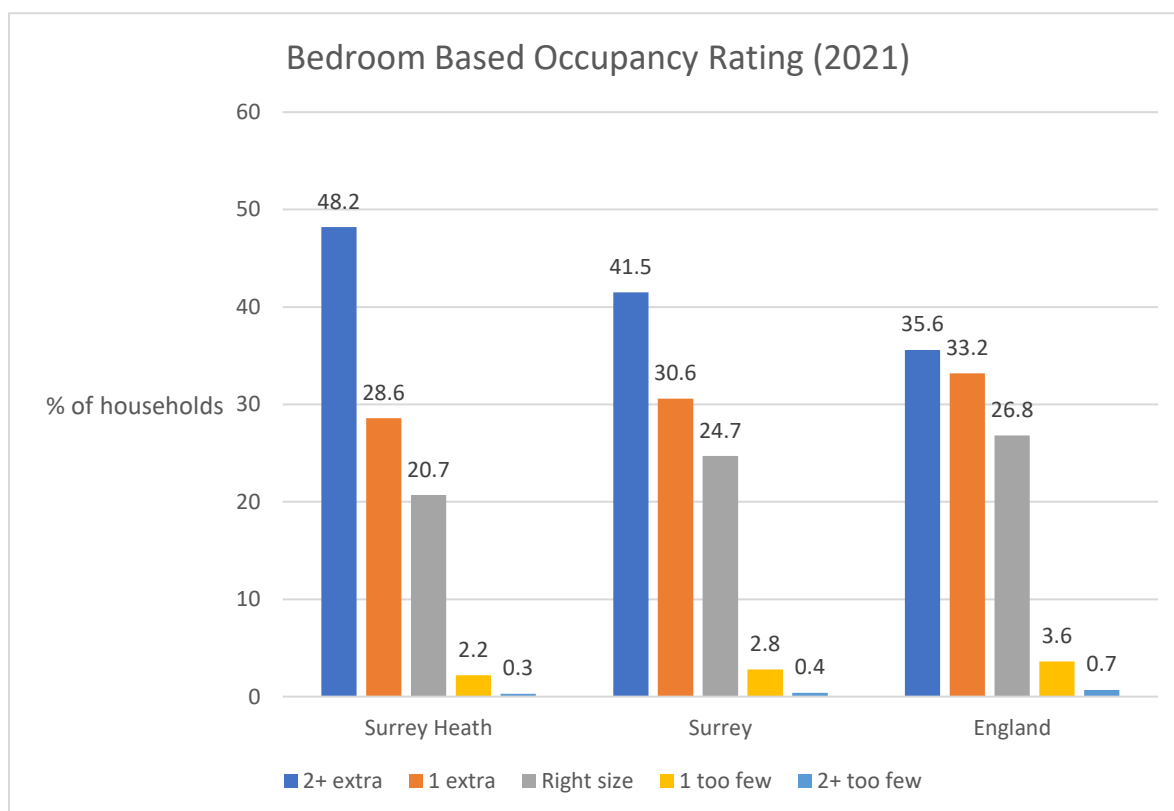


- 4.8. Figure 10 shows the number of bedrooms in homes in Surrey Heath compared to Surrey, the South East and England. According to the [Local Housing Needs Assessment](#), in March 2024 Surrey Heath had a higher proportion of 'larger homes' (4 or more bedrooms) than Surrey and England.



Bedroom Based Occupancy Rating

Figure 11: Surrey Heath Bedroom Based Occupancy Rating 2021



- 4.9. Figure 11 shows the bedroom- based occupancy rating in Surrey Heath. According to the [Surrey Heath Local Housing Needs Assessment](#), around 48% of homes in Surrey Heath were under-occupied by two or more bedrooms in 2021.
- 4.10. Under occupation means that the household has more bedrooms than required according to the [Bedroom Standard](#). The Bedroom Standard refers to the legal standards of occupation for homes. For example, a house is over-crowded if it has less rooms than the household needs, not including children that can share a room or couples.



5. Progress to deliver housing allocations

Progress toward meeting the housing requirement

- 5.1. The housing requirement set out in the Surrey Heath Local Plan 2019-2038 is 280 dwellings per annum, increasing to 321 dwellings per annum from 2031/32.
- 5.2. Surrey Heath has a strong record of housing delivery. The [2025 Strategic Land Availability Assessment](#) provides the latest published assessment of housing delivery. This sets out that as at 2,044 homes had been delivered since the start of the 2019–2038 plan period. identified 6,221 homes of total supply against the plan-period requirement of 5,578 homes, while the Council’s latest published assessment demonstrated 7.71 years of housing land supply for the Surrey Heath Local Plan 2019-2038.

Progress to deliver housing allocations

- 5.3. Surrey Heath is making good progress in respect to delivering the housing allocations set out in Surrey Heath Local Plan 2019-2038.
- 5.4. Policy HAI of the Local Plan allocated a range of small and medium sites for residential development. Deliverability evidence as at August 2025 is set out in [Appendix 6](#) of the Strategic Land Availability Assessment 2025, however notable updates in respect of sites projected to deliver 25 net new homes or more include:
 - HAI/03 - Camberley Station, Station House, Pembroke Broadway, Camberley: The proposed tenant has undertaken pre-application discussions since 2023 exploring the residential development of the site. Capacity to provide on-site parking at the site is limited, however in August 2025 the [Council](#) agreed that a lease for spaces on the top two floors of Main Square Car Park be entered into, which will assist in facilitating the delivery of homes on the Station Site.
 - HAI/04 - Yorktown Car Park, Sullivan Road, Camberley: The [Council](#) agreed to sell part of the Yorktown Car Park for housing in September 2025.
 - HAI/05 - Sir William Siemens Square, Chobham Road, Frimley: Development has commenced and the site is partially complete.
 - HAI/07 - St James House, Knoll Road, Camberley: The site has consent for office to residential conversion and development has commenced.



- HA1/26 - Pinehurst, 141 Park Road, Camberley: The site has consent and development has commenced.
 - HA1/27 - Land at Loen, St Catherines Road, Deepcut: Development was permitted in January 2026, with subsequent applications seeking the discharge of relevant conditions following across 2026 to date.
- 5.5. Progress is also being made on the delivery of a number of smaller allocations identified in HA1.
- 5.6. Policies HA2 – HA4 of the Surrey Heath Local Plan 2019 – 2038 relate to the Boroughs strategic sites. Key updates regarding the progress of these sites include:
- HA2 – London Road Block Site Allocation: Demolition works at the former Alder’s building and surrounding derelict properties within the London Road development site in Camberley town centre are now successfully completed and were supported through funding from the Government’s Brownfield Land Release Fund (BLRF). Work is continuing to progress the site, with recommendations regarding the next phases of the London Road Block formally approved by the [Council](#).
 - HA3 – Land East of Knoll Road Site Allocation: No updates are publicly available for this site, however it is noted that this allocation is expected to come forward in the later stages of the plan period.
 - HA4 - relates to development at Mindenhurst, Deepcut Site Allocation. The site is already under construction with 1,195 dwellings approved, 462 commenced and 377 occupied, as at June 2025. All Reserved Matters are now approved for Mindenhurst development and it is anticipated that the site will be completed by 2030/31.

A new housing need figure for Surrey Heath

- 5.7. Following changes to the way in which Government calculates housing needs, the local housing need figure for Surrey Heath has increased to 700 dwellings per annum (2026). This is a significant increase over and above the housing requirement set out in the Surrey Heath Local Plan 2019 – 2038.



6. Specialist Housing and Traveller provision

6.1. As highlighted in the [Local Housing Needs Assessment](#) and previously in this report, Surrey Heath has an ageing population. The [Local Housing Needs Assessment \(2024\)](#) indicates that the proportion of older people in Surrey Heath is set to grow significantly by 2040. Given that older people have higher levels of disability and health problems, the need for specialist and accessible housing is likely to increase. The Local Housing Needs Assessment predicts the following changes in Surrey Heath's population between 2024 and 2040:

- 65s to 74s- a 28% increase from 8,970 to 11,520
- 75s to 84s- a 46% increase from 6,186 to 9,009
- 85s and over- a 77% increase from 2,851 to 5,049

6.2. There are four types of specialist housing:

- Age- restricted general market housing- This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.
- Housing with support- This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24- hour on-site assistance, for example an emergency alarm or an on-call warden or house manager.
- Housing with care- this usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages – the intention is for residents to benefit from varying levels of care as time progresses.
- Residential care homes and nursing care homes- These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.



- 6.3. Table I shows the projected need for specialist housing by 2040. The biggest shortfall lies in the 'housing with support' category.

Accessible Housing

Table I: Specialist Housing Completions Against Target

		Housing demand per 1,000 75+	Current supply	Current demand	Current shortfall / surplus (-ve)	Additional demand to 2040	Shortfall /surplus by 2040
Housing with support	Market	72	501	655	154	364	517
	Affordable	38	314	342	28	190	217
Total (housing with support)		110	815	996	181	553	735
Housing with care	Market	30	46	267	221	148	369
	Affordable	10	0	92	92	51	143
Total (housing with care)		40	46	359	313	199	512
Residential care home bedspaces		35	253	319	66	177	243
Nursing care home bedspaces		40	871	359	-512	199	-313
Total bedspaces		75	1,124	677	-447	376	-70

Source: Derived from Demographic Projections and Housing LIN/EAC

- 6.4. There is also a further need for accessible housing due to the ageing population. According to the Surrey Heath Local Housing Needs Assessment, there will be a 30% increase in the need for wheelchair accessible housing by 2040.



Gypsy and Traveller pitches and Travelling Showpeople plots

- 6.5. The Surrey Heath Gypsy and Traveller Accommodation Assessment (GTAA) 2020 identifies that the Council has a need for at least 35 pitches for Gypsies and Travellers and 14 plots for Travelling Showpeople meeting the planning definition across the plan period. The Council also has an identified need for a further pitch for Gypsies and Travellers whose travelling history is unknown and 29 pitches for Gypsy and Traveller households that did not meet the planning definition (please refer to the Surrey Heath [Gypsy and Traveller Accommodation Assessment 2020](#), to be read in conjunction with the supporting letter from [ORS \(March 2024\)](#)).
- 6.6. To date, 6 pitches have been delivered against the Council's identified needs for Gypsies and Travellers. As such the Council has a remaining shortfall of 29 pitches for those meeting the planning definition across the plan period. In respect of Travelling Showpeople, the Council has a remaining shortfall of 13 Travelling Showpeople plots for those meeting the planning definition across the plan period. As set out in Section 2, further evidence will be developed across the plan-making period to better understand the needs of Gypsies and Travellers and Travelling Showpeople.

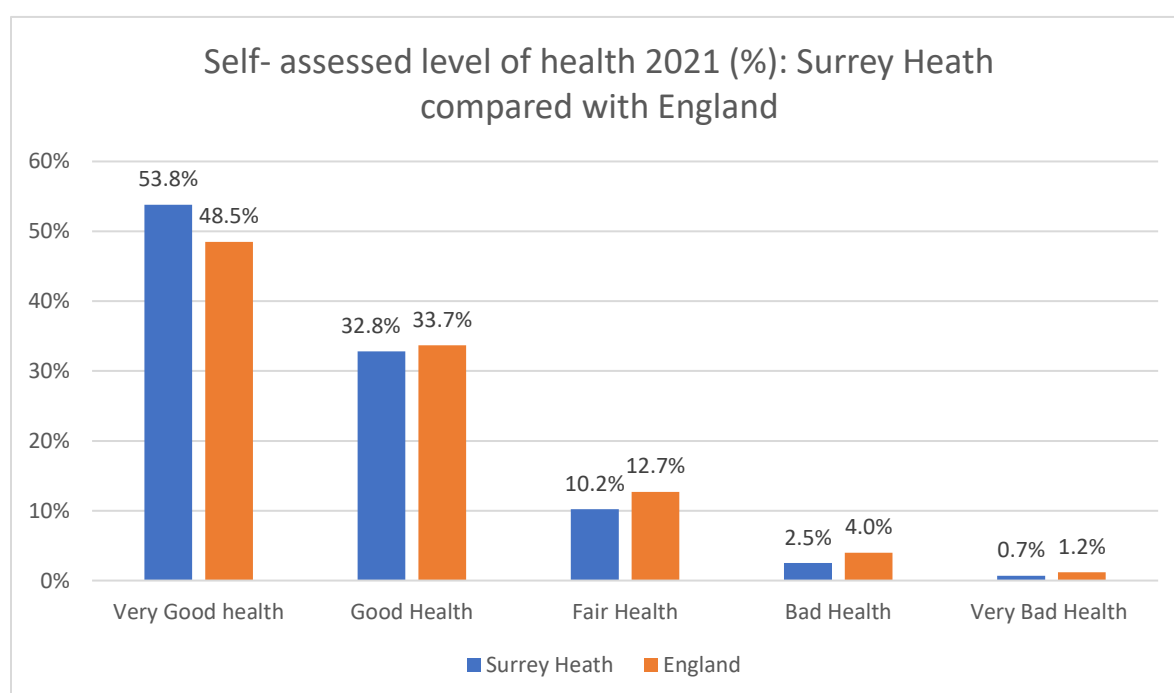


7. Health

Level of health in Surrey Heath

- 7.1. Figure 12 shows the self-assessed level of health in Surrey Heath compared to [England](#) according to [Census data](#).

Figure 12: Self-Assessed Level of Health in Surrey Heath



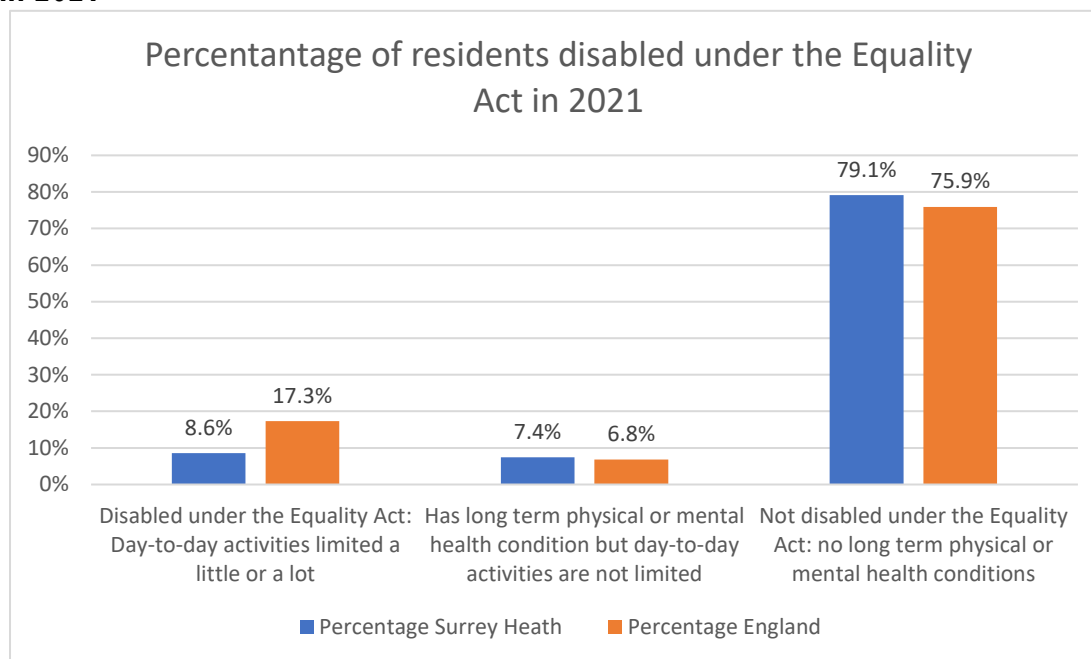
- 7.2. The borough has a higher proportion of residents who consider themselves to be in very good health than the national average (53.8% compared to 48.5%) but fewer residents who consider themselves to be in good health and fair health than the national average.

Disability

- 7.4. Figure 13 shows the percentage of residents in [Surrey Heath](#) who are considered to be disabled under the Equality Act in 2021 in comparison to [England](#), according to Census data.



Figure 13: Percentage of Residents in Surrey Heath Disabled under the Equality Act in 2021



- 7.3. Figure 13 shows that Surrey Heath has a lower prevalence of disability and activity limiting long term health conditions as a whole. A smaller proportion of residents reported their day-to-day activities as being limited a little or a lot (17.3% in England compared to 8.6% in Surrey Heath.)
- 7.4. A greater proportion of residents in Surrey Heath than in England had a long-term condition, but their activities were not limited (7.4% of residents in Surrey Heath compared to 6.8% in England). There was a higher percentage of residents in Surrey Heath reporting no physical or mental health conditions.

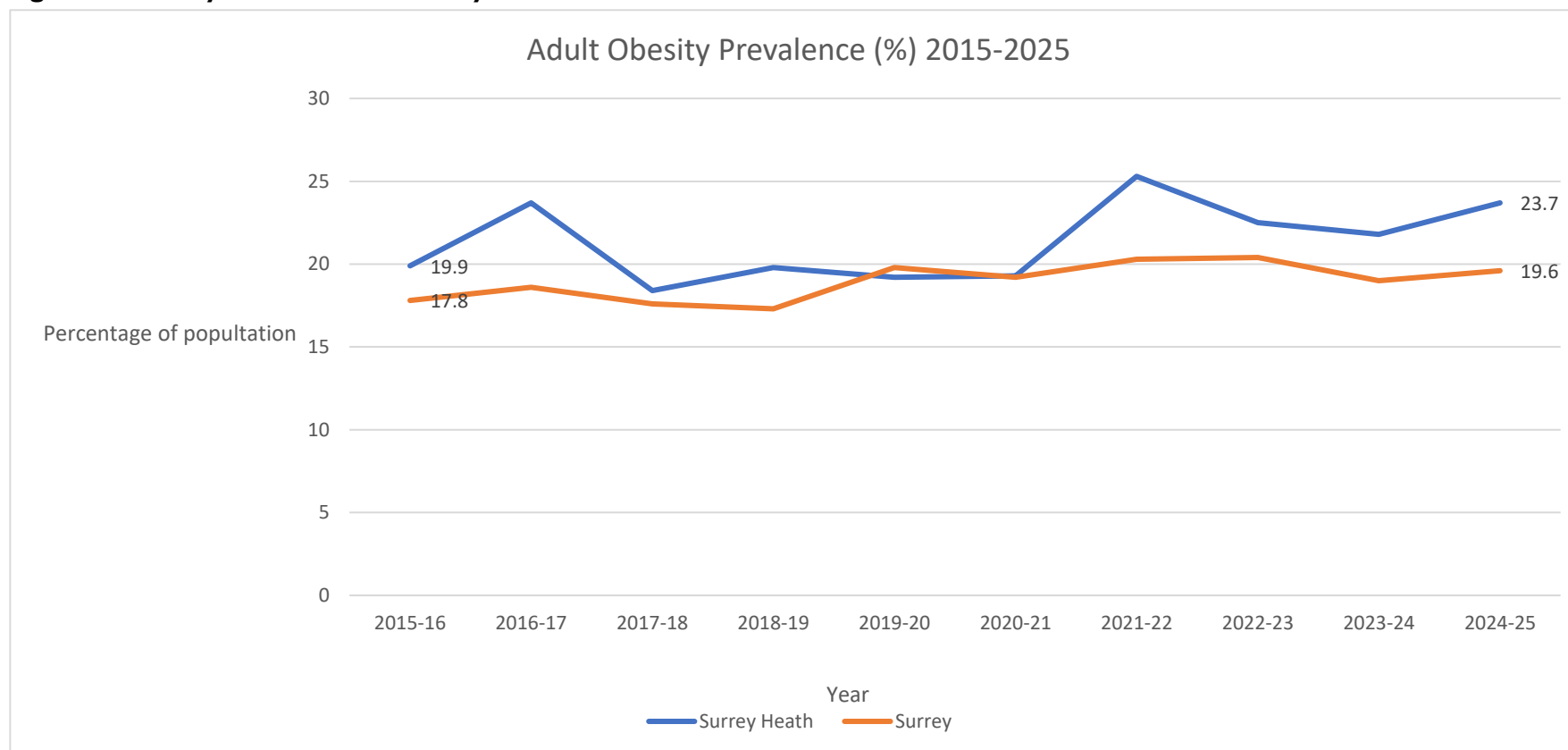


Prevalence of Adult Obesity

- 7.5. Figure 14 shows the prevalence of adult obesity in Surrey Heath in comparison to Surrey.
- 7.6. According to the [Office for Health Improvement and Disparities](#), the prevalence of adult obesity has gradually increased between 2015 and 2025 across England. The data is measured by the Active Lives Survey using self-reporting data. It is standardised against evidence that people often under-report their weight.
- 7.7. Surrey Heath had an overall higher level of adult obesity as a percentage of the population than that of Surrey as a whole, with 23.7% of adults classified as overweight or obese in 2025.



Figure 14: Surrey Heath Adult Obesity Prevalence 2015-2025



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Prevalence of Childhood Obesity

- 7.8. The National Child Measurement Programme (NCP) was established in 2006 and measures the height and weight of children at reception age and year six age.
- 7.9. Based on the [NCP](#), Surrey Heath had a higher percentage of children who were overweight or obese at reception age (4 to 5 years) than Surrey overall, in the year 2023-2024 (19.4 compared to 17.4%). At year six age (children aged 10 to 11), Surrey Heath had similar levels of childhood obesity to that of Surrey (29.4% compared to 27.3%).



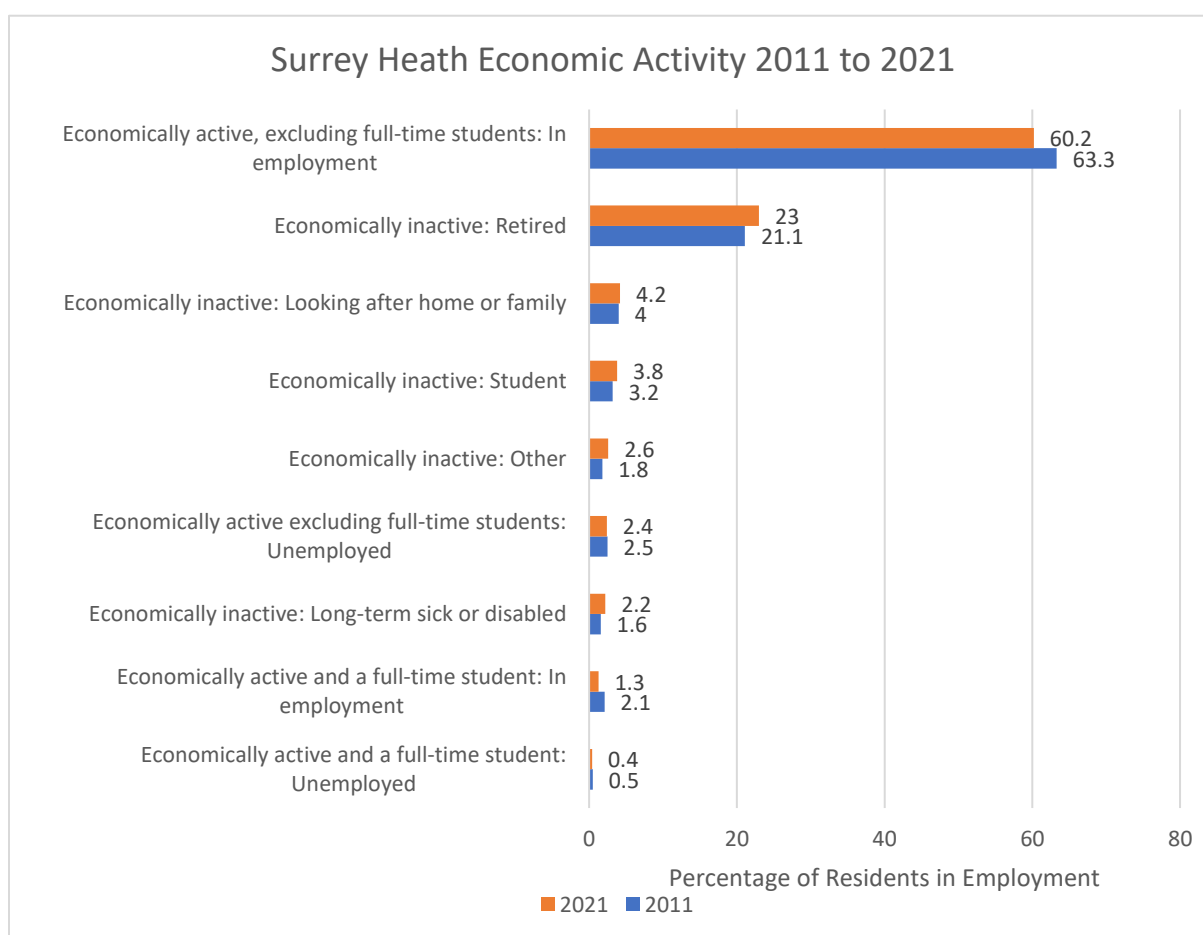
8. Economy

Employment Rate

- 8.1. The employment rate in Surrey Heath in the period Oct 2023- Sept 2024 was 84.9% according to [Surrey I](#). In comparison, the employment rate in Surrey in the same period was 80%, and the employment rate for the South East was 79%.
- 8.2. In comparison, the employment rate in Surrey Heath in 2012-2013 was 78.6%.

Economically Active Population

Figure 15: Surrey Heath Economic Activity Rate 2011- 2021



- 8.3. Figure 15 shows the number of usual residents in Surrey Heath aged sixteen or over in employment in [2011 compared to 2021](#).
- 8.4. In 2021, 45,364 residents in the borough were economically active, meaning they were in employment. This figure represented 61.5% of people aged 16 years and over. Across Surrey there was a decrease in residents in employment in 2021 compared to 2011, although this was affected by the Covid-19 pandemic, with some people on furlough in the survey period.

Economic Inactivity Rate

- 8.5. Economically inactive means a person of working age (typically 16 to 64) is not working, not actively looking for work, and not available to start a job. Common reasons include taking early retirement, looking after the home or family or being temporarily or long-term sick and disabled.
- 8.6. In Surrey Heath, the economic inactivity rate according to the [Annual Population Survey](#) in the year to December 2023 was 13.0%, compared to 18.3% for the South East and 21.2% for Great Britain.



Occupations

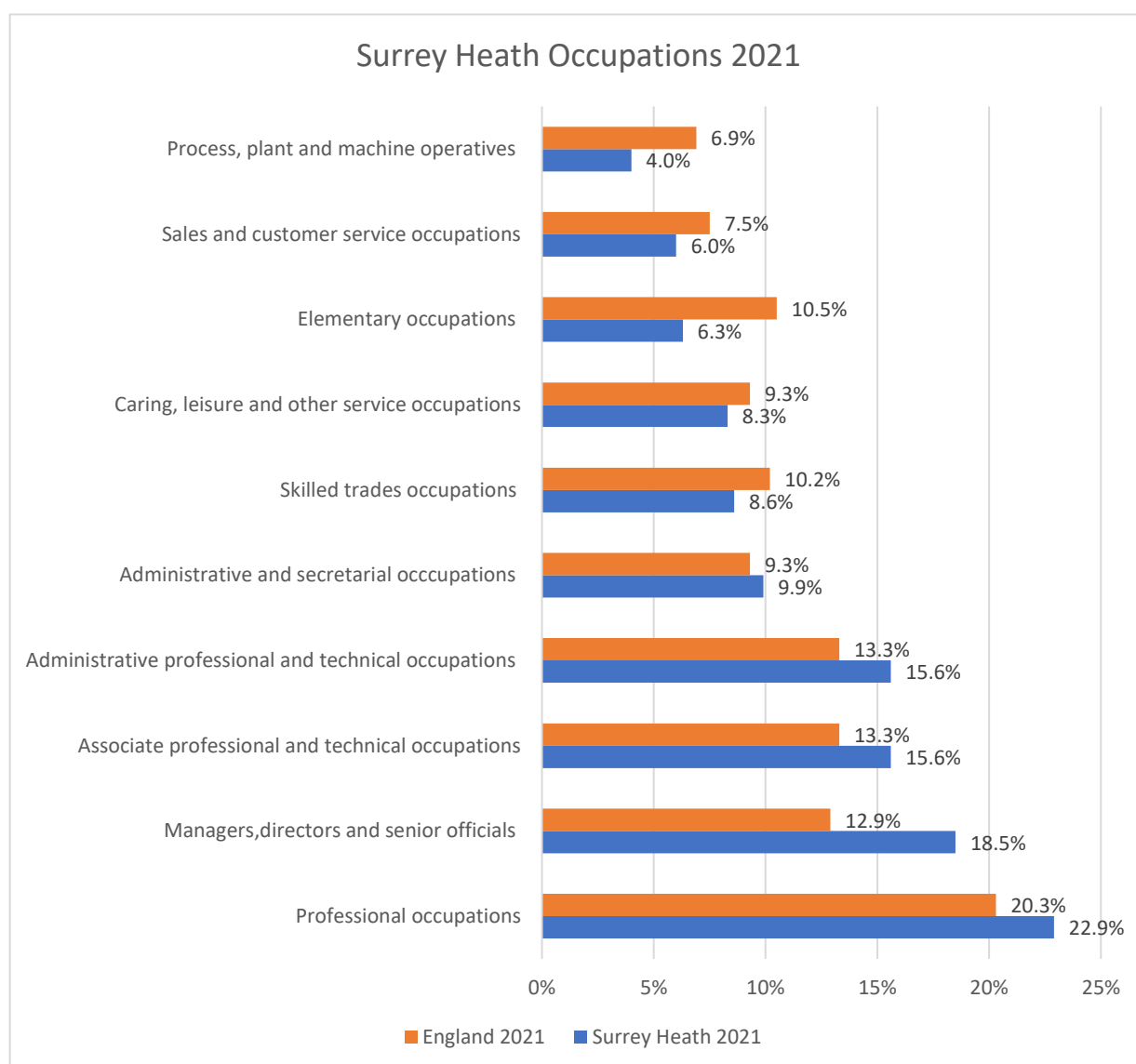


Figure 16: Surrey Heath Occupations 2021

8.7. Figure 16 shows the range of occupations of Surrey Heath residents in 2021.



- 8.8. The greatest proportion of residents in Surrey Heath worked in professional occupations in 2021 (22.9%.) This was higher than average for England (18.5%.) A high proportion of Surrey Heath residents in 2021 worked as managers, directors and senior officials, in associate professional and technical occupations and administrative professional and technical occupation. A smaller proportion of residents worked in sales and customer service occupations, skilled trades, care work, elementary occupations and as process, plant and machine operatives, compared to England as a whole.

Employment Sectors and Sizes

- 8.9. Surrey Heath's economy has a diverse economic base, with businesses ranging from international organisations to small and medium sized local enterprises.
- 8.10. An economic 'health-check' of the borough in 2023 found that large business growth performance was positive with a net increase in business of 50 employees, small business growth experienced losses in businesses, although survival rates outperform other areas. There was a net increase in manufacturing and construction jobs, but losses in the number of firms in IT and communications and Professions and Technical services sectors. Further details are available in the [Surrey Heath Economic Development Strategy Evidence Base](#) (2023).
- 8.11. The Surrey Heath 2018 economic development strategy highlighted four key strategically significant clusters, based on 2016 employment data:
- Specialist engineering
 - Pharmaceuticals and chemicals
 - Computer sales, programming and services
 - Health Cluster and Hospital activities
- 8.12. Taking account of analysis in the Economic Development Strategy 2023 evidence base, the impact of changes on each strategic cluster are set out in the evidence base and are re-produced below:
- Specialist engineering has lost most of its aerospace manufacturing and repair employment from 350 in 2016, to now only 60. Engineering consultancy, technical testing and research and R&D, which employed 2000 in 2016, now employs 970, a loss of 1030 jobs. The grouping has however maintained most of its employment at 2720, down from just over 3000 in 2016 due to engine & turbine manufacturing 1500



employing over half of these and having seen a net increase of 1000 jobs since 2016 and an increase in manufacturing of motor vehicles and related components which together have increased employment from 30 to 90 jobs since 2016.

- Pharmaceuticals and chemicals employed 1940 people in 2016 but has declined with the virtual disappearance of the manufacture of pharmaceutical preparations where 580 jobs have since been lost 2016. Against this, 150 jobs have been created in R&D on biotechnology.
- Computer sales, programming and services employed 2075 people in 2016 and has seen a net loss of 580 jobs since 2016, mostly from computer consultancy, though jobs in computer programming have remained static.
- Health Cluster and Hospital activities employs 8,040 people, an increase of 2015 people since 2016.

Number and Size of Businesses

- 8.13. In 2025 there were 5,145 VAT and/or PAYE based 'local units' (broadly equivalent to company enterprises) in the borough. 85.8% of these were Micro business units (less than 10 employees); 13.7% were Small or Medium-sized units and the remaining 0.5% were large companies with over 250 employees (Table 2) ([ONS, 2025](#)).

Table 2: Number of VAT and/or PAYE based local units in Surrey Heath, by employment size band (Source: ONS - UK business: activity, size and location, 2025 dataset, Table 22)

Number of employees	Number of businesses (VAT and/or PAYE based local units)
0-4	3,815
5-9	600
10-19	355
20-49	235
50-99	75
100-249	40
250+	25
Total	5,145



Self-employment

- 8.14. Self-employment (including freelancing) represents a significant sector in the borough, with 7,821 being self-employed in 2021. Of those in employment, 17.2% were self-employed in Surrey Heath, which is slightly higher than the national average for England (16.9%) but lower than the Surrey average (19.4%).

Functional Economic Area

- 8.15. The borough has considerable concentrations of employment uses in western areas of Camberley and Frimley, although overall the borough experiences net out-commuting.
- 8.16. The borough has strong economic links with the towns of the Blackwater Valley area to the west, particularly with the boroughs of Rushmoor and Hart. Past studies, such as the [Hart, Rushmoor and Surrey Heath Joint Employment Land Review \(2016\)](#) considered this area to be a single Functional Economic Area (FEA). Economic links with surrounding areas will be reviewed as part of the evidence base for the Local Plan Review.
- 8.17. Needs for employment floorspace across the FEA were assessed originally in 2015 and again in 2016. The needs assessment was updated in relation to Surrey Heath only in 2019 and most recently in 2023. The assessment found a wide range in the results of forecast estimates for the level of floorspace need for employment uses, depending on the data sources and modelling assumptions used.
- 8.18. In particular, the projections range from a negative 33,282sqm (derived from the net historic development trend) to a positive of +69,519sqm (based on gross historic development trend). The jobs-based forecasts, including accounting for a deviation from the standard jobs density assumptions due to home working, lie in-between these figures, centred broadly around zero net additional need (+1,731sqm).

Floorspace needs forecasts

- 8.19. Taking account of the range of estimates, the employment floorspace needs for the Surrey Heath Local Plan 2019 to 2038, were projected to be:
- Between 6,500 to 15,800 sqm for additional office needs
 - Between 38,000 and 63,000sqm for additional industrial and logistics needs, with a broad balance between industrial and storage & distribution classes.



- 8.20. In recent years there has been considerable delivery of industrial and storage and distribution uses, although some of this has been through the redevelopment of underused office buildings. Some further minor losses of office uses have occurred from prior approvals for change of use to residential use.
- 8.21. In light of delivery in the period up to February 2024, Table 3 shows employment floorspace needs at the current time, showing relatively low residual needs for the remaining plan period of the 2019 to 2038 Local Plan.

Table 3: Floorspace Need for Residual Period of Local Plan 2019-38

	A	B	C	D	E	F	G	H	I	J	K
			Completions and unimplemented permissions for March 2022 to July 2023			Further permissions granted in August 2023 to February 2024					
Use Class	Recommended need (Lower estimate)	Recommended need (Upper estimate)	Supply from completions	Supply from extant permissions inc. (adjusted for limited office replacement)	Residual floorspace need (Low estimate)	Residual floorspace need (High estimate)	Supply from further permissions granted between August 2023 to February 2024 (App. 23/1100.FFU)	Adjust unimplemented permissions down to 75%	Adjust for limited office replacement	Residual floorspace need (Low estimate)	Residual floorspace need (High estimate)
E(g)(i)/(ii)	6,500	15,800	6,025	-6,771	7,246	16,546	-21,655	-16,241	-4,060	11,306	20,606
E(g)(iii)/B2/B8	38,000	63,000	16,968	1,423	19,609	44,609	29,358	22,019	22,019	-2,410	22,591

- 8.22. Further data analysis will be needed to determine the baseline and forecasts for the Local Plan Review.



9. Infrastructure

- 9.1. The [Surrey Heath Infrastructure Delivery Plan, 2024](#), (IDP) prepared to support the preparation of the Surrey Heath Local Plan 2019 – 2038 sets out the baseline position on infrastructure and the infrastructure needed to support development set out in the emerging Local Plan. This was informed by engagement with the relevant infrastructure providers. Table 9 of the IDP sets out the key infrastructure requirements required to support delivery of the emerging Local Plan.
- 9.2. Of significance in Surrey Heath is the need to provide Suitable Alternative Natural Greenspace (SANG) to ensure that there is no likely significant effect of new residential development on the Thames Basin Heaths Special Protection Area (TBHSPA). The Council is progressing delivery of a new SANG. The new St Catherine's Wood SANG has planning permission and is expected to be open in Spring 2027.

Education

- 9.3. Surrey Heath has the following [education facilities](#) (academic year 2026 – 2027):
- 11 school based nurseries
 - 11 infant schools
 - 6 junior schools
 - 8 primary schools
 - 4 secondary schools
 - 3 specialist schools
 - 1 specialist school satellite site
 - 3 specialist bases (in mainstream schools)
 - 2 sixth forms.
- 9.4. Surrey County Council as Local Education Authority sets out the following space/capacity issues for the 2025 – 2026 academic year:
- Mainstream primary – 6,941 school places and 6,217 pupils on roll
 - Mainstream secondary – 4,467 school places and 4,383 pupils on roll
 - Specialist – 432 school places and 435 pupils on roll



- 9.5. Over the period to 2034 – 2035, demand for reception and year 7 places is expected to fluctuate but with numbers dropping around 2030/31 onwards for reception and 2031/32 for year 7. Demand for specialist spaces is expected to rise.
- 9.6. A new specialist school, Frimley Oak Academy, will be delivered by Department for Education's Special Free School's Programme, partly funded by Surrey County Council's Capital Programme. Once built, this new free school will serve pupils aged 11-19 with social, emotional and mental health needs. It is anticipated to open in 2027.
- 9.7. Lakeside Primary School and Nursery at Mindenhurst in Deepcut provides a two form entry and onsite nursery and was opened in September 2023.

Healthcare Facilities

- 9.8. In 2024, the borough had 9.76 full-time GPs per 100,000 people. ([ONS, 2024](#)) This was lower than the average of 13.82 across England and Wales. In 2024, there were 11 main surgeries and 4 branch surgeries in the borough, as identified in the [Infrastructure Delivery Plan \(2024.\)](#)
- 9.9. In 2024, the former [NHS Frimley and Surrey Heartlands Integrated Care Boards](#) identified that the GP practices are at capacity and would need capital contributions in response to any increase in patient numbers due to new housing development.
- 9.10. Frimley Health NHS Foundation Trust provides NHS hospital services for 900,000 people in Berkshire, Hampshire, Surrey, and South Buckinghamshire. This includes Frimley Park Hospital which lies within the borough. Frimley Park Hospital has announced plans to relocate, as part of the government's national New Hospital Programme.

Site- specific infrastructure

- 9.11. A range of infrastructure improvements are being delivered alongside the largest site allocation at Mindenhurst Deepcut which will provide 1,200 new dwellings and associated infrastructure. This includes a new primary school and nursery, open space and green infrastructure and highway and active travel improvements. Details of the infrastructure being provided alongside this development can be found in Appendix I of the [Infrastructure Delivery Plan, 2024.](#)



- 9.12. Other site specific infrastructure that will delivered alongside residential site allocations set out in the emerging Local Plan will include site specific highway and active travel improvements and site specific green infrastructure provision.

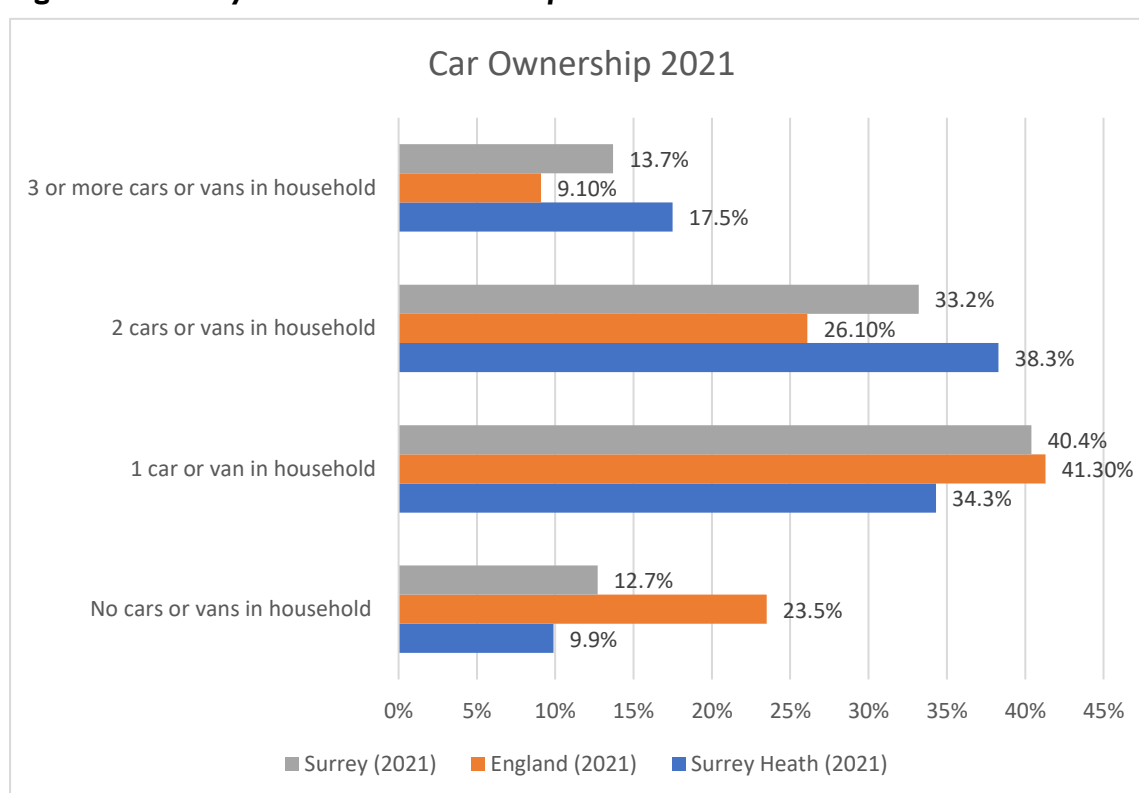


10. Transport and Connectivity

- 10.1. Surrey Heath is well-connected by road with a number of strategic transport routes, including the M3 motorway, A331 in the Blackwater Valley and the A30. The borough has four stations, but faster connections to central London are available via Farnborough station and Ash Vale.

Number of vehicles per household

Figure 16: Surrey Heath Car Ownership 2021



- 10.2. Surrey Heath has higher than average levels of car ownership, with a large number of households having two or more cars or vans (55.8%.) Just 9.9% of households in Surrey Heath have no cars or vans in the household. Figure 16 shows Surrey Heath's level of car ownership according to [census data](#).

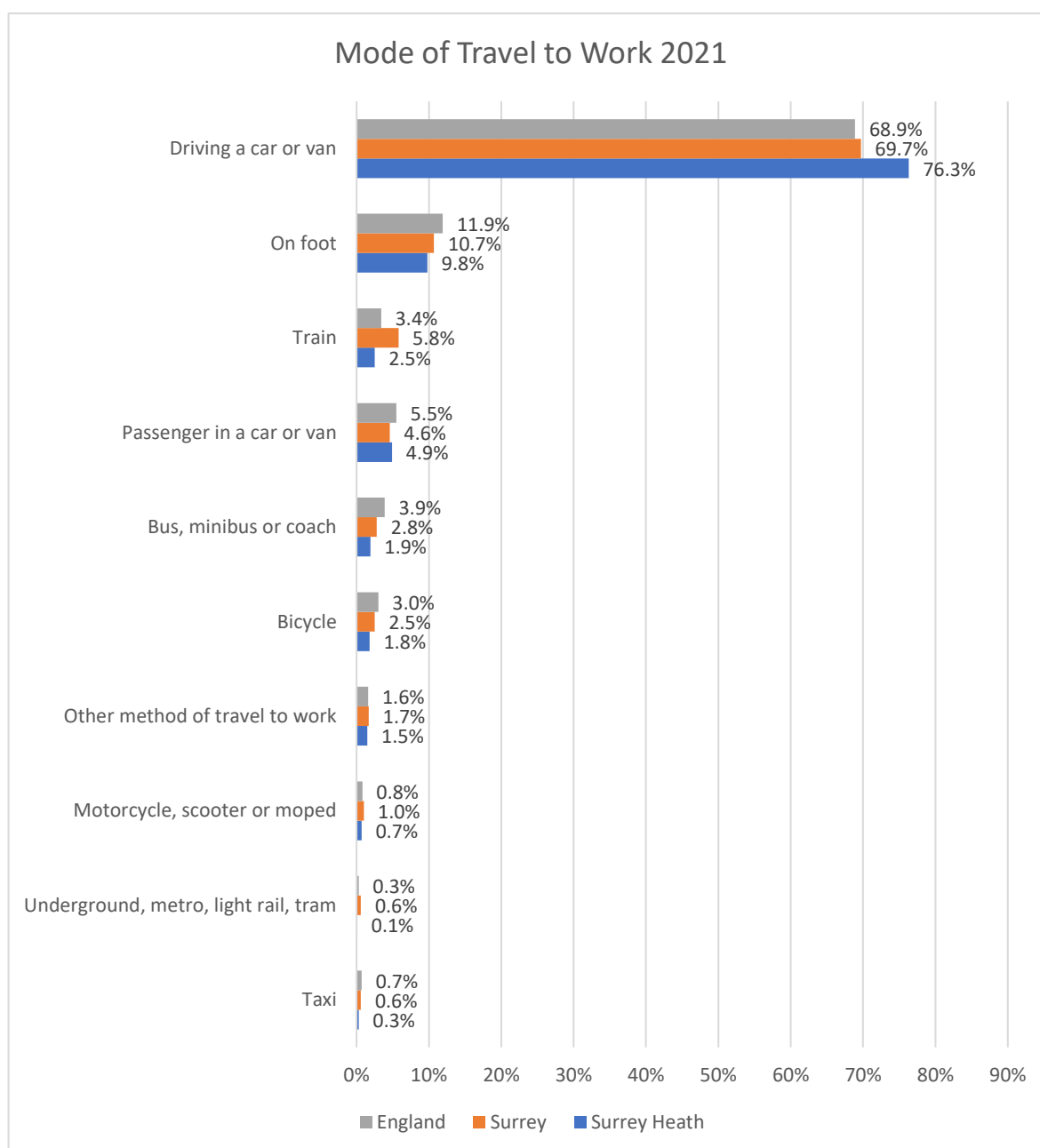


Mode of Travel to Work

- 10.3. Figure 17 shows methods of travel to work in Surrey Heath in [2021](#).
- 10.4. 76.3% of people drove a car or van to work in Surrey Heath in 2021, compared to 68.9% in England. Fewer people (11.6%) use active travel (walking or cycling), compared to 17.4% in England.
- 10.5. It should be noted that Census 2021 responses were collected during the COVID 19 Pandemic, when a period of national lockdown, furlough and other guidance measures significantly impacted the population's methods of travel to work. For example, people who usually took the train to work may have swapped to driving, and working from home was mandated wherever possible.



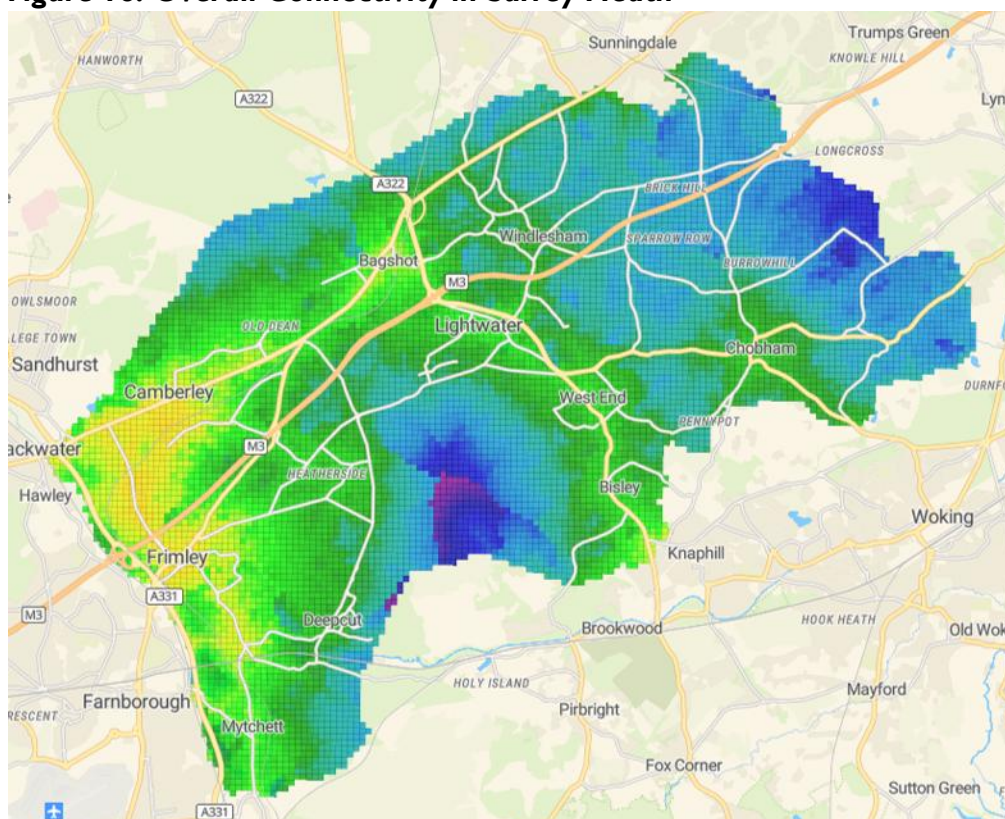
Figure 17: Surrey Heath Mode of Travel to Work 2021



Connectivity

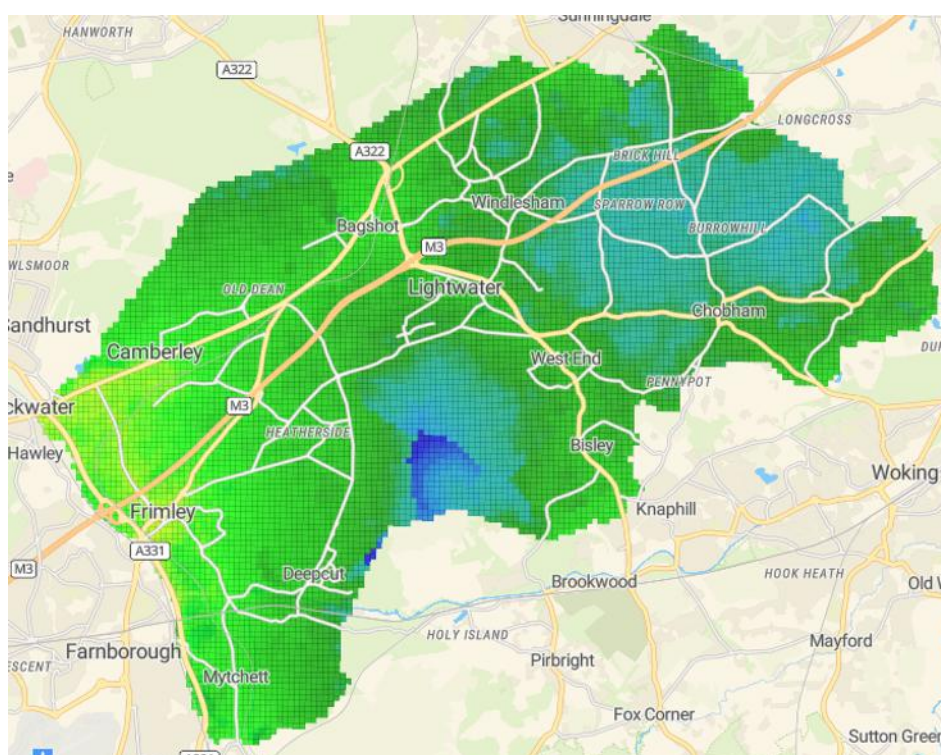
- 10.6. Connectivity across Surrey Heath indicates a clear difference between the towns in the borough and the more rural areas in the borough. The more urbanised west of the borough has higher connectivity than the more rural east. Evidence from the [Department for Transport Connectivity Tool](#) indicates that main towns in the borough generally have better access to employment, services and facilities, reflecting their concentration of jobs, services and transport infrastructure and their proximity to main roads and rail routes. In contrast, rural areas tend to have more limited accessibility due to longer distances and fewer transport options.
- 10.7. The maps below use colour shading to show relative levels of accessibility. Yellow / Green areas indicate high levels of relative accessibility, blue areas moderate accessibility and purple and darker blue lower levels of accessibility.

Figure 18: Overall Connectivity in Surrey Heath



- 10.8. Figure 18 shows levels of overall connectivity across Surrey Heath for methods of transport excluding driving. It shows that the west of the borough is better connected than the east of the borough. The yellow and green areas show areas that are more well-connected, and the blue and pink areas show areas that are not as well connected.
- 10.9. Therefore, the map shows that Frimley and Camberley are the areas that are the most connected in the borough, followed by Bagshot, Lightwater, West End and Bisley in the East.

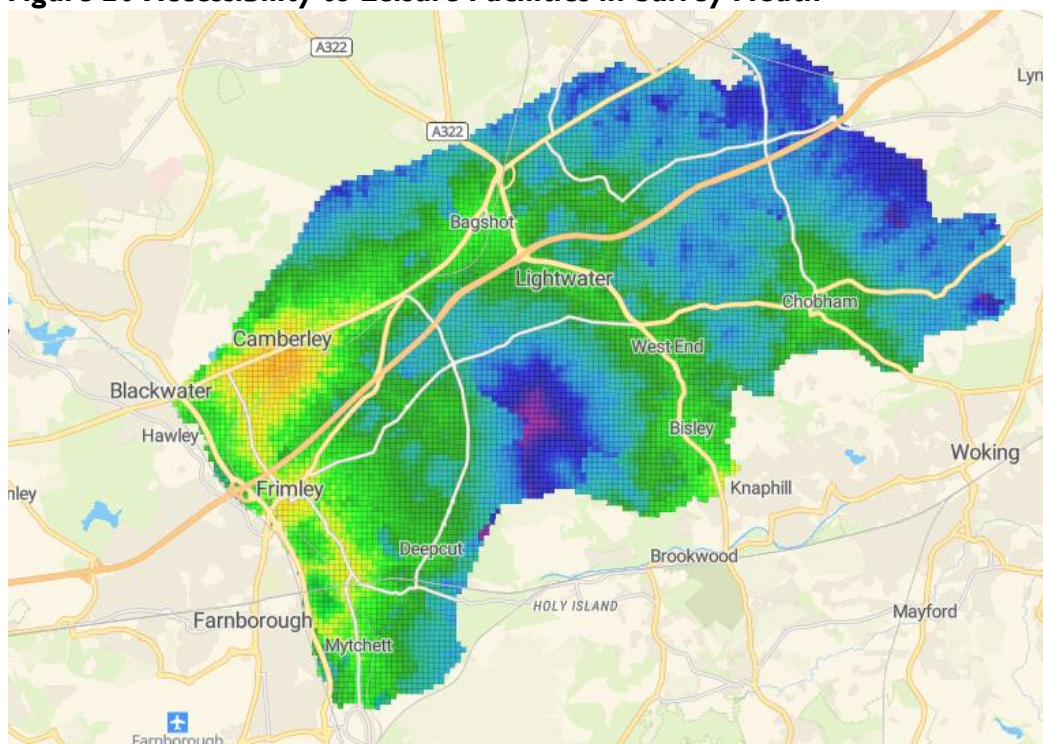
Figure 19: Connectivity to Workplaces in Surrey Heath



- 10.10. Figure 19 indicates connectivity to workplaces, highlighting better accessibility around the urban areas of the borough, specifically around Camberley and Frimley, but a good level of accessibility throughout the borough.



Figure 20 Accessibility to Leisure Facilities in Surrey Heath



- 10.11. Figure 20 shows accessibility to leisure facilities in Surrey Heath. It shows that there is a better level of accessibility to leisure facilities in the west of the borough in comparison to the east of the borough, and urban areas such as Camberley, Frimley and Bagshot had better levels of connectivity.

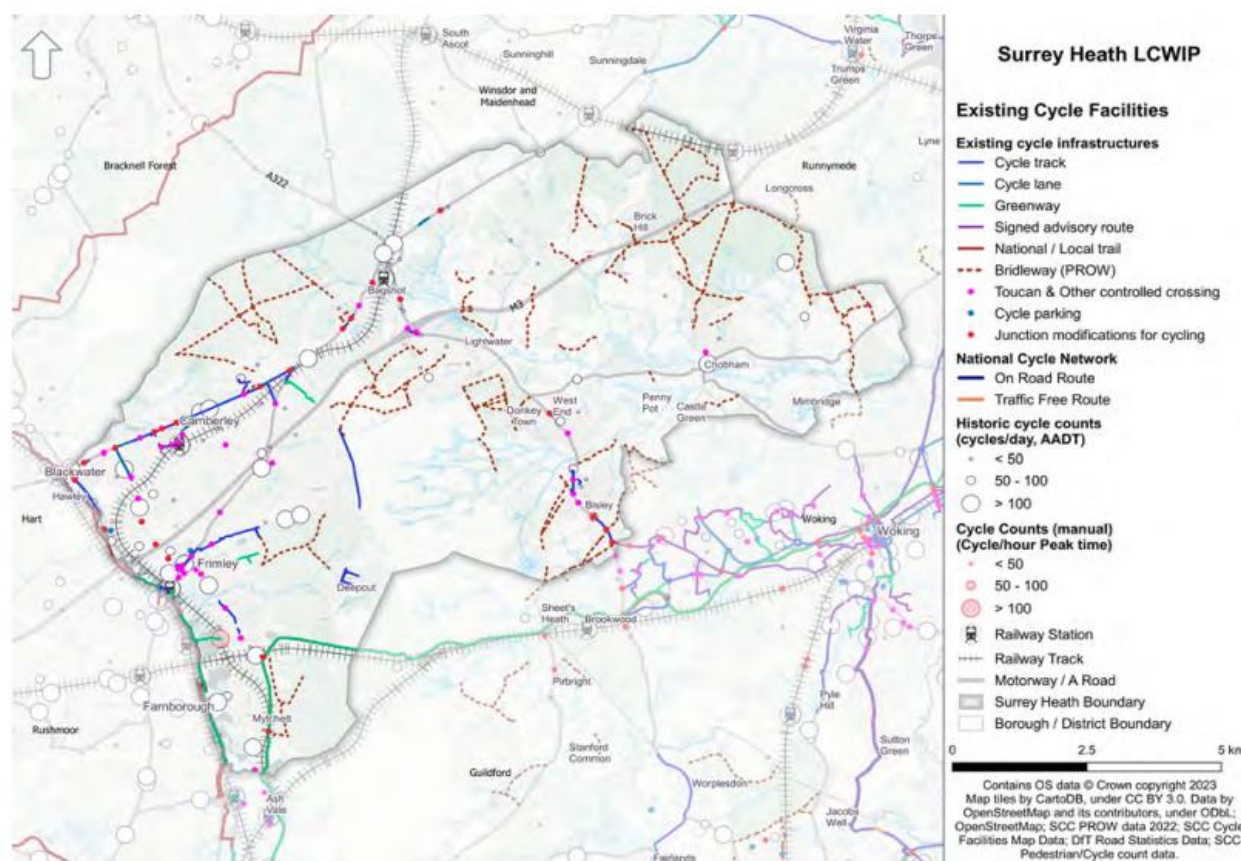
Active Travel

- 10.12. There are 3,444km of rights of way across Surrey, of which 166km are in Surrey Heath. This off-road network is a key component of the broader active travel network, and provides opportunities to improve network connectivity and provide more direct links for pedestrians and people cycling.
- 10.13. A Cycle Network Strategy for Royal Princess Barracks development (Mindenhurst) was developed as part of the master plan. A number of cycling interventions are being implemented over the different phases of development of the site at Deepcut.



- 10.14. Figure 21 shows the existing cycling infrastructure in Surrey Heath, showing that whilst there are some high quality facilities, there is not an continuous network of cycle routes across the borough.

Figure 21: Cycling Infrastructure in Surrey Heath



- 10.15. The [Local Cycling and Walking Infrastructure Plan](#) (LCWIP) identifies priority walking and cycling corridors to improve the network and core walking zones in urban centres. Feasibility work is currently underway on the for six of the highest priority cycle routes and four core walking zones.
- 10.16. The cycle routes being assessed for feasibility are:
- A30 - Camberley to Bagshot Railway Station



- A30 - Camberley to Blackwater
- Frimley Road to Camberley High Street
- Camberley to Rushmoor via Frimley Park Hospital
- Frimley to Frimley Green
- Bagshot to Windlesham

10.17. The core walking zones being assessed for feasibility are:

- Frimley High Street
- Camberley Town Centre
- Bagshot High Street
- Chobham Village

10.18. Decisions will be made about the next stage of priorities and then detailed design work will be undertaken along with making applications for central government funding.

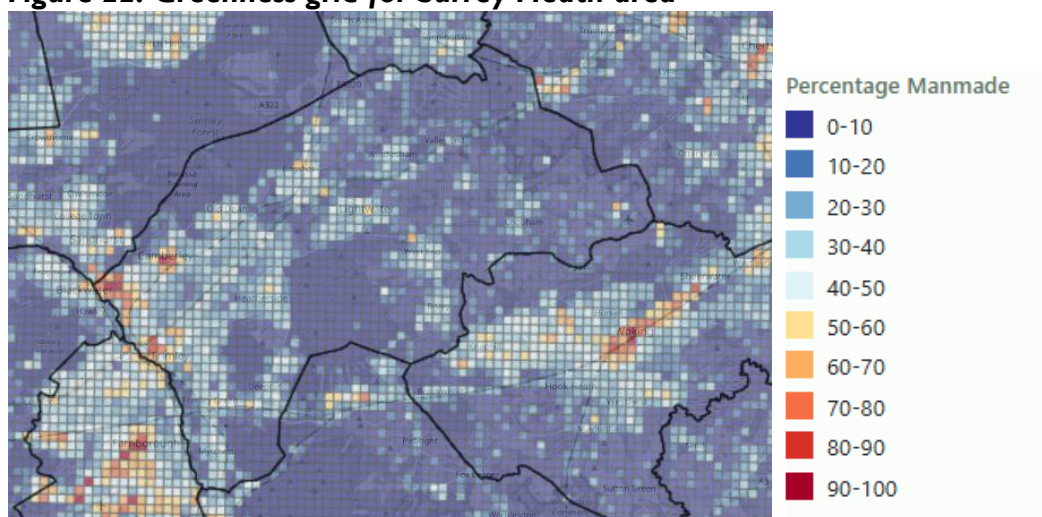


11. Environment

Green Space Access

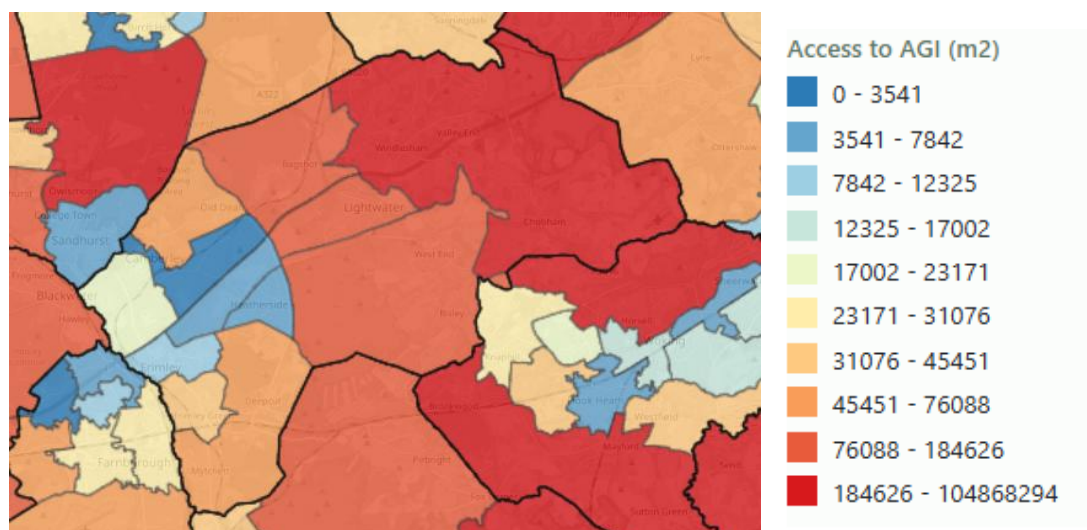
- 11.1. Surrey Heath contains numerous green spaces in its rural and urban areas, as well as outside of its settlement areas. The green spaces perform a number of functions including for sports and leisure, informal recreation, visual breaks and habitats for wildlife. The [Surrey Heath Greenspace Background Assessment 2023](#) provides a summary of the greenspaces in the borough, which include parks, urban woodlands, green corridors along rights of way, playing fields, cemeteries and allotments.
- 11.2. Significant additional access to green space has also been provided in the borough through Suitable Alternative Natural Greenspaces (SANG) in relation to mitigating impacts on the Thames Basin Heaths SPA, such as at Chobham Meadows and Windlemere near West End. Furthermore, the council has purchased land and secured planning permission at a site in the Frimley area to open a further SANG.
- 11.3. Although the borough as whole has above average access to green infrastructure, mapping by Natural England shows variations within the borough. The lowest levels of overall 'greenness' are in Camberley town centre and the major industrial/business park areas (Figure 22). The lowest 'accessible green infrastructure' (excluding residential gardens) is in the central and north-western areas of Camberley (Figure 23).

Figure 22: Greenness grid for Surrey Heath area



Source: [Green Infrastructure Framework, Natural England](#)

Figure 23: Area of Accessible Green Infrastructure per Thousand People (at Medium Super Output Area) for Surrey Heath area



Source: [Green Infrastructure Framework, Natural England](#)

Agricultural Land

- 11.4. Agricultural land makes up 26% of Surrey Heath. The agricultural land classification identifies the best and most versatile (BMV) agricultural land as classes 1, 2 or 3a. Surrey Heath does not have any class 1 or 2 BMV and only 10% of agricultural land is classified as BMV3.



Nature Conservation Designations

- 11.5. Surrey Heath has a rich and varied landscape comprising a range of sites which are important for biodiversity. There are five Sites of Special Scientific Interest (SSSIs) in the borough and several of these sites also have the internationally important designations of Special Protection Area (SPA) to protect rare ground nesting bird species, and Special Areas of Conservation (SAC) in relation to heathland habitats. In addition to these terrestrial heathlands, the Basingstoke Canal is Site of Special Scientific Interest for freshwater habitat and aquatic species. A very small fragment of Horsell Common SSSI crosses the borough's southern boundary, although the vast majority of the site is within Woking borough.
- 11.6. The condition of SSSIs is monitored through periodic surveys by Natural England. The most recent survey results show that Ash to Brookwood Heaths SSSI, Broadmoor to Bagshot Woods and Heath SSSI and Colony Bog and Bagshot Heath SSSI had achieved the 2020 targets for 'favourable condition', but Chobham Common SSSI and Basingstoke Canal SSSI both did not meet the condition targets. Further details of condition status are provided in our [Local Plan Annual Monitoring Report](#).
- 11.7. There are also a variety of woodland and grassland habitats, including some Ancient Woodlands and species-rich grasslands, many of which are locally designated Sites of Nature Conservation Importance (SNCI). Further details are available from the [Local Sites Partnership](#) of the Surrey Nature Partnership.

Thames Basin Heaths Special Protection Area

- 11.8. The Thames Basin Heaths SPA covers approximately 23% of land in Surrey Heath, made up of large fragments of a previously extensive ancient heathland area, shaped by pastoral farming practices dating back to the Bronze Age. As a result of the combination of factors, including grazing and underlying geology, the heathland sites are home to rare ground nesting birds namely Woodlark, Nightjar and Dartford Warbler.



- 11.9. To ensure that residential development does not adversely affect the integrity of the Thames Basin Heaths SPA, Surrey Heath BC, along with the other local authorities in the Joint Strategic Partnership Board and Natural England have adopted an avoidance strategy ([Thames Basin Heaths Delivery Framework](#)) which involves the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). SANGs provide alternative recreational land to reduce recreational pressures on the SPA's heathland areas.
- 11.10. The breeding bird populations across the Thames Basin Heaths SPA as a whole are monitored annually. A recent evaluation by Natural England found positive evidence for the mitigation approach, finding that despite rising visitor numbers and ongoing housing development (beyond the 400m buffer zone), the ground-nesting bird populations have remained stable and in some cases have increased ([Natural England, 2026](#)).

Ecological network and halting and reversing biodiversity declines

- 11.11. The [Surrey Local Nature Recovery Strategy \(LNRS\)](#) identifies areas of greatest opportunity for restoring species-rich habitats in Surrey Heath and the wider county, and sets out priority actions at a local level.
- 11.12. Key priorities for the borough are improving coniferous woodlands, restoring wetlands near watercourses, supporting species-rich neutral and acid grasslands and maintaining and increasing areas of heathlands and species-rich native scrub. In addition opportunities for urban biodiversity improvements are also mapped, along with associated recommendations for action.
- 11.13. The optimum locations of these measures is mapped in the LNRS, an extract of which is shown in Figure 24 below.



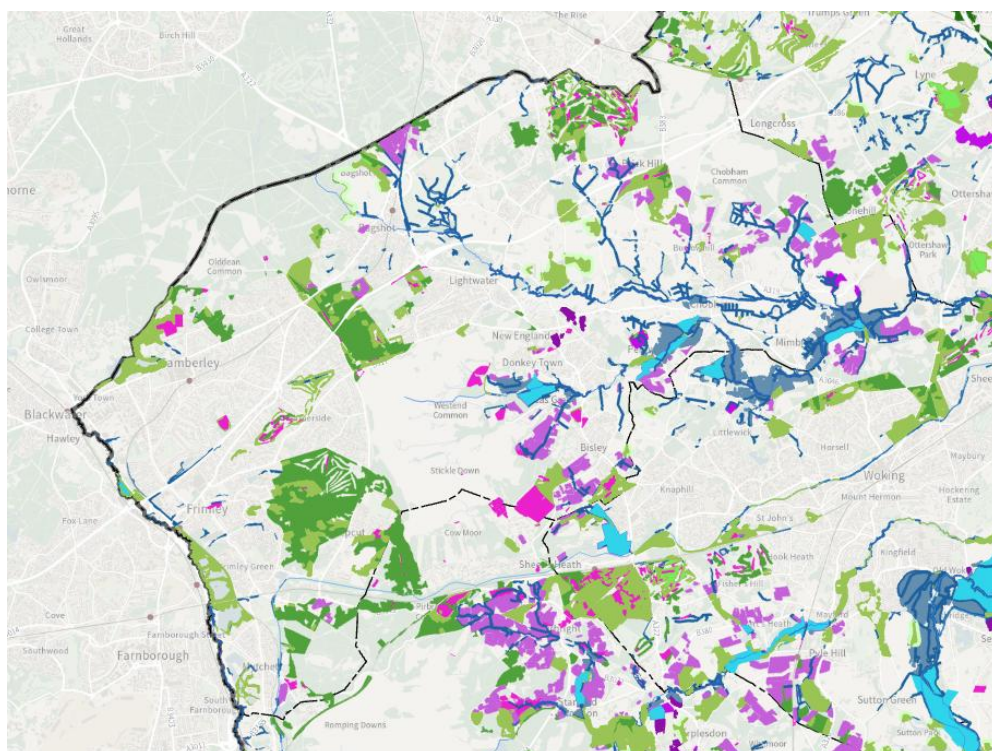


Figure 24: Surrey Heath Nature Restoration measures in the Surrey LNRS

- Improve the management of existing semi-natural woodland
- Improve conifer woodland management
- Buffer and better connect Ancient Semi Natural Woodland
- Undertake targeted river restoration
- Create or restore lowland heath and acid grassland
- Enhance, safeguard and maintain existing heathland and acid grassland
- Create and restore lowland meadows and good quality neutral grassland
- Improve habitats along canals and navigations
- Create riparian buffer zone
- Safeguard, enhance and maintain flood plain grazing marsh



Climate Change

- 11.15. Climate change impacts communities, businesses and the environment in Surrey Heath, such as through heat risks, drought, wildfires and flooding, as well as through wider geo-political and environmental events impacting supply chains and costs.
- 11.16. Surrey's Climate Change Adaptation and Resilience strategy (known as [Surrey Adapt](#)) highlights a wide range of local risks, with some examples given below:

Health and wellbeing

- Heat impacting the most vulnerable, including older people, young children as well as those with underlying health conditions such as hypertension, respiratory conditions and heart conditions
- Health services coming under increasing pressure from heat and flood related health conditions
- Changes in seasonality of viruses and pathogens
- Water outages are also a significant risk that could become a challenge in future with little resilience in place to manage such a risk.

Transport and supply chains

- Road and rail infrastructure and services disruptions by higher temperatures in summer and increased flooding in winter, with consequences for Surrey's economy through commuter and/or supply chains disruption
- Increased road maintenance costs, due to higher wear and tear from more extreme weather damages

Buildings and houses

- Thermal comfort conditions in existing building stock is likely to be compromised during higher and extended peak summer temperatures
- Schools and education facilities at risk due to flood and heatwave impacts.

Agriculture, forestry and natural environment

- Water stress may impact certain types of agriculture and forestry.



- Increased in the risk of pests and diseases, invasive species and a loss of flora and fauna species
- Heat waves and droughts in summer months can impact on the survival of tree planting efforts
- Wildfire risk is increasing through the summer months with a high risk to both forestry, agriculture and ecosystems alike, particularly heathlands.
- The health and wellbeing of outdoor staff will need to be considered with the increased risk in extreme conditions.
- Some limited pockets of benefits may occur to specific commodity groups such as for viticulture but will come at a cost to others.

11.17. Surrey Heath Borough Council's goal is to achieve net-zero carbon emissions for the borough by 2050 (with aspiration for sooner) and to manage climate change risks, working in partnership with other public sector partners, businesses and the community. Details are available in the [Council's Climate change Action plan](#).

11.18. Greenhouse gas emissions for Surrey Heath reduced by 44% between [2005 and 2024](#) (Figure 24). Commercial and Industrial and Waste sectors have reduced by the greatest amount (60% and 61% respectively), while transport has reduced by the least amount (24%). The domestic sector (energy consumption in homes) has reduced by 49%. Decarbonisation of the production of electricity nationally through the transition away from fossil fuels to renewable energy, has been a key factor in the overall reduction in emissions in the borough.



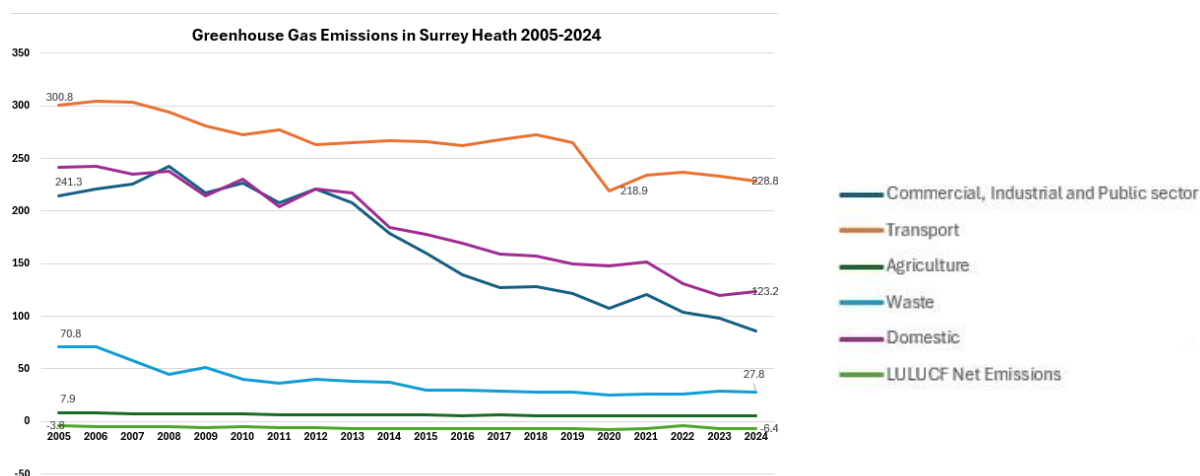


Figure 24: Area of Accessible Green Infrastructure per Thousand People (at Medium Super Output Area) for Surrey Heath area

- 11.19. Although emissions have reduced over the past two decades, further large reductions are needed across all sectors, in particular transport and domestic housing, in order to be on track to reach net zero by 2050. The Committee on Climate Change ([CCC, 2026](#)) projects that current actions and future plans across the UK, are not on track for net zero by 2050.
- 11.20. Some examples of carbon emissions reduction activities in the borough include:
- Commercial sector: permissions and permitted development certificates were granted for renewable energy generation, specifically rooftop solar PV, such as at Big Yellow Self Storage, Camberley Fire Station, Lightwater Country Park and Valley End Cricket Club in 2024/25.
 - Transport: The borough's EV charging network is growing with 116 publicly available electric vehicle charging devices installed as of 2025 and a considerably higher rate of EV ownership than the national average ([Commons Library, 2026](#)).
 - Waste: 59% of the borough's municipal waste was re-used, recycled or composted in 2024/25 and the majority of this was processed in the UK. Most of the borough's residual waste was sent to Energy from Waste. On average, only 0.2% of waste in Surrey (as a county) goes to landfill.
 - Domestic: 1,995 homes in the borough have been in receipt of energy efficiency improvement funding, for example for insulation, under the government Energy



Company Obligation (ECO) scheme between 2013 to 2025, but nevertheless 50% of existing homes in the borough are rated D or worse ([Commons Library, 2026](#)). The government target is that all fuel-poor homes should be at least band C by 2030 and an aspiration for as many as possible homes across the country to be at least band C by 2035.

- 11.21. Further data analysis will be needed to determine the carbon reduction needs for the period of the Local Plan Review 2040.
- 11.22. Adaptation is the process of adjusting to actual or expected climate change; in other words, preparing for climate change impacts. Examples of adaptation to climate change include green infrastructure measures such as green roofs, planting trees, and natural flood management, as well as service and infrastructure responses such as in building retrofits and new build standards to address summer over-heating, water efficiency measures and supply chain risk management such as including diversifying supply and increasing climate resilient local supply chains. Further consideration of climate change adaptation in relation to the natural environment is set out in by the [Wildlife Trusts](#).
- 11.23. In response to the local risks highlighted earlier in this section, the Surrey Adapt Strategy sets the goal that “By 2050 we will have resilient people, places and partnerships adapted to 2°C of change and preparing for 4°C of change.”
- 11.24. Examples of work areas include the Surrey Nature Partnership, the Public Health and Wellbeing Board and engagement with water utilities and companies. As the Local Flood Risk Authority, Surrey County Council engages with Surrey Heath Borough Council for strategic planning and development management and SCC is also investing in property flood resilience across the county and retrofitting Sustainable Urban Drainage Systems (SUDS).

Flood risk

- 11.25. Fluvial flood risk is largely from the main rivers including the River Blackwater and its tributaries and the Addlestone Bourne. Flood risk in Surrey Heath is explored in the [Strategic Flood Risk Assessment \(2025.\)](#)



- 11.26. The Windle Brook, Mill Bourne and Hale Bourne all drain the eastern portion of the borough before joining the Bourne River and flowing east into the River Wey. The Bourne River and its tributaries are the primary cause of fluvial flood risk in the borough. The River Bourne catchment has large areas at risk, however much of this is rural undeveloped land.
- 11.27. The Blackwater River flows in a north westerly direction before it joins the River Loddon with more localised flooding alongside the western boundary of the borough from the Blackwater River and its tributaries.
- 11.28. Most of the Borough is at low risk of groundwater flooding due to the underlying sandstone geology, with a higher risk close to river valleys. However, the areas in the borough that are most susceptible to groundwater flooding are located towards the centre and southwest of the borough near Chobham, Bagshot and Mytchett.
- 11.29. The risk of surface water flooding largely follows the low topography of watercourses in the borough, meaning areas that are low down and close to rivers are more likely to experience surface water flooding. Areas of urbanisation within towns also have an increased risk of surface water flooding compared to rural areas. There are some areas where there are additional flow paths and areas of ponding, for example where water is impounded at road or rail embankments and in low lying areas.
- 11.30. Areas at risk of flooding today will become more at risk in the future due to climate change, and the frequency and extent of flooding will increase.

Air Quality

- 11.31. The borough's most significant air quality issues are associated with the emission of pollutants from road traffic, in particular NO₂ and PM₁₀ (small particulate matter). The borough does not host any heavy industrial sites and other emissions to air, such as from fossil fuel heating systems, are controlled through regulatory controls.
- 11.32. Key routes for monitoring air quality in the borough include the M3, A30 (London Road), A331 (Blackwater Valley Relief Road), A325 (Portsmouth Road), A319 (Bagshot Road) and A322 (Guildford Road). Source: <https://uk-air.defra.gov.uk/data/gis-mapping/>



- 11.33. NO₂ Pollution levels are monitored locally in 53 locations across the borough, as part of the council's [Air Quality strategy](#). The monitoring locations are particularly focused on the road network. Currently there are no areas where exceedances of the annual mean objective for NO₂ are likely to occur.
- 11.34. In 2023, after over five years of consecutive compliance with national Air Quality Objectives in the AQMA along the M3 motorway, Defra recommended the revocation of this AQMA and this was confirmed by the Council in 2024.



12. Historic Environment

- 12.1. Surrey Heath has a rich and varied historic environment. Its historic buildings, places and landscapes help give the borough its own distinctive character.

Statutory Listed Buildings

- 12.2. Surrey Heath has more than 180 statutory listed buildings and structures. These are protected at a national level because they are considered to have special architectural or historic interest.
- 12.3. Grade I listed buildings are the most important type of listed building. Surrey Heath has one Grade I listed building: the Church of St Lawrence on Chobham High Street, which dates from the 12th century.
- 12.4. Surrey Heath has five Grade II* listed buildings. These are particularly important buildings of more than special interest. They include a wide range of buildings, such as houses, a 1960s modernist single-storey house designed by Erno Goldfinger, the Church of St John the Baptist in Bisley, and 44 High Street, Bagshot, where early 16th-century wall paintings were discovered in the early 2000s.
- 12.5. Grade II listed buildings are buildings of special interest. Most listed buildings nationally fall into this category. Surrey Heath has more than 180 Grade II listed buildings. Many are homes, but they also include milestones, war memorials and churches. The Borough also has two Grade II listed parks and gardens: Bagshot Park, a historic royal residence, and Frimley Park, which includes 20th-century formal gardens, pleasure grounds and 19th-century parkland.

Conservation Areas

- 12.6. There are also 9 Conservation Areas in the Borough, ranging from village centres, residential areas and rural areas. Conservation areas are designated by Local Authorities in order to preserve or enhance the character or appearance of that area because of its special architectural and historic interest. The Conservation Areas in Surrey Heath are:

- [Bagshot Village Conversation Area;](#)
- [Bagshot Church Road Conservation Area;](#)
- [Bagshot Park Conservation Area;](#)



- [Basingstoke Canal Conservation Area](#);
- [Chobham Village Conservation Area](#);
- [Royal Military Academy \(former\) Staff College, London Road, Camberley](#);
- [Upper Gordon Road to Church Hill, Camberley Conservation Area](#);
- [Windlesham Updown Hill Conservation Area](#); and,
- [Windlesham Church Road Conservation Area](#)

Local Heritage Assets

- 12.7. In early 2026, Surrey Heath adopted an updated list of [Local Heritage Assets \(The Local List\)](#). The Local List comprises over 200 buildings, structures, features, and spaces across the Borough that are not statutorily protected, but have been identified as locally significant and which are considered to add to the cultural heritage and unique character of the Borough.

Archaeological Assets

- 12.8. The Borough also contains a number of archaeological assets. This includes 28 Areas of High Archaeological Potential and 5 County Sites of Archaeological Interest; these areas have been identified at a County level as having potential to contain important buried heritage assets. Four of the County Sites of Archaeological Interest are also designated as Scheduled Monuments. This reflects their national significance. These are:

- Bowl Barrow at New England, West End Common;
- Four Bowl Barrows on West End Common;
- Earthwork North West of Childown Farm on Chobham Common;
- Bee Garden Earthwork on Albury Bottom.



13. Local Area Profiles – West of the Borough

- 13.1. The following section sets out information about housing tenure, population structure, accommodation type and car ownership on a ward level as set out in Figure 25 below.

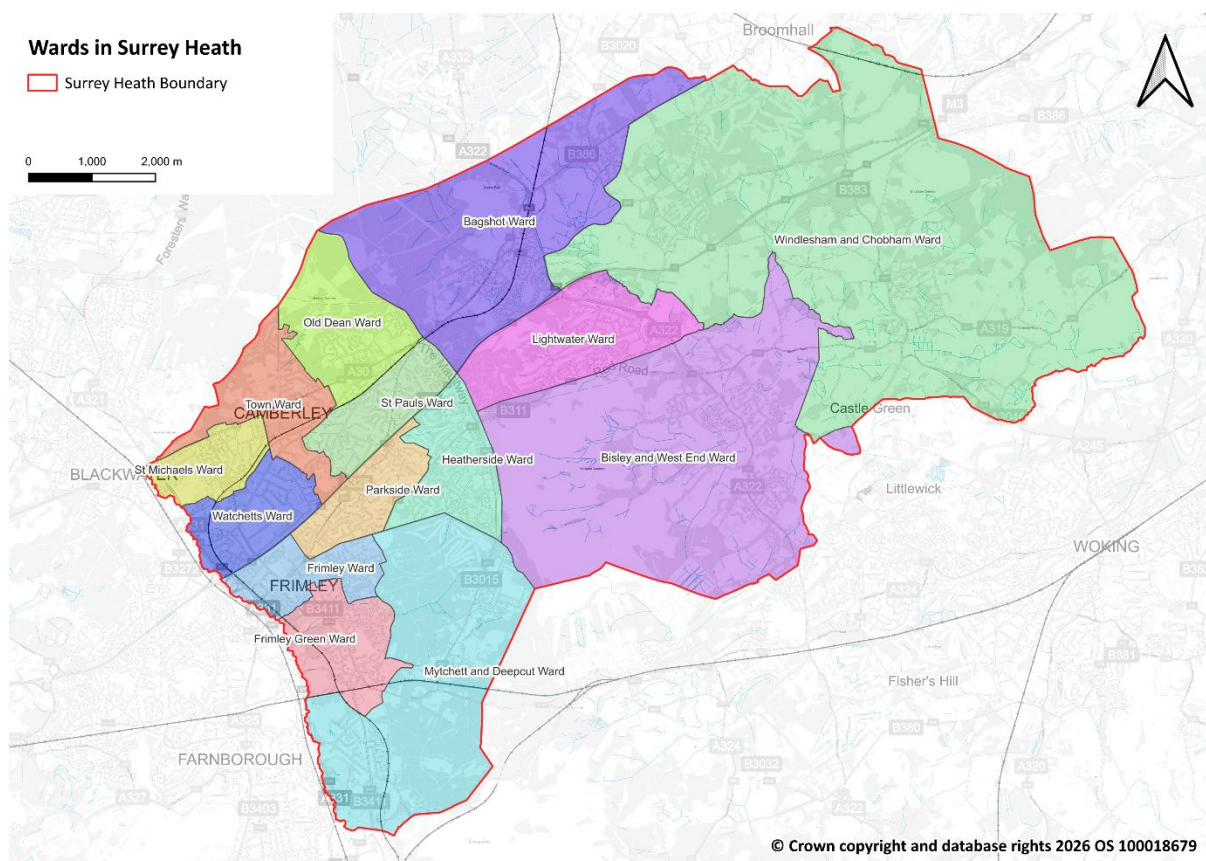


Figure 25: Wards in Surrey Heath



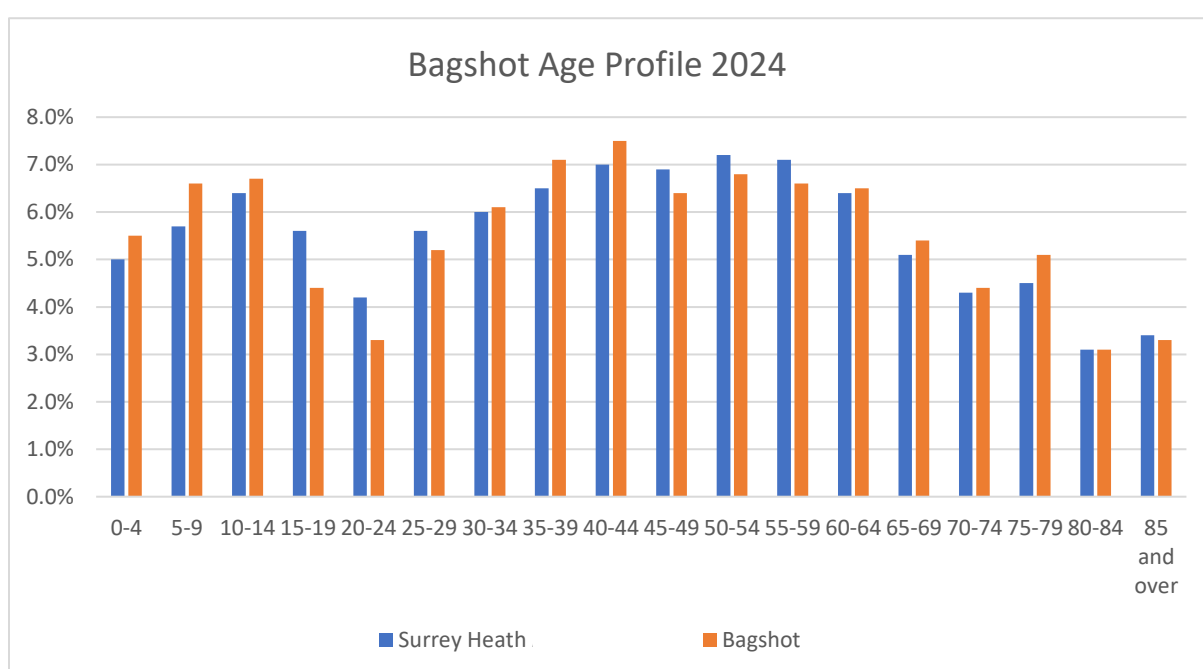
Bagshot Ward

Population

- 13.2. Bagshot Ward had a population of 7,698 in 2024, according to [ONS mid-year estimates](#).

Age Profile

Figure 26: Bagshot Ward Age Profile

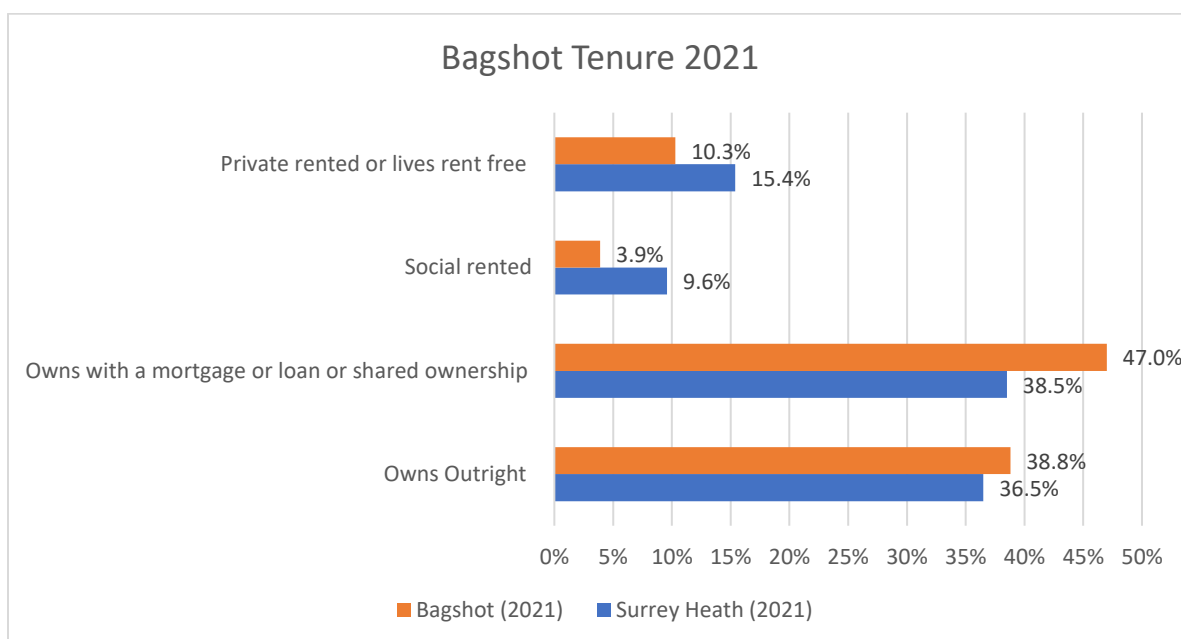


- 13.3. Figure 26 shows the age profile of Bagshot Ward in 2024, according to [ONS mid-year estimates](#).
- 13.4. Bagshot Ward had a similar age profile to Surrey Heath in 2024. The ward had a slightly higher proportion of residents in the 35-44 age groups, and a higher proportion of children aged 0-9 than across Surrey Heath.

Household Tenure

Figure 27: Bagshot Household Tenure 2021



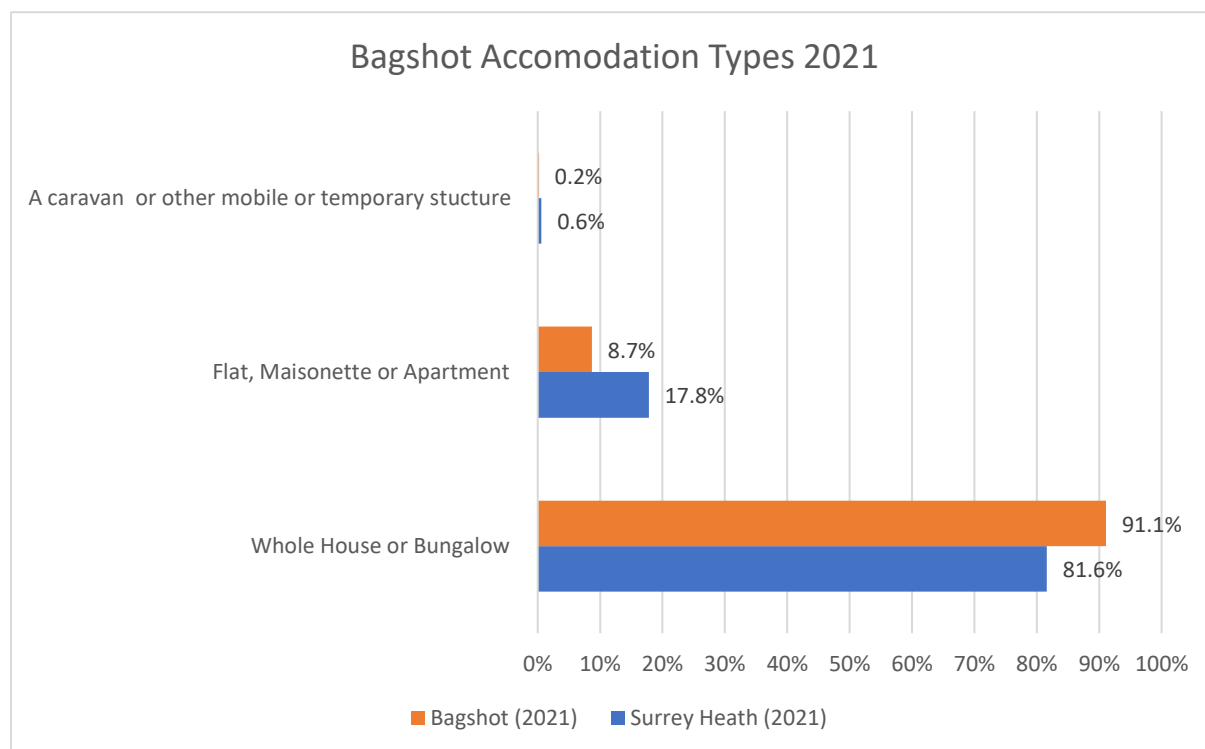


- 13.5. Figure 27 shows the household tenure for Bagshot Ward in 2021, according to [census data](#).
- 13.6. Bagshot Ward had a higher level of home ownership than Surrey Heath overall in 2021. The highest proportion of residents in Bagshot owned their homes with a mortgage or shared ownership, at 47.0%, compared to 38.5% across the borough. More residents also owned their homes outright than across Surrey Heath. In contrast, Bagshot had lower proportions of households living in social rented housing and private rented or rent-free accommodation than Surrey Heath overall.



Accommodation Type

Figure 28: Accommodation Type Bagshot Ward 2021

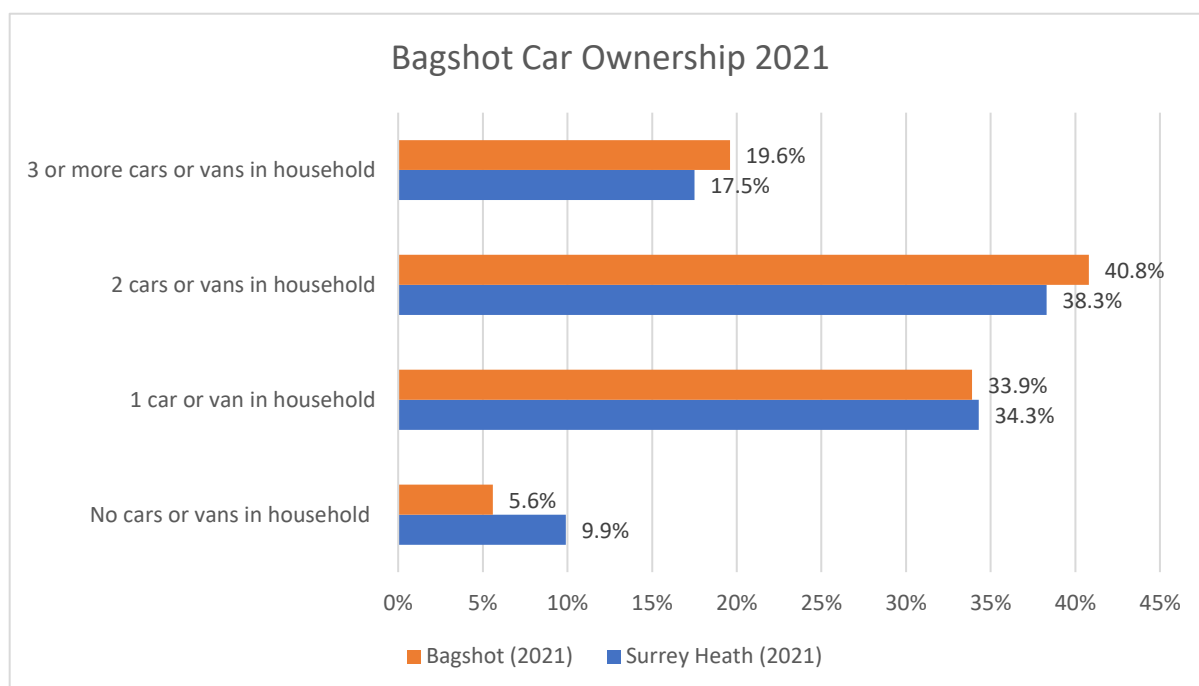


- 13.7. Figure 28 shows accommodation type in Bagshot Ward in 2021, according to [census data](#).
- 13.8. In 2021, there were a greater proportion of residents living in whole houses or bungalows in Bagshot than across Surrey Heath. 91.1% of residents lived in whole houses or bungalows compared to 81.6% across the borough. There were significantly fewer residents living in flats, maisonettes or apartments, at 8.7% compared to 17.8% across Surrey Heath. Just 0.2% of accommodation in Bagshot was a caravan or other temporary mobile structure, compared to 0.6% across the borough.

Car Ownership

Figure 29: Bagshot Ward Car Ownership 2021





- 13.9. Figure 29 shows the level of car ownership in Bagshot Ward in 2021, according to [census data](#).
- 13.10. Bagshot Ward had a slightly higher level of car ownership than Surrey Heath in 2021. 5.6% of households had no car or van compared to 9.9% across the borough.



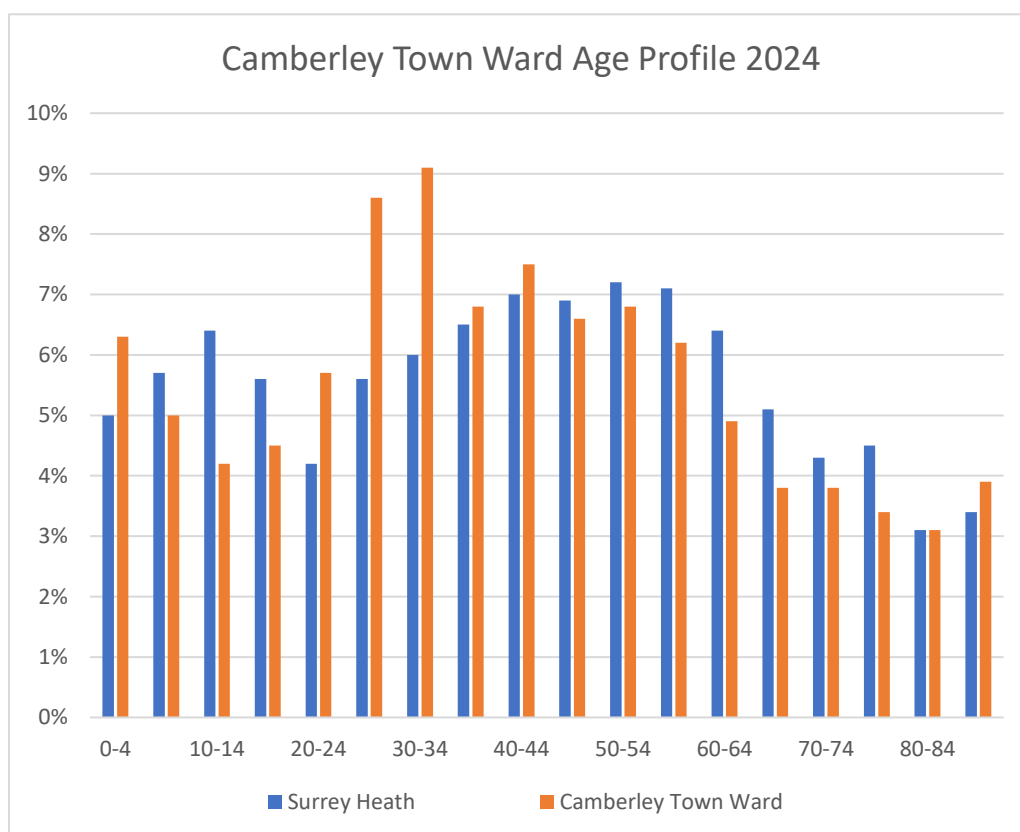
Camberley Town Ward

Population

- 13.11. Camberley Town Ward had a population of 5,865 in according to [ONS Mid-Year Estimates](#).

Age Profile

Figure 30: Camberley Town Ward Age Profile 2024

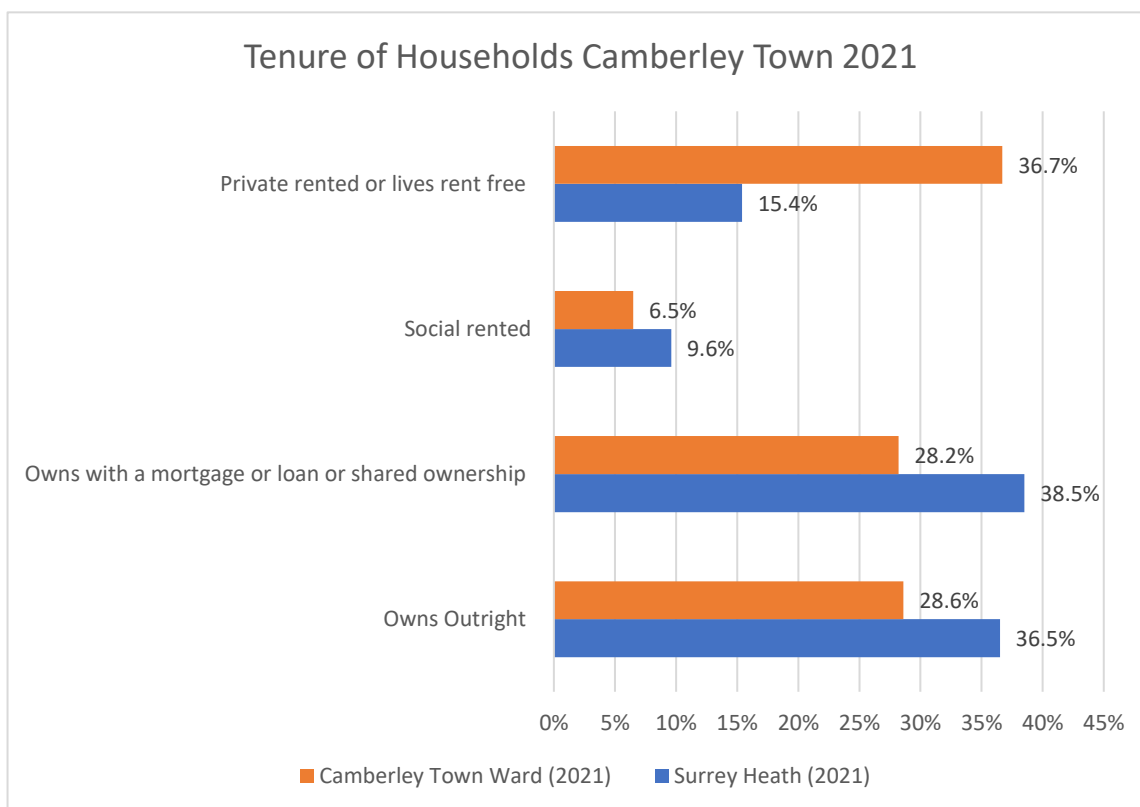


- 13.12. Figure 30 shows the age profile of Camberley Town Ward in 2024, according to ONS mid-year estimates. Compared to the average population of Surrey Heath in 2024, Camberley Town Ward had a younger population.



Tenure

Figure 25: Camberley Town Household Tenures 2021

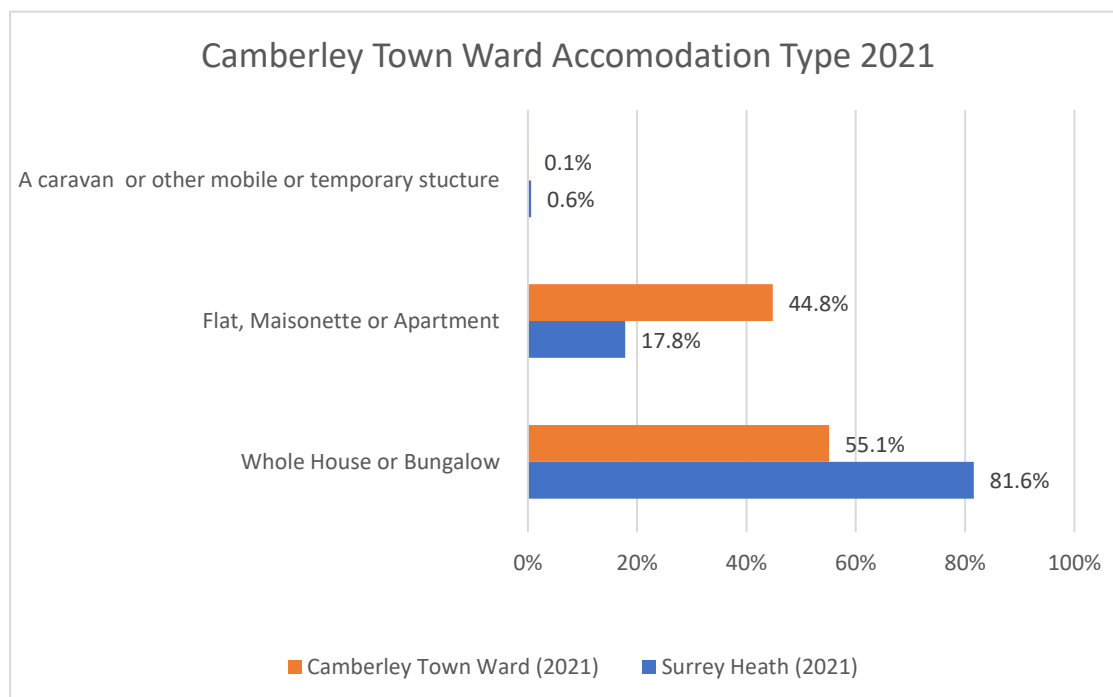


- 13.13. Figure 25 shows household tenures in Camberley in 2021, according to [census data](#)
- 13.14. A much higher proportion of residents in Camberley Town Ward lived in private rented accommodation or lived rent free compared to the borough in 2021. 36.7% of residents in 2021 lived in private rented or rent-free accommodation, compared to 15.4% across the borough.
- 13.15. A lower proportion of residents owned their properties outright, or with a mortgage or shared ownership than the borough. In Camberley Town Ward, 28.2% of residents owned their homes with a mortgage, loan shared ownership compared to 38.5% in Surrey Heath. 28.6% owned their homes outright compared to 36.5% in Surrey Heath.



Accommodation Type

Figure 26: Camberley Town Ward Household Tenure 2021

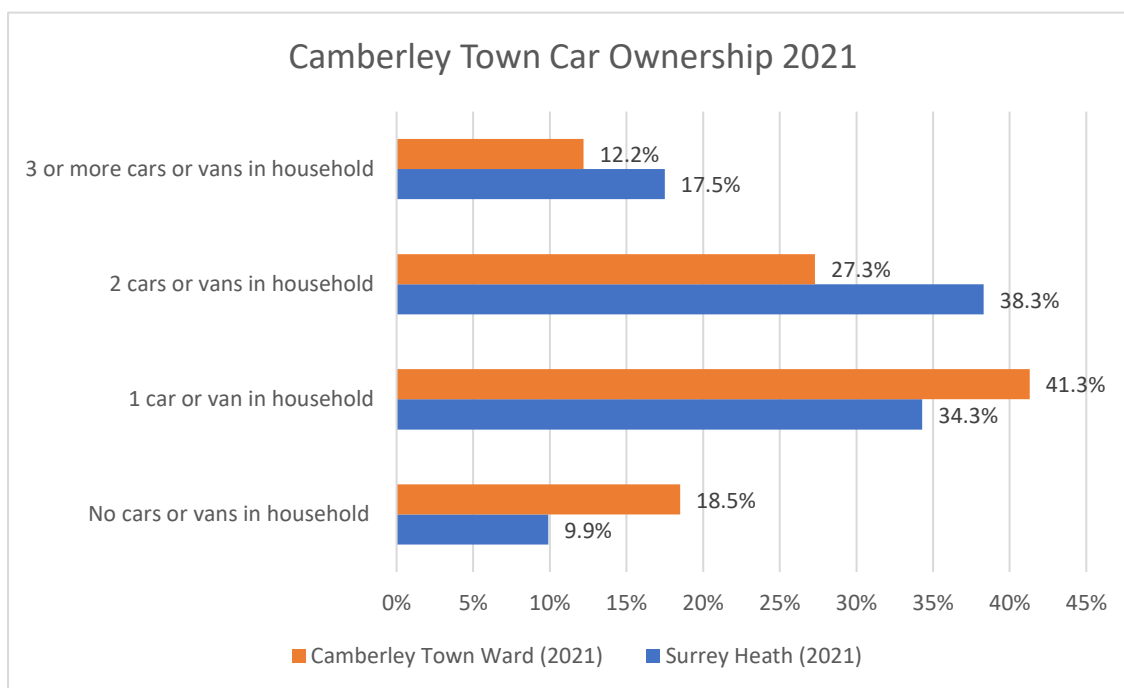


- 13.16. Figure 26 shows accommodation types in Camberley Town Ward according to [census data](#).
- 13.17. The most common accommodation type in Camberley Town Centre in 2021 was a whole house or bungalow.
- 13.18. However, the Ward had a much higher percentage of flats, maisonettes and apartments than the rest of the borough.



Car Ownership

Figure 27: Camberley Town Centre Ward Car Ownership 2021



- 13.19. Figure 27 shows the level of car ownership in Camberley Town Ward in 2021 according to [census data](#).
- 13.20. Camberley Town Ward had a lower overall level of car ownership than the Surrey Heath average in 2021. 18.5% of residents had no cars or vans compared to 9.9% across the borough and 41.3% had 1 car or van compared to 34.3% across the borough.



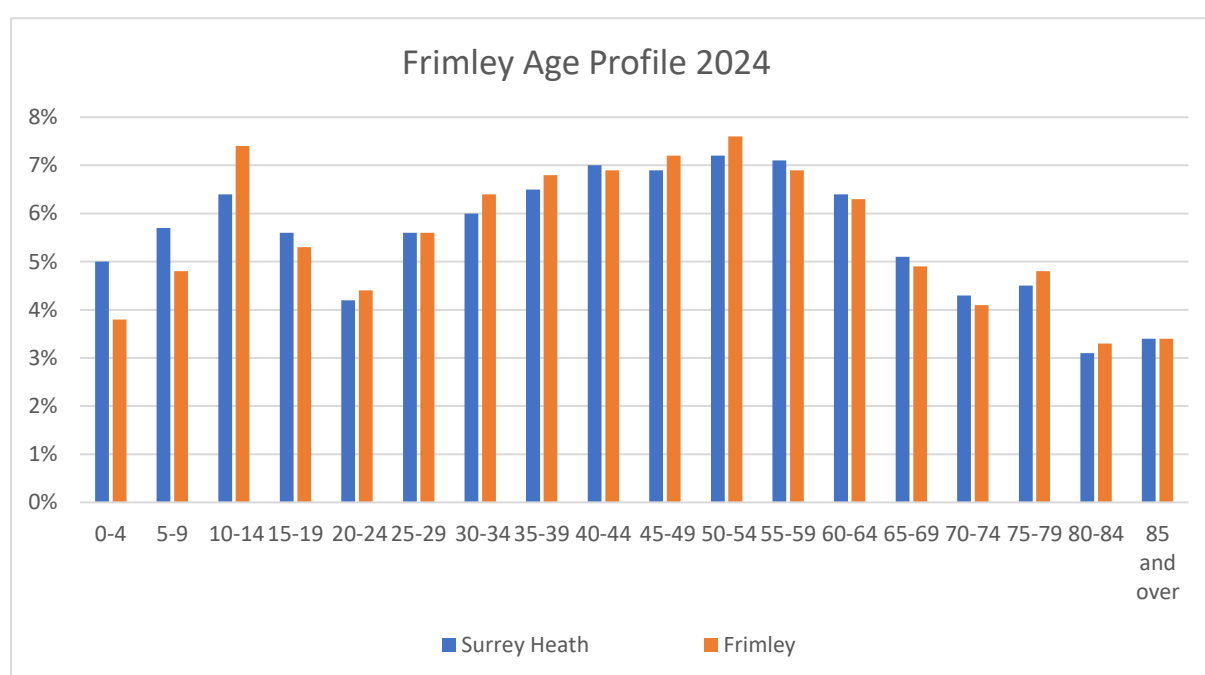
Frimley Ward

Population

13.21. Frimley had a population of 5,565 in 2024 according to [ONS Mid-Year Estimates](#).

Age Profile

Figure 28: Frimley Ward Age Profile 2024



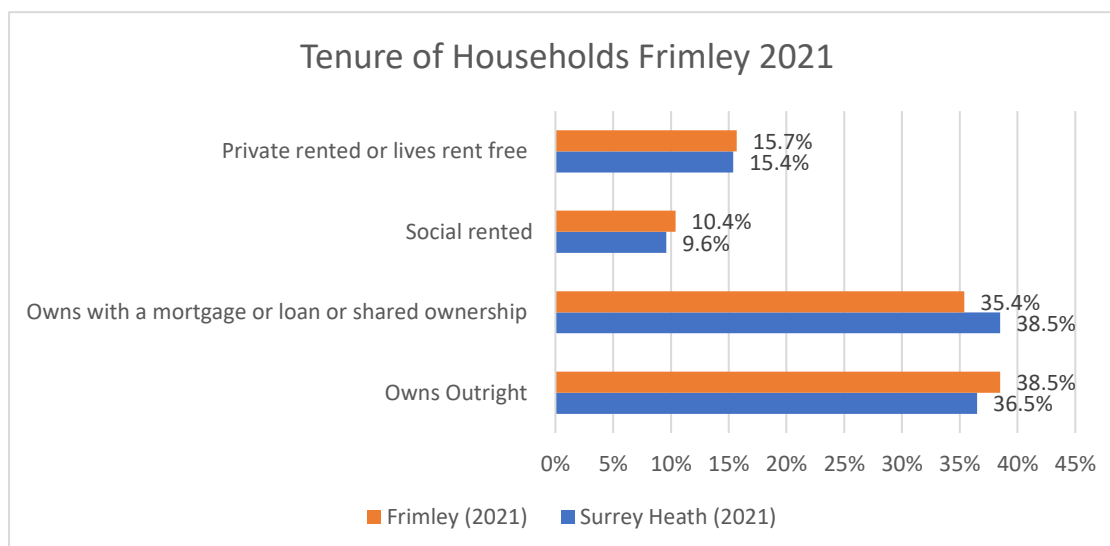
13.22. Figure 28 shows the age profile of Frimley Ward in 2024, according to ONS mid-year estimates.

13.23. Frimley Ward had a younger age profile than in Surrey Heath 2024. It had slightly higher proportions of residents in the 25-39 age groups and generally a lower proportion of residents aged 65 and over than across Surrey Heath.



Household Tenure

Figure 29: Frimley Household Tenure 2021

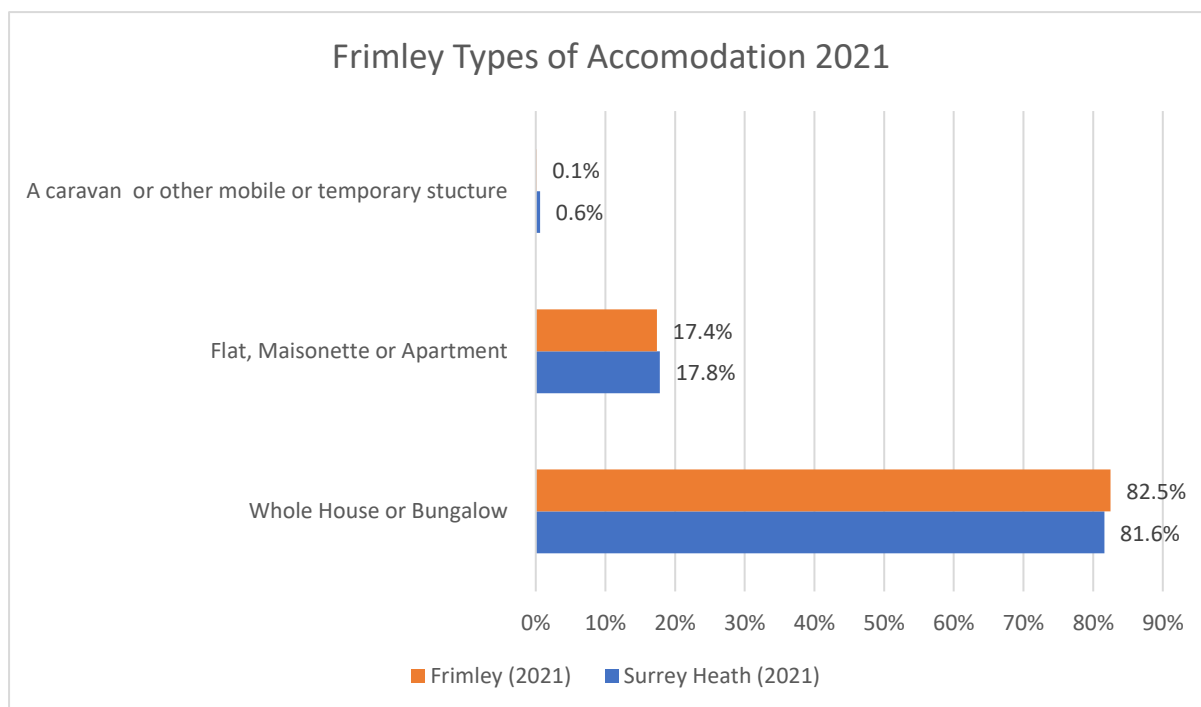


- 13.24. Figure 29 shows the household tenure for Frimley Ward in 2021, according to [census data](#).
- 13.25. Frimley Ward had a broadly similar household tenure profile to Surrey Heath overall in 2021. A slightly higher proportion of residents owned their homes outright, at 38.9%, compared to 36.5% across the borough. The proportion of residents living in social rented housing was also broadly similar to the borough, at 10.4% compared to 9.6%.



Accommodation Type

Figure 30: Accommodation Types Frimley Ward 2021



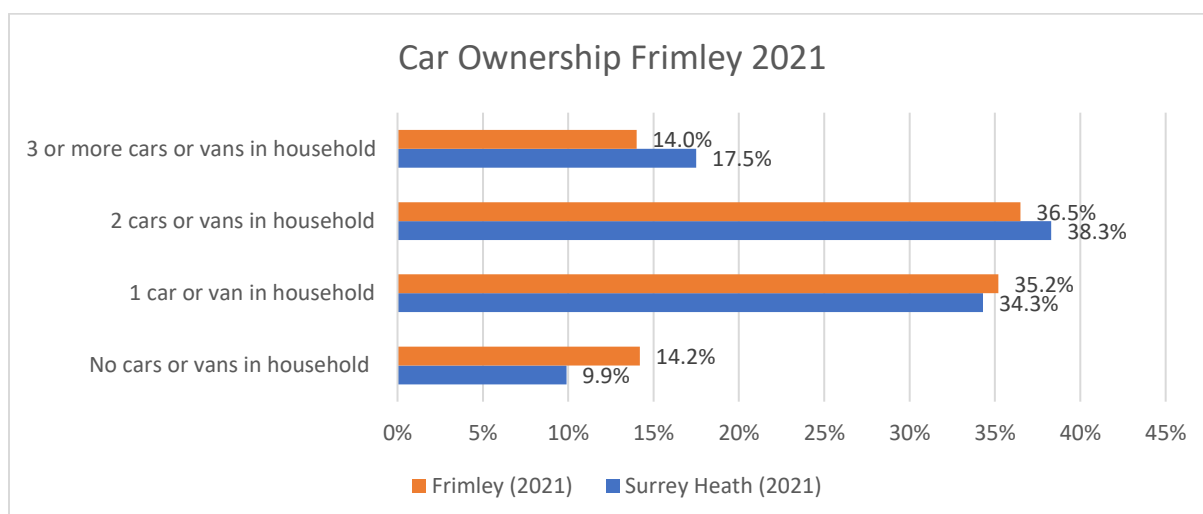
13.26. Figure 30 shows accommodation types in Frimley Ward in 2021, according to census data.

13.27. Frimley Ward had a similar mix of accommodation types to Surrey Heath overall in 2021. 82.5% of accommodation in Frimley was whole houses or bungalows, compared to 81.6% in Surrey Heath. 17.4% of accommodation was flats, maisonettes or apartments, which was broadly in line with Surrey Heath as a whole. There were fewer caravans or other mobile or temporary structures in Frimley than the borough, at 0.2% compared to 0.6%.

Car Ownership

Figure 31: Frimley Ward Car Ownership 2021





13.28. Figure 31 shows the level of car ownership in Frimley Ward in 2021, according to census data.

13.29. Frimley Ward had a lower level of car ownership than across Surrey Heath in 2021. A higher proportion of households had no car or van, at 14.2% compared to 9.9% across the borough. A similar proportion of households had one car or van, at 35.2% compared to 34.3% across Surrey Heath. Frimley also had lower levels of multi-car ownership, with 36.5% of households having two cars or vans and 14.0% having three or more cars or vans, compared with 38.3% and 17.5% respectively across the borough.

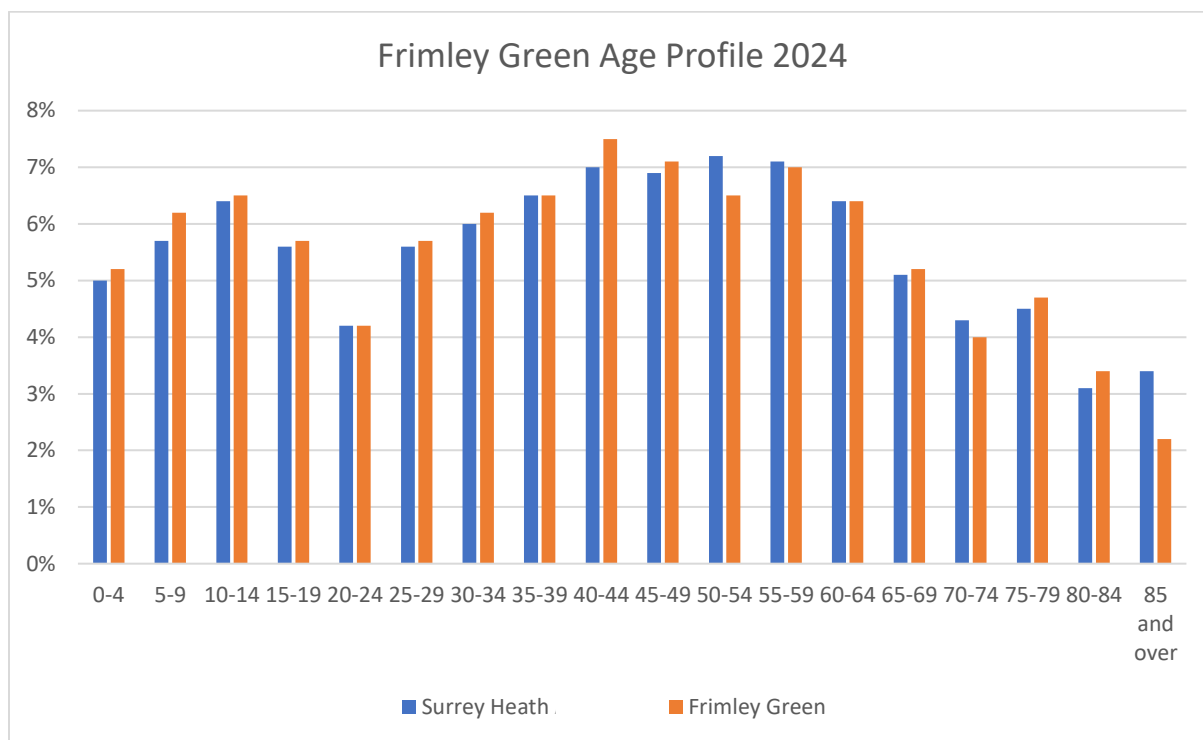
Frimley Green Ward

13.30. Frimley Green Ward had a population of 7,276 in 2024, according to [ONS Mid-Year Estimates](#).

Age Profile

Figure 32: Frimley Green Ward Age Profile 2024



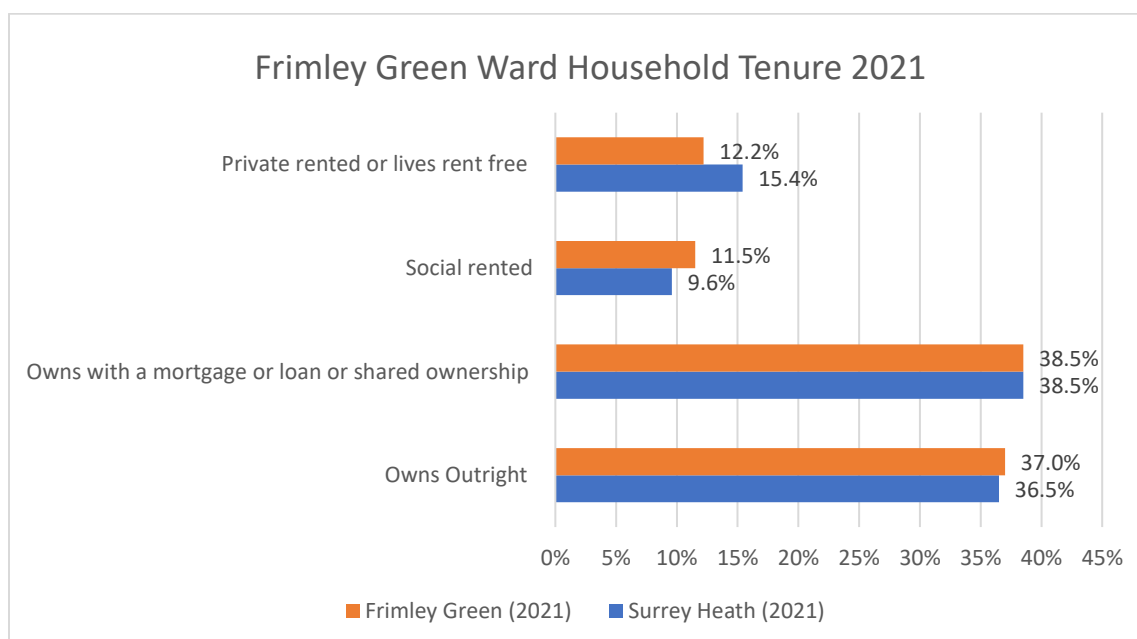


- 13.31. Figure 32 shows the age profile of Frimley Green Ward in 2024, according to [ONS Mid-Year Estimates](#).
- 13.32. Frimley Green Ward had a broadly similar age profile to that of the borough as a whole. It had higher proportions of working-age residents aged 25-49, as well as a higher proportion of children and young people aged 0-19.

Household Tenure

Figure 33: Frimley Green Ward Household Tenure



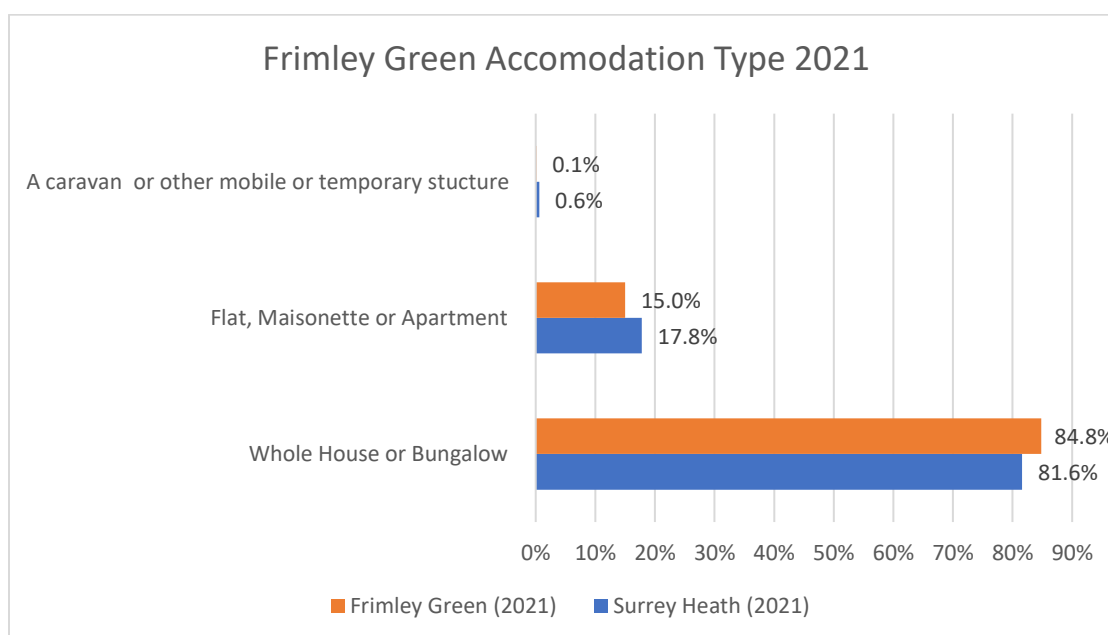


- 13.33. Figure 33 shows the household tenure for Frimley Green Ward in 2021, according to [census data](#).
- 13.34. Frimley Green Ward had a broadly similar household tenure profile to Surrey Heath overall in 2021. The proportion of residents who owned their homes with a mortgage or shared ownership was the same as the borough, at 38.5%. A slightly higher proportion owned their homes outright, at 37.0% compared to 36.5% across Surrey Heath. Frimley Green also had a lower proportion of residents living in private rented or rent-free accommodation, at 12.2% compared to 15.4% across the borough, but had a slightly higher proportion living in social rented housing, at 11.5% compared to 9.6%.

Accommodation Type

Figure 34: Frimley Green Ward Accommodation Type



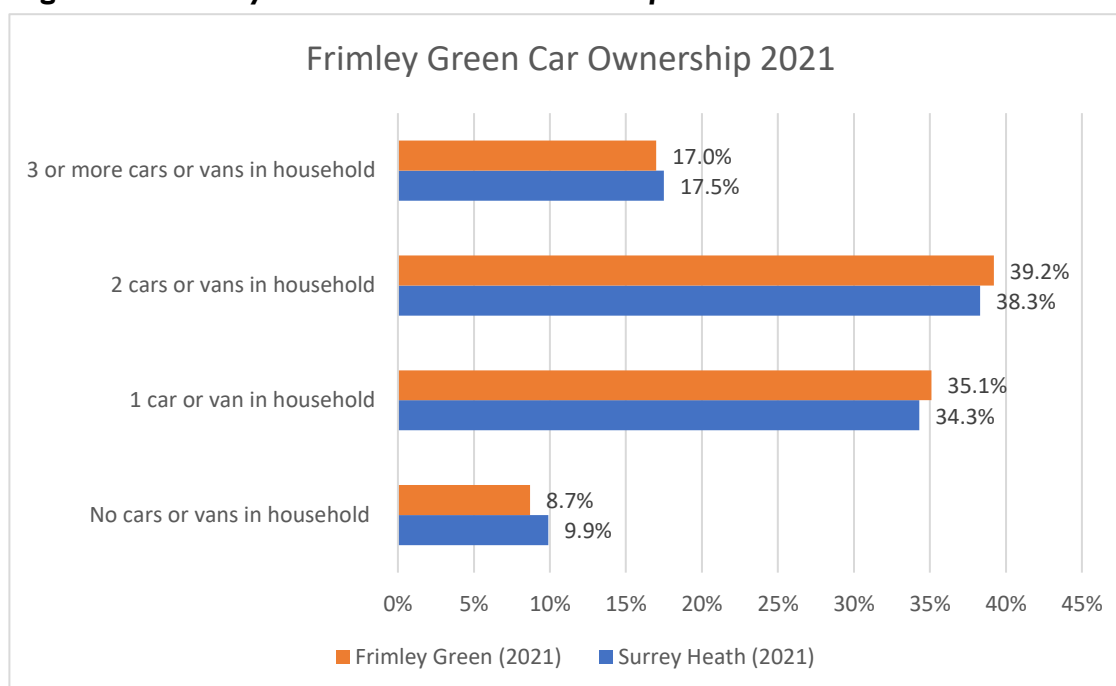


- 13.35. Figure 34 shows accommodation types in Frimley Green Ward in 2021, according to census data.
- 13.36. Frimley Green Ward had a slightly higher proportion of whole houses or bungalows than Surrey Heath overall in 2021. 84.8% of accommodation in Frimley Green consisted of whole houses or bungalows, compared to 81.6% across the borough.
- 13.37. 15.0% of accommodation was flats, maisonettes or apartments, which was lower than 17.8% across Surrey Heath. There were also fewer caravans or other mobile or temporary structures in Frimley Green than the borough, at 0.1% compared to 0.6%.

Car Ownership

- 13.38. Figure 35 shows the level of car ownership in Frimley Green Ward in 2021, according to census data.



Figure 35: Frimley Green Ward Car Ownership 2021

- 13.39. Frimley Green Ward had a broadly similar level of car ownership to Surrey Heath in 2021. A slightly lower proportion of households had no car or van than the borough, while a slightly higher proportion had one car or van.



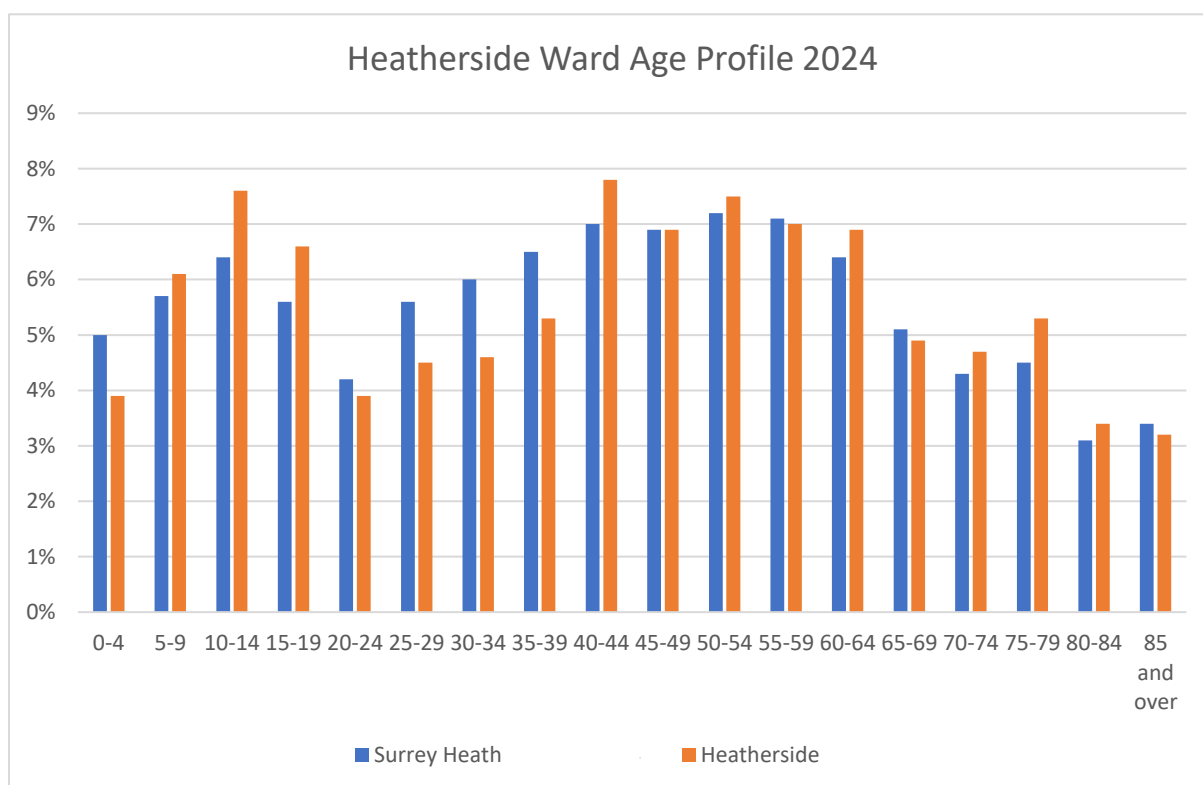
Heatherside Ward

Population

- 13.40. The population of Heatherside Ward in 2024 was 7,541, according to [ONS Mid-Year Estimates](#).

Age Profile

Figure 36: Heatherside Ward Age Profile 2024

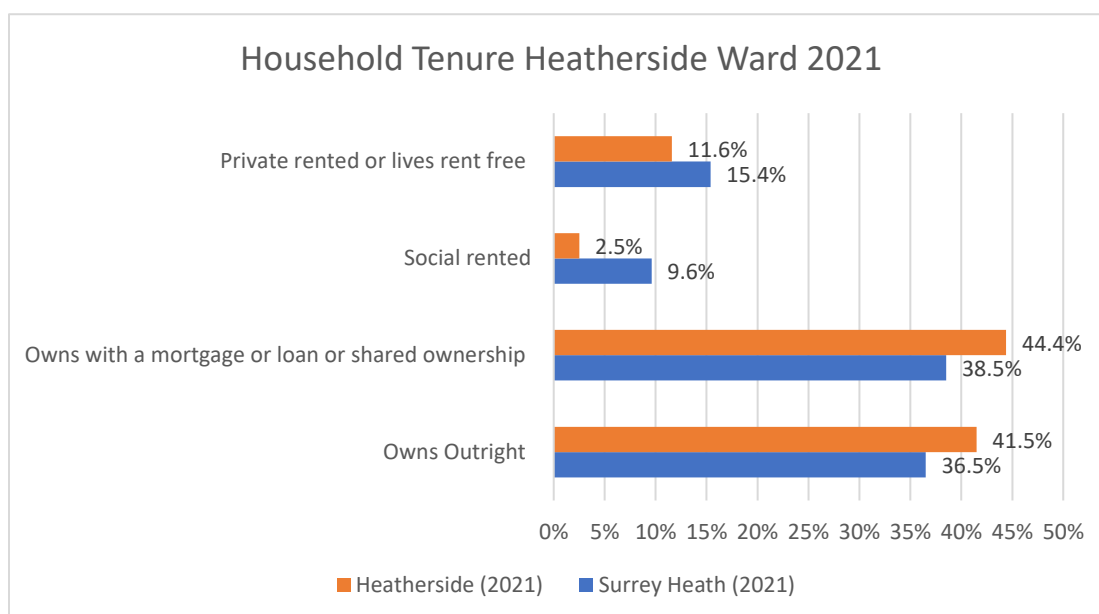


- 13.41. Figure 36 shows the age profile for Heatherside Ward in Surrey Heath according to [ONS Mid-Year estimates](#).
- 13.42. Heatherside Ward had a similar age profile to Surrey Heath in 2024, but with a lower proportion of residents across the 40-64 age ranges than Surrey Heath, and a higher proportion of children aged 10-19.



Tenure

Figure 37: Heatherside Ward Household Tenure 2021

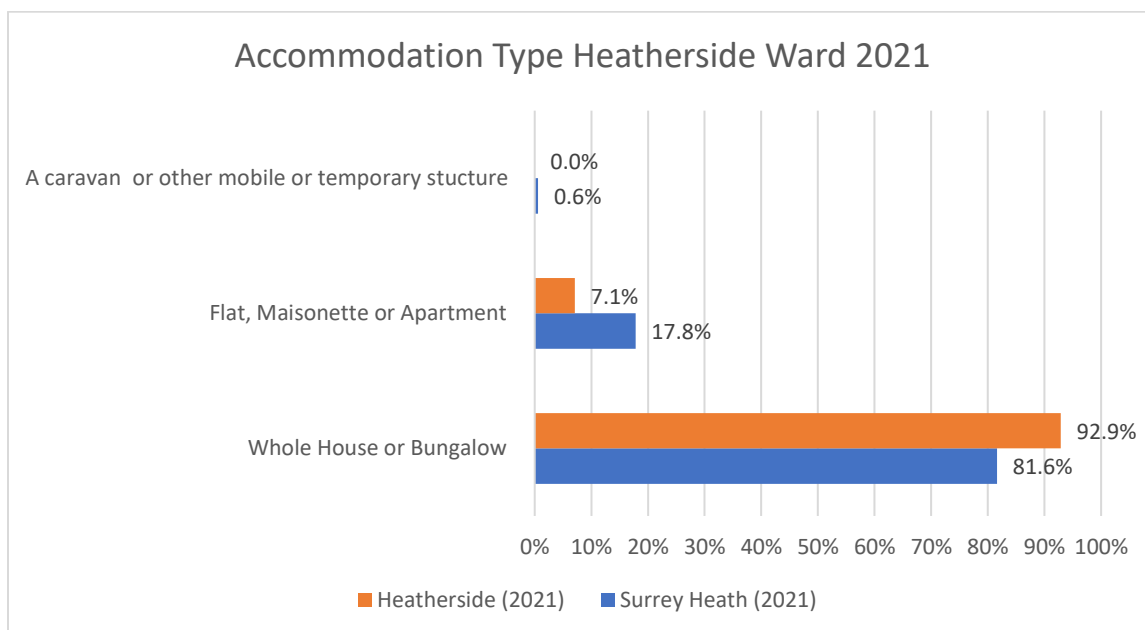


- 13.43. Figure 37 shows the household tenure of Heatherside Ward in 2021.
- 13.44. Heatherside Ward had a higher level of home ownership than Surrey Heath overall in 2021. The highest proportion of residents in Heatherside Ward owned their homes with a mortgage or shared ownership, at 44.4% compared to 38.5% in Surrey Heath. More residents owned their homes outright than across Surrey Heath. (41.5% compared to 36.5%.)
- 13.45. In contrast, Heatherside had lower proportions of households living in social rented housing and private rented or rent-free accommodation than Surrey Heath. 2.5% lived in social rented housing in Heatherside compared to 9.6% in Surrey Heath, and 11.6 % lived in private rented housing or rent free in Heatherside compared to 15.4% in Surrey Heath.

Accommodation Type

Figure 38: Heatherside Ward Accommodation Type 2021





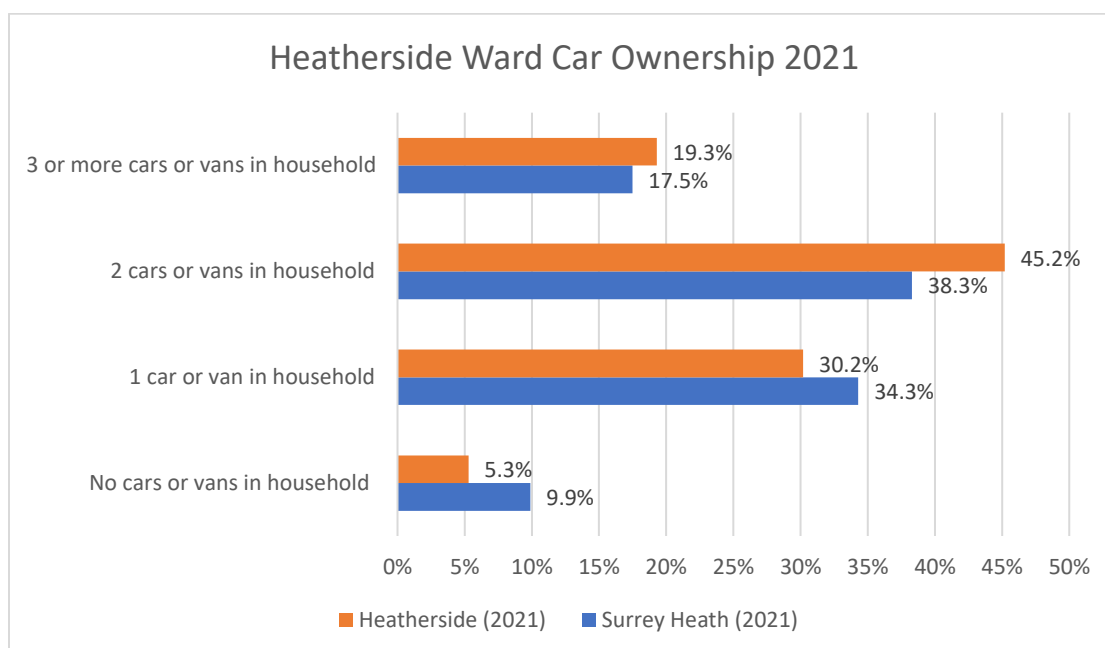
13.46. Figure 38 shows accommodation types in Heatherside Ward in 2021, according to [census data](#)

13.47. In 2021, there were a greater proportion of residents living in whole houses or bungalows in Heatherside than across Surrey Heath. 92.9% of residents lived in whole houses or bungalows compared to 81.6% across the borough. There was a smaller proportion of residents living in flats, maisonettes or apartments, at 7.1% compared to 17.8% across Surrey Heath. There were zero recorded residents living in caravans or other mobile temporary structures, compared to 0.6% of residents across the borough.

Car Ownership

Figure 39 Heatherside Ward Car Ownership 2021





- 13.48. Figure 39 shows the level of car ownership in Heatherside Ward in 2021, according to [census data](#).
- 13.49. Heatherside Ward had a higher level of car ownership than Surrey Heath in 2021. A lower percentage of households had no car or van than Surrey Heath, at 5.3% compared to 9.9%.
- 13.50. A higher percentage of households had 2 cars or vans per household; 45.2% in Heatherside had 2 or more cars or vans compared to 38.3% in Surrey Heath.
- 13.51. A higher percentage of households had 3 or more cars per household. 19.3% of households had 3 or more cars per household compared to 17.5% in Surrey Heath.



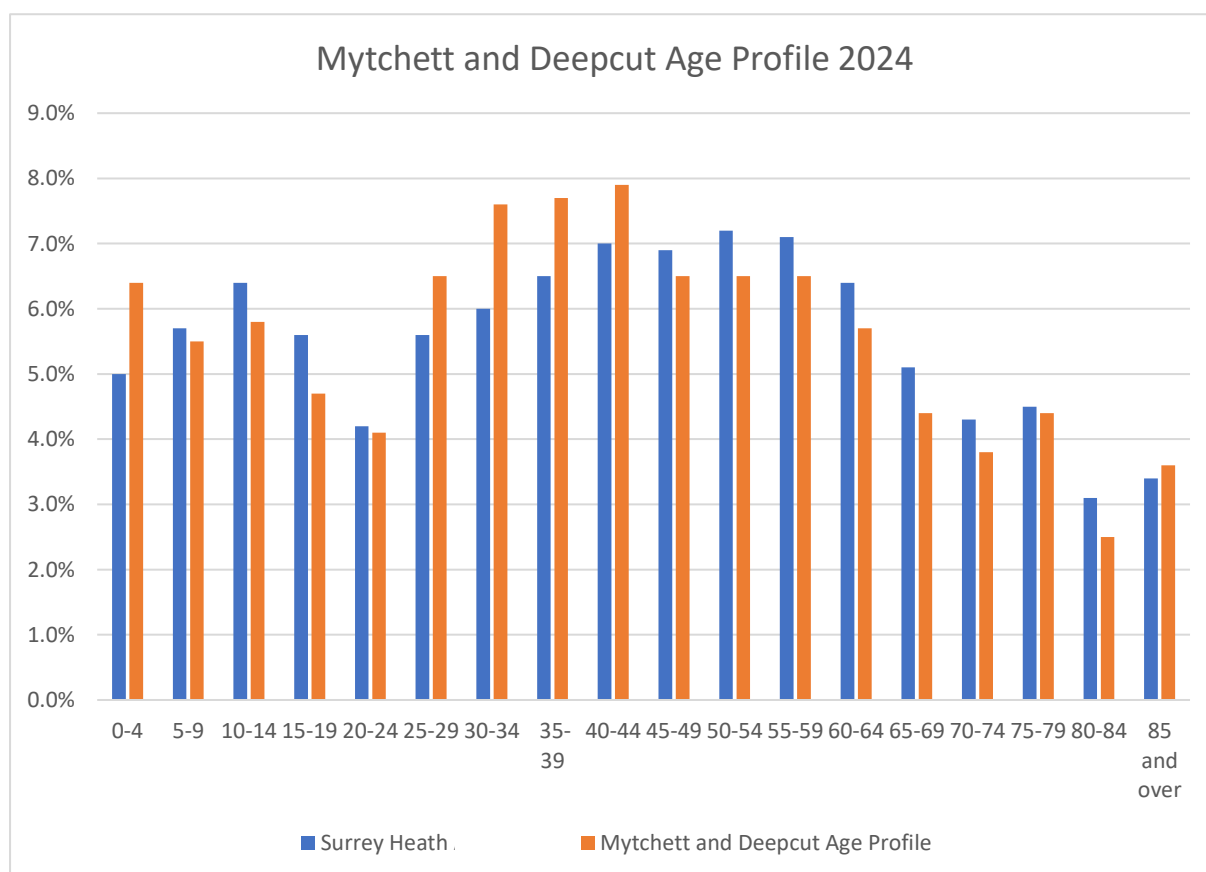
Mytchett and Deepcut Ward

Population

- 13.52. Mytchett and Deepcut Ward had a population of 8,265 in 2024, according to [ONS Mid-Year Estimates](#).

Age Profile

Figure 40: Mytchett and Deepcut Age Profile 2024



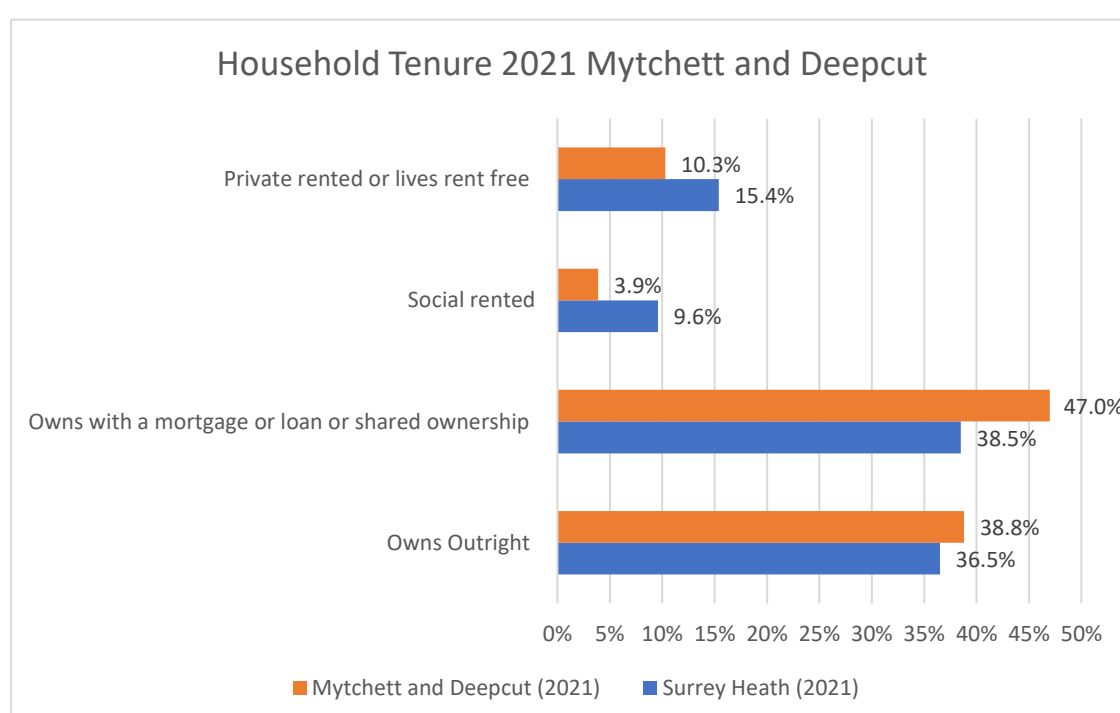
- 13.53. Figure 40 shows the age profile of Mytchett and Deepcut Ward in 2024, according to [ONS mid-year estimates](#).



- 13.54. Mytchett and Deepcut Ward had a younger age profile than Surrey Heath in 2024, according to [ONS mid-year estimates](#). The ward had a higher proportion of residents in the 25-44 age groups than the borough, broadly similar proportions in the 45-49 age group, and a smaller proportion of residents in most age ranges above 50. The ward also had more children aged 0-4 than across Surrey Heath.

Household Tenure

Figure 4I: Mytchett and Deepcut Ward Household Tenure 2021

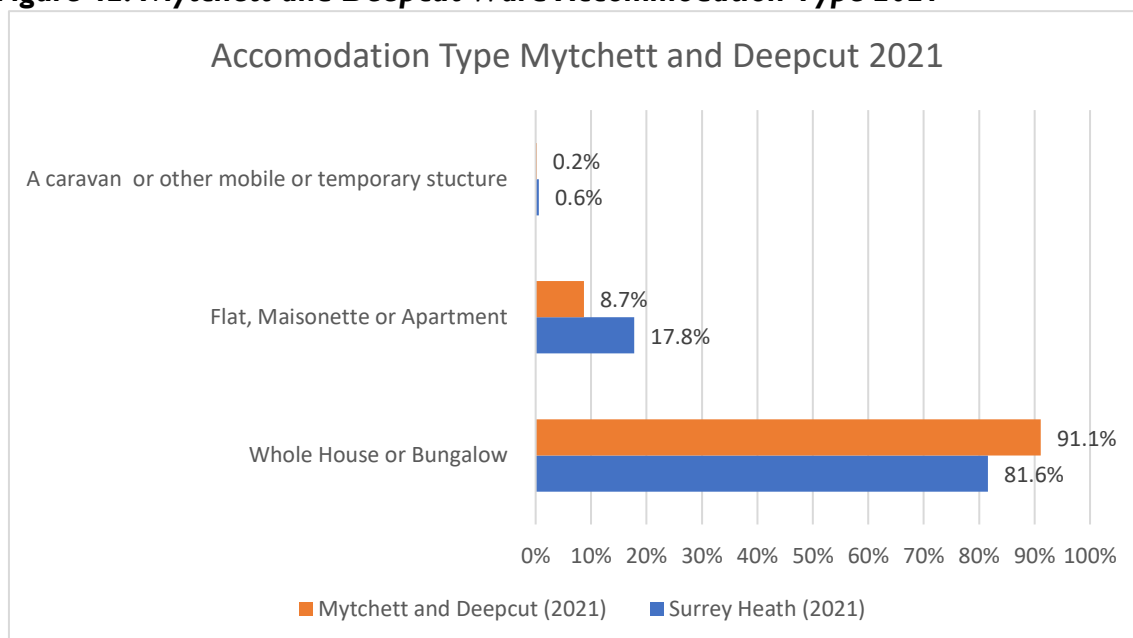


- 13.55. Figure 4I shows the household tenure for Mytchett and Deepcut Ward in 2021, according to [census data](#).
- 13.56. Mytchett and Deepcut Ward had a higher level of home ownership than across Surrey Heath in 2021. A higher proportion of residents owned their homes with a mortgage or shared ownership, and a higher proportion owned their homes outright, than across the borough overall.



Accommodation Type

Figure 42: Mytchett and Deepcut Ward Accommodation Type 2021

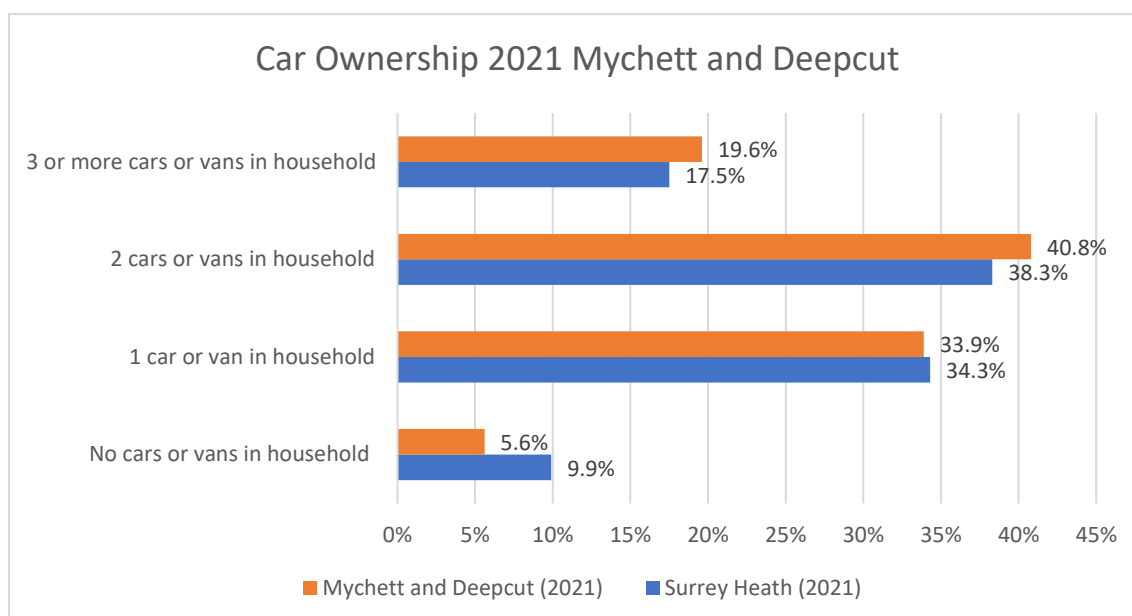


- 13.57. Figure 42 shows accommodation types in Mytchett and Deepcut Ward in 2021, according to [census data](#).
- 13.58. Mytchett and Deepcut Ward had a higher proportion of whole houses or bungalows than Surrey Heath in 2021. The ward had a lower proportion of flats, maisonettes or apartments than the borough and fewer caravans or other mobile or temporary structures than across Surrey Heath overall.



Car Ownership

Figure 43: Car Ownership Mychett and Deepcut 2021



- 13.59. Figure 43 shows car ownership in Mychett and Deepcut Ward in 2021, according to [census data](#).
- 13.60. Mychett and Deepcut Ward had a higher level of car ownership than across Surrey Heath in 2021. A lower proportion of households had no car or van (5.6%) compared to the borough as a whole (9.9%), while a higher proportion of households had two cars or vans and three or more cars or vans.

Old Dean Ward

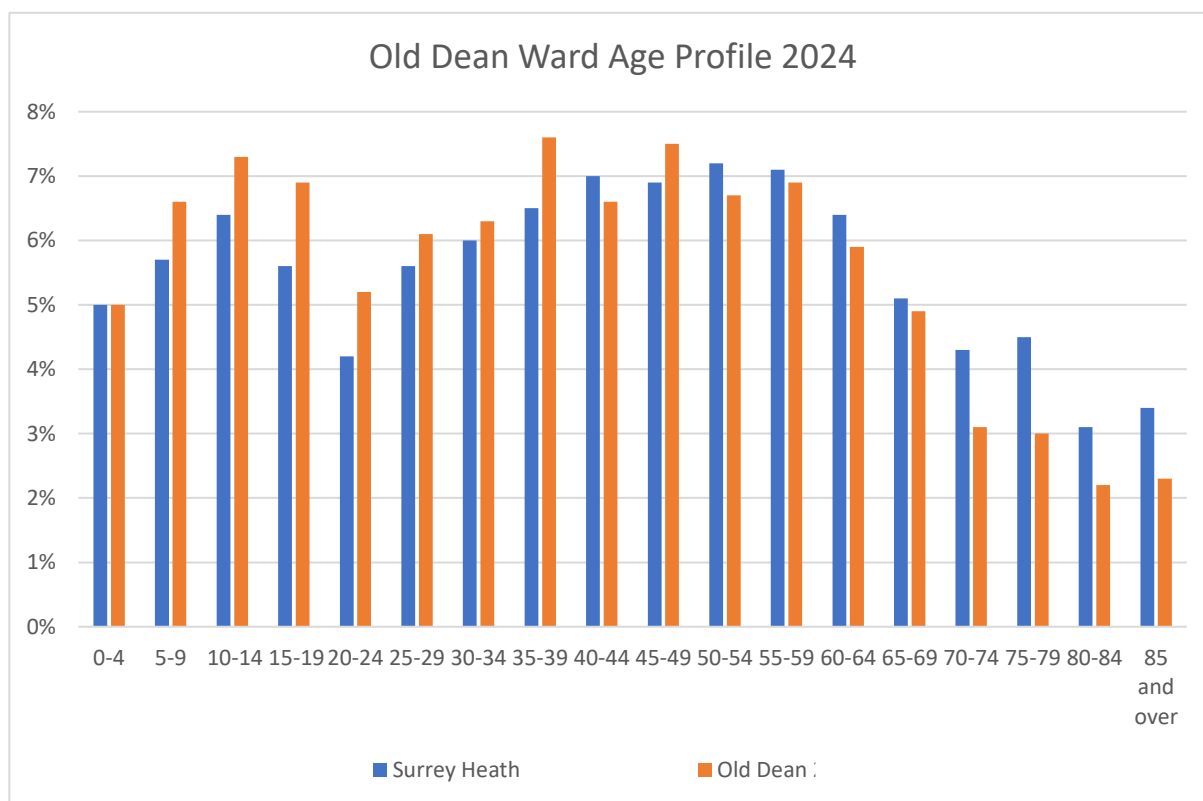
Population

- 13.61. Old Dean Ward had a population of 5,618 in 2024, according to [ONS Mid-Year estimates](#).



Age Profile

Figure 44: Old Dean Age Profile 2024

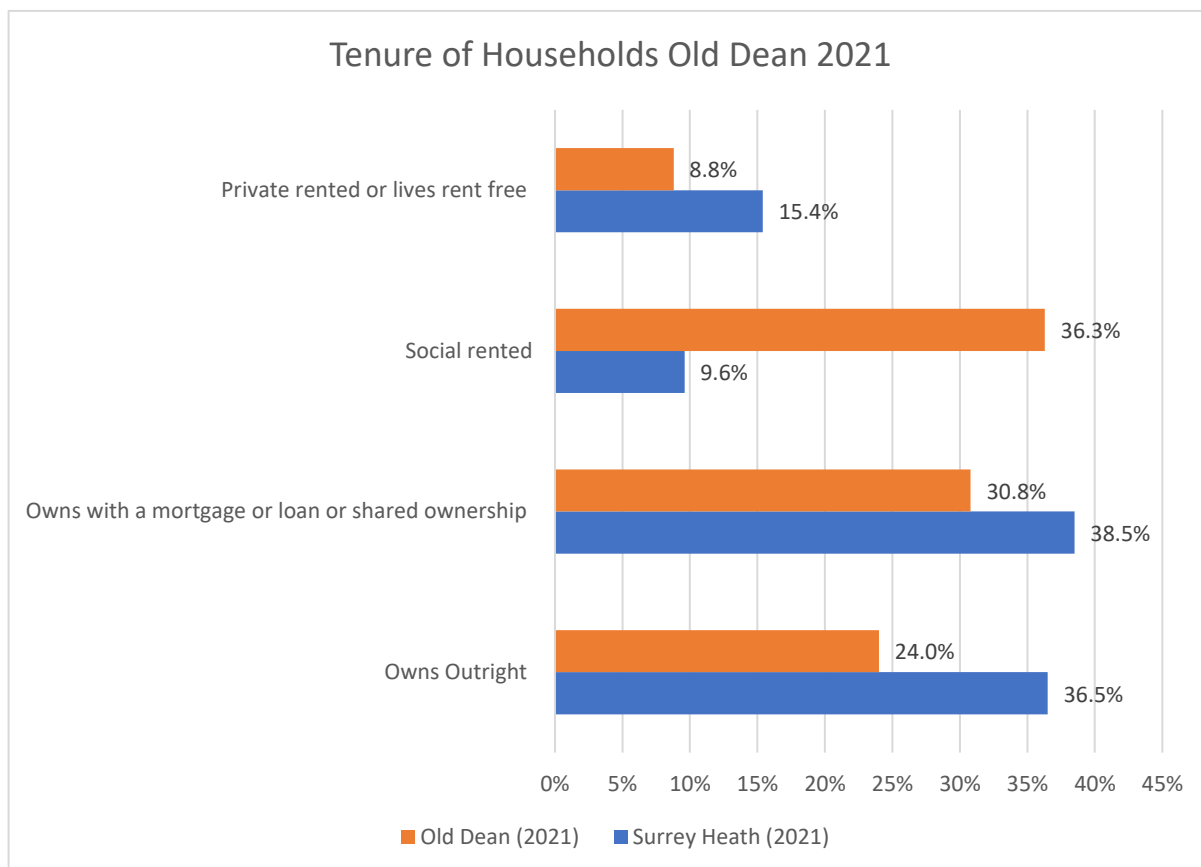


- 13.62. Figure 44 shows the age profile for Old Dean Ward in Surrey Heath according to [ONS Mid-Year Estimates](#).
- 13.63. Old Dean Ward had a younger age profile than the Surrey Heath average in 2024. It had a higher proportion of residents in most age ranges up to 49 than across Surrey Heath, but a smaller proportion of residents in the older age ranges.



Household Tenure

Figure 45: Old Dean Household Tenure 2021



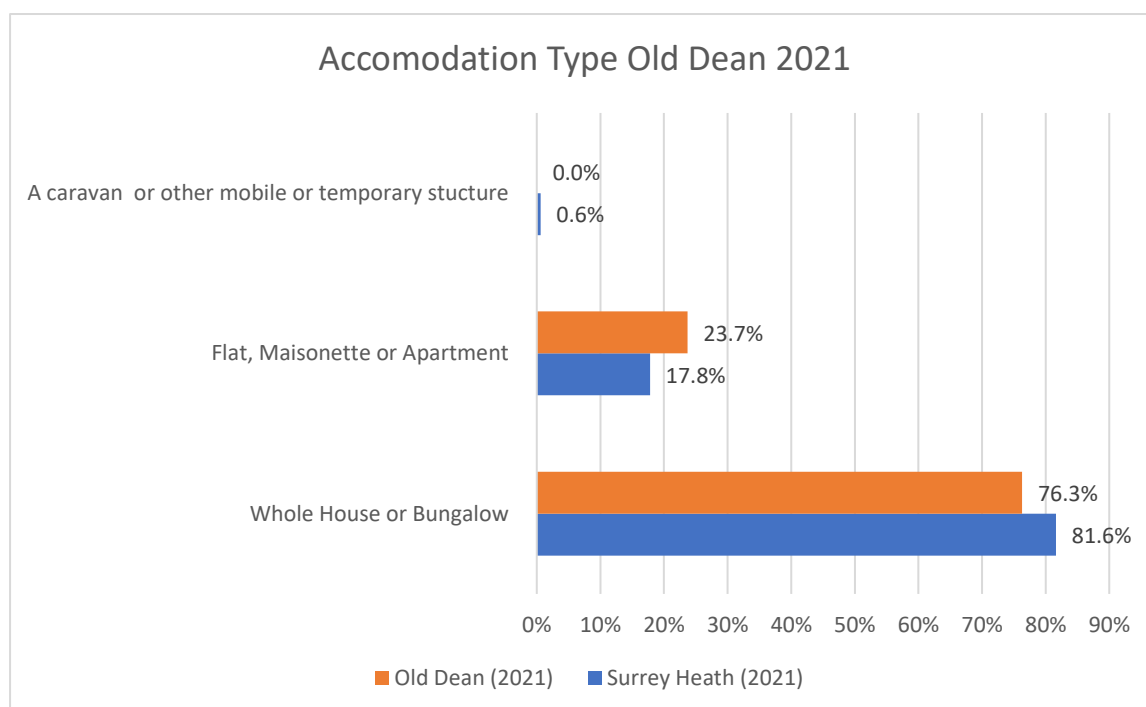
- 13.64. Figure 45 shows the household tenure for Old Dean Ward in 2021, according to [census data](#).
- 13.65. Old Dean Ward had a significantly higher percentage of residents living in social rented housing than the borough in 2021. 36.3% of residents lived in social rented housing compared to 9.8% across the borough.
- 13.66. The area had a lower percentage of residents who owned their homes outright and who owned their homes with a mortgage or shared ownership. 24.0% of residents in 2021 owned their homes outright, compared to 36.9% across the borough.



- 13.67. 30.8% owned their homes with a mortgage or shared ownership compared to 38.5% across the borough.
- 13.68. There was a lower proportion of residents living in private rented accommodation or living rent free, according to [2021 census data](#). 8.8% of residents lived in private rented accommodation or lived rent free in 2021 compared to 15.4% of residents across Surrey Heath in 2021.

Accommodation Type

Figure 46: Accommodation Types Old Dean Ward 2021

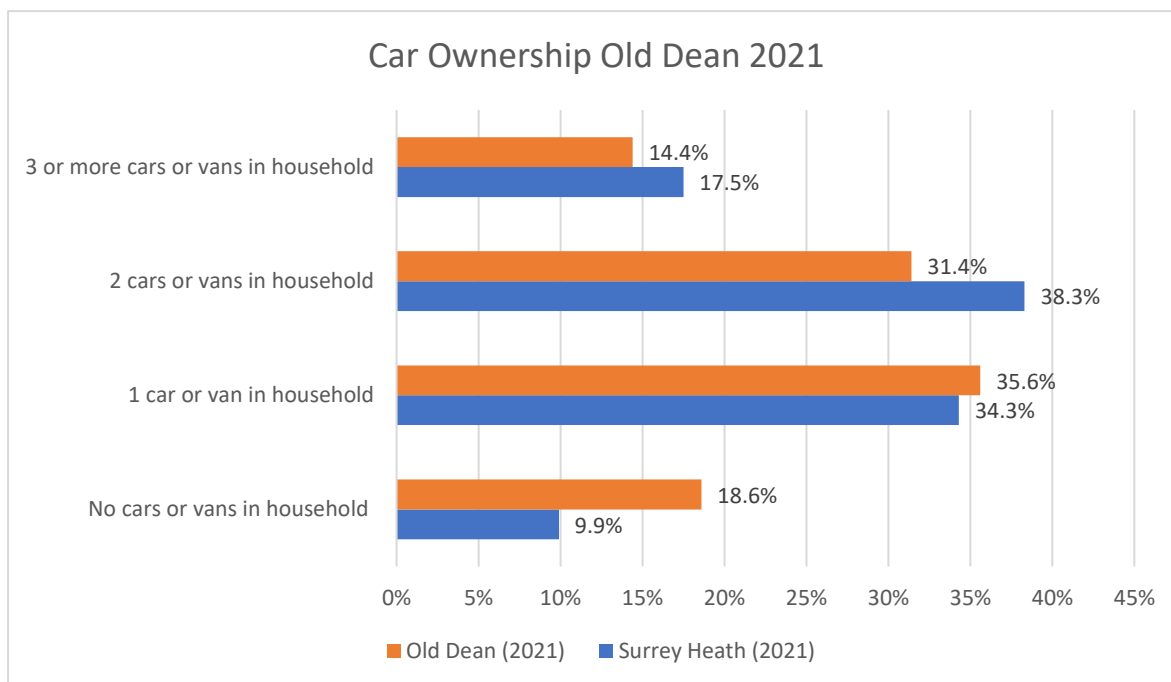


- 13.69. Figure 46 shows accommodation types in Old Dean ward in 2021 according to [census data](#).
- 13.70. There were a greater proportion of residents living in flats, maisonettes or apartments in Old Dean Ward than across Surrey Heath and a smaller proportion living in whole houses or bungalows. There were no recorded caravans, or other mobile temporary structures.



Car Ownership

Figure 47: Old Dean Ward Car Ownership 2021



- 13.71. Figure 47 shows car ownership in Old Dean in 2021 according to [Census data](#).
- 13.72. Old Dean Ward had a lower level of car ownership than in Surrey Heath in 2021.
- 13.73. There were a higher proportion of households that had no cars in Old Dean (18.6%) than the Surrey Heath (9.9%) and fewer households with 2 or more cars and vans.

Parkside Ward

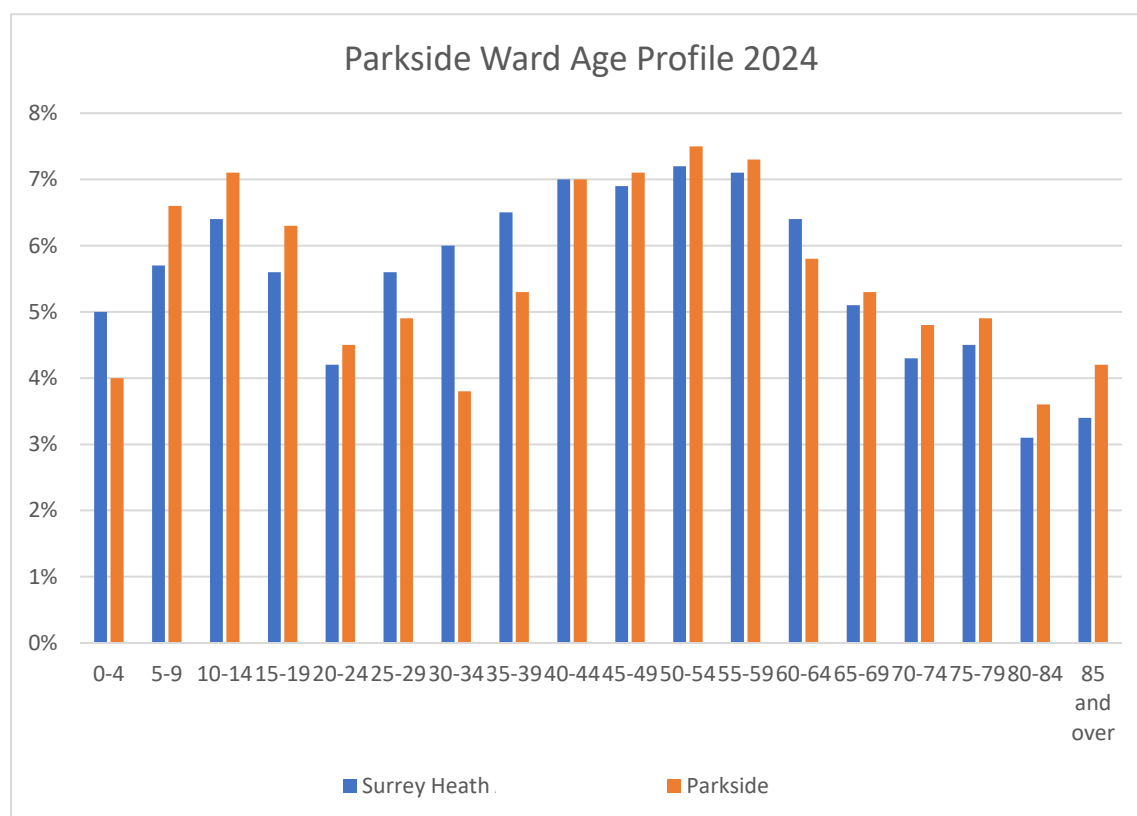
Population

- 13.74. The population of Parkside Ward in 2024 according to [ONS Mid-Year estimates](#) was 5,235.



Age Profile

Figure 48: Parkside Ward Age Profile 2024

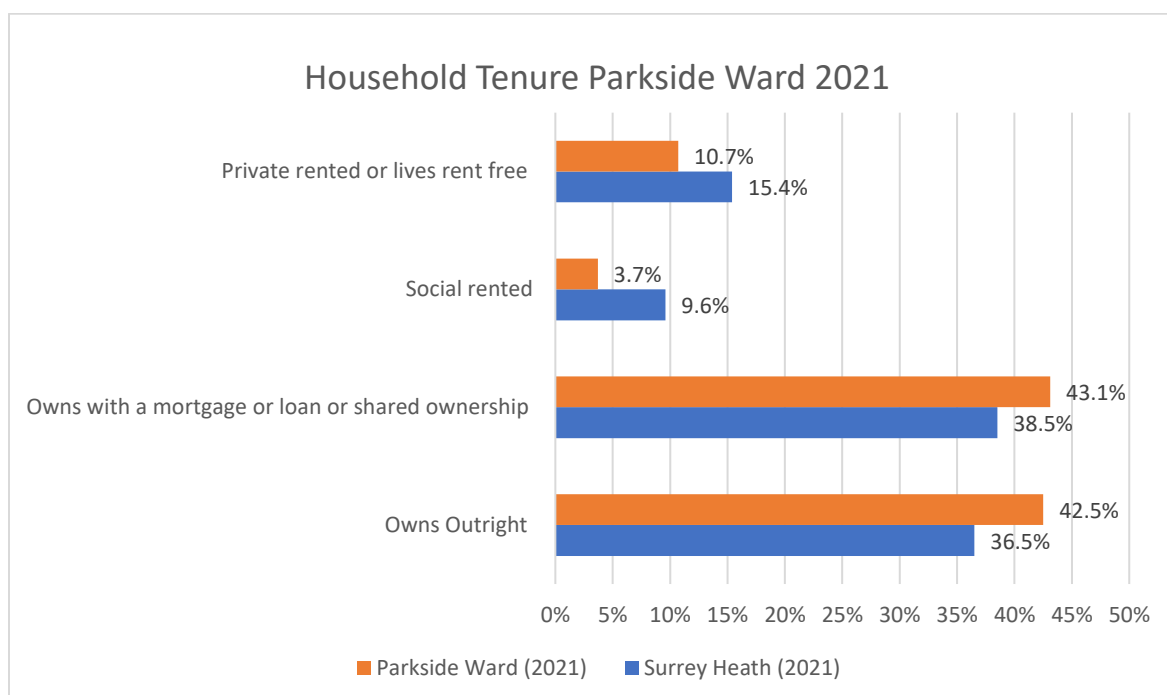


- 13.75. Figure 48 shows the age profile of Parkside Ward in 2024. Parkside Ward had a lower percentage of younger adults in the 25-39 age ranges and a higher percentage of children and teenagers in the 5-19 age ranges. The ward had a higher percentage of residents in the age ranges over 65.

Household Tenure

Figure 49: Parkside Ward Household Tenure



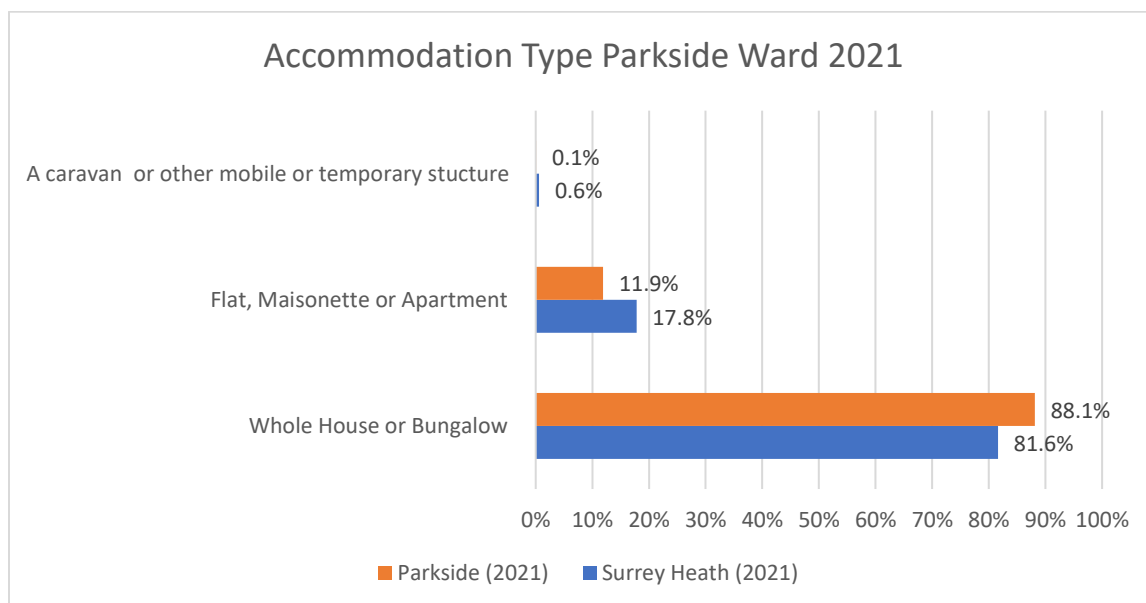


- 13.76. Figure 49 shows the household tenure for Parkside Ward in 2021, according to [census data](#).
- 13.77. The highest proportion of residents in Parkside Ward owned their homes with a mortgage or shared ownership, at 43.1% compared to 38.5% across the borough. A higher percentage of residents also owned their homes outright (42.5%) than in Surrey Heath as a whole (36.5%).
- 13.78. In contrast, Parkside Ward had lower proportions of households living in social rented housing and private rented or rent-free accommodation than Surrey Heath overall.

Accommodation Type

Figure 50: Parkside Ward Accommodation Type 2021



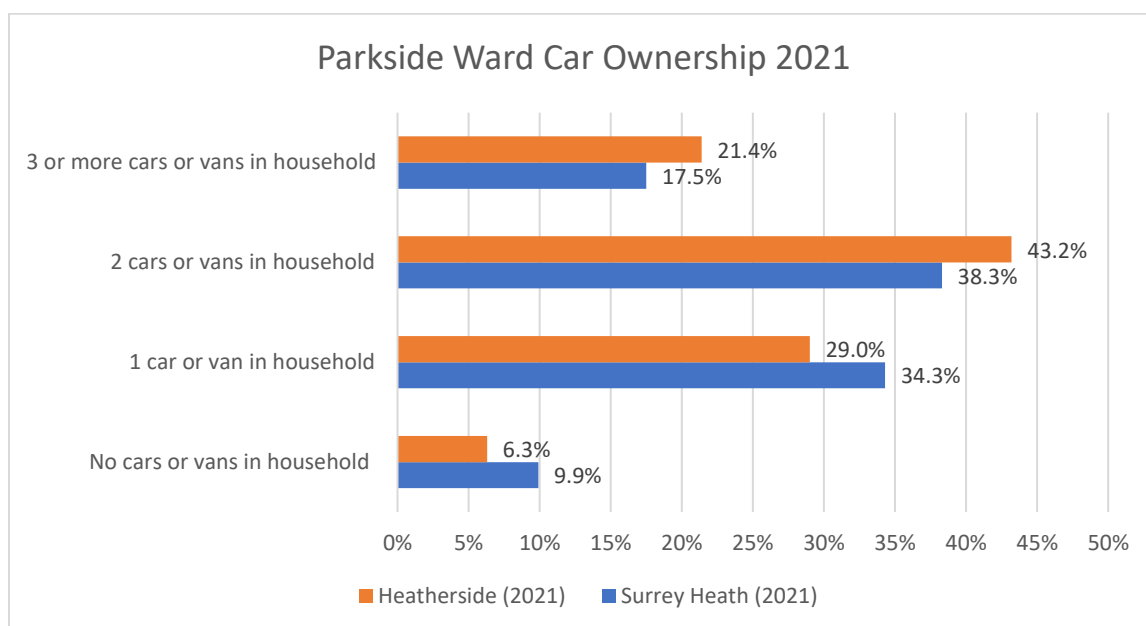


- 13.79. Figure 50 shows accommodation types in Parkside Ward in 2021, according to census data.
- 13.80. In 2021, there were a higher proportion of residents living in whole houses or bungalows in Parkside than across Surrey Heath as a whole.
- 13.81. There were a lower proportion of residents living in flats, maisonettes or apartments, at 11.9% compared to 17.8% across Surrey Heath.

Car Ownership

Figure 51: Parkside Ward Car Ownership 2021





- 13.82. Figure 5I shows the level of car ownership in Parkside Ward in 2021, according to [census data](#).
- 13.83. Parkside Ward had a higher level of car ownership than Surrey Heath as a whole in 2021 with 6.3% of households having no car or van compared to 9.9% across the borough and a higher proportion of households having 3 or more cars or vans.
- 13.84. A higher percentage of households in the Ward had 2 cars or vans per household (43.2%) compared to Surrey Heath as a whole (38.3%).



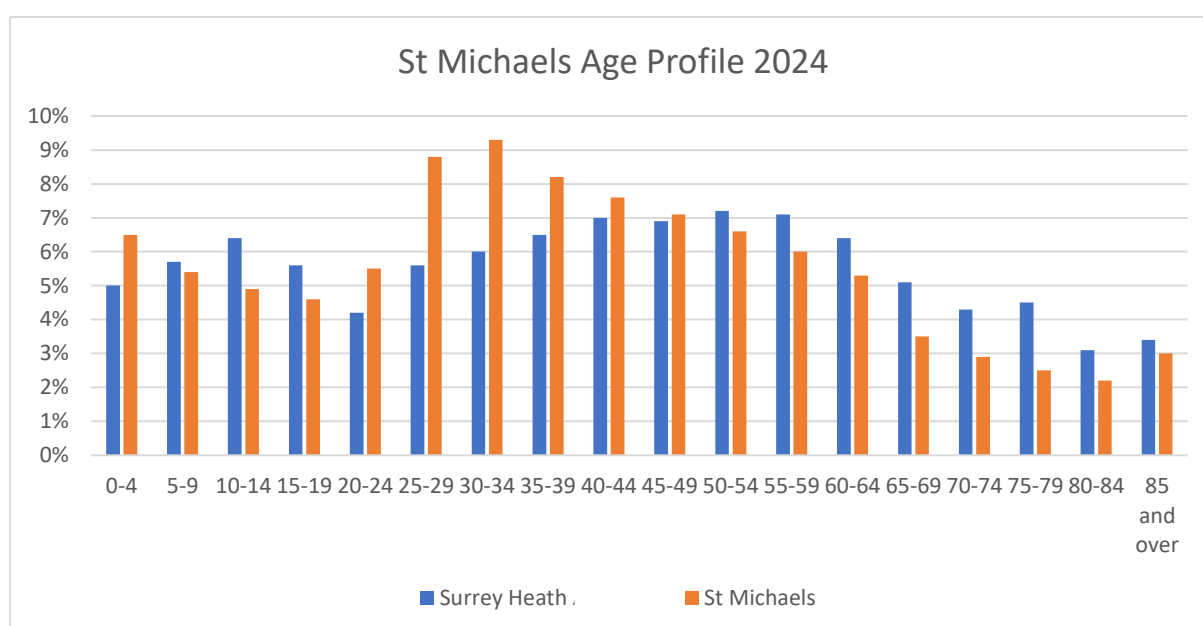
St Michaels Ward

Population

- 13.85. St Michaels Ward had a population of 6,344 in 2024 according to [ONS mid-year estimates](#).

Age Profile

Figure 52: St Michaels Ward Age Profile 2024

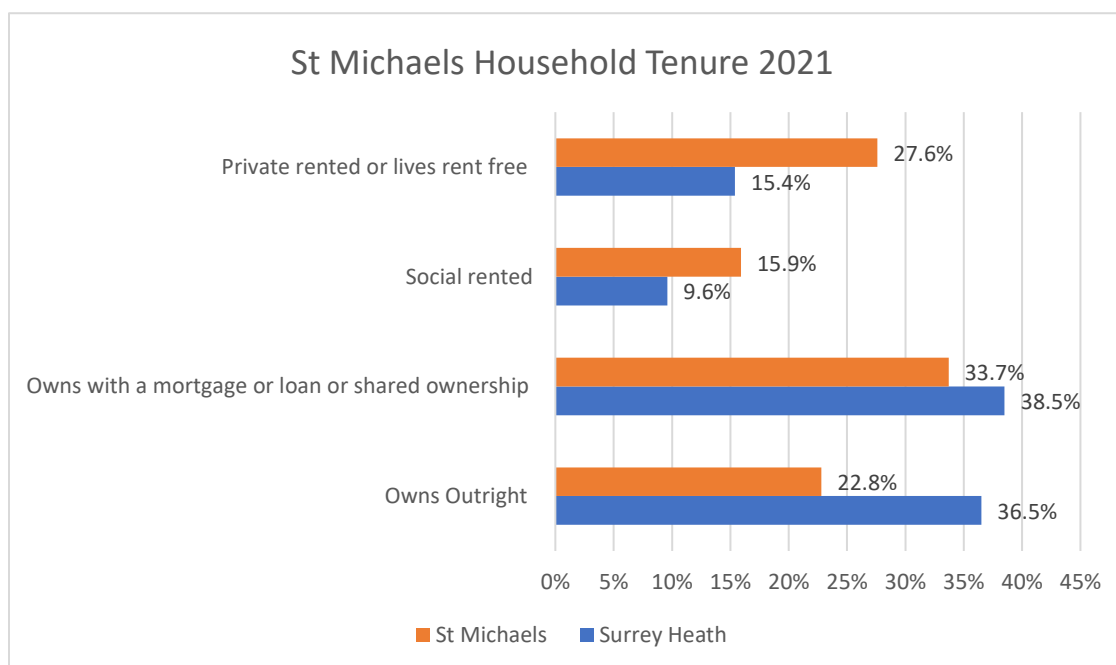


- 13.86. Figure 52 shows the age profile of St Michaels Ward in 2024 according to [ONS mid-year estimates](#). St Michaels Ward had a younger age profile than the borough in 2024.



Household Tenure

Figure 53: St Michaels Ward Household Tenure 2021

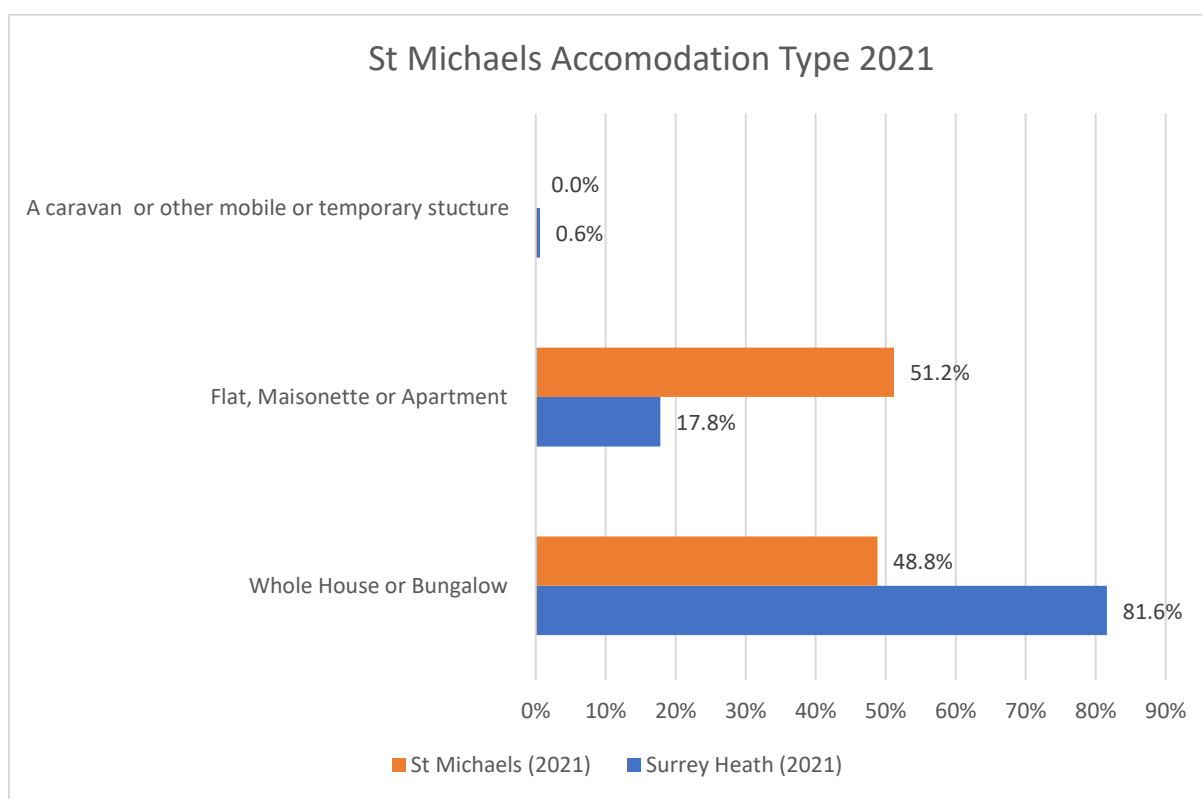


- 13.87. Figure 53 shows household tenure in St Michaels Ward according to 2021 Census data.
- 13.88. A higher proportion of residents in St Michaels Ward lived in private rented accommodation or live rent free compared to the borough (27.6% in St Michaels Ward compared to 15.4% in Surrey Heath.)
- 13.89. A higher proportion of residents lived in social rented accommodation (15.9% compared to 9.6% in Surrey Heath.)
- 13.90. Fewer residents owned their homes, with 22.8% owning their homes outright and 33.7% owning their homes with a mortgage or shared ownership compared to 36.5% and 38.5% respectively in Surrey Heath.

Accommodation Type

Figure 54 St Michaels Ward Accommodation Type 2021



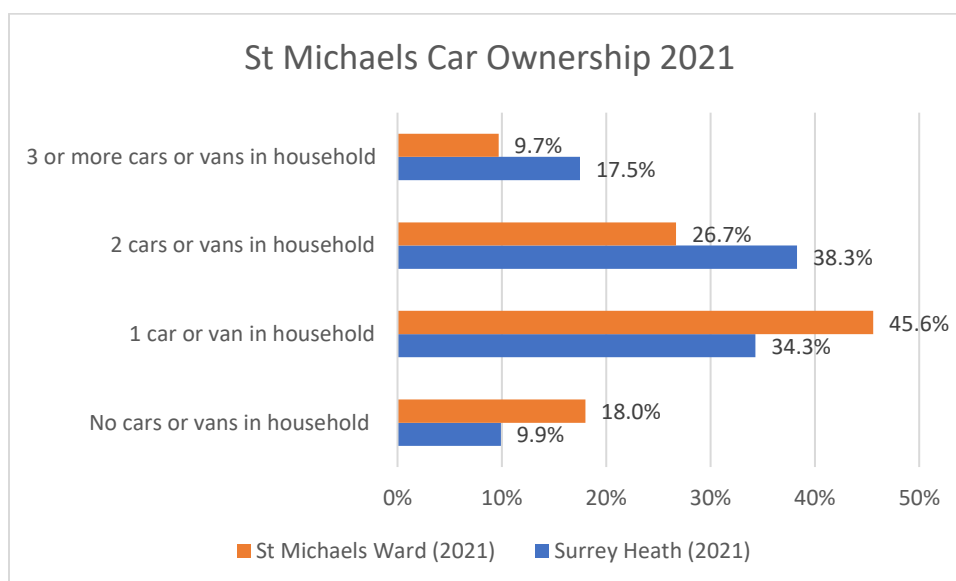


- 13.91. Figure 54 shows accommodation types in St Michaels Ward in 2021 according to [census data](#). In 2021, there was a higher proportion of residents living in flats, maisonettes or apartments in St Michaels than across Surrey Heath as a whole. 51.21% of residents lived in this type of accommodation compared to 17.8% across the borough.
- 13.92. There were a significantly lower proportion of residents living in whole houses or bungalows in St Michaels than across the Borough as a whole.

Car Ownership

Figure 55: St Michaels Ward Car Ownership 2021





- 13.93. Figure 55 shows there was a lower level of car ownership in St Michaels Ward in 2021 than the Surrey Heath average in 2021 according to [Census data](#).
- 13.94. There were a higher percentage of residents that had no cars or vans in St Michaels Ward than across Surrey Heath, and a higher percentage of households that had 1 car or van.
- 13.95. There were a lower percentage of residents in St Michaels Ward (9.7%) that owned three or more cars than across the Borough (17.5%).





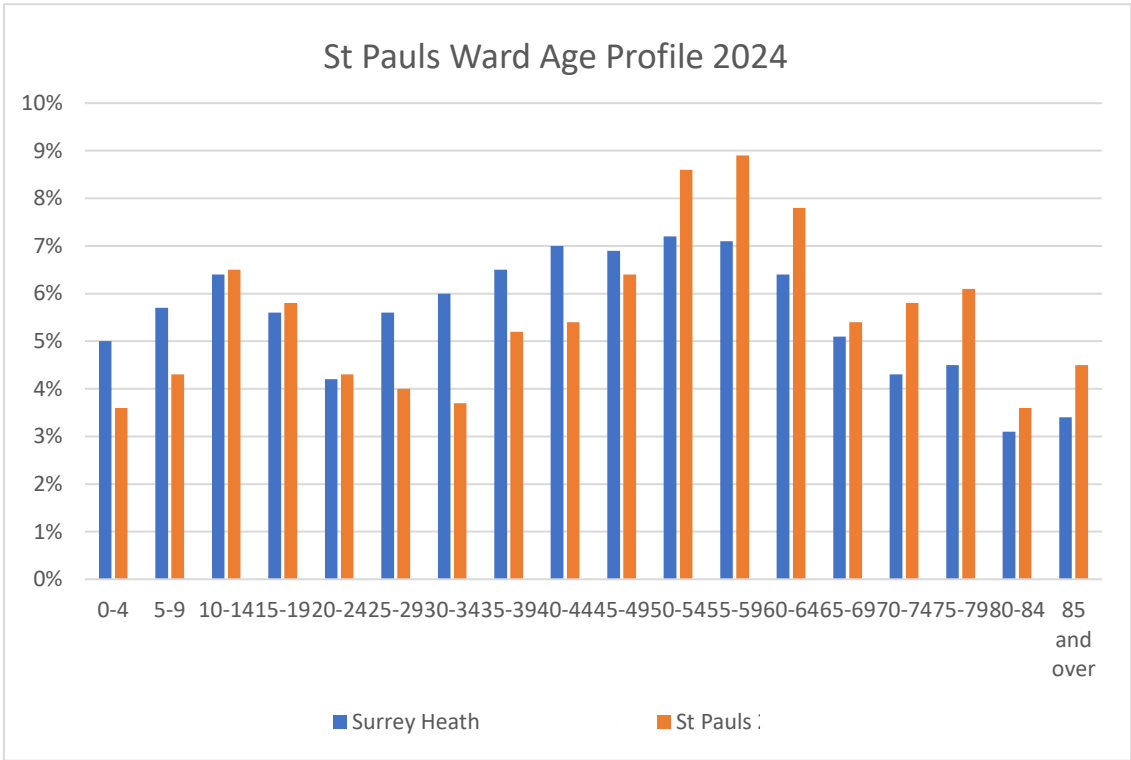
St Pauls Ward

Population

13.96. St Pauls Ward had a population of 4,909 in 2024, according to [ONS mid-year estimates](#).

Age Profile

Figure 56: St Pauls Ward Age Profile 2024



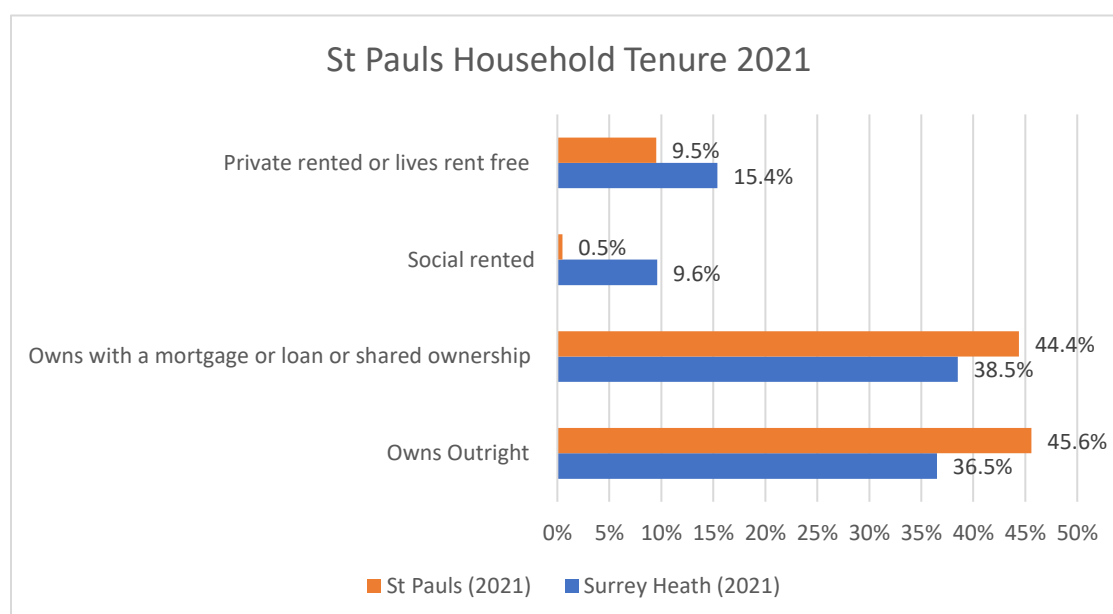
13.97. Figure 56 shows the age profile for St Pauls Ward in Surrey Heath according to [ONS Mid-Year Estimates](#).



- 13.98. St Pauls Ward had an older age profile in 2024 when compared with Surrey Heath as a whole. There were a greater proportion of people in the age ranges of 50 upwards than in Surrey Heath as a whole.
- 13.99. There was a lower proportion of those aged 0-9 than across Surrey Heath as a whole.

Household Tenure

Figure 57: St Pauls Ward Household Tenure 2021

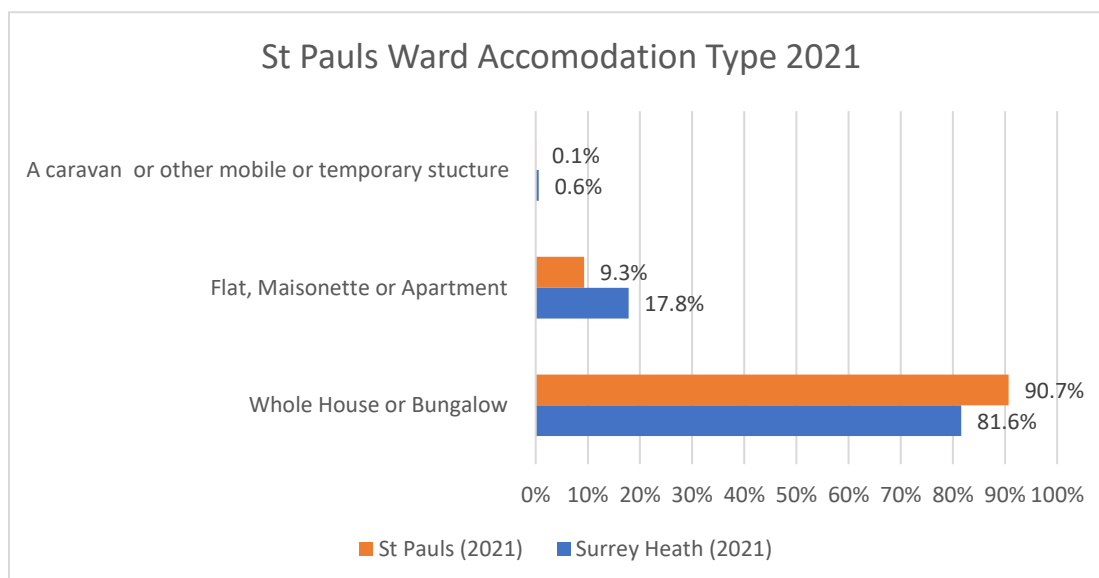


- 13.100. Figure 57 shows household tenure in St Pauls Ward according to [census data](#).
- 13.101. St Pauls Ward had a higher proportion of home ownership than Surrey Heath in 2021. 44.4% owned their homes with a mortgage or shared ownership compared to 38.5% in Surrey Heath.
- 13.102. 45.6% owned their homes outright in St Pauls Ward, compared to 36.5% in Surrey Heath.
- 13.103. St Pauls Ward had a lower proportion of residents living in social rented or private rented accommodation, with 0.5% living in social rented accommodation and 9.5% living in private rented accommodation or living rent free (compared to 9.6% and 15.4% for Surrey Heath respectively.)



Accommodation Type

Figure 58: St Pauls Ward Accommodation Type 2021



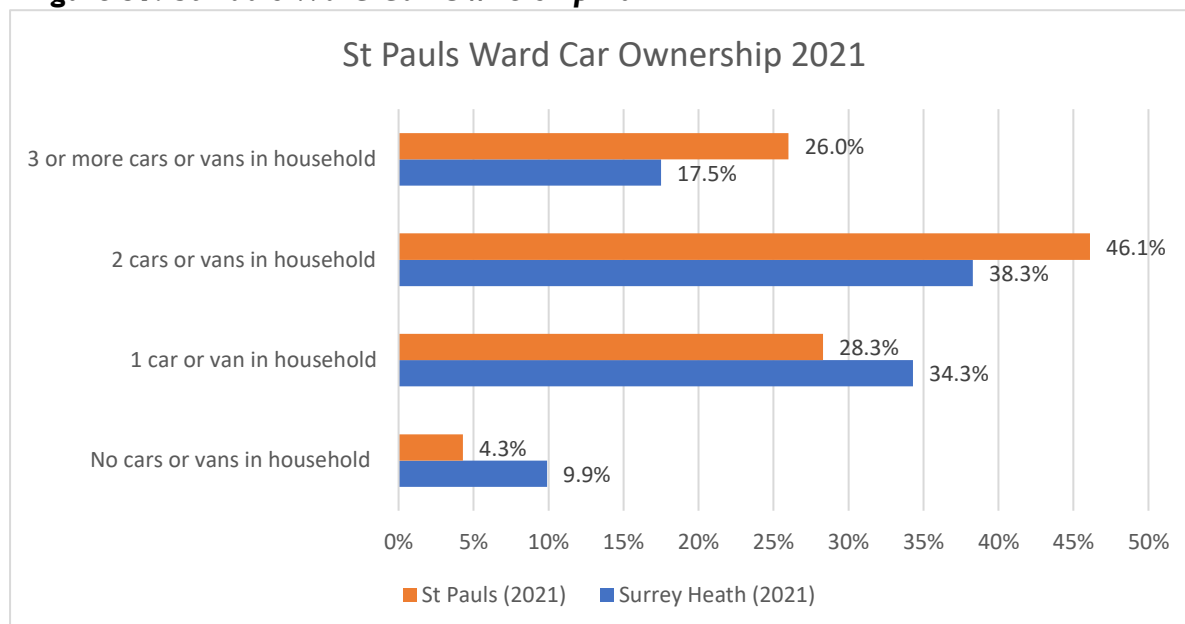
13.104. Figure 58 shows accommodation types in 2021 in St Pauls Ward according to [census data](#).

13.105. In 2021, there were a higher proportion of residents living in whole houses or bungalows in St Pauls Ward (90.7%) than across Surrey Heath as a whole (81.6% and correspondingly a smaller proportion of residents living in flats, maisonettes or apartments.



Car Ownership

Figure 59: St Pauls Ward Car Ownership 2021



13.106. Figure 59 shows the level of car ownership in St Pauls Ward in 2021 according to [census data](#).

13.107. St Pauls Ward had a higher level of car ownership than across Surrey Heath in 2021 with 4.3% of households having no cars or vans compared to 9.9% across Surrey Heath. 26.0% of households owned three or more vehicles, compared with 17.5% across the borough.



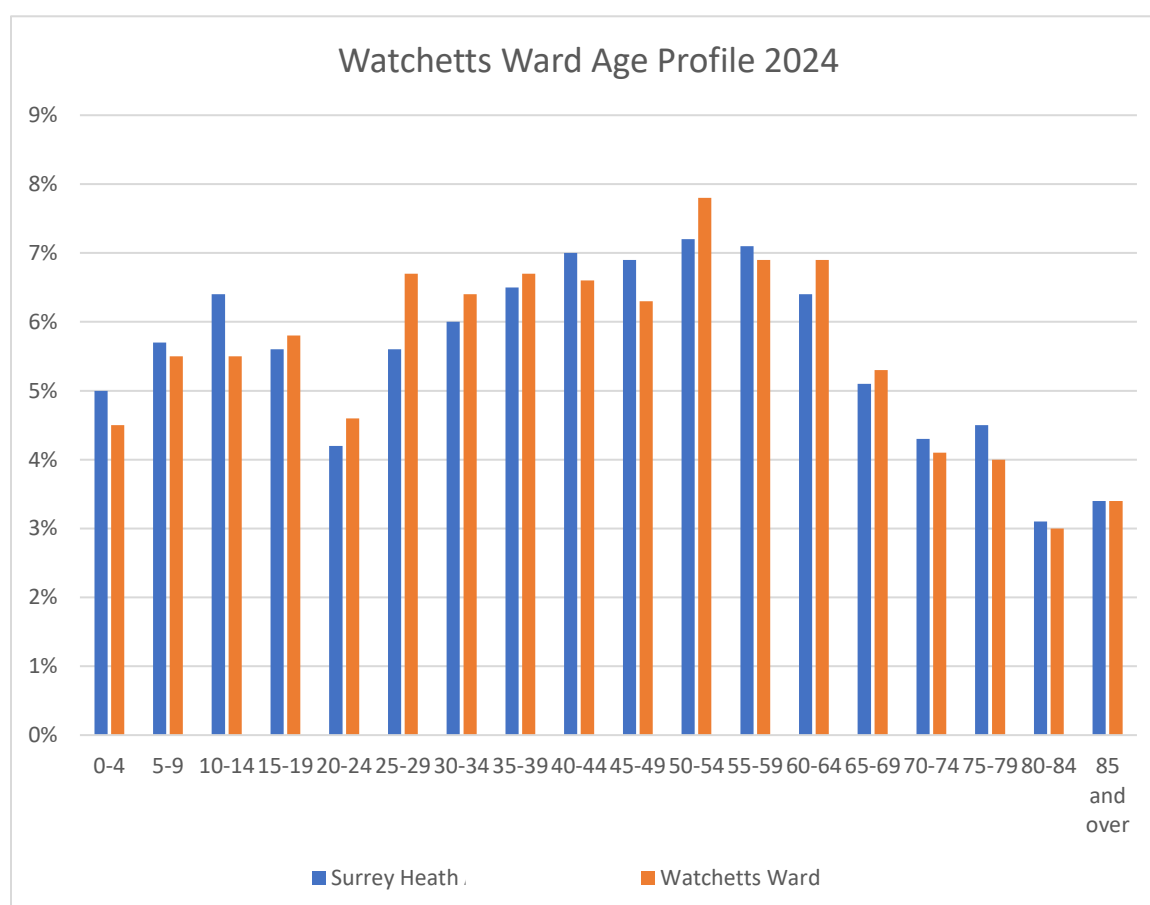
Watchetts Ward

Population

13.108. Watchetts Ward had a population of 5,856 in 2024, according to ONS mid-year estimates.

Age Profile

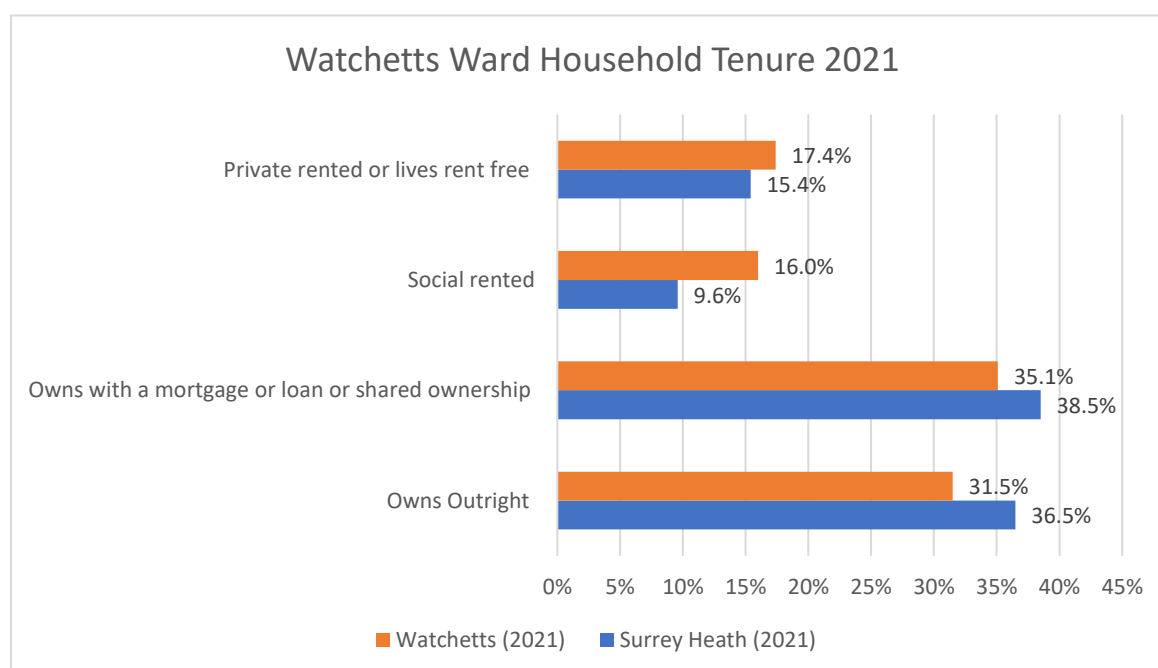
Figure 60: Watchetts Ward Age Profile 2024



13.109. Figure 60 shows Watchetts Ward had a slightly younger age profile in 2024 when compared with Surrey Heath as a whole. There were a higher percentage of people in the 20-39 age categories in the ward than in Surrey Heath as a whole and a lower percentage of those in the 45-64 age categories.

Household Tenure

Figure 61: Watchetts Ward Household Tenure 2021



13.110. Figure 61 shows household tenure in Watchetts Ward according to [census data](#).

13.111. Watchetts Ward had a significantly higher percentage of residents living in social rented housing than in the borough as a whole in 2021. 16% of residents lived in social rented housing compared to 9.6% across the borough.

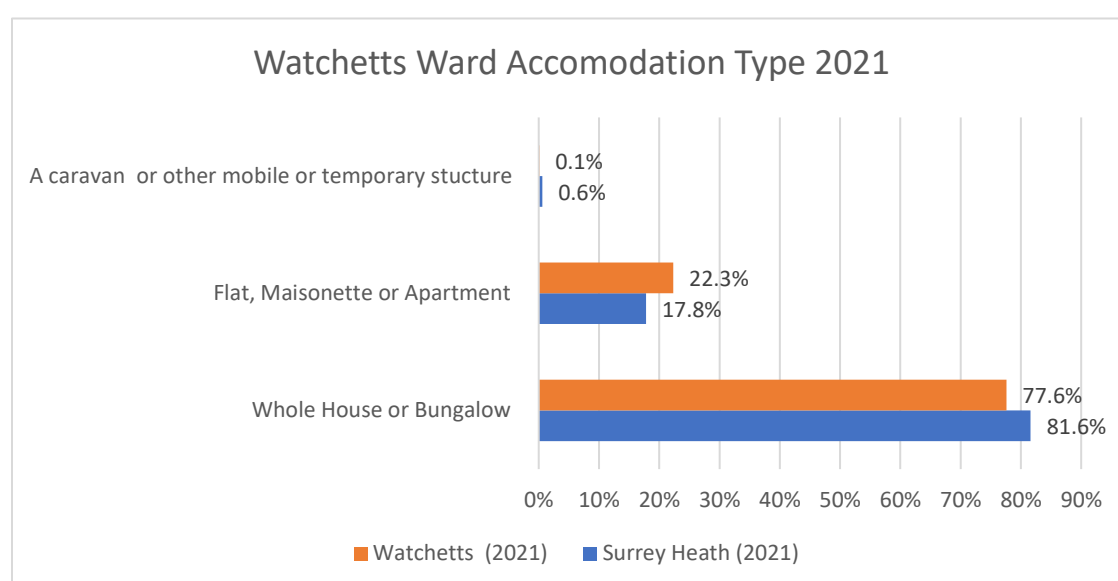
13.112. A slightly higher proportion of residents in this Ward than across the Borough lived in private rented accommodation or lived rent free in 2021.



- 13.113. The Ward had a lower percentage of residents who owned their homes. In Watchetts Ward, 66.6% owned their homes (31.5% outright and 35.1% with a mortgage or shared ownership.) In Surrey Heath, 75% owned their homes (36.5% outright and 38.5% with a mortgage or shared ownership.)

Accommodation Type

Figure 62: Watchetts Ward Accommodation Type 2021

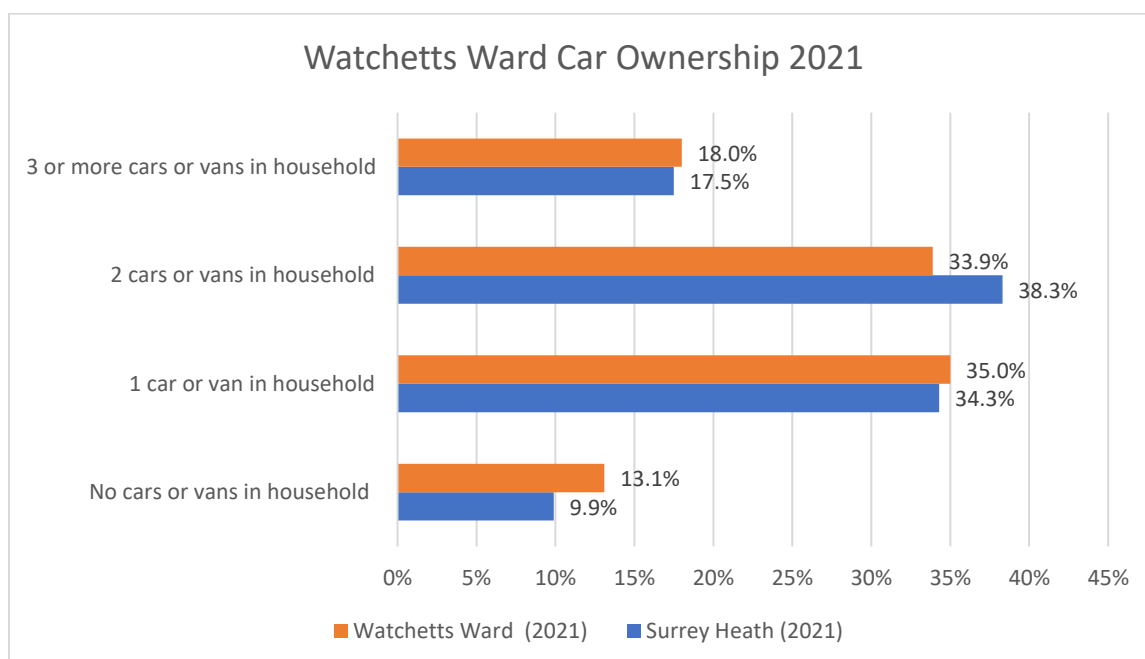


- 13.114. Figure 62 shows accommodation types in Watchetts Ward in 2021 according to census data. In 2021, there was a higher proportion of residents living in flats, maisonettes or apartments in Watchetts Ward than the Surrey Heath average. 22.3% of residents lived in this type of accommodation compared to 17.8% across the borough.
- 13.115. There was a lower proportion of residents living in whole houses or bungalows in Watchetts. 77.6% lived in whole houses or bungalows compared to 81.6% across Surrey Heath.

Car Ownership

Figure 63: Watchetts Ward Car Ownership 2021





13.116. Figure 63 shows levels of car ownership in Watchetts Ward in 2021 according to [census data](#)

13.117. Watchetts Ward has a broadly similar level of car ownership to the Surrey Heath average. However, the ward had:

- fewer households with two cars, (33.9% compared to 38.3%)
- more households with no cars (13.1% compared to 9.9%)
- slightly more households with three or more cars (18.0% compared to 17.5.)



14. Local Area Profiles – East of the Borough

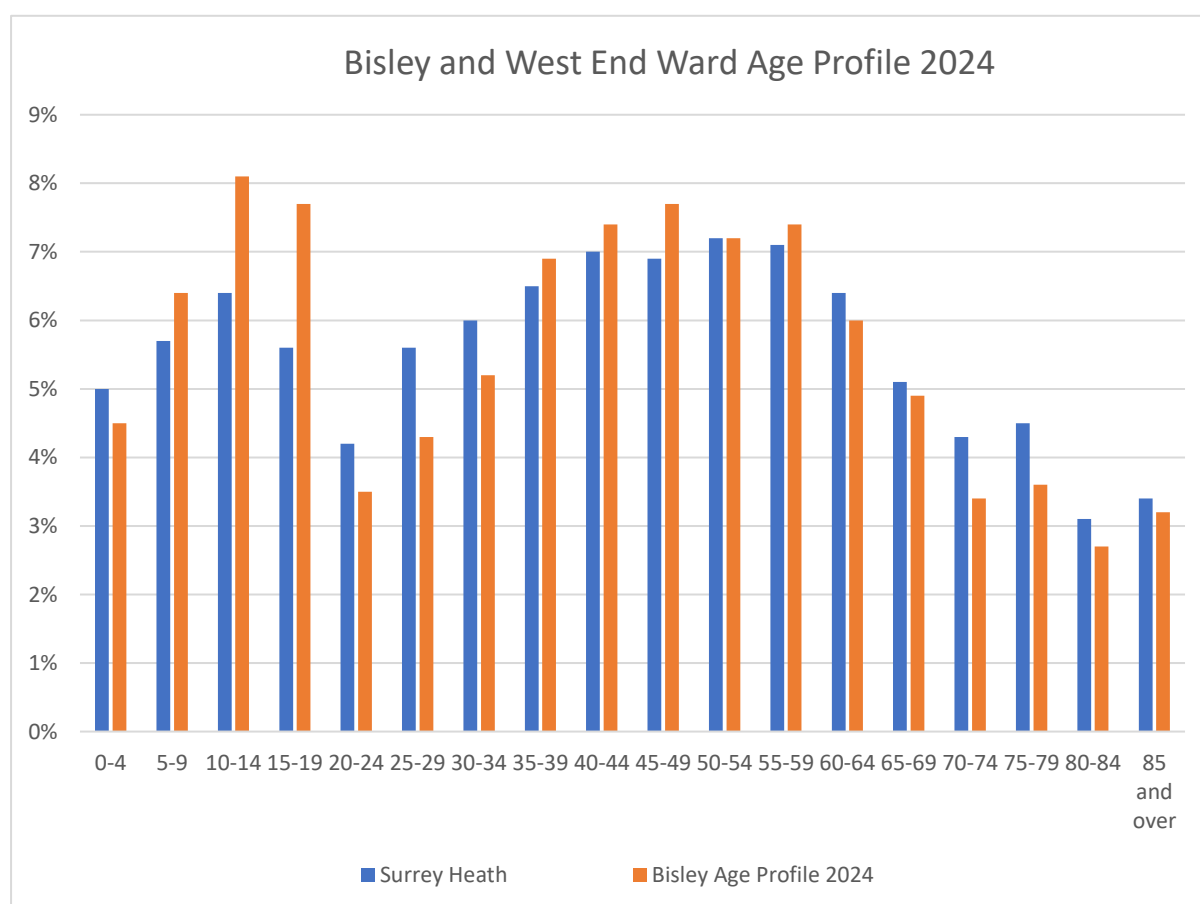
Bisley & West End

Population

- 14.1. The population of Bisley and West End Ward in 2024 was 10,353, according to [ONS Mid-Year Estimates](#).

Age Profile

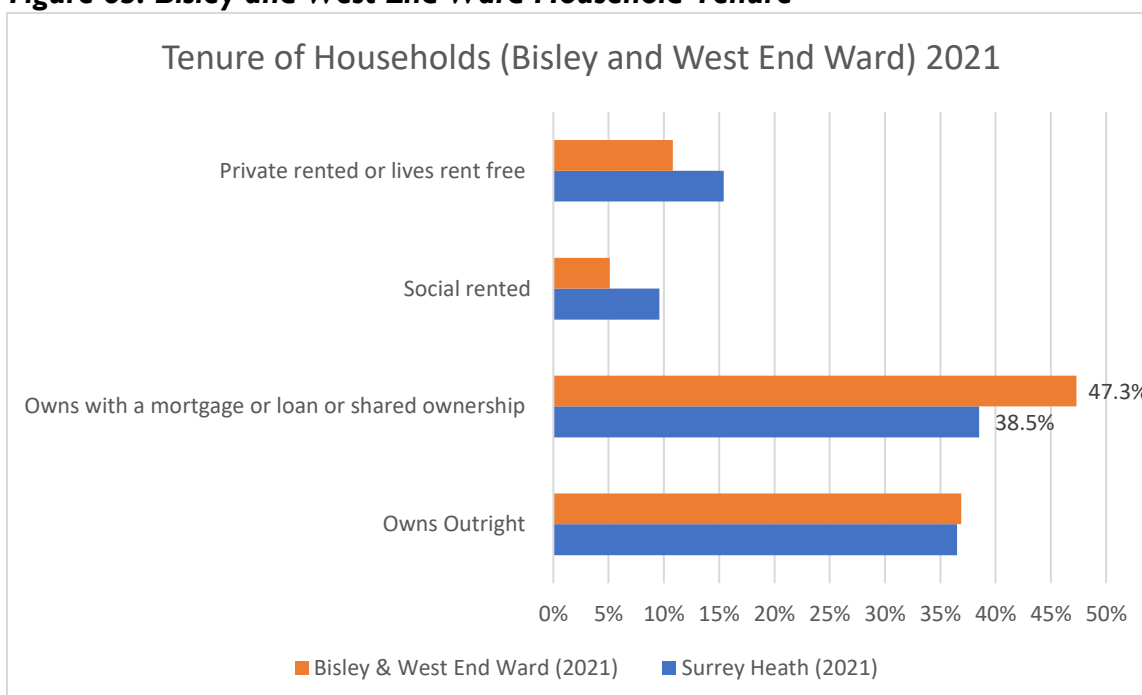
Figure 64: Bisley and West End Ward Age Profile 2024



- 14.2. Figure 64 shows the age profile of Bisley and West End Ward in 2024, according to ONS [Mid- Year Estimates](#).
- 14.3. According to ONS mid-year estimates, Bisley and West End Ward had a greater proportion of residents aged 35-59 than Surrey Heath, and a higher proportion of children aged 5-19.

Household Tenure

Figure 65: Bisley and West End Ward Household Tenure

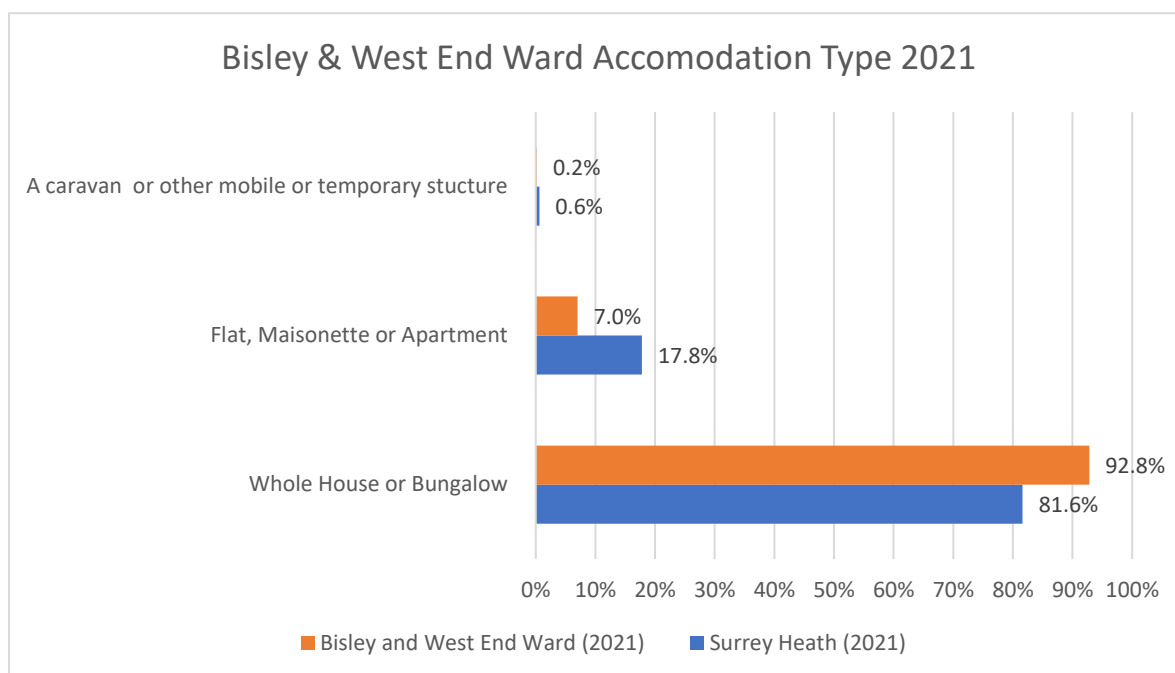


- 14.4. Figure 65 shows the household tenure in Bisley and West End Ward according to the [2021 Census](#). Bisley and West End Ward had a higher proportion of households who owned their homes with a mortgage or shared ownership than the borough. 47.3% of households owned their homes with a mortgage or shared ownership, compared to 38.5% across Surrey Heath.
- 14.5. There was a smaller proportion of households who lived in social rented accommodation or who lived in private rented accommodation than across the borough as a whole.



Accommodation Type

Figure 66: Bisley and West End Ward Accommodation Types

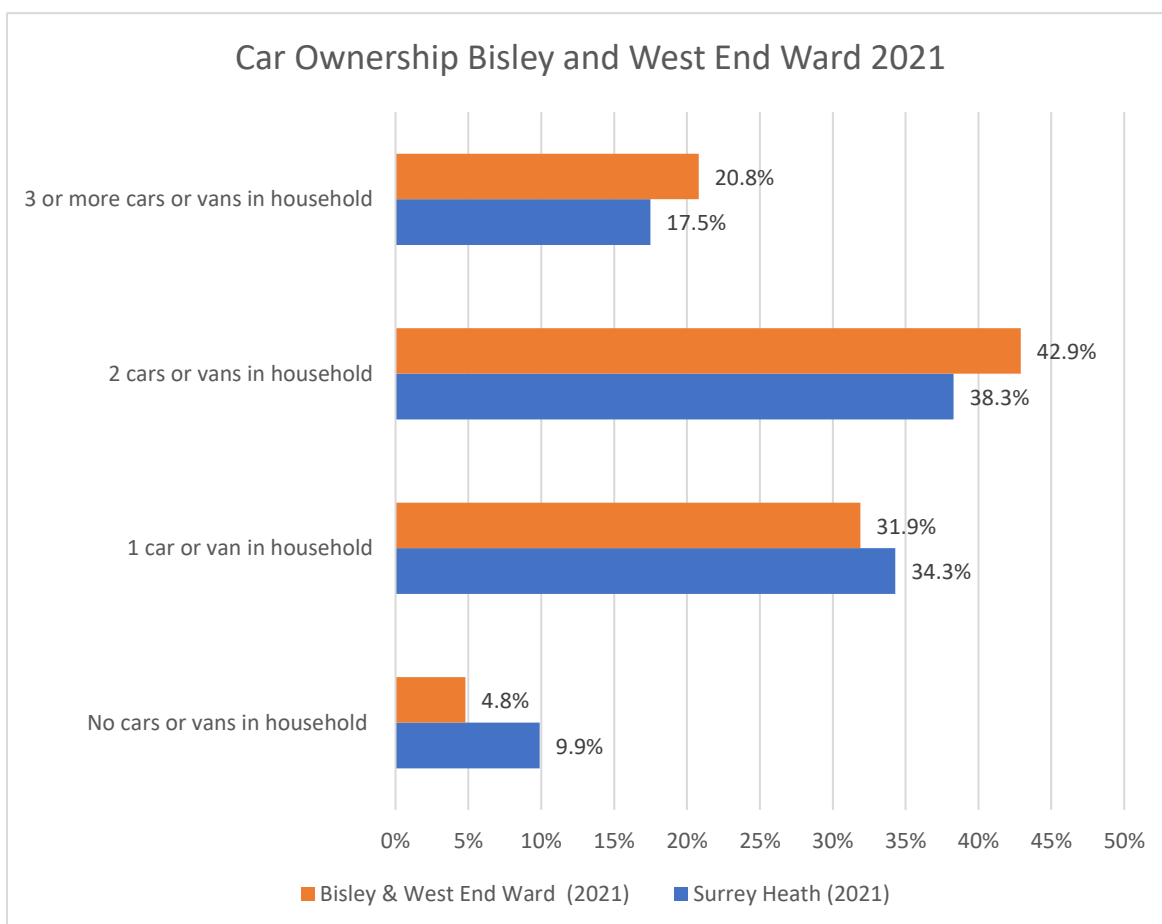


- 14.6. Figure 66 shows the types of accommodation in Bisley and West End Ward according to the [2021 census](#).
- 14.7. The most common accommodation type in Bisley and West End Ward in 2021 was a whole house or bungalow. A higher proportion of homes consisted of a whole house or bungalow than in Surrey Heath (92.8% compared to 81.6%).



Car Ownership

Figure 67: Bisley and West End Ward Car Ownership



- 14.8. Figure 67 shows levels of car ownership in Bisley and West End Ward according to the [2021 Census](#). Bisley and West End Ward had a higher level of car ownership than the borough, with 4.8% of households having no car or van compared to 9.9% across the borough and 20.8% of households having 3 or more cars or vans compared to 17.5% in the borough.



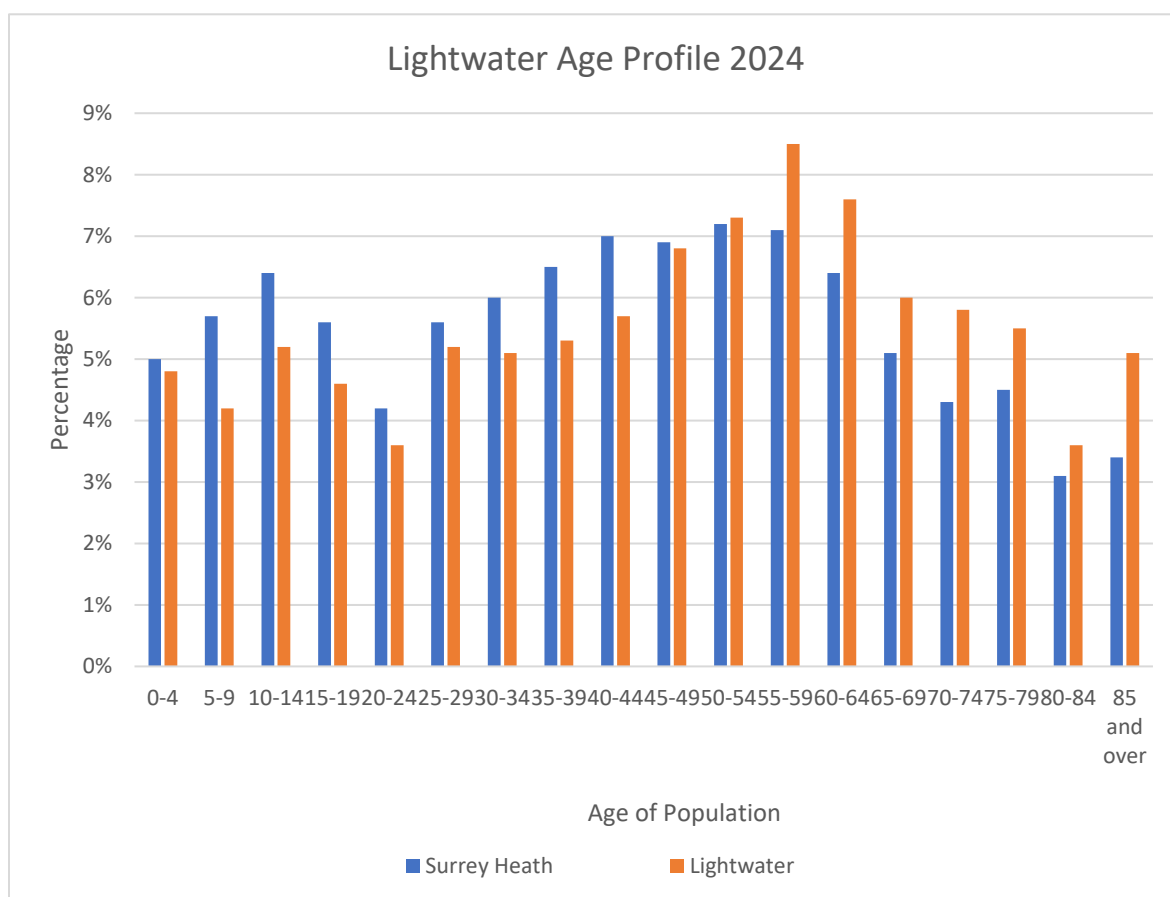
Lightwater Ward

Population

- 14.9. The population of Lightwater Ward in 2024 was 6,770 according to [ONS Mid-Year Estimates](#).

Age Profile

Figure 68: Lightwater Ward Age Profile 2024



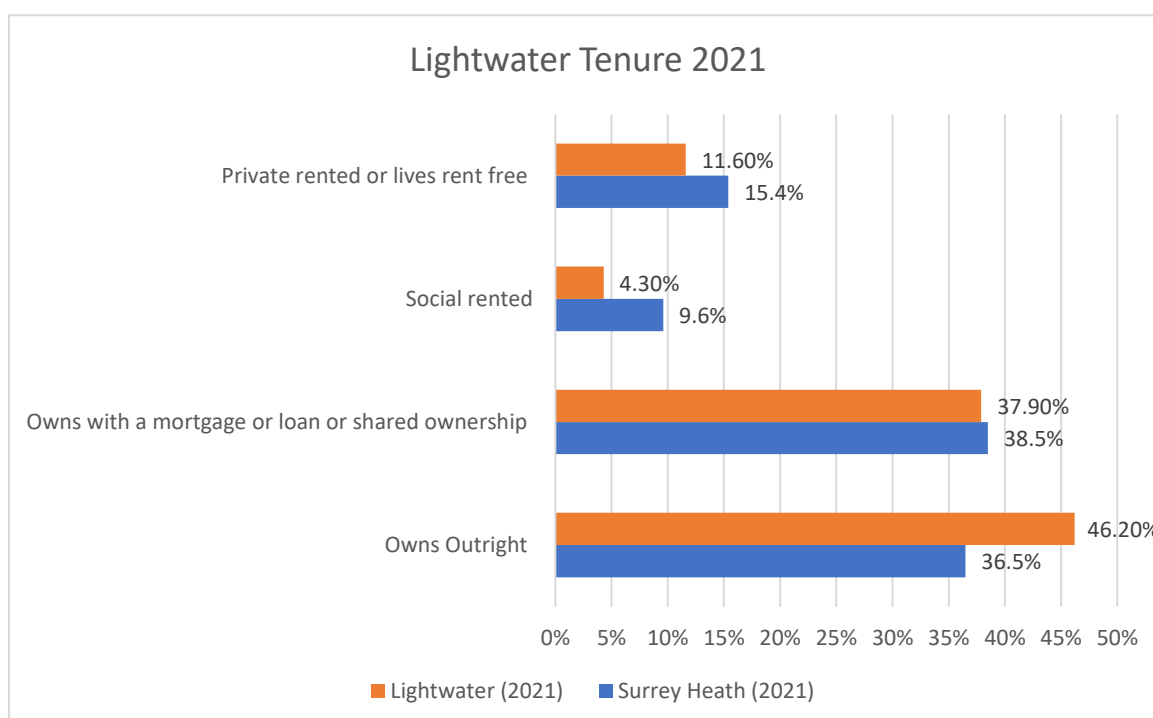
- 14.10. Figure 68 shows the age profile of Lightwater Ward in 2024, according to [ONS Mid- Year Estimates](#). Lightwater Ward has an older age profile than Surrey Heath.



- 14.11. The ward had a greater proportion of residents aged 55 and above than the borough, and a lower proportion of residents in all age groups up to aged 50.

Household Tenure

Figure 69: Lightwater Household Tenure 2021

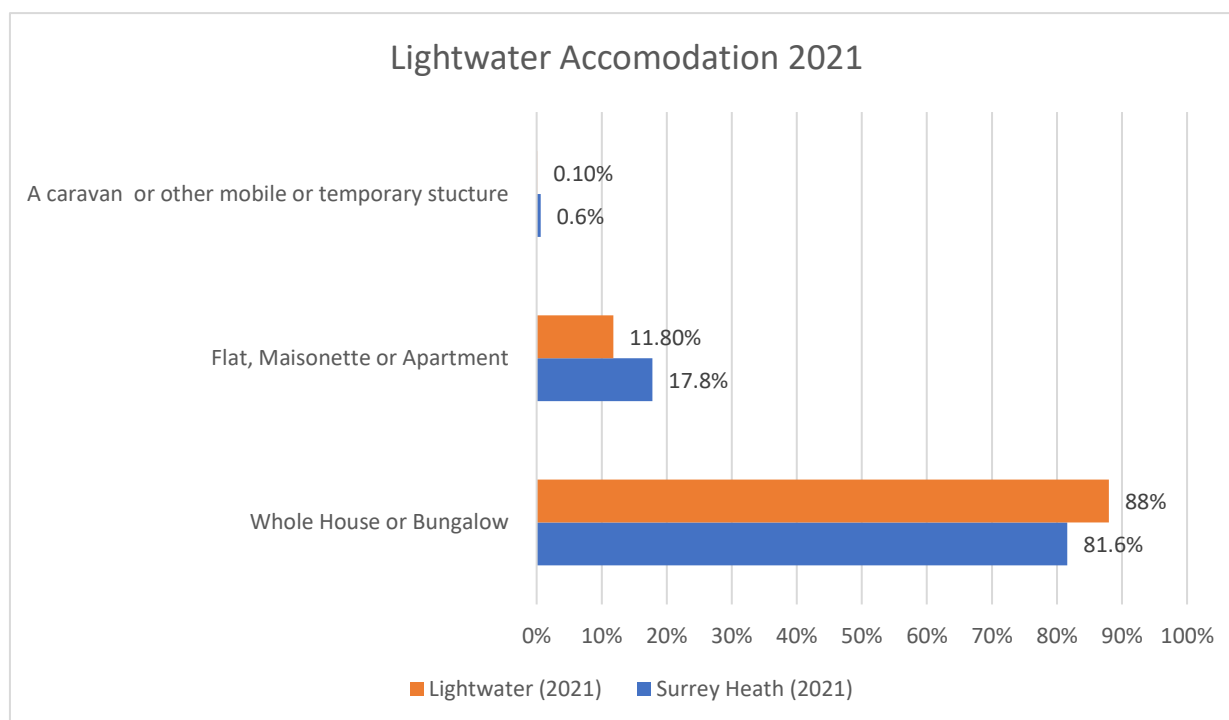


- 14.12. Figure 69 shows household tenures in Lightwater Ward in 2021, according to [census data](#).
- 14.13. Lightwater Ward had a higher level of home ownership in 2021 than across the borough. 83.9% of residents in Lightwater Ward owned their homes in 2021, compared to 75% in Surrey Heath.
- 14.14. More people in Lightwater Ward owned their homes outright than in Surrey Heath. 46.20% of people owned their homes outright compared to 36.5% in Surrey Heath.



Accommodation Type

Figure 70: Lightwater Accommodation Types 2021

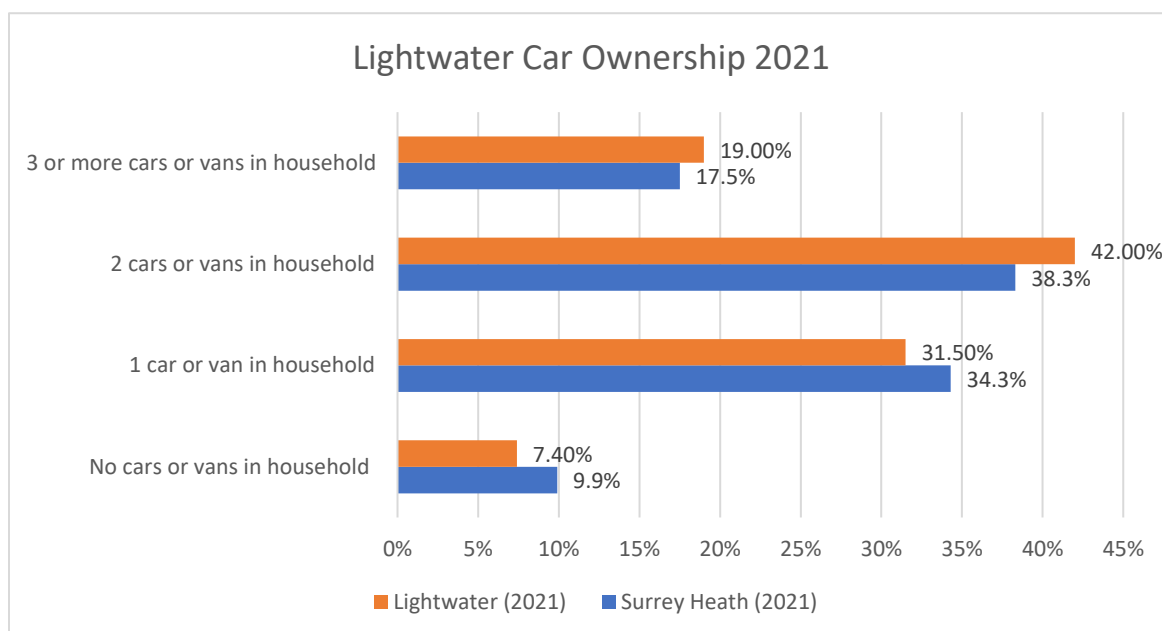


- 14.15. Figure 70 shows accommodation type in Lightwater Ward in 2021, according to [census data](#).
- 14.16. The most common type of accommodation in Lightwater Ward in 2021 according to census data was a whole house or bungalow. 88% of homes were a whole house or bungalow, compared to 81.6% across the borough. 11.80% of homes were flats, maisonette or apartments compared to 17.8% across the borough. 0.1% of homes in Lightwater Ward were caravans or other mobile temporary structures, compared to 0.6% across the borough.



Car Ownership

Figure 71: Lightwater Car Ownership 2021



- 14.17. Figure 71 shows levels of car ownership in Lightwater Ward in 2021 according to [census data](#). The ward had a similar level of car ownership to the borough as a whole with 7.4% of households having no cars or vans in the household, compared to 9.9% across Surrey Heath.
- 14.18. 19% of households in Lightwater Ward in 2021 had three or more cars, compared to 17.5% across the borough.
- 14.19. 42% of households had two or more cars or vans compared to 38.3% across the borough, according to census data. 31.5% of households had 1 car or van in the household, compared to 34.3% across Surrey Heath.

Windlesham and Chobham

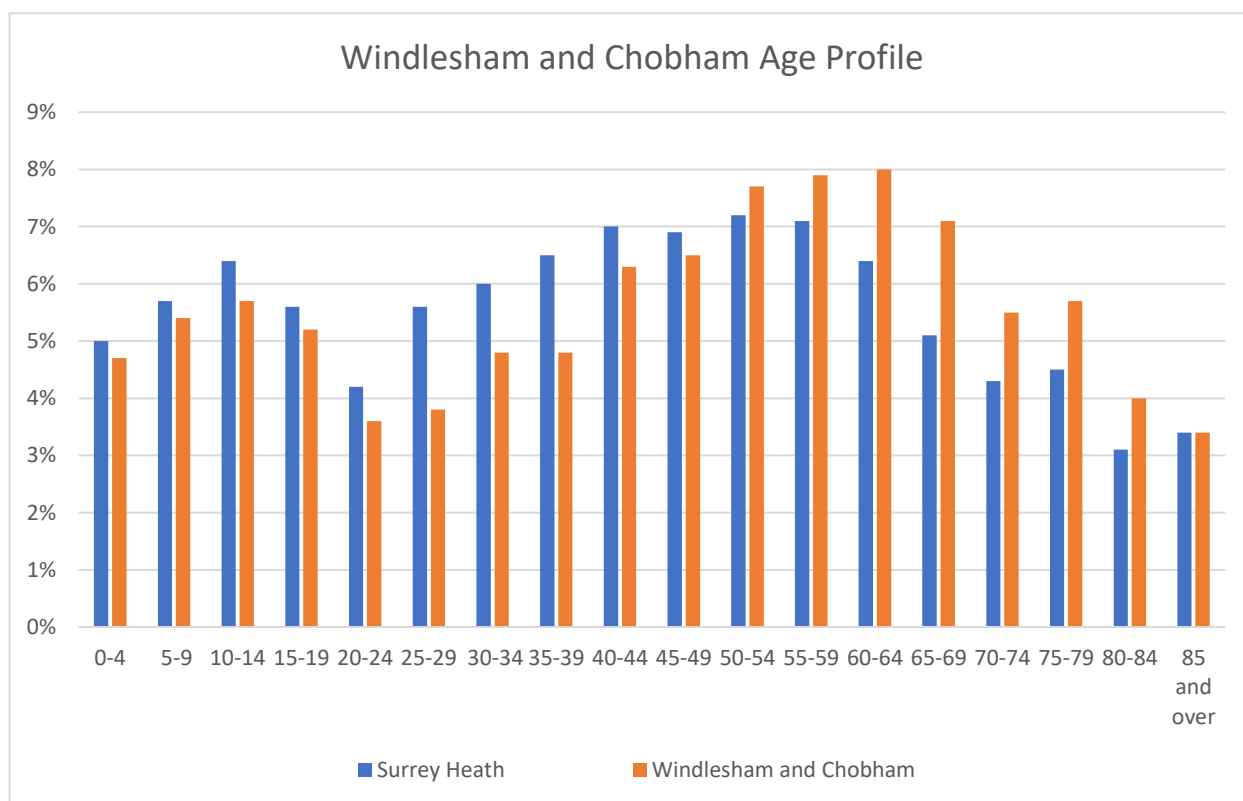
Population

- 14.20. Windlesham and Chobham Ward had a population of 7,197 in 2024, according to [ONS Mid-Year Estimates](#).



Age Profile

Figure 72: Windlesham and Chobham Ward Age Profile 2024

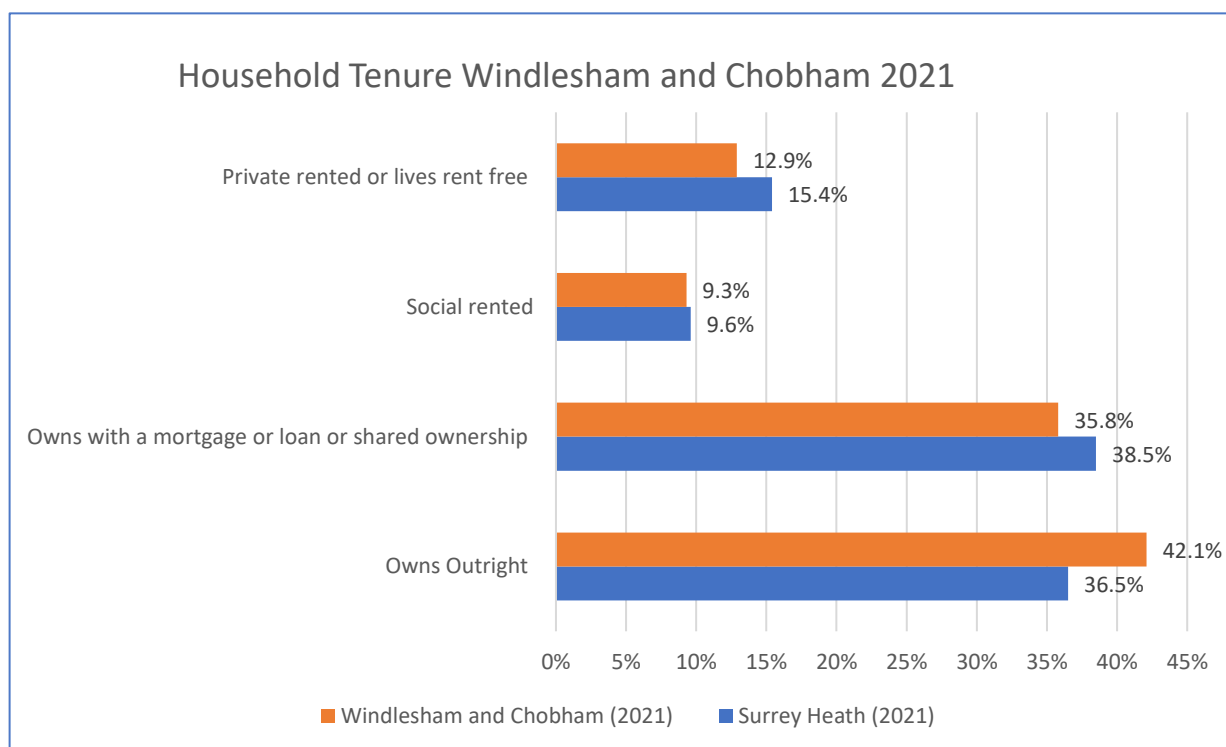


- 14.21. Figure 72 shows the age profile for Windlesham and Chobham Ward in 2024, according to [ONS mid-year estimates](#). Windlesham and Chobham Ward had an older age profile than the Surrey Heath average, with a higher proportion of residents aged 60-84, and a smaller proportion than the borough as a whole in all age groups up to aged 50.



Household Tenure

Figure 73: Windlesham and Chobham Household Tenure 2021

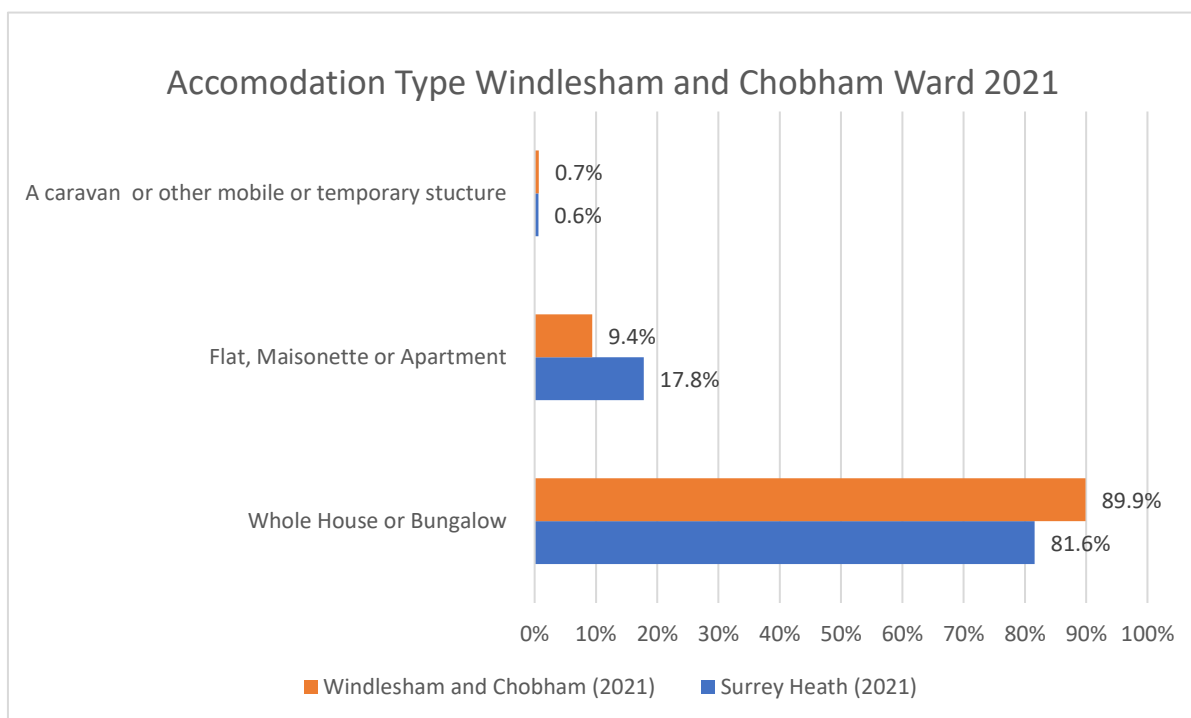


- 14.22. Figure 73 shows household tenure in Windlesham and Chobham Ward in 2021, according to [census data](#)
- 14.23. Windlesham and Chobham Ward had a higher level of outright home ownership in 2021 than the across the borough. 42.1% of people owned their homes outright compared to 36.5% in Surrey Heath.



Accommodation Type

Figure 74: Windlesham and Chobham Ward Accommodation Type 2021

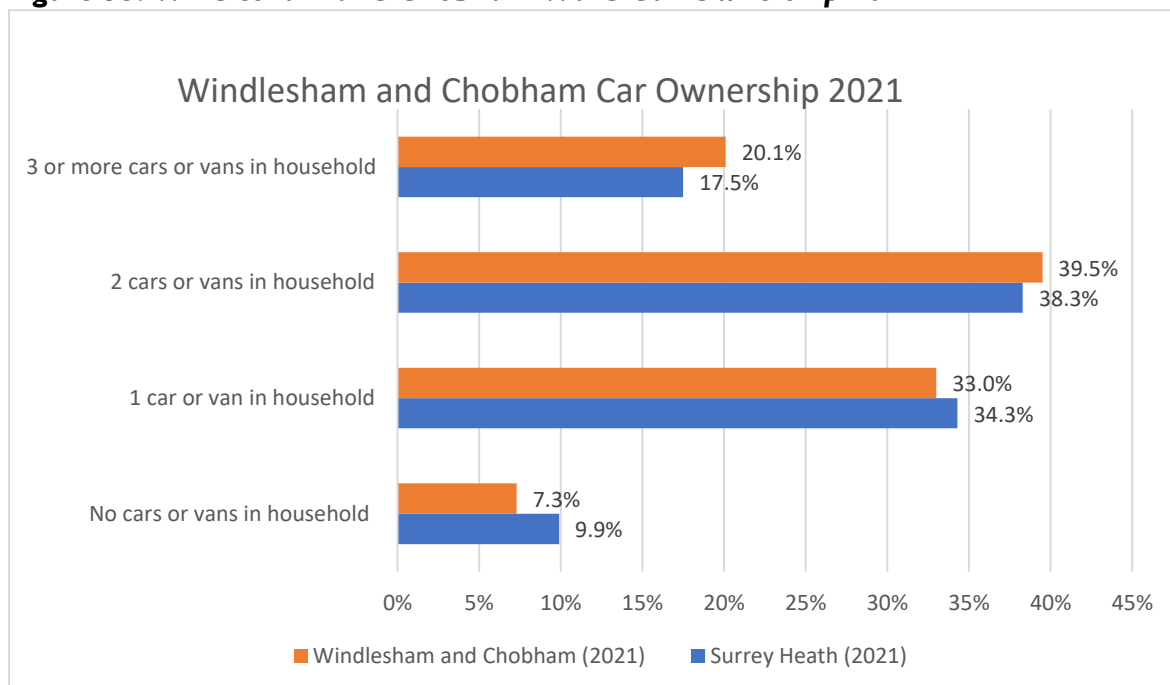


- 14.24. Figure 74 shows accommodation type in Windlesham and Chobham Ward in 2021, according to [census data](#).
- 14.25. The most common type of accommodation in Windlesham and Chobham Ward in 2021 according to census data was a whole house or bungalow. 89.9% of homes were a whole house or bungalow, compared to 81.6% across the borough. 9.4% of homes were a flat, maisonette or apartment compared to 17.8% across the borough. 0.7% of homes in Windlesham and Chobham Ward were caravans or other mobile temporary structures, compared to 0.6% across the borough.



Car Ownership

Figure 75: Windlesham and Chobham Ward Car Ownership 2021



- 14.26. Figure 75 shows car ownership in Windlesham and Chobham ward in 2021. The ward had higher levels of car ownership than across the borough with 7.3% of households having no cars or vans, compared to 9.9% across Surrey Heath.
- 14.27. 20.1% of households in Windlesham and Chobham Ward in 2021 had three or more cars, compared to 17.5% across the borough.

