

# Appendix 1

## Responses relating to Specific Sites

### Comments received on specific sites in the Bagshot local area

#### Bagshot Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/BAG/1	175 London Road	<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>Visibility on access good to left, poor to right. Potential collision point due to speeding vehicles cresting hill to right. Location in residential area with good cycling and public transport links.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/BAG/3	Notcutts – garden centre, London Road	<p>Capacity wrong:</p> <ul style="list-style-type: none"> <li>Site already built on with associated SANG</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		Flooding	Noted.

Site Ref	Address	Summary of comments received	Councils' response
		Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.	Information will be taken into account in the selection of preferred sites.
		Highways Visibility on access good to left, poor to right. Potential collision point due to speeding vehicles cresting hill to right. Location near bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/BAG/9	34 London Road	Flooding Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – low.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Existing access has poor visibility to right but good to left. Within walking distance of bus and rail services, pedestrian provision good, cycle provision poor.	Noted. Information will be taken into account in the selection of preferred sites.
H/BAG/12	Woodside Cottage, Chapel Lane	Site should be allocated for housing: <ul style="list-style-type: none"> <li>Represents appropriate extension to Bagshot settlement if suitable SANG can be found</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Concerns regarding access to site via Chapel Lane as is single width narrow lane.	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<p>Flooding Zone 1 Flood Risk, water courses on site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – low.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Visibility acceptable depending on site access location. Location away from bus routes and accessible down rural road with no pedestrian facilities.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BAG/15	83 College Ride	<p>Concerns regarding width of access.</p>	<p>Noted</p>
		<p>Flooding Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, adjacent to SPA and secondary aquifer – low.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BAG/17	Land at Weston Paddocks, Whitmore Road	<p>Flooding Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, adjacent to SPA and secondary aquifer – intermediate.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Preferable access via Whitmoor Road or Weston Gr. Visibility good. Both access would require engineering works to access site. Location in existing residential area although public transport provision is poor. Cycle and pedestrian links satisfactory.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BAG/18	51-53 Guildford Road	<p>Appropriate traveller site</p>	<p>Noted</p>
		<p>Flooding</p>	<p>Noted.</p>

Site Ref	Address	Summary of comments received	Councils' response
		Zone 2 Flood Risk, water courses on edge of site and GWCL high risk zone, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.	Information will be taken into account in the selection of preferred sites.
		Highways Existing access satisfactory. Within walking distance of bus and rail services, pedestrian provision good.	Noted. Information will be taken into account in the selection of preferred sites.
H/BAG/19	Highways Farm, 226 London Road	Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways May be visibility concerns with access towards the north. South access may be acceptable if visibility ok. In an existing residential area with good public transport links, satisfactory pedestrian links and poor cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/BAG/20	3 Elizabeth Avenue	Appropriate traveller site	Noted
		Flooding Zone 1 Flood Risk, water courses on edge of site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – low.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways 2 existing accesses. In existing residential area with poor public transport and satisfactory pedestrian links.	Noted. Information will be taken into account in the selection of preferred

Site Ref	Address	Summary of comments received	Councils' response
			sites.
H/BAG/22	134 and 136 London Road	<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways 2 existing accesses with visibility compromised in one direction. Near bus and services, good cycle/ pedestrian links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BAG/24	Bagshot Manor, Green Lane	<p>Flooding Zone 1 Flood Risk, water courses on site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – low.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways 2 existing accesses from Green Lane, both with good visibility. In an existing residential area with poor public transport links, satisfactory pedestrian and cycle links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BAG/30	Otium House, 2 Freemantle Road	<p>Appropriate traveller site</p>	<p>Noted</p>
		<p>Flooding Zone 2 Flood Risk but edge of flood Zone 2, no water courses/bodies on site but GWLC high risk zone, no potential contaminated areas on or near, no source protection areas, secondary aquifer intermediate and on edge of groundwater Vulnerable Zones Drift.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p>	<p>Noted.</p>

Site Ref	Address	Summary of comments received	Councils' response
		Adequate access from Freemantle road. Location near to bus routes and cycle pedestrian links.	Information will be taken into account in the selection of preferred sites.
H/BAG/31	Tanners Yard, London Road	Appropriate traveller site	Noted
		Flooding Zone 1 Flood Risk but edge of flood Zone 3, water courses/bodies on edge site and GWLC high risk zone, no potential contaminated areas on or near, no source protection areas, secondary aquifer intermediate and on edge of groundwater Vulnerable Zones Drift.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Adequate access from London road. Within walking distance of bus & rail transport. Pedestrian links good.	Noted. Information will be taken into account in the selection of preferred sites.
H/BAG/34	The Deans, Bridge Road	Allocated site for housing	Noted
		Capacity wrong: <ul style="list-style-type: none"> <li>• 5 units likely to be unviable</li> <li>• Existing buildings are 2,500sq ft. Conversion would provide minimum of 12 x 2 bed units</li> <li>• Redevelopment – 20-30 “mid rise” units in 5 – 15 yr period.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Appropriate traveller site	Noted
		Flooding Zone 2 Flood Risk, no water courses/bodies on site but GWLC high risk zone, no potential contaminated areas on or near, no source protection areas, secondary aquifer intermediate and on edge of groundwater Vulnerable	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		Zones Drift.	
		Highways Adequate access from Bridge Road. Within walking distance of bus & rail transport and pedestrian links good.	Noted. Information will be taken into account in the selection of preferred sites.
H/BAG/35	Land at Notcutts, London Road and west of Hawkesworth Drive	Site should be allocated for housing: <ul style="list-style-type: none"> <li>Represents appropriate extension to Bagshot settlement if suitable SANG can be found</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Site should not be allocated for housing: <ul style="list-style-type: none"> <li>Already committed as open space for Earls Park development</li> <li>How does the Waitrose application relate to this housing proposal?</li> <li>Why is Hawkesworth Drive included? Not shown on map.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Access to H/BAG/should be through this site	Noted
		Flooding Zone 1 Flood Risk, water courses on site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Presume will be served by existing access arrangement. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
H/BAG/36	Bagshot Highway Depot, London Road	<p>Site should not be allocated for housing:</p> <ul style="list-style-type: none"> <li>Relationship with highway network and existing commercial use suggest the commercial use should continue</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Flooding Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – low.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Access from London Road may have visibility concerns to north. Recommend access from south of site if visibility acceptable. In an existing residential area with good public transport links, satisfactory pedestrian links and poor cycle links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BAG/37	Land r/o 202 London Road	<p>Site should be allocated for housing:</p> <ul style="list-style-type: none"> <li>Represents appropriate extension to Bagshot settlement if suitable SANG can be found</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Flooding Zone 1 Flood Risk, no water courses on or near site, no potential contaminated areas on or near, no source protection areas, secondary aquifer – intermediate.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Presume will be served by existing access arrangement. Located near bus services and cycle/pedestrian links.</p>	<p>Noted. Information will be taken into account in the</p>



Site Ref	Address	Summary of comments received	Councils' response
			selection of preferred sites.
H/BAG/38	Land rear Half Moon St/High St	Appropriate traveller site	Noted
		<p>Flooding</p> <p>Zones 1, 2 &amp; 3 Flood Risk, National Flood Risk assessment identified at NE of site, water bodies on site and GWCL high risk zone, no potential contaminated areas on or near site, no source protection areas, secondary aquifer - intermediate and northern section identified as Groundwater Vulnerable Zones Drift.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>London Road access through existing satisfactory junctions, or new access from Bridge St with junction. Latter could be difficult due to pedestrian crossing and poor visibility. In village centre, near bus services and cycle pedestrian links.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

### Potential Bagshot Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/BAG/1	Land at Grove End	Should not be allocated for employment	Noted
		Allocate for employment to provide employment opportunities	Noted
		A potential traveller site	Noted
E/BAG/2	175 London Road	Should not be allocated for employment	Noted
		Allocate for employment to provide employment opportunities	Noted

Site Ref	Address	Summary of comments received	Councils' response
		A potential traveller site	Noted
E/BAG/3	Notcutts Nursery, London Road	Allocate for employment to provide employment opportunities	Noted
		Do not allocate for employment	Noted
		A potential traveller site	Noted
M/BAG/1	Land at Half Moon Street	Should not be allocated for employment	Noted
		Allocate for employment : <ul style="list-style-type: none"> <li>• to provide employment opportunities</li> <li>• Large site within walking distance of services and facilities in Bagshot</li> <li>• Location in accordance with National planning guidance</li> <li>• Well located in relation to strategic road network</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Allocate as hotel. Appropriate use to associate with Windlesham Golf club which would be in accordance with NPPF sustainability objectives. Would offer employment and attract inward investment.  Support viability of golf club by attracting increased in potential users. Hotels are now regarded as an appropriate facility to a golf club. NPPF identifies provision of appropriate facilities for outdoor sport and recreation is acceptable in Green Belt locations as long as they preserve to openness of the Green Belt. Considered proposal, provided design is sensible, would be acceptable in Green Belt terms.	Noted. Information will be taken into account in the selection of preferred sites.
		A potential traveller site	Noted

## Potential Bagshot Retail sites

Site Ref	Address	Summary of comments received	Councils' response
R/BAG/3	Notcutts Nursery, London Road	Do not allocate: <ul style="list-style-type: none"> <li>• Site is out of centre for which there is no justification</li> <li>• Development would be contrary to NPPF policies in that it would harm and prejudice local centres such as Lightwater.</li> <li>• No identified need</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Flooding</p> <p>Zone 1 Flood Risk, water courses on site, possible contaminated areas within site, no source protection areas, secondary aquifer - intermediate</p>	Noted. Information will be taken into account in the selection of preferred sites.
M/BAG/1	Land at Half Moon Street	Do not allocate: <ul style="list-style-type: none"> <li>• Site is out of centre for which there is no justification</li> <li>• Development would be contrary to NPPF policies in that it would harm and prejudice local centres such as Lightwater.</li> </ul> <p>No identified need</p>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Flooding</p> <p>Zones 1, 2 &amp; 3 Flood Risk, water courses on site, GWCL high risk zone, no potential contaminated areas on or near site, no source protection areas, secondary aquifer - intermediate and northern section identified as Groundwater Vulnerable Zones Drift.</p>	Noted. Information will be taken into account in the selection of preferred sites.
N/A	Bagshot Primary Shopping Area	No comments	-
N/A	Bagshot Secondary Shopping Area	No comments	-

## Potential Bagshot Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Potential Bagshot Green Space sites

Site Ref	Address	Summary of comments received	Councils' response
G/BAG/1	Bagshot Park Lake SNCI	No comments	-
G/BAG/2	Bagshot Heath, London Road SNCI	No comments	-
G/BAG/3	Freemantle Field SNCI	No comments	-
G/BAG/4	North east of Black Hill SNCI	No comments	-
G/BAG/5	Penny Hill SNCI	No comments	-
G/BAG/6	Pond, Church Road	No comments	-
G/BAG/7	Open space, Yaverland Drive (East)	No comments	-
G/BAG/8	Open space, Yaverland Drive (West)	No comments	-
G/BAG/9	Playing Fields, Bagshot County First School	No comments	-
G/BAG/10	Open space, School Lane	No comments	-
G/BAG/11	Cemetery, Chapel Lane	No comments	-
G/BAG/12	Open Space, St Marys Gardens	No comments	-
G/BAG/14	Land East of Freemantle Road	No comments	-
G/BAG/15	Land South of Whitmoor Road	No comments	-
G/BAG/17	Open Space, Waggoners Hollow	No comments	-
G/BAG/18	Open Space, Hawkesworth Drive	No comments	-
G/BAG/19	Playspace, Freemantle0020e Road	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/BAG/21	Playing Fields, Connaught Middle School, Manor Way	No comments	-
G/BAG/22	Black Hill	No comments	-
G/BAG/23	Woodland, Notcutts Nursery/Woodside Cottage, School Lane	No comments	-
G/BAG/25	New Road SANG	No comments	-

### Potential Bagshot MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites		-	-

## Comments received on specific sites in the Bisley local area

### Potential Bisley Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/BIS/5	Peerless Site F, Queens Road	<p>Do not allocate for following reasons:</p> <ul style="list-style-type: none"> <li>Site too distant from settlement</li> </ul> <p>Flooding Zone 1 Flood Risk, no contaminated areas within site, water course along northern site boundary, no source protection areas</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p> <p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways No initial concerns on access, poor location in terms of sustainability.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/BIS/10	Land rear of 309-315 Guildford Road	<p>Flooding Zone 1 Flood Risk, possible contaminated areas within site, no water courses on or near site, no source protection areas</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways No initial concerns on access, good location in terms of sustainability.</p>	<p>Noted. Information will be taken into account in the</p>

Site Ref	Address	Summary of comments received	Councils' response
			selection of preferred sites.
H/BIS/11	FC Brown Ltd, Queens Road	<p>Do not allocate for housing for following reasons:</p> <ul style="list-style-type: none"> <li>• Site covered by Green Belt</li> <li>• Site covered by SPA designation</li> <li>• Contrary to Core Strategy</li> <li>• Should be retained for employment use</li> <li>• Loss of employment would be contrary to Core Strategy policies</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Allocate for housing for following reasons:</p> <ul style="list-style-type: none"> <li>• Site is suitable, available and deliverable</li> <li>• Unlikely that site would be re-used for industrial purposes</li> <li>• Redevelopment for housing would result in an improvement in residential amenity for surrounding residents.</li> <li>• Given land supply situation - would deliver much needed housing on Previously Developed Land (PDL)</li> <li>• Whole site is PDL and would be appropriate development within the Green Belt (in accordance with NPPF).</li> <li>• Site is existing site within Bisley village and its redevelopment would be supported by Policy CP1 of Core Strategy</li> <li>• Complies with Core Strategy policies and principles – making effective use of land by redeveloping PDL that is not of high environmental value</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>Redevelopment of site for residential would be more in keeping with the character of the surrounding area.</li> <li>Site identified in the Council's 2009 Employment Land Review as being a low quality employment site. Loss of employment use would not have a detrimental impact on Council's economy strategy.</li> </ul>	
		<p>Proposed capacity too high . Will reduce quality of life &amp; increase traffic unsustainably. More realistic capacity – 60 -70 homes.</p>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		<p>Proposed capacity achievable.</p>	<p>Noted</p>
		<p>Phasing wrong. Currently identified as delivering within &gt;15 phasing period. Can be brought forward much sooner (1-5 yr phasing) as site will soon be vacant and available for development. Should not be left unused and derelict because it is identified for housing in latter part of plan period.</p>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		<p>Unlikely to secure infrastructure (schools, health and roads) to mitigate adverse impacts of development.</p>	<p>Noted</p>
		<p>No details to show how good design will be achieved.</p>	<p>Noted</p>
		<p>Flooding Zone 1 Flood Risk, water courses on site, possible contaminated areas within site, no source protection areas, secondary aquifer - intermediate present on part of site.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p>	<p>Noted.</p>



Site Ref	Address	Summary of comments received	Councils' response
		No initial concerns on access, junction to serve site might be required, good location in terms of sustainability but no footpath/cycleway wither side of Queens Road access.	Information will be taken into account in the selection of preferred sites.

### Potential Bisley Employment sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Bisley Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Bisley centre	No comments	-

### Potential Bisley Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Bisley Green Space sites

Site Ref	Address	Summary of comments received	Councils' response
G/BIS/1	Bisley Common SNCI, Stafford Lake Road	No comments	-
G/BIS/2	Polledoak Slade & Short SNCI, Queens Road	No comments	-
G/BIS/3	Century Range SNCI, Queens Road	No comments	-
G/BIS/4	Open space, Mainstone Road	No comments	-
G/BIS/5	Open Space, Arethusa Way	No comments	-
G/BIS/6	Bisley Cof E Primary School, Guildford Road	No comments	-
G/BIS/7	Open Space, Angelica Road	No comments	-
G/BIS/8	Open Space, Pilgrims Way	No comments	-
G/BIS/9	Lovelands Farm Meadow SNCI, Clockhouse Lane	No comments	-
G/BIS/10	Hangmoor Copse, Clockhouse Lane	No comments	-
G/BIS/11	Bisley Common SNCI	No comments	-
G/BIS/12	Bisley Village Green SNCI	No comments	-

### Potential Bisley MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Comments received on specific sites in the Camberley local area

### Potential Camberley Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/CAM/12	61-63 London Road	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Provision of ghost right hand turn lane may be required. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/16	21 & 23 Tekels Park	Allocate as rural exception site	Noted
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/30	land at Copperfields, Fairlawn Cottage and 1&2 Fairlawn, Crawley	Capacity wrong: <ul style="list-style-type: none"> <li>Flats are being proposed which would be out of</li> </ul>	Noted Information will be taken

Site Ref	Address	Summary of comments received	Councils' response
	Ridge	<p>character with area - detached 2 storey family homes with gardens</p> <ul style="list-style-type: none"> <li>• Loss of family accommodation</li> <li>• Increase density would add to traffic congestion, especially at peak times</li> </ul>	into account if site is selected as preferred site.
		Should be redeveloped for detached houses consistent with character of area	Noted
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.</p>	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/31	Land at Poolside, Grantchester and Foxhaven, Portesbery Hill Drive	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.</p>	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/32	95-97 London Road	Due to land ownership issues capacity will below the 5	Noted.

Site Ref	Address	Summary of comments received	Councils' response
		unit cut off.	Information will be taken into account in the selection of preferred sites.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/33	Old Dean Youth Centre, Kingston Road	Do not allocate: <ul style="list-style-type: none"> <li>Well located and used community facility</li> <li>Would result in loss of important social hub for young people</li> <li>Would result in removal of facilities/benefits for disadvantaged local youth community who need support.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Replace facility if site redeveloped for housing	Noted
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located	Noted. Information will be taken

Site Ref	Address	Summary of comments received	Councils' response
		near to bus services and pedestrian/cycle links.	into account in the selection of preferred sites.
H/CAM/34	Cambria, Brooklawn & Summer Place Middleton Road	Do not allocate: <ul style="list-style-type: none"> <li>Site constrained by access onto Middleton Road which has no line of site and is dangerous.</li> <li>Previous planning applications on site failed on access grounds (amongst other reasons)</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/52	21-33 York Road	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/54	13 ings Ride	Do not allocate for housing:	Noted.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>7 new dwellings would increase congestion on already congested bus route where there is little opportunity for significant highway improvements.</li> </ul>	Information will be taken into account in the selection of preferred sites.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/56	Land r/o 1-47 Sullivan Road	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/64	22 Crawley Hill	Capacity wrong: <ul style="list-style-type: none"> <li>Flats are being proposed which would be out of character with area - detached 2 storey family homes with gardens</li> <li>Loss of family accommodation</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>Increase density would add to traffic congestion, especially at peak times</li> </ul>	
		Should be redeveloped for detached houses consistent with character of area	Noted
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/65	337 & 339 London Road	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/70	8 - 10 Heatherley Road	Loss of historic building which adds to the character of the area should be resisted. Conversion may be acceptable	Noted. Information will be taken into account in the selection of preferred sites.



Site Ref	Address	Summary of comments received	Councils' response
		Capacity wrong: <ul style="list-style-type: none"> <li>• Conversion into 5 units more appropriate</li> <li>• Should be a single unit</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/71	Peerless Site N Sullivan Road	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/72	280 Gordon Avenue	Do not allocate for housing: 1. Is a useful employment site	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		Allocate for housing but should not be more than 2 storeys and have at least 2 car parking spaces/dwelling to fit in with character of area.	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity wrong: 2. 6 homes on this small plot would be more realistic.	Noted Information will be taken into account if site is selected as preferred site.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/74	439-445 London Road	Zone 1 Flood Risk, adjacent to Flood Zone 2, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
H/CAM/79	145 - 151 Frimley Road	Zone 1 Flood Risk and potential surface water risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/88	Peerless Site P2 Wood Road	Zone 3 Flood Risk, water courses/bodies on site, no potential contamination sites on or near site, no source protection areas, secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/92	Tekels Park	May be some incompatibility with SNCI designation here.	Noted. A matter to be explored further.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located	Noted. Information will be taken

Site Ref	Address	Summary of comments received	Councils' response
		near to bus services and pedestrian/cycle links.	into account in the selection of preferred sites.
H/CAM/94	201-211 Frimley Road	Most of site in Zone 3 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/102	30 – 32 Kingsley Avenue	Do not allocate for housing: 3. Previous planning applications for smaller housing proposals on site have already been refused by SHBC on many occasions and rejected at appeal <ul style="list-style-type: none"> <li>• Would be out of character</li> <li>• Adverse impact on amenities of adjoining properties</li> <li>• Backland development</li> <li>• Out of scale</li> <li>• Garden grabbing</li> <li>• Contrary to Western Urban Area Character SPD &amp; NPPF</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/109	Ex SCC Locality, 157 Frimley Road	Allocate as rural exception site	Noted
		Do not allocate for housing: <ul style="list-style-type: none"> <li>• Currently provides badly needed parking for Camberley Health Centre</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/112	Camberley Centre France Hill Drive	Do not allocate for housing: <ul style="list-style-type: none"> <li>• Loss of historic character</li> <li>• Would add to traffic congestion</li> <li>• Should be used for leisure or education</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Allocate for housing: <ul style="list-style-type: none"> <li>• Site large enough to facilitate range of housing together with sufficient amenity space.</li> </ul>	Noted. Information will be taken into account in the

Site Ref	Address	Summary of comments received	Councils' response
			selection of preferred sites.
		Locally listed France Hill House and coach house outbuilding should be retained	Noted Information will be taken into account if site is selected as preferred site.
		Capacity wrong: <ul style="list-style-type: none"> <li>Should be reduced to 10 to provide for 4 bed units with good sized gardens and 2 parking spaces</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/119	22 & 24 Moorlands Road	Do not allocate for housing: <ul style="list-style-type: none"> <li>Loss of character</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred

Site Ref	Address	Summary of comments received	Councils' response
			sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/140	20-22 Castle Road, Camberley	Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/143	407 & 409 and 9,11,13,13a London Road and Victoria Avenue	Allocate for housing in preference to employment: <ul style="list-style-type: none"> <li>Acute shortage of low cost housing but surplus of employment</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Block of flats at northern end should be refurbished and surroundings softened by landscaping. 2 retail units should also be retained. Southern part redeveloped for high intensity housing.	Noted Information will be taken into account if site is selected as preferred site.
		Capacity wrong: Does not appear to allow for amenity space which is in acute shortage in this area. Scale should also reflect 2 storey dwellings in Victoria Avenue.	Noted Information will be taken into account if site is selected as preferred site.

Site Ref	Address	Summary of comments received	Councils' response
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial access concerns. Town centre location. Located near to bus services and pedestrian/cycle links.	Noted. Information will be taken into account in the selection of preferred sites.
H/CAM/151	299 London Road	Do not allocate for housing: <ul style="list-style-type: none"> <li>Commercial restaurant/pub would be more appropriate as will provide necessary facility in walking distance of residents</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		If site redeveloped it should reflect dwellings of Wey Close and be no higher than 2 storeys. Should also reflect and respect listed buildings opposite. Area has acute shortage of amenity space. Redevelopment needs to include meaningful amenity space.	Noted Information will be taken into account if site is selected as preferred site.
		Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection areas, secondary aquifer - High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Rear access should be investigated in light of SHBC policy on long term closure of Osnaburgh Hill. Town centre location. Located near to bus services and	Noted. Information will be taken into account in the selection of preferred



Site Ref	Address	Summary of comments received	Councils' response
		pedestrian/cycle links.	sites.

## Potential Camberley Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/CAM/9	Camberley Sewage Treatment Works	Underused part of site should be used as a traveller site	-
		<p>Allocate for employment:</p> <ul style="list-style-type: none"> <li>• In built up area</li> <li>• Good location - Adjoins Core employment area , A331 and sewage treatment works</li> <li>• Supports objectives of Core Strategy – will provide additional industrial land and allow for expansion of existing employment area while also assisting with provision of a flexible supply of floorspace.</li> <li>• Supports Policy CP8</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Do not allocate for employment:</p> <ul style="list-style-type: none"> <li>• Safeguarded for waste management use under Surrey Waste Plan Policy DC1, as indicated Appendix 2 of Minerals and Waste Annual Monitoring Report 2011/12</li> <li>• Use for traveller accommodation</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Zone 3 Flood Risk and potential risk to flooding from reservoir, water courses constrain site to NW and SE, currently sewage works, no source protection areas, secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
E/CAM/10	409 London Road & 9-13A Victoria	Potential traveller site	Noted.

Site Ref	Address	Summary of comments received	Councils' response
	Avenue		Information will be taken into account in the selection of preferred sites.
		Allocate for employment: <ul style="list-style-type: none"> <li>In built up area</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Do not allocate for employment: <ul style="list-style-type: none"> <li>Surplus of employment space – should be used for housing</li> </ul>	Noted

### Potential Camberley Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	London Road/Frimley Road Parade	Any loss should be resisted	Noted
N/A	Old Dean Parade	No comments	-
N/A	Frimley Road Parade	Any loss should be resisted	Noted

### Potential Camberley Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Potential Camberley Green Space sites

Site Ref	Address	Summary of comments received	Councils' response
G/CAM/1	Tekels Park SNCI	No comments	-
G/CAM/3	College Common, SNCI	No comments	-
G/CAM/4	Hawley Meadows SNCI	No comments	-
G/CAM/5	Sandhurst Military Academy SNCI	No comments	-
G/CAM/6	Whitehill Farm SNCI	No comments	-
G/CAM/8	Open Space, Martell Close	No comments	-
G/CAM/9	Kings Crescent, Kings Ride	No comments	-
G/CAM/10	Allotments Barossa Road	No comments	-
G/CAM/11	Open Space, Highland Road	No comments	-
G/CAM/12	Recreation Ground, Bracknell Road	No comments	-
G/CAM/13	Playing field, Cordwalles School	No comments	-
G/CAM/15	Playing Fields, Collingwood College, Kingston Road	No comments	-
G/CAM/16	Entrance to Wellington Park, Portsmouth Road	No comments	-
G/CAM/18	Open space within Wellington Park	No comments	-
G/CAM/19	Crawley Ridge Junior School, Crawley Ridge	Why is redefinition required? Likely beneficiary will be Frimley Hall Hotel. Is it to facilitate an expansion of the hotel? If so, likely to be opposed by local residents	Noted. Matter will need to be explored further .
G/CAM/20	Frimley Hall Hotel, Lime Avenue	No comments	-
G/CAM/21	Playing fields, Camberley Co First School, France Hill Drive	No comments	-
G/CAM/22	Recreation Ground, Grand Avenue	No comments	-
G/CAM/23	Allotments, Brook Road	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/CAM/24	Allotments, Crabtree Road	No comments	-
G/CAM/25	Playspace, Orchard Way	No comments	-
G/CAM/26	Playspace, Bain Avenue	No comments	-
G/CAM/27	Playing Fields, Bristow Infant and Nursery School	No comments	-
G/CAM/28	Watchetts Recreation Ground,	No comments	-
G/CAM/29	Playing field, Watchetts School	No comments	-
G/CAM/30	Cricket Ground, Kingsley Avenue	No comments	-
G/CAM/31	Playing Fields, Kings International, Watchetts Drive	No comments	-
G/CAM/33	Playing Fields, Priors Heath Infant School, Priors Road	No comments	-
G/CAM/34	Southcote Park, Portsmouth Road	No comments	-
G/CAM/37	Whitehill, Maultway	No comments	-
G/CAM/39	Open Space, Iberian Way	No comments	-
G/CAM/40	Crabtree Park, Crabtree Road	No comments	-
G/CAM/41	Open Space, Caesars Camp Road	No comments	-
G/CAM/43	Krooner Park, Krooner Road	No comments	-
G/CAM/44	Deanside, Cordwalles Road	No comments	-
G/CAM/45	Open space, Peninsular Close	No comments	-
G/CAM/48	Open Space South of Clarence Drive	No comments	-
G/CAM/49	Open Space, Wishmoor Road	No comments	-
G/CAM/50	Open Space, Dawsmere Close	No comments	-
G/CAM/51	Tekels Park	No comments	-

**Potential Camberley MDS sites**

Site Ref	Address	Summary of comments received	Councils' response
No sites		-	-

## Comments received on specific sites in the Chobham local area

### Potential Chobham Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/CHO/2	Land to rear of 59-63 Windsor Road	<p>Do not allocate for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>• Land is undeveloped greenbelt</li> <li>• Outside settlement</li> <li>• Adverse impact on value of surrounding properties</li> <li>• Adverse impact on wildlife (including water voles and red kites)</li> <li>• Would introduce overlooking of houses on Windsor Road</li> <li>• Land subject to flooding – bottoms of all the gardens flood.</li> <li>• Surface water run-off from developed site would have a detrimental impact on the Bourne, which regularly floods</li> <li>• Will add to congestion on Windsor Road</li> <li>• Will overburden already stretched community infrastructure (eg doctors surgery, water and sewage supplies)</li> <li>• Site access will be an issue. Track off Leslie Road is a footpath with undetermined ownership.</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Allocate as part of coherent plan which also considers transport, utilities and flooding.</li> <li>• Being smaller, would not have great impact on</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred</p>

Site Ref	Address	Summary of comments received	Councils' response
		surrounding area.	sites.
		Should only be considered as a rural exception site	
		Capacity wrong for following reasons: <ul style="list-style-type: none"> <li>• Does not take into account access needed for large no. of extra properties</li> <li>• Maximum of 3 properties due to the narrowness of current access.</li> <li>• Part of site within 400m of SPA</li> <li>• Too dense and would be out of character. Strong demand for 4 &amp; 5 bed executive homes as well as for densely packed starter homes &amp; key worker units</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, stream on edge of site, no contaminated areas within site or nearby, no source protection areas, secondary aquifer – high present on site.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Site accessed via public footpath with inadequate visibility and inadequate width for 2 cars to pass, site is in residential area and just outside village centre.	Noted. Information will be taken into account in the selection of preferred sites.
H/CHO/9	Mincing Lane Nursery, Mincing Lane	Do not allocate for housing for the following reasons: <ul style="list-style-type: none"> <li>• Land is greenbelt</li> <li>• Development would adversely affect rural appearance and remove buffer between populated area to south and adjoining Little Heath Common.</li> <li>• Adverse impact on wildlife (including bats, voles, weasels, owls, moths and Red Kites)</li> <li>• Loss of rich biodiversity currently on site</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Loss of pet cemetery</li> <li>• Loss of valued wildlife habitat</li> <li>• Loss of visual break and green corridor between Brookleys and Burrowhill estates.</li> <li>• Adverse impact on road safety</li> <li>• Would increase congestion on Mincing Lane, Chertsey Road and Red Lion Road</li> <li>• Will overburden already stretched community infrastructure (eg doctors surgery &amp; recreation facilities)</li> <li>• Will adversely impact on drainage in close due to its shallow fall.</li> <li>• Would be contrary to Core Strategy objectives relating to character of villages, protection of important biodiversity and maintaining green spaces.</li> <li>• Would increase surface water run-off and flooding</li> <li>• Adverse impact on existing residents of Medhurst Close</li> <li>• Will exacerbate flooding problems</li> <li>• Adverse impact on property prices</li> <li>• Site is agricultural land</li> <li>• Loss of mature oak trees (including TPO trees)</li> <li>• Site has not been cultivated for 40-50 years and is now woodland habitat. Would be lost if re-developed.</li> <li>• Poor access</li> </ul>	
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Site is outside central area of Chobham with some</li> </ul>	<p>Noted. Information will be taken</p>



Site Ref	Address	Summary of comments received	Councils' response
		<p>structures on it thus visual impact will be less.</p> <ul style="list-style-type: none"> <li>• Site has been unused for decades</li> <li>• Has good access onto Mincing Lane</li> <li>• Services available</li> <li>• Bounded on 3 sides by housing</li> <li>• No risk of flooding</li> <li>• Secondary woodland of no special ecological interest</li> <li>• Should be allocated as part of a coherent plan which also considers transport, utilities and flooding</li> <li>• Appropriate for affordable housing or as rural exception site.</li> <li>• Reasonably related to existing higher density housing in Chobham</li> </ul>	into account in the selection of preferred sites.
		Capacity right but phone mast would need to be removed and amenity space built in.	Noted Information will be taken into account if site is selected as preferred site.
		Capacity wrong. Density too high and out of keeping with Medhurst Close Should be for no more than 30 units 40 units would be seriously overcrowded on site Should be for no more than 30 units	Noted Information will be taken into account if site is selected as preferred site.
		Should only be considered as a rural exception site	Noted
		Allocate for SANG	Noted
		Site close to Little Heath SNCI and may have intrinsic biodiversity in its own right.	Noted
		Flooding Zone 1 Flood Risk and potential surface water risk, no watercourses on or near site, potential contaminated	Noted. Information will be taken into account in the

Site Ref	Address	Summary of comments received	Councils' response
		<p>areas on and adjacent to site, no source protection areas, secondary aquifer – high present on site.</p> <p>Highways Access to Medhurst Close adequate, access to Mincing Lane inadequate visibility and no footways along frontage. Site is in residential area and just outside village centre.</p>	<p>selection of preferred sites.</p> <p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/CHO/11	Chobham Rugby Club	<p>Do not allocate for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>• Will add to congestion on Windsor Road</li> <li>• Will overburden already stretched community infrastructure (eg doctors surgery)</li> <li>• Loss of rugby club – social impact</li> <li>• Loss of valued and well used open space/leisure /community facility</li> <li>• Loss of green lung</li> <li>• Contrary to Policy DM15</li> </ul> <p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Site is in settlement</li> <li>• Offers good safe access</li> <li>• Good public transport links</li> <li>• Very close to community facilities</li> <li>• Will not generate flooding problems</li> <li>• Little impact on wildlife</li> <li>• Large site so all of housing need could be met on one site</li> <li>• Adjacent to Wishmore Cross School which is grossly under-occupied and could be used as an extension to the site or to accommodate Rugby Club.</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p> <p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>Development would not create urban sprawl</li> <li>Little or no impact on surrounding properties</li> <li>Most appropriate place to build 40 houses in Chobham</li> </ul>	
		Capacity right.	Noted
		Capacity wrong: <ul style="list-style-type: none"> <li>Does not take into account access needed for large no. of extra properties</li> <li>Only part should be allocated with no more than 20 units.</li> <li>Capacity for 35 units</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Allocate provided suitable alternative home is found for Rugby Club with clubhouse and adequate parking.	Noted
		Flooding Zone 1 Flood Risk, no water bodies on or near site, no contaminated areas within site or nearby, no source protection areas, secondary aquifer – high present on site.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial concerns on access, site is sustainable in location terms.	Noted. Information will be taken into account in the selection of preferred sites.
H/CHO/13	Land at Waterperry Lane	Allocate site for housing: <ul style="list-style-type: none"> <li>Site is outside central area of Chobham and visual impact will be less</li> <li>Should be allocated as part of a coherent plan which also considers transport, utilities and flooding</li> <li></li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		Do not allocate for housing: <ul style="list-style-type: none"> <li>• Land already developed (2001) and has no capacity</li> <li>• Lane is narrow dirt track which is unlit.</li> <li>• Track cannot be widened as buildings on either side and a stream</li> <li>• Existing houses on mains drainage by virtue of a pump</li> <li>• Traffic in Delta Road area already heavy</li> <li>• Limited infrastructure capacity</li> <li>• Already permission for 8 x 3 bedroom houses in area</li> <li>• Adverse impact on wildlife</li> <li>• Flooding issues</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Do not make lane access for social housing on nursery land.	Noted. Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, drain running along edge of site, no contaminated areas within site but historic landfill 90m away.	Noted. Information will be taken into account in the selection of preferred sites.
H/CHO/16	North of Chobham Lakes, Castle Grove Road	Allocate site for housing: <ul style="list-style-type: none"> <li>• Site is outside central area of Chobham and visual impact will be less</li> <li>• Should only be considered as rural exception site</li> <li>• Would help with the 5year land supply deficiency and the extra 20% buffer which would be required.</li> <li>• Site is deliverable now and meets the definition of deliverable as set out in NPPF</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Site located outside the SPA and has more flexibility than other sites</li> <li>• Site well connected to settlement with its services and facilities</li> <li>• Will not require change of use from other more desirable uses such as playing fields or employment.</li> <li>• Adjoins Woking Borough and traffic movements likely to be predominantly out of Borough</li> </ul>	
		<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Limited/poor access – single track unmade road</li> <li>• Would add to traffic congestion</li> <li>• No public road frontage</li> <li>• Outside settlement area</li> <li>• Adverse impact on wildlife and habitats including Great Crested newts, bats, sparrow hawks)</li> <li>• Prone to flooding and would increase flooding risk to existing buildings</li> <li>• Infrastructure already at capacity</li> <li>• Disruption during construction</li> <li>• Adverse visual impact</li> <li>• Dense woodland which floods</li> <li>• Will be affected by severe smells from nearby sewage works</li> <li>• Site adjacent to refuse infill site used in 1960's to 1970's</li> <li>• Site has always been open – not PDL</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>Intensive development would be out of character</li> <li>Historic difficulties in selling properties on existing Chobham Lakes development</li> <li>Overlooking of properties in Chobham Lakes</li> <li>Egress from lane onto Castle Grove Road almost blind</li> <li>Adverse impact on amenities of Chobham Lakes properties</li> </ul>	
		Capacity wrong: <ul style="list-style-type: none"> <li>Should be greater</li> </ul>	Noted
		Phasing wrong: <ul style="list-style-type: none"> <li>Proposed phasing (6-15 yrs) does not address housing shortage efficiently. Would be of more strategic value to allow to come on-stream in first 5 yrs when there is a housing shortage.</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Adjacent to Broadford Meadows SNCI. Likely to have intrinsic biodiversity interest but this is presently unknown. Allocation would need to be predicated by evaluation of biodiversity interest.	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or within 8m of boundary, historic landfill adjacent to site boundary, no source protection zones, designated secondary aquifer – High .	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Site boundary does not extend up to site frontage and access onto Highway	Noted. Information will be taken into account in the selection of preferred sites.
H/CHO/17	Land at Flexlands Farm, Station	Allocate site for housing:	Noted.

Site Ref	Address	Summary of comments received	Councils' response
	Road	<ul style="list-style-type: none"> <li>• Site is outside central area of Chobham and visual impact will be less</li> <li>• Rural exception site only</li> <li>• Should be allocated as part of a coherent plan which also considers transport, utilities and flooding</li> <li>• Better access than other sites – borders main road</li> <li>• Will not impact on other housing</li> <li>• Adjoins Woking and traffic movements will be predominantly outside Borough</li> </ul>	Information will be taken into account in the selection of preferred sites.
		<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Site subject to flooding – water meadows</li> <li>• Would increase flooding in area especially Sandpit Hall Road</li> <li>• Agricultural green belt</li> <li>• Use Coworth Flexlands School instead – empty building, not in flood plain and has good access</li> <li>• Adverse visual impact on important views including setting of village and view across watermeadows from Church.</li> <li>• Loss of openness</li> <li>• Adverse impact on road safety</li> <li>• Of historic interest – visible examples of strip farming</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity wrong: Should be greater – Flexlands School has been rotting for a few years now.	Noted Information will be taken into account if site is selected as preferred site.

Site Ref	Address	Summary of comments received	Councils' response
		<p>Flooding Zone 3 Flood Risk, water course on southern boundary, no potential contamination sites or source protection zones, designated secondary aquifer – High .</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways No initial concerns on access. Site close to sustainable transport options and ion village centre.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/CHO/19	Little Heath Nursery, Burr Hill Lane	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Site has high water table and is liable to flood. Already covered with drainage ditches</li> <li>• Will exacerbate flooding problems in area</li> <li>• Road access poor with limited sightlines</li> <li>• Green Belt</li> <li>• Adverse impact on biodiversity and wildlife on site and on Common (including bats, owls, moths and species subject to UK Biodiversity Action Plan )</li> <li>• Adverse impact on trees</li> <li>• Part of land within 400m of SPA</li> <li>• Not in settlement</li> <li>• Loss of agricultural land</li> <li>• Loss of business</li> <li>• Loss of green wildlife corridor</li> <li>• Precedent</li> <li>• Light pollution</li> <li>• Allocation would be contrary to objectives set out in</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>



Site Ref	Address	Summary of comments received	Councils' response
		<p>Issues and Options Paper</p> <ul style="list-style-type: none"> <li>• Infrastructure already at capacity</li> </ul>	
		<p>Allocate for housing:</p> <ul style="list-style-type: none"> <li>• Site is outside central area of Chobham and visual impact will be less</li> <li>• Should only be considered as a rural exception site</li> <li>• Mainly nursery fields with some existing structures and will not affect village aesthetics</li> <li>• Should be allocated as part of a coherent plan which also considers transport, utilities and flooding</li> <li>• Brownfield site adjacent to built up area with facilities and amenities including school and bus services</li> <li>• Site well contained with defensible boundaries</li> <li>• Site not prominent in wider landscape</li> <li>• Able to provide SANG</li> <li>• Able to assist with meeting Councils 5 year supply</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		Should be considered as public open space and potential SANG	Noted
		<p>Capacity wrong</p> <ul style="list-style-type: none"> <li>• 40 houses is too many</li> <li>• 5 units more realistic (utilizing footprint of existing greenhouses)</li> <li>• Allocate for 30 houses</li> </ul>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		Adjacent to Little Heath SNCI and would require sensitivity to biodiversity interests there.	Noted. A matter to be followed up further.
		Capacity correct	Noted
		Phasing correct :	Noted

Site Ref	Address	Summary of comments received	Councils' response
		Will assist with 5 year housing land supply	
		<p>Flooding Zone 1 Flood Risk, water courses passing through site, historic landfill site approx. 55m from site, no source protection zones, designated secondary aquifer – High .</p>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Highways Site access off Chertsey Road not wide enough for 2 cars to pass which could lead to highway safety concerns on Chertsey Road. Delta Road junction with Chertsey Road has very poor visibility. Increase of vehicle movements existing this junction is safety concern. Little Heath Road access no obvious safety concerns –preferred access. Site in residential area with good sustainable transport options.</p>	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Chobham Employment sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Chobham Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Chobham centre	Amendment should be made to reflect actual use as per	Noted

		the survey	
N/A	Chertsey Road Parade	No comments	-

## Potential Chobham Transport sites

Site Ref	Address	Summary of comments received	Councils' response
T/CHO/1	Land At Flexlands Farm, Station Road	Allocate partially for parking. Carparking to be given to Borough.	Noted
		Do not allocate: <ul style="list-style-type: none"> <li>• No demand</li> <li>• Would not be beneficial</li> <li>• Green belt</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Site likely to have intrinsic biodiversity interest. Location important to connectivity of wetlands habitats associated with Mill Bourne	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 3 Flood Risk, main river just north of site boundary, no potential contamination sites or source protection zones, designated secondary aquifer – High .	Noted. Information will be taken into account in the selection of preferred sites.

## Potential Chobham Green Space sites

Site Ref	Address	Summary of comments received	Councils' response
G/CHO/1	Broadford Meadows Bourne SNCI, Brook Lane	No comments	-
G/CHO/2	Burrow Hill Green SNCI, Windsor Road	No comments	-
G/CHO/4	Chobham Meadows, South of the Mill Bourne,	No comments	-
G/CHO/5	Chobham Place Grassland, Steep Hill	No comments	-
G/CHO/6	Chobham Place Woodland, Steep Hill	No comments	-
G/CHO/7	Chobham Place Woods, Steep Hill	No comments	-
G/CHO/8	Hay Meadow by the Bourne, Penny Pot Lane	No comments	-
G/CHO/9	Little Heath SNCI, Little Heath Road	No comments	-
G/CHO/10	Lovelands Farm Meadows SNCI, Brook Lane	No comments	-
G/CHO/11	Sunningdale Golf Course SNCI	No comments	-
G/CHO/12	Stanners Hill/Fern Hill SNCI	No comments	-
G/CHO/13	Wentworth Golf Course SNCI, South and Land East of Heather Drive	No comments	-
G/CHO/14	Valley End Church Yard SNCI, Highhams Lane	No comments	-
G/CHO/15	Bourne Fields/Young Strout Meadows SNCI	No comments	-
G/CHO/16	Recreation Ground, Windsor Road	Identified as Green Space and as having potential for housing. Potential conflict under Policy DM15.	-
G/CHO/17	Wishmore Cross Academy, Alpha Road	No comments	-
G/CHO/18	Wet Meadows at Roseland Nursery SNCI, Penny Pot Lane	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/CHO/19	Little Heath Nursery SANG	Site will only be acceptable as SANG if it incorporates adjacent Little Heath SNCI otherwise it will be too small to meet all of the criteria set out in NE SANG guidelines	-
		Suggestion is that this is too small to meet a SANG purpose. It could possibly be considered for SANG in combination with adjacent Little Heath SNCI.	-
G/CHO/21	Heather Farm SANG	SANG extent may need restriction owing to sensitive biodiversity interests here.	-
G/CHO/22	Chobham Common SNCI	No comments	-

## Potential Chobham MDS sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	DERA Test and Evaluation Centre, Chobham Lane	<ul style="list-style-type: none"> <li>• Site lies within 400m of SPA.</li> <li>• Land should be returned to Common and SPA Zone doubled in size</li> <li>• If SHBC give up land in DERA development it should be in return for housing allocation to offset Chobham's housing supply requirements.</li> <li>• Is not a done deal that Runnymede BC will be seeking to remove DERA from Green Belt.</li> <li>• Suggest no change until outcome of current planning application process at RBC determined.</li> <li>• Premature to assume that housing development will take place on Runnymede section of site as planning application has not yet been determined.</li> <li>• How can it be right for land in Surrey Heath to be providing SANG in adjacent borough.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>No point in retaining MDS designation on small section of common within SHBC if Runnymede proposals go ahead.</li> </ul>	
		<ul style="list-style-type: none"> <li>DERA largely located in Runnymede but impact on community facilities in Surrey Heath will be huge.</li> <li>Opposed to RBC proposals to remove site from Green Belt.</li> <li>SHBC must keep land undeveloped and lobby for change to RBC plans</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
N/A	Fairoaks Airport, Chertsey Road	<p>Support current MDS at Fairoaks Airport:</p> <ul style="list-style-type: none"> <li>Clearly sets out land which is developable and which is not.</li> <li>Site has largest mix of employment in borough.</li> <li>Clarity of MDS makes it a success</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Support amended version of MDS:</p> <ul style="list-style-type: none"> <li>Provided is even stronger in definition of allowable land use for the area</li> <li>Modernisation of airport may justify adjustments to the MDS boundary in order to facilitate modern standards of development.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<ul style="list-style-type: none"> <li>Airport should not be expanded in any form</li> <li>Concerned about proximity to environmentally sensitive areas</li> <li>Airport currently has little commercial traffic using runway. Main activity is training pilots. Danger to residents in flight path</li> <li>Concern over noise and air pollution from operations</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Concern over late flights of helicopters</li> <li>• Existing training facility and movement allowances should be transferred to Blackbushe Airport. Single helipad to remain at Fairoaks to feed present day helicopter servicing workshops. Operation should be restricted to servicing only and not commercial flights, especially at weekends.</li> <li>• Worried could get as big as Farnborough</li> </ul>	
		<p>Policy framework should be developed for Fairoaks which has the following policy objectives:</p> <ul style="list-style-type: none"> <li>(i) Rejuvenate the airport;</li> <li>(ii) Improve and modernise the airport's facilities;</li> <li>(iii) Protect existing and provide new employment opportunities at the site;</li> <li>(iv) Enhance Fairoaks' wider contribution to the local and wider economy through its role as an important business and general aviation airport; and</li> <li>(v) Protect the local environment and preserve the Green Belt.</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Airport operators are usually very expansive in their requirements for future growth. Masterplan is very close to a wish list without factual support from airport operator.</p>	<p>Noted</p>
		<p>MDS could provided all Chobham's housing requirements plus</p>	<p>Noted</p>

Site Ref	Address	Summary of comments received	Councils' response
		employment and local facilities. Has good access to A319 thus relieving residential roads in Chobham. Size would enable it to attract bus services	



## Comments received on specific sites in the Deepcut local area

### Potential Deepcut Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/DPC/2	Land east of St Catherines Road, North of Lake Road west of Bellew Road	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Access poor - overused, unlit, narrow and tree-lined without pavements</li> <li>• Access onto Lake Road poor</li> <li>• Will create road safety issue for pedestrians</li> <li>• Will add to existing traffic congestion</li> <li>• Infrastructure already at capacity</li> <li>• Adverse impact on biodiversity and wildlife (including bats, badgers)</li> <li>• Loss of beneficial recreational facility</li> <li>• Isolated from facilities</li> <li>• Contrary to Core Strategy policy to maintain countryside gap between Deepcut and Heatherside and Deepcut and Frimley Green.</li> <li>• Out of character.</li> <li>• Adverse impact on setting of Lake Road/Deepcut Bridge Road</li> <li>• Land is SNCI</li> <li>• Development would not be extension of Deepcut</li> <li>• Loss of trees</li> <li>• Adverse impact on TPO trees</li> <li>• Increase runoff problems</li> <li>• Reduction of gap between Frimley Green and</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<p>Deepcut</p> <ul style="list-style-type: none"> <li>• Utilising undeveloped land in countryside</li> <li>• Lack of adequate public transport</li> <li>• Provision of 150 dwellings on consistent with Policy CP3</li> <li>• Adverse impact on visual amenities</li> <li>• Ample room in Deepcut for houses</li> <li>• Adverse impact on protected trees along Footpath 17</li> <li>• Inappropriate extension of housing beyond clear and defensible settlement area boundaries</li> <li>• Only need to address 34 unit deficit in area. Smaller sites more appropriate.</li> <li>• Poor public transport connections</li> </ul>	
		Allocate larger site 1 of H/DPC/2 for housing as is further away from traffic problems.	Noted
		Whole area should be allocated as a SANG	Noted
		Site is adjacent to Frith Hill SNCI and would require sensitivity to biodiversity interest there	Noted
		<p>Flooding</p> <p>Zone 1 Flood Risk, water courses passing through site, historic landfill site approx. 55m from site, no source protection zones, designated secondary aquifer – High .</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>Site access off St Catherines Rd adequate. Access off Lake road very poor, visibility unsatisfactory and difficult to implement any mitigation. Bellew/Lake Road junction could be re-aligned to improve visibility. No footways or</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		street lights on St Catherines.	
		Capacity wrong: <ul style="list-style-type: none"> <li>• 150 units is too much</li> <li>• 1 or 2 large houses more appropriate</li> </ul>	
H/DPC/5	Land north of Lake Road, East of Bellew Road, West of Deepcut Bridge Road	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Out of keeping</li> <li>• Undermine Policy CP4 (i) of Core Strategy</li> <li>• Would place added burden on infrastructure already struggling to cope</li> <li>• Reduce amenity</li> <li>• Loss of privacy</li> <li>• Loss of country character</li> <li>• Loss of undeveloped land in countryside</li> <li>• Loss of tree cover</li> <li>• Lack of public transport</li> <li>• Adjacent to SNCI</li> <li>• Outside settlement area</li> <li>• Provides important green space between Deepcut and Frimley Green</li> <li>• Would have detrimental impact on wildlife</li> <li>• Contrary to Deepcut SPD</li> <li>•</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Close to centre of village</li> <li>• Will be situated adjacent to PRB redevelopment.</li> <li>• No substantive physical, ownership or marketing constraints</li> <li>• Has south facing slope</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Accessible from 3 roads</li> <li>• Lies within Broad Area of search for housing.</li> </ul>	
		Should be allocated as SANG	Noted
		<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – Intermediate.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>Site access off Lake/Bellew Road visibility is unsatisfactory and difficult to implement any mitigation due to road layout. Access of Deepcut Bridge Road could be adequate depending on location. New junction required for access off Deepcut Bridge Road. No footway on this side of Lake road.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/DPC/9	51-57 Deepcut Bridge Road	<p>Allocate for housing:</p> <ul style="list-style-type: none"> <li>• Meets most of important sustainability criteria</li> <li>• Inside settlement area</li> <li>• Little impact on infrastructure</li> <li>•</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>No immediate concerns on site access.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred</p>

Site Ref	Address	Summary of comments received	Councils' response
			sites.
H/DPC/10	59-57 Deepcut Bridge Road	Allocate for housing: <ul style="list-style-type: none"> <li>• Meets most of important sustainability criteria</li> <li>• Inside settlement area</li> <li>• Little impact on infrastructure</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No immediate concerns on site access.	Noted. Information will be taken into account in the selection of preferred sites.
H/DPC/12	Pine Ridge Golf Course, Old Bisley Road	Do not allocate for housing: <ul style="list-style-type: none"> <li>• Contrary to Core Strategy policy CP4</li> <li>• Would erode important countryside gap between Deepcut and Heatherside and Deepcut and Frimley Green</li> <li>• Partly within 400m of SPA</li> <li>• Includes SNCI</li> <li>• Reduction in quality of golf course possibly leading to its potential loss</li> <li>• In countryside</li> <li>• Loss of informal recreational resource</li> <li>• Inappropriate extension of residential development</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<p>beyond clearly defined and sensible settlement boundaries</p> <ul style="list-style-type: none"> <li>• Loss of important woodland</li> <li>• Should remain as is to protect its dual nature of wildlife habitat and leisure facility.</li> <li>• Added strain on infrastructure (including roads) which is already struggling.</li> </ul>	
		<p>Allocate for housing:</p> <ul style="list-style-type: none"> <li>• Possible to maintain high quality golf course whilst providing for housing and SANG.</li> <li>• Can provide SANG, unlike many other sites in Issues and Options Paper.</li> <li>• SANG will help unlock potential to bring forward other sites within built up areas of adjoining settlement.</li> <li>• Will help to quickly address the Council's current housing land supply shortfall</li> <li>• Represents best opportunity for Council to achieve its own wider housing requirements across the Borough.</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Designate as a SANG</p>	<p>Noted</p>
		<p>Phasing not correct: No requirement for substantial infrastructure provision or land assembly issues so could feasibly start delivering housing prior to 2017. Delaying site's phasing would restrict SANG provision across the Borough and prevent highly sustainable sites in settlement coming forward. This will worsen Council's housing land supply situation. If site allocated for first 5 years Council will be in stronger position to resist less</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		desirable sites coming forward.	
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways New junction would be required to incorporate this and other potential site in Old Bisley Road. Detailed assessment of all junctions would be required. No footways on this side of road, no streetlights. Recommend reduction of speed limit.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/DPC/16	Cheswycks School, Guildford Road	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• 50% of site is within 400m of SPA</li> <li>• Isolated from schools, shops and main transport links</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Allocate for housing:</p> <ul style="list-style-type: none"> <li>• Previously Developed Land with good road access</li> <li>• Allocate for nursing home</li> <li>• Site been derelict eyesore for many years</li> <li>• Self contained site</li> <li>• May lend itself to a mixed residential home/housing development.</li> <li>• Whilst road access not ideal, neither are many other options in list</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Capacity wrong:</p> <ul style="list-style-type: none"> <li>• Far too high as PDL parts of site lie within 400m of</li> </ul>	<p>Noted Information will be taken</p>

Site Ref	Address	Summary of comments received	Councils' response
		SPA. <ul style="list-style-type: none"> <li>• Limit development to PDL</li> <li>• Limit to floor area of existing school buildings</li> <li>• No benefit in site being left to become derelict</li> </ul>	into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High across most of site, rest intermediate.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No obvious site access. Guildford Road is National Speed limit, unlikely to achieve adequate visibility for site access. No footways, streetlights. Location unsustainable – no public transport, pedestrian or cycling infrastructure.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Deepcut Employment sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Deepcut Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Deepcut centre	No comments	-



## Potential Deepcut Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Potential Deepcut Green Space sites

Site Ref	Address	Summary of comments received	Councils' response
G/DPC/1	Frimley Fuel Allotments SNCI	No comments	-
G/DPC/2	Deepcut Barracks North SNCI	No comments	-
G/DPC/3	Richmond Hill SNCI	No comments	-
G/DPC/4	Woodland, Blackdown Road	No comments	-
G/DPC/5	Play Space, Suffolk Court	No comments	-
G/DPC/6	Open Space, Dettingen Cres	No comments	-
G/DPC/7	Frith Hill SNCI	No comments	-
G/DPC/8	Playing Field, Blackdown Road	No comments	-
G/DPC/10	Frimley Fuel Allotments SANG	<p>Allocate as SANG:</p> <ul style="list-style-type: none"> <li>The most appropriate location for a new SANG, which is required in order to mitigate the impact of such new development upon the SPA, is one that best serves the needs of the growth of Camberley.</li> <li>The Frimley Fuel Allotments SANG is the closest of all those identified to Camberley. It directly adjoins the identified 'primary development location' as set out within the Core Strategy, and as a result would be</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<p>most accessible by the majority of new residents resulting from the Council's housing strategy.</p> <ul style="list-style-type: none"> <li>Allocation (in conjunction with the residential development of H/DPD/12) will facilitate delivery of SANG swiftly and comprehensively, thereby providing far greater certainty in meeting borough's housing needs.</li> <li>Suitable as SANG but not development proposed to be associated with it.</li> </ul>	
		<p>Do not allocate as SANG:</p> <ul style="list-style-type: none"> <li>Existing character of site as informal recreation would be lost through creation of carparking and formal paths etc.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>There may potentially be biodiversity issues relating to the density of badger setts on this site.</p>	Noted. Information will be taken into account in the selection of preferred sites.
G/DPC/11	Land East of St Catherine's Road & North of Lake Road SANG	<p>Woods already used for recreation by many so can't see allocation would make much difference</p>	Noted
		<p>Badger setts present – There may potentially be biodiversity issues relating to the density of badger setts on this site.</p>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Do not allocate as SANG:</p> <ul style="list-style-type: none"> <li>The existing character of the site as informal recreation land would be lost if it were converted to a formal SANG</li> </ul>	Noted. Information will be taken into account in the

Site Ref	Address	Summary of comments received	Councils' response
		<p>with all the parking facilities, formal paths etc. that this would imply.</p> <ul style="list-style-type: none"> <li>The site has a wide range of biodiversity and is comprised of a mosaic of different habitats with elements of ancient woodland supporting a range of flora including bluebells.</li> </ul>	selection of preferred sites.
		<p>Formal scientific assessment of the site should be undertaken to fully determine the ecological and environmental impact of development prior to any planning decisions being made, with a possible selection of the site as a SNCI, as detailed in the document 'Guidance for the Selection of Sites of Nature Conservation Importance (SNCIs) in Surrey, May 2008'</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

### Potential Deepcut MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Comments received on specific sites in the Frimley local area

### Potential Frimley Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/FRM/7	Land at Greenbank Way	<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>Satisfactory existing access, Location sustainable – residential/commercial area with very good public transport, pedestrian and cycling links.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/FRM/9	55 - 61 Frimley High Street	<p>Flooding</p> <p>Zone 3 Flood Risk, water courses/bodies along edge of site, potential contamination site approximately 20m away, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>Existing access adequate, Location sustainable – residential/commercial area with very good public transport, pedestrian and cycling links.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/FRM/10	Land at Camberley Heath, Golf Drive	<p>Allocate for housing:</p> <ul style="list-style-type: none"> <li>• Add in land to north east</li> <li>•</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the</p>

Site Ref	Address	Summary of comments received	Councils' response
			selection of preferred sites.
		Do not allocate for housing : <ul style="list-style-type: none"> <li>• Would limit opportunity for to develop Southcote Park to provide play equipment for children. There are no play facilities closer than Heatherside or the Arena for child attending Prior Heath and Crawley ridge Schools.</li> <li>• Within Camberley Heath Golf Course SNCI and development would conflict with biodiversity interests</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity wrong: <ul style="list-style-type: none"> <li>• Site area is larger than that shown in Appendix 4. Capacity proportionately higher – 12 – 15 dwellings.</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, No potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Existing access adequate, Location is residential area with good pedestrian links.	Noted. Information will be taken into account in the selection of preferred sites.
H/FRM/13	land r/o 14-32 Fairfield Drive	Allocated for housing: <ul style="list-style-type: none"> <li>• Has minimal access provision close to main road</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity wrong:	Noted

Site Ref	Address	Summary of comments received	Councils' response
		Could accommodate 20-30 new dwellings	Information will be taken into account if site is selected as preferred site.
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Access from Fairfield Drive preferable over Portsmouth Road access. Single point access preferred if using access from Portsmouth Road. Residential area with good pedestrian and cycling links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/FRM/16	Children's Centre, Church Road	20 new dwellings on site will materially increase vehicle movements in already congested area.	Noted
		<p>Flooding Zone 1 Flood Risk, water courses/bodies on edge of site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Existing access adequate. No junction improvement required. 20 dwellings have lower trip rate than existing use. Location in town centre with good public transport, pedestrian and cycling links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/FRM/18	29-47 odds & 34-38 evens, Station Road	<p>Flooding Zone 3 Flood Risk, water courses/bodies on edge of site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred</p>

Site Ref	Address	Summary of comments received	Councils' response
		Highways Access unlikely to be concern. Station Road/High St junction to be considered. Location in residential area with good public transport, pedestrian and cycling links.	sites. Noted. Information will be taken into account in the selection of preferred sites.
H/FRM/22	Allotments, Church Road	Do not allocate for housing: <ul style="list-style-type: none"> <li>• Loss of allotments which are in high demand and beneficial to local communities and wildlife</li> <li>• Long waiting lists for plots. Need more sites, not less.</li> <li>• Council required under Section 23 of Small Holdings and Allotments Act 1908 to provide sufficient number of allotments and let them to persons living in area who want them.</li> <li>• Allotments were to be an extension of St Peter's church graveyard when required. There are no other burial sites available in the area</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 1 Flood Risk, water courses/bodies on edge of site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Access of Parsonage Way satisfactory. Location in residential area with good public transport, pedestrian and cycling links.	Noted. Information will be taken into account in the selection of preferred sites.
H/FRM/28	Land at Ridgewood Centre, Old Bisley Road	Allocate for housing: <ul style="list-style-type: none"> <li>• Site previously developed with good road access</li> </ul>	Noted. Information will be taken

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>Logical redevelopment of land within existing settlement area</li> </ul>	into account in the selection of preferred sites.
		<p>Flooding Zone 1 Flood Risk, water courses/bodies on edge of site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Highways Existing access adequate. Proximity to other potential site (H/DPC/13) would mean a new junction incorporating both sites. Recommend reduction of 40mph speed limit.</p>	Noted. Information will be taken into account in the selection of preferred sites.
H/FRM/30	1 and 2 Saville Gardens	<p>Flooding Zone 1 Flood Risk, water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Highways Access from Saville Gardens. No immediate visibility concerns. Location is a residential area with good pedestrian links..</p>	Noted. Information will be taken into account in the selection of preferred sites.
H/FRM/110	74 & 76 Longmeadow	<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.</p>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Highways</p>	Noted.



Site Ref	Address	Summary of comments received	Councils' response
		Access preferred from Longmeadow. Location is a residential area with good pedestrian links.	Information will be taken into account in the selection of preferred sites.

### Potential Frimley Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/FRM/3	Land Rear of the Parade, Frimley	Allocate for employment as it is in a built up area	-
		Do not allocate for employment	Noted
		Is this a potential travellers site?	Noted
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Frimley Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Frimley Primary Shopping Area	No comments	-
N/A	Frimley Secondary Shopping Centre	No comments	-
N/A	Beaumaris Parade	No comments	-
N/A	Farm Road Parade	No comments	-
N/A	Heatherside Parade	No comments	-

## Potential Frimley Transport sites

Site Ref	Address	Summary of comments received	Councils' response
T/FRM/4	Land Rear of the Parade	Existing car park behind The Parade does not seem to be designated. Signage small and inadequate, phone and pay system ludicrous, exorbitant fines issues for exceeding the 20 minute free time.	Noted. Information to be passed to the Council's parking services.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.

## Potential Frimley Greenspace sites

Site Ref	Address	Summary of comments received	Councils' response
G/FRM/1	Camberley Heath Golf Course SNCI	No comments	-
G/FRM/3	St Augustines Catholic Primary School, Chobham Road	No comments	-
G/FRM/5	Playing Field and Woodland, Carwarden House, Upper Chobham Road	No comments	-
G/FRM/6	Open Space, Magurie Drive	No comments	-
G/FRM/7	Open Space, Roxburgh Close	No comments	-
G/FRM/8	Open Space, Amber Hill	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/FRM/9	Playing Field, Heather Ridge School	No comments	-
G/FRM/10	Heatherside Recreation Ground, Cumberland Road	No comments	-
G/FRM/11	Wellingtonia Avenue	No comments	-
G/FRM/12	Wood, Wendover Drive	No comments	-
G/FRM/13	Balmoral Drive West	No comments	-
G/FRM/14	Wood, Clewborough House School, St Cathrines Road	No comments	-
G/FRM/15	Open Space Middlemoor Road	No comments	-
G/FRM/16	Allotments, Church Road	No comments	-
G/FRM/17	St Peters Church Cemetery Church Road	No comments	-
G/FRM/18	Playing Field, Lakeside County Middle School, Field Lane	No comments	-
G/FRM/19	Open Space, Field Lane	No comments	-
G/FRM/20	Wood, Tomlinscote School, Tomlinscote Way	No comments	-
G/FRM/21	Tomlins Pond, Tomlinscote Way	No comments	-
G/FRM/22	Open Space Lakeland Drive	No comments	-
G/FRM/23	Wood, Frimley Grove Gardens	No comments	-
G/FRM/24	Recreation Ground, Chobham Road	No comments	-
G/FRM/25	Recreation Ground, Frimley High Street	No comments	-
G/FRM/26	Grove School, Chobham Road	No comments	-
G/FRM/27	Frimley Park, Frimley Road	No comments	-
G/FRM/28	Open Space, Gilbert Road	No comments	-
G/FRM/29	Open Space, Badgerswood Drive	No comments	-
G/FRM/30	Open Space, Holly Hedge Road	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/FRM/31	Warren Wood, Warren Rise	No comments	-
G/FRM/32	Play Space, Longmeadow	No comments	-
G/FRM/33	Play Space, Hawthorn Road	No comments	-
G/FRM/34	Open Space, Sheridan Road	No comments	-
G/FRM/35	Camberley Heath Golf Course, Golf Drive	No comments	-
G/FRM/36	Open Space, Cheylesmore Park	No comments	-
G/FRM/37	Open Space, Dawsmere Close	No comments	-
G/FRM/38	Open Space, Copped Hall Way	No comments	-

### Potential Frimley MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Comments received on specific sites in the Frimley Green local area

### Potential Frimley Green Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/FG/1	251 Frimley Green Road	Allocate for housing: <ul style="list-style-type: none"> <li>Meets most of the important sustainability criteria with reasonably minor negative impact</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity wrong: <ul style="list-style-type: none"> <li>8 units considered too high given plot size</li> <li>8 units will have detrimental impact on street scene</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
H/FG/8	Land at East Curve, Sturt Road	Allocate for housing: <ul style="list-style-type: none"> <li>Site lies within the adjoining settlement</li> <li>Site adjoins urban area and is bounded on other sides by railways and thus is entirely divorced physically and visually from the countryside beyond railways.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Do not allocate for housing: <ul style="list-style-type: none"> <li>Site needs to be kept available for the re-opening of the rail line to provide direct fast link from Camberley to London.</li> </ul>	Noted. Information will be taken into account in the selection of preferred

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Would prevent important strategic enhancement of rail services to Frimley and Camberley</li> <li>• Outside settlement area</li> <li>• Local roads incapable of accepting further traffic</li> <li>• Site provides critically important green space between settlements of Mytchett and Frimley Green.</li> <li>• Overdevelopment of area</li> <li>• Loss of important wildlife habitats</li> <li>• Loss of informal recreation area</li> <li>• Local infrastructure could not cope with additional pressure</li> </ul>	sites.
		No objection as surrounding railways screen site so plays little role in landscape of Blackwater Valley	Noted
		Capacity wrong: <ul style="list-style-type: none"> <li>• 48 units too high</li> <li>• In combination with other sites greatly exceeds the 20 units required in the Core Strategy.</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Not to be released for housing.. In medium term a Surrey county council aim is to promote the Sturt Road chord scheme as an effective use of future additional capacity on the South West Main Line.	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
H/FG/13	188-190 (allotment) Frimley Green Road	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Loss of recreation/leisure resource which cannot be provided elsewhere</li> <li>• Loss of highly values community asset which has a high demand for use</li> <li>• Established as Statutory Allotments and their useage or redevelopment is not within the gift of SHBC. An Act of Parliament will be required to change their useage.</li> <li>• Area already suffers from illegal parking and congestion. Will reduce road safety further, especially on the Hatches/Cross Lane and Frimley Green Road</li> <li>• Loss of visual amenity</li> <li>• Loss of wildlife including Slow worms, grass snakes, stag beetles and bees.</li> <li>• Already shortage of allotments in Surrey Heath. Would be unacceptable to reduce number further.</li> <li>• Unacceptable impact on landscape and recreational use of Coleford Bridge Lake</li> <li>• Loss of allotments which are in high demand and beneficial to local communities and wildlife</li> <li>• Long waiting lists for plots. Need more sites, not less.</li> <li>• Council required under Section 23 of Small Holdings and Allotments Act 1908 to provide sufficient number of allotments and let them to persons living in area who want them.</li> <li>• Fails to encourage use of PDL</li> <li>• Will lead to adverse impacts on health, air quality and greenhouse gas emissions</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>Loss of important green space</li> <li></li> </ul>	
		Site not correctly identified as includes Kings Mews housing development which has already been built.	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Existing access satisfactory. Location is residential area with good pedestrian, cycling and public transport links.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Frimley Green Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/FG/1	Land at Sturt Road Chord	Do not allocate for employment: <ul style="list-style-type: none"> <li>Employment uses need to be concentrated on established employment sites</li> <li>Adjoining highway is unsuitable and restricted in width to accommodate commercial traffic.</li> <li>Access through residential area</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.



Site Ref	Address	Summary of comments received	Councils' response
		Is there a possibility of the site being allocated for Travellers?	This is a matter that will be considered at Preferred Options Stage
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Frimley Green Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Frimley Green Centre	Allocate suggested additions to retail parade: <ul style="list-style-type: none"> <li>• Includes retail units that are well integrated with establish retailing focus of Frimley Green.</li> <li>• Will allow Frimley Green to more easily provide for identified retailer demand</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
R/FG/3	Land at Sturt Road Chord	Do not allocate for retail: <ul style="list-style-type: none"> <li>• Out of centre site with no justification</li> <li>• Development would be contrary to retail policies of NPPF</li> <li>• No identified need for further retail</li> <li>• Adjoining highway is unsuitable for commercial traffic</li> <li>• Retail needs to be concentrated in Frimley Green shopping centre to concentrate activity</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

	<p>Flooding  Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High</p>	<p>Noted.  Information will be taken into account in the selection of preferred sites.</p>
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### Potential Frimley Green Transport sites

Site Ref	Address	Summary of comments received	Councils' response
T/FG/1	Sturt Road Chord	<p>Do not allocate for Transport:</p> <ul style="list-style-type: none"> <li>• No robust evidence base to support re-opening of Chord</li> <li>• Chord is not needed to improve services from Camberley to London</li> <li>• Is the most expensive and impracticable option for improving rail services to London.</li> <li>• Would be better to pursue option of improvements at Virginia Water or to make timetabling changes.</li> <li>• Rail link is no more than an aspiration.</li> <li>• Council have never discussed matter with Network Rail or their predecessors</li> <li>• Network Rail have said that it has no aspiration to open link, there is no spare capacity through existing junctions and in 2008 they indicated that they will not be addressing the re-instatement of the link (according to Bachman Trust et al). Reference made to Network Rail's submissions on Core Strategy.</li> <li>• Core Strategy does not meet requirements of para 41</li> </ul>	<p>Noted.  Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<p>of NPPF because it does not, and cannot justify the rail link and can't say when it will be delivered, by whom and at what cost.</p> <ul style="list-style-type: none"> <li>• There are already two lines close enough to residential housing. Will a direct line from Camberley really make a huge difference bearing in mind how close Farnborough Main and other local Stations are. Maybe better bus services to and from the stations would be a cheaper, more profitable and convenient.</li> </ul>	
		<p>Allocate site for transport:</p> <ul style="list-style-type: none"> <li>• Sustainable transport measures are to be supported</li> <li>• Retention of Chord essential in order that direct train service from Camberley via Woking can be restored.</li> <li>• Camberley's relatively poor rail links place significant brake on employment potential. Chord represents opportunity to improve service in medium to long term. Loss of opportunity to improve links would make achievement of policies discouraging car use and employment more difficult.</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Policy M18 should be abandoned</p>	<p>Noted</p>
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

## Potential Frimley Green greenspace sites

Site Ref	Address	Summary of comments received	Councils' response
G/FG/1	The Green	No comments	-
G/FG/2	Allotments, Wharf Road	No comments	-
G/FG/4	Allotments, The Hatches	No comments	-
G/FG/5	Frimley Green Recreation Ground	No comments	-
G/FG/6	Sandringham County First School, Sandringham Way	No comments	-
G/FG/7	Playing Fields, Frimley CE Middle School, Frimley Green Road	No comments	-
G/FG/8	Open Space, Hillside Crescent	No comments	-
G/FG/11	Frimley Hatches, The Hatches	No comments	-
G/FG/12	Johnsons Wax Grounds, Frimley Green Road	No comments	-
G/FG/14	Balmoral Drive East	No comments	-
G/FG/15	Open Space, The Hatches	No comments	-

### Potential Frimley Green MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Comments received on specific sites in the Lightwater local area

### Potential Lightwater Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/LTW/3	99 – 101 Guildford Road	<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – Low.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>Vehicle visibility to the west slightly restricted but requirement may be low due to lower speeds as vehicles approach speed table..</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/LTW/11	94 – 102a Guildford Road	<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – Low.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways</p> <p>No initial concerns on access. Location close to village centre with good public transport links.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

### Potential Lightwater Employment sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Lightwater Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Lightwater Centre	Do not include 76 Guildford Road in revised retail area. Flexible approach should be applied to premises at 76 Guildford Road as may not be possible to sustain commercial use of site once present lease has expired.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Lightwater Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Lightwater Greenspace sites

Site Ref	Address	Summary of comments received	Councils' response
G/LTW/1	Dunross Farm	No comments	-
G/LTW/2	High View Road	No comments	-
G/LTW/3	Lightwater Country Park	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/LTW/4	White Hill	No comments	-
G/LTW/5	Playing Fields, Hammond Middle School, Badger Drive	No comments	-
G/LTW/6	Recreation Ground, Briar Avenue	No comments	-
G/LTW/8	Open Space, Ivy Drive	No comments	-
G/LTW/9	Lake, Lightwater Gardens	No comments	-
G/LTW/10	Recreation Ground, Broadway Road	No comments	-
G/LTW/11	Open Space, Corbett Drive	No comments	-
G/LTW/12	Open Space, Lightwater Meadow	No comments	-
G/LTW/14	The Folly	No comments	-
G/LTW/15	Land south of Lightwater Country Park – potential SNCI	Agree with the proposed removal of the pSNCI status on G/LTW/15	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Lightwater MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Comments received on specific sites in the Mytchett local area

### Potential Mytchett Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/MYT/2	Grove Farm, Mytchett Road	Allocate for housing: <ul style="list-style-type: none"> <li>Meets most of more important sustainability criteria with reasonably minor negative impact</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Care needs to be taken that existing lower cost housing on site, and which is very rare in Surrey Heath, is not lost.	Noted
		Adjacent to SNCI's and would require sensitivity to biodiversity interests there.	Noted
		Capacity: Proposed capacity of 9 units seems reasonable	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk but potential risk to flooding from Mytchett Lake, no water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Access via private road, good visibility. May be concerns about presence of Mytchett Lake Road, directly opposite access road. Location predominantly residential with good pedestrian, cycling and public transport links.	Noted. Information will be taken into account in the selection of preferred sites.



Site Ref	Address	Summary of comments received	Councils' response
H/MYT/5	58 Mytchett Road	Allocate for housing: <ul style="list-style-type: none"> <li>Meets most of more important sustainability criteria with reasonably minor negative impact</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity: Proposed capacity of 5 units seems high given plot size and will have detrimental impact on street scene.	Noted Information will be taken into account if site is selected as preferred site.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near to site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways Existing access is adequate, no initial concerns. Location predominantly residential with good pedestrian, cycling and public transport links.	Noted. Information will be taken into account in the selection of preferred sites.
H/MT/6	Grange Nurseries/11 Coleford Bridge Road and Linsford Bungalow	Reasonable allocation.	Noted. Information will be taken into account in the selection of preferred sites.
		Is site developable – has been allocated for over decade but not yet come forward for development.	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		Adjacent to SNCI's and would require sensitivity to biodiversity interests there.	Noted
		<p>Flooding Zone 1 and 2 Flood Risk, water courses/bodies on edge of site, historic landfill adjacent to site, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Existing access is satisfactory. Second access possible at 11 Coleford Bridge Road with new junction. Location predominantly residential with good pedestrian, cycling and public transport links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/MYT/13	Kingsmead House, 156 & 150 Mytchett Road	<p>Allocate for housing: Meets most of more important sustainability criteria with reasonably minor negative impact</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		Site already has permission for 40 bed care home	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Flooding Zone 1 Flood Risk but potential risk from Mytchett Lake, no water courses/bodies on or near to site.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Access via entrance to petrol station and office block. Good</p>	<p>Noted. Information will be taken</p>

Site Ref	Address	Summary of comments received	Councils' response
		visibility. Location is residential area with good pedestrian links.	into account in the selection of preferred sites.
H/MYT/18	Land North of Coleford Bridge Road	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Next to SNCI</li> <li>• Outside settlement area</li> <li>• Fails most of sustainability criteria</li> <li>• No access other than single narrow track between 2 houses</li> <li>• Would adversely affect existing water-sports business</li> <li>• Sited in flood risk zone 2 and flood plain</li> <li>• Does not utilise PDL</li> <li>• Loss of countryside</li> <li>• Adverse environmental and ecological effects</li> <li>• Infrastructure (including roads) could not cope</li> <li>• Out of character with adjoining residential areas</li> <li>• Site is isolated with few public transport connections</li> <li>• Overdevelopment</li> <li>• Loss of important green space between settlement areas</li> <li>• Loss of informal recreational area</li> <li>• Would be backland development</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Has a flood risk assessment been undertaken?	A strategic flood risk assessment has been undertaken. A more detailed look at flooding will be done as part of the

Site Ref	Address	Summary of comments received	Councils' response
			site selection process.
		<p>Flooding Zone 1&amp; 2 Flood Risk, water courses/bodies on edge of site, historic landfill near site boundary, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Access via unnamed access road private road from Coleford Bridge Road to The Quays. Junction is good. No information about ownership maintenance requirements for access road. Location predominantly residential with good pedestrian, cycling and public transport links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/MYT/19	Land off Salisbury Terrace	<p>Do not allocate for housing:</p> <ul style="list-style-type: none"> <li>• Within 400m of SPA</li> <li>• Roads not suitable for accommodating increase in traffic.</li> <li>• Provides important green space in Mytchett</li> <li>• Overdevelopment</li> <li>• Detrimental impact on amenity of residents in Nightingale Drive</li> <li>• Would place additional pressure on local infrastructure which is already struggling to cope.</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near, no source protection zones, designated secondary aquifer – High.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways Access via Salisbury Terrace is satisfactory but poor at</p>	<p>Noted. Information will be taken</p>

Site Ref	Address	Summary of comments received	Councils' response
		junction between Salisbury Grove and Mytchett Place Road. Location predominantly residential with good pedestrian, cycling and public transport links.	into account in the selection of preferred sites.

## Potential Mytchett Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/MYT/1	Grange Nurseries/11 Coleford Bridge Road and Linsford Bungalow	Allocate for employment :	-
		<ul style="list-style-type: none"> <li>In built up area</li> </ul>	
		Do not allocate:	Noted.
		<ul style="list-style-type: none"> <li>Site now largely developed for housing</li> </ul>	Information will be taken into account in the selection of preferred sites.
		Could this be allocated for Traveller housing?	
		Flooding Zone 1 and 2 Flood Risk, water courses/bodies on edge of site, historic landfill adajacen to site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.
E/MYT/2	Salisbury Terrace	Allocate for employment :	Noted.
		<ul style="list-style-type: none"> <li>In built up area</li> </ul>	Information will be taken into account in the selection of preferred sites.
		Do not allocate for employment:	Noted.
		<ul style="list-style-type: none"> <li>Nightingale Road not suitable to accommodate</li> </ul>	Information will be taken

		increase in traffic and large commercial vehicles.	into account in the selection of preferred sites.
		Could this be allocated for Traveller housing?	
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – High.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Mytchett Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Mytchett Parade	-	--

### Potential Mytchett Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Mytchett Greenspace sites

Site Ref	Address	Summary of comments received	Councils' response
G/MYT/4	Coleford Bridge, and east Coleford	The Quays Pub and associated car park should remain within	Noted.

Site Ref	Address	Summary of comments received	Councils' response
	Bridge + North of Hamesmoor Rd SNCI	the SNCI in order to ensure that their operations continue to comply with the necessary environmental precautions.	Information will be taken into account in the selection of preferred sites.
G/MYT/5	Hay Meadow West Coleford Bridge SNCI	No comment	-
G/MYT/6	Mychett Mere, Land between Lindsford Farm and Grove Farm SNCI	No comment	-
G/MYT/7	Woods and Heath East of Basingstoke Canal SNCI	No comment	-
G/MYT/8	Grayswood Avenue	No comment	-
G/MYT/9	Loman Road	No comment	-
G/MYT/10	Open Space (north), Lynwood Drive	No comment	-
G/MYT/11	Open Space (south), Lynwood Drive	No comment	-
G/MYT/12	Playing Field, Mychett Co First School, Whiteacres Road	No comment	-

### Potential Mychett MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

## Comments received on specific sites in the West End local area

### Potential West End Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/WE/8	West End Reserve Site, Benner Lane/Beldam Bridge/Kings Road	<p>Do not allocate site for housing:</p> <ul style="list-style-type: none"> <li>Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>Out of character</li> <li>Loss of green character to school</li> <li>Adverse impact on visual amenity</li> <li>Will exacerbate existing flooding problems</li> <li>In Green Belt</li> <li>Adverse impact on wildlife</li> <li>Small bridge over Beldam Bridge road is single land and could not cope with increased traffic.</li> <li>No pavements or street lighting on road</li> <li>Would reduce countryside gap between Chobham and West End</li> <li>Not PDL and thus development is contrary to NPPF</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>Will help to meet identified housing need</li> <li>Will be able to provide SANG</li> <li>Core Strategy fails to meet full objectively assessed needs as required by NPPF.</li> <li>Part of site available now</li> <li>Site is outside Green Belt and thus less restricted than Green Belt</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>



Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Site and area is sustainable. Sites in other locations on eastern side of Borough are less so.</li> <li>• Significant level of affordable housing can be provided</li> <li>• Can provide own SANG</li> <li>• No over-riding constraints on delivery of site for residential purposes.</li> </ul>	
		<p>Site has been allocated for over a decade but has not come forward. Leads to question over ability of site to come forward and its developability.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Because of the nature of the site, it should be regarded as lying within settlement boundary and allocated as such, rather than be regarded as CBGB.</p>	<p>Noted</p>
		<p>Phasing not correct:</p> <ul style="list-style-type: none"> <li>• Should be kept in reserve until 2026, and not allocated at all unless and until it is clear that the housing targets will not be met.</li> </ul>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		<p>Amend boundaries of site:</p> <ul style="list-style-type: none"> <li>• Eastern boundary should be amended to take account of existing features rather than following the western boundary of a proposed road that will not be built.</li> <li>• South eastern boundary should be amended to include land south of Beldam Bridge Road.</li> </ul>	<p>Noted Matter will be considered further if the site is to be considered as a preferred option.</p>
		<p>Flooding Zone 1 &amp; 2 Flood Risk, water courses/bodies near site boundary, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – Low and intermediate.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<p>Highways</p> <p>Only apparent access is Guildford Road. Access has inadequate visibility. Village centre location.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/WE/18	Land off Beldam Bridge Road	<p>Do not allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>• Out of character</li> <li>• Will exacerbate existing flooding problems</li> <li>• Adverse impact on wildlife</li> <li>• Small bridge over Beldam Bridge road is single land and could not cope with increased traffic.</li> <li>• No pavements or street lighting on road</li> <li>• Would reduce countryside gap between Chobham and West End</li> <li>• Not PDL and thus development is contrary to NPPF</li> <li>• Access is on blind bend – road safety concerns</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Should be allocated as part of housing reserve site</li> <li>• Site contained visually from surrounding area by trees on boundary</li> <li>• Will help to meet identified housing need</li> <li>• Could make substantial contribution to addressing 5 yr land supply shortfall.</li> <li>• Site available now</li> <li>• Site and area is sustainable.</li> <li>• No constraints on delivery of site for residential</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		purposes.	
		Capacity not correct: <ul style="list-style-type: none"> <li>• Could provide for 80 homes</li> <li>• 51 too high</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Phasing not correct: <ul style="list-style-type: none"> <li>• Could be brought forward immediately</li> </ul>	Noted Information will be taken into account if site is selected as preferred site.
		Site likely to have intrinsic biodiversity interest	Noted
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, historic landfill adjacent to site, no source protection zones, designated secondary aquifer – intermediate.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No direct access onto Kings Road. No immediate concerns with access onto Beldam Bridge Road. Potential access off Benner Lane. Village centre location.	Noted. Information will be taken into account in the selection of preferred sites.
H/WE/19	Dyckmore, Streets Heath	Do not allocate site for housing: <ul style="list-style-type: none"> <li>• Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>• Contains one of only a few large houses that are part of its history</li> <li>• Conflicts with NPPF in that does not promote development of brownfield land</li> <li>• Small site with no guarantee of coming forward</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Allocate for housing	Noted

Site Ref	Address	Summary of comments received	Councils' response
		Unlikely to be able to provide level of affordable housing that reserve site could contribute.	Noted
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – low.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial concerns.	Noted. Information will be taken into account in the selection of preferred sites.
H/WE/22	Land at Pankhurst Farm, Bagshot Road	Do not allocate site for housing: <ul style="list-style-type: none"> <li>Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>Too distant from settlement area</li> <li>Would bridge significant green belt corridor</li> <li>Conflicts with NPPF in that does not promote development of brownfield land</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Allocate for housing: <ul style="list-style-type: none"> <li>Allocation only of land along Chobham Road.</li> <li>On PDL</li> <li>Would improve appearance and use of land</li> <li>Would provide SANG</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity not correct	Noted
		Phasing not correct	Noted
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no	Noted. Information will be taken into account in the

Site Ref	Address	Summary of comments received	Councils' response
		source protection zones, designated secondary aquifer – low.	selection of preferred sites.
		Highways No immediate access concerns. Edge of village centre. Poor public transport links.	Noted. Information will be taken into account in the selection of preferred sites.
H/WE/24	Land West of Fenns Lane	Do not allocate site for housing: <ul style="list-style-type: none"> <li>Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>Part of villages' intrinsic green areas</li> <li>In Green Belt</li> <li>Conflicts with Core Strategy Policy CP1</li> <li>Conflicts with NPPF in that does not promote development of brownfield land</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Allocate for housing: <ul style="list-style-type: none"> <li>Close to A322 and amenities</li> <li>On PDL</li> <li>Would compliment adjacent settlement</li> <li>Does not encroach on countryside as much as areas to east</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Capacity correct	Noted
		Phasing correct	Noted
		Phasing not correct. Should be phased earlier	Noted
		Flooding Zone 2 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer –	Noted. Information will be taken into account in the selection of preferred

Site Ref	Address	Summary of comments received	Councils' response
		low.	sites.
		Highways Access position likely to be determined by available visibility, junction may be required, no footways or street lighting. Recommend footpaths along site frontage	Noted. Information will be taken into account in the selection of preferred sites.
H/WE/31	Conifers Nursery, Bagshot Road	Do not allocate site for housing: <ul style="list-style-type: none"> <li>Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>Too distant from settlement areas</li> <li>Conflicts with NPPF in that does not promote development of brownfield land</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Allocate for housing: <ul style="list-style-type: none"> <li>On PDL</li> </ul>	Noted
		Phasing not correct. Should be phased earlier	Noted
		Capacity not correct	Noted
		Flooding Zone 2 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – low.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No immediate concerns. Edge of village. Poor public transport links	Noted. Information will be taken into account in the selection of preferred sites.

## Potential West End Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/WE/2	Dykemore, Streets Heath	Allocate for employment : <ul style="list-style-type: none"> <li>• Need for local employment sites</li> </ul>	-
		Do not allocate: <ul style="list-style-type: none"> <li>• In residential area</li> <li>• Poor road infrastructure for commercial traffic</li> <li>• Potential to harm village fabric</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Could this be allocated for Traveller housing?	This is a matter to be explored further at Preferred Options stage
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – low.	Noted. Information will be taken into account in the selection of preferred sites.
E/WE/3	Pankhurst Farm, Bagshot Road	Allocate for employment : <ul style="list-style-type: none"> <li>• Need for local employment sites</li> <li>• Need for certainty and clarity in allocation for employment. Would enable greater degree of investment for facility that could support commercial development in this part of Borough</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Do not allocate for employment: <ul style="list-style-type: none"> <li>• In residential area</li> <li>• Poor road infrastructure for commercial traffic</li> <li>• Inappropriate development in Green Belt</li> <li>• Poor location</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		Could this be allocated for Traveller housing?	This is a matter to be explored further at Preferred Options stage
		Do not allocate southern section	Noted
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – low.	Noted. Information will be taken into account in the selection of preferred sites.
E/WE/4	West End Reserve site	Allocate for employment : <ul style="list-style-type: none"> <li>• Need for local employment sites</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Do not allocate for employment: <ul style="list-style-type: none"> <li>• Too large a site</li> <li>• In residential area</li> <li>• Road infrastructure could not cope with large amount of commercial traffic from site</li> <li>• Would destroy character of south and east of village</li> <li>• Potential to harm village fabric</li> <li>• Poor location</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Could this be allocated for Traveller housing?	This is a matter to be explored further at Preferred Options stage
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer –	Noted. Information will be taken into account in the selection of preferred



Site Ref	Address	Summary of comments received	Councils' response
		low.	sites.
E/WE/5	Gregory's Yard	Allocate for employment : <ul style="list-style-type: none"> <li>• Need for local employment sites</li> <li>• Already used for employment</li> <li>• Existing brownfield land</li> <li>• Allocation as Core Employment site would enable council to guide use and development in a systematic way to benefit local area and Surrey Heath business community.</li> <li>• Opportunity to have a fresh planning approach to site.</li> <li>• Excluding site would demonstrate a lack of soundness and consistency with NPPF.</li> <li>• Would lead to visual improvement of site and would not increase its existing impact on Green Belt</li> <li>• Would provide modern accommodation to meet the needs of the rural economy</li> <li>• Could reduce the number of HGV's operating along Lucas Green Road.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Do not allocate for employment: <ul style="list-style-type: none"> <li>• Existing use has already damaged road edges and verges of Lucas Green Road</li> <li>• Poor road infrastructure for commercial traffic</li> <li>• Commercial traffic will reduce road safety</li> <li>• Will increase air pollution</li> <li>• Will exacerbate runoff and flooding problems</li> <li>• Potential to harm village fabric</li> <li>• Already in employment use</li> <li>• Contentious planning history</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>In green belt</li> </ul>	
		Could this be allocated for Traveller housing?	This is a matter to be explored further at Preferred Options stage
		Flooding Zone 3 Flood Risk, water courses/bodies on edge of site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – high.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential West End Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	West End Centre	No comments	-
R/WE/2	West End Reserve site	Do not allocate for retail: <ul style="list-style-type: none"> <li>Would extend built up area of village</li> <li>Road infrastructure could not cope with large amount of commercial traffic from site</li> <li>Would destroy character of south and east of village</li> <li>No demand for retail here</li> <li>Out of centre site for which there is no justification</li> <li>Development would be contrary to NPPF in that it would harm and prejudice Local Centres such as Lightwater.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near	Noted. Information will be taken

Site Ref	Address	Summary of comments received	Councils' response
		site, no potential contamination sites on or near site, no source protection zones, designated secondary aquifer – low.	into account in the selection of preferred sites.

### Potential West End Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	Lucas Green site should not be allocated for transport	Noted

### Potential West End Greenspace sites

Site Ref	Address	Summary of comments received	Councils' response
G/WE/1	Fields Hook/Priest Lane SNCI	No comments	-
G/WE/2	Open Space, Bolding House Lane	No comments	-
G/WE/3	Open Space, Brentmoor Road	No comments	-
G/WE/4	Open Space, Fellow Green	No comments	-
G/WE/5	Open Space Rosewood Way	No comments	-
G/WE/6	Wet meadows at Roselands Nursery SNCI	No comments	-
G/WE/7	West End Churchyard SNCI	No comments	-
G/WE/8	Old House Lane SANG	Do not allocate as SANG: <ul style="list-style-type: none"> <li>• May be too small to meet a SANG purpose.</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.

Site Ref	Address	Summary of comments received	Councils' response
		<p>Allocate as SANG:</p> <ul style="list-style-type: none"> <li>• Extends to 7.9 acres and is sufficient to provide SANGS for the whole of the Kings Road Western Reserve Site</li> <li>• The land can be made available in perpetuity</li> <li>• The land is open space and lightly wooded with no currently access to the public, but has direct frontage on to the A322 and could therefore be made accessible to the public for SANGS and sign posted as such with ease.</li> <li>• The land is very close to the West End Reserve Site, within less than 400 metres walk, typically two to three minute on foot and therefore does not require dedicated parking provision, and is safely accessed by public pavement without crossing main roads, and therefore suitable for owners to take their dogs without the need for cars or additional parking.</li> <li>• There could be scope to provide some on site carparking.</li> <li>• The land is already a mix of open and wooded areas and therefore meets many of requirements set out in appendix 2 of Natural England's guidance for the creation of new SANGS land.</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
G/WE/9	Pankhurst Farm SANG	Allocate as SANG	Noted
G/WE/10	Matchetts Meadows SNCI	No comments	-
G/WE/11	Land north of Matchetts Meadow SNCI	No comments	-
G/WE/12	Ralphs Meadow SNCI	No comments	-
G/WE/13	Burnt Pollard Lane Meadows SNCI	No comments	-

## Potential West End MDS sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Gordon's School	This is an outstanding School, which has been able to extend its educational provision while being designated an MDS. MDS status seems to recognise the site for what it is without, as far as we are aware, causing difficulties to the school. Unless there were very special circumstances we would not wish to change that status.	Noted Information will be taken into account if site is selected as preferred site.

## Comments received on specific sites in the Windlesham local area

### Potential Windlesham Housing sites

Site Ref	Address	Summary of comments received	Councils' response
H/WIN/3	Windlesham Garden Centre, London Road	Do not allocate site for housing: <ul style="list-style-type: none"> <li>• Too distant from settlement</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – Low.	Noted. Information will be taken into account in the selection of preferred sites.
		Highways No initial concerns on access	Noted. Information will be taken into account in the selection of preferred sites.
H/WIN/16	Q8 Service Station & South Garage, London Road	Do not allocate site for housing	Noted
		Allocate for housing: <ul style="list-style-type: none"> <li>• Excess garage capacity on London Road at this point</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Phasing not correct.	Noted

Site Ref	Address	Summary of comments received	Councils' response
		Should be phased earlier.	Information will be taken into account if site is selected as preferred site.
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – low.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Highways No initial concerns on access. Outside village centre. Poor public transport links.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
H/WIN/14	Thomson's Yard Snows Ride	Do not allocate site for housing	Noted
		<p>Allocate for housing:</p> <ul style="list-style-type: none"> <li>Yard has seen intensification of use. Now a non performing in a residential area and delivery lorries are causing congestion.</li> </ul>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Phasing not correct. Should be phased earlier.</p>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – low.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		Highways	Noted.

Site Ref	Address	Summary of comments received	Councils' response
		No initial concerns on access. Outside village centre. Poor public transport links and no footpaths on either side of road adjacent to site.	Information will be taken into account in the selection of preferred sites.
H/WIN/6	Land East of Heathpark Drive	<p>Do not allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>• Loss of large badger sett</li> <li>• Loss of woodland which currently acts as buffer between housing and pollution generated by M3</li> <li>• Noise pollution from M3 motorway</li> <li>• Would add to existing road congestion</li> <li>• Most of Heathpark woods already owned by Oakwood Estate who wish to consolidate original boundaries this side of M3 and to properly manage and preserve the entire woods comprising some 73 acres for the benefit of the estate and village.</li> <li>• Loss of green space</li> <li>• Adverse impact on visual amenity</li> <li>• Adverse impact on wildlife</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>• Suitable and sustainable location for housing – SHLAA and housing reserve site</li> <li>• Core Strategy has failed to meet full objectively assessed needs as required by NPPF</li> <li>• Will assist in resolving 5 yr housing land supply shortage</li> <li>• Site available now</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.



Site Ref	Address	Summary of comments received	Councils' response
		<ul style="list-style-type: none"> <li>• Site already approved for development as housing reserve site</li> <li>• Site is sustainable.</li> <li>• Significant level of affordable housing can be provided</li> <li>• Can provide own SANG</li> <li>• Nothing legally, physically or environmentally constraining development.</li> <li>• No other sites capable of providing benefits this site can</li> <li>• Site can be developed viably</li> </ul>	
		<p>Site has been allocated for over a decade but has not come forward. Leads to question over ability of site to come forward and its developability.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>
		<p>Site likely to have significant intrinsic biodiversity interest.</p>	<p>Noted</p>
		<p>Capacity not correct:</p> <ul style="list-style-type: none"> <li>• Site could accommodate 120-150 dwellings</li> <li>• Site could accommodate 390 dwellings</li> </ul>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		<p>Phasing not correct:</p> <ul style="list-style-type: none"> <li>• Should be released in early part of plan period ie. first 5 years.</li> </ul>	<p>Noted Information will be taken into account if site is selected as preferred site.</p>
		<p>Flooding Zone 1 Flood Risk, no water courses/bodies near site boundary, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – Intermediate.</p>	<p>Noted. Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		<p>Highways</p> <p>Chertsey road access could potentially be located on north of site. No initial concerns Woodlands Lane access. Junction maybe required. Potential extension of 30 mph speed limit past Chertsey Road site frontage.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
H/WIN/9	Land East of Snows Ride/Hatton Hill	<p>Do not allocate site for housing:</p> <ul style="list-style-type: none"> <li>Local infrastructure (including roads and school) could not cope with increased number of homes</li> <li>Out of character</li> <li>Loss of agricultural land</li> <li>In Green Belt</li> <li>Would reduce countryside gap between A30 into School Road, church Road and New Road</li> <li>Inappropriate extension of residential land beyond clearly defined and defensible settlement boundaries</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Allocate site for housing:</p> <ul style="list-style-type: none"> <li>Will keep schools, shops and services viable</li> <li>Ample access to open space</li> </ul>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>
		<p>Capacity not correct:</p> <ul style="list-style-type: none"> <li>Too high</li> <li>Too low – about 144</li> <li>Density too high</li> </ul>	<p>Noted</p> <p>Information will be taken into account if site is selected as preferred site.</p>
		<p>Flooding</p> <p>Zone 1 Flood Risk, no water courses/bodies on or near site, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – Intermediate.</p>	<p>Noted.</p> <p>Information will be taken into account in the selection of preferred sites.</p>

Site Ref	Address	Summary of comments received	Councils' response
		Highways No concerns over access onto Snows Ride but potential conflicts with access to residential area west of Snows Ride. Concerns over access off Hatton Hill due to poor visibility on bend. New junction and junction improvements may be required. No footway/street lighting.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Windlesham Employment sites

Site Ref	Address	Summary of comments received	Councils' response
E/WIN/1	Windlesham Reserve Site	Do not allocate: <ul style="list-style-type: none"> <li>• Would increase traffic congestion problems</li> <li>• No demand for additional employment sites in area</li> <li>• Poor location</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Should be allocated as SANG or green space	Noted
		Site likely to have significant intrinsic biodiversity interest	Noted
		Flooding Zone 1 Flood Risk, no water courses/bodies near site boundary, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – Intermediate.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Windlesham Retail sites

Site Ref	Address	Summary of comments received	Councils' response
N/A	Windlesham Centre	No comments	-
R/WE/1	Windlesham Reserve site	Do not allocate: <ul style="list-style-type: none"> <li>• Site is out of centre for which there is no justification</li> <li>• Development would be contrary to NPPF policies in that it would harm and prejudice local centres such as Lightwater.</li> <li>• No identified need</li> </ul>	Noted. Information will be taken into account in the selection of preferred sites.
		Flooding Zone 1 Flood Risk, no water courses/bodies near site boundary, no potential contaminated sites on or near site, no source protection zones, designated secondary aquifer – Intermediate.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Windlesham Transport sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-

### Potential Windlesham Greenspace sites

Site Ref	Address	Summary of comments received	Councils' response
G/WIN/1	Halebourne Copse and Fields SNCI	No comments	-
G/WIN/2	Manor Farm Wood SNCI	No comments	-
G/WIN/3	Sunningdale Ladies Golf SNCI	No comments	-
G/WIN/4	Millpond Road	No comments	-

Site Ref	Address	Summary of comments received	Councils' response
G/WIN/5	Bosman Drive	No comments	-
G/WIN/6	Donald Road	No comments	-
G/WIN/7	Open space, Windle Close	No comments	-
G/WIN/8	Windmill Field	No comments	-
G/WIN/9	Sunningdale Golf Course SNCI	No comments	-
G/WIN/10	Open Space, Chertsey Road	No comments	-
G/WIN/11	Woodlands Lane SANG	Would not only meet Natural England's requirements for SANG provision in support of up to 150 dwellings on land to the east of Heathpark, but by reason of size offers the potential to support the release of other sites in the eastern part of the Borough to the benefit of improving housing distribution and sustainable patterns of development.	Noted. Information will be taken into account in the selection of preferred sites.

### Potential Windlesham MDS sites

Site Ref	Address	Summary of comments received	Councils' response
No sites	-	-	-