

# DRAFT LOCAL PLAN

Issues and Options Consultation

Draft Local Plan to 2032



Surrey Heath Borough Council

May 2018



Produced by the

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# INTRODUCTION

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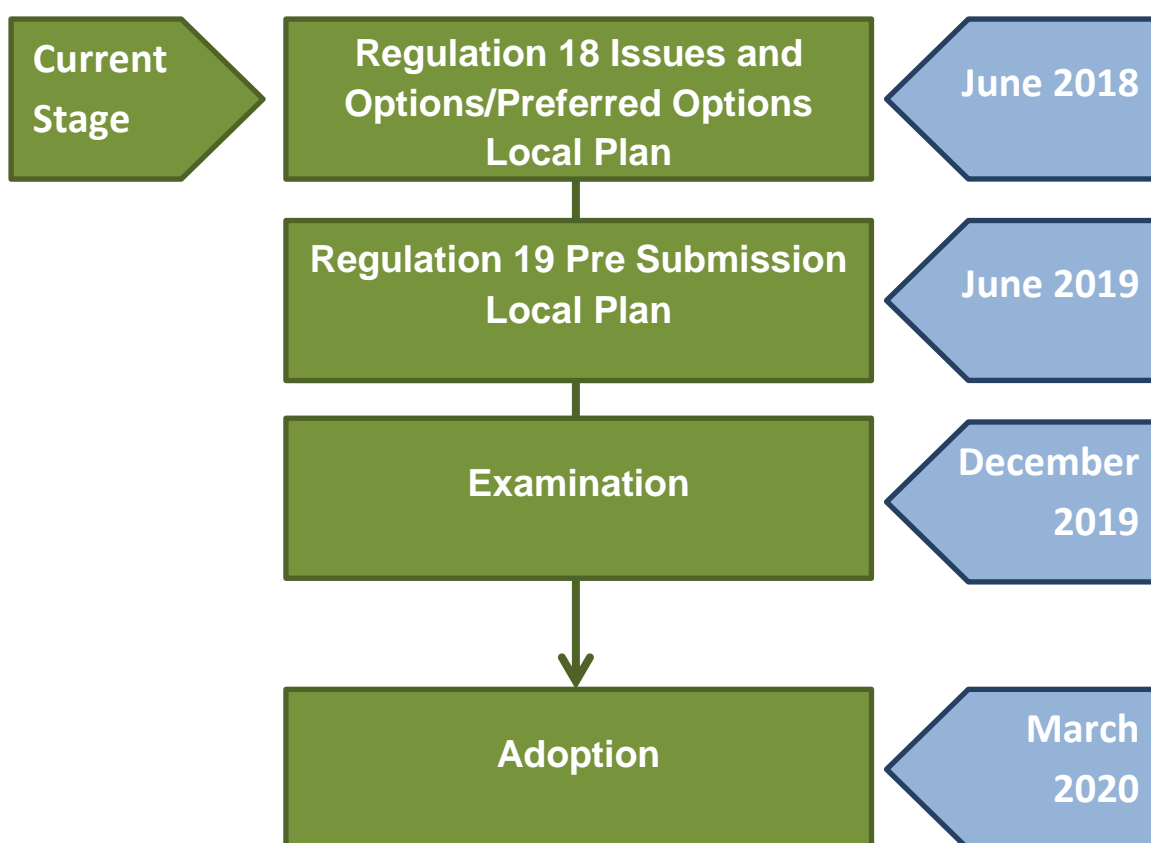
# 1 INTRODUCTION

**1.1** The Surrey Heath Local Plan will guide the location, scale and type of future development in Surrey Heath up to 2032. This includes the provision of new housing, retaining existing employment and retail uses and provision of green spaces. The Local Plan will also provide detailed development management policies. These policies will be used in determining planning applications.

**1.2** The Surrey Heath Local Plan, once adopted, will replace the Council' current adopted Local Plan which is the Core Strategy and Development Management Policies document, including saved policies from the 2000 Local Plan and the Camberley Town Centre Area Action Plan.

## The Purpose of this Consultation

**1.3** The Council is at the early stage of producing this new Local Plan and has produced this Issues and Options/Preferred Options Approach Consultation version to seek your views on options for a number of topic areas. This consultation stage will help the Council in determining where development should take place and in developing the policies to guide this development. The Issues and Options Stage is also known as the Regulation 18 consultation stage.



**1.4** The options have been prepared having regard to the advice set out in the National Planning Policy Framework (NPPF), 2012, the Draft NPPF 2018, and the Planning Practice Guidance (PPG).

**1.5** In most cases the Council has identified a preferred option approach for each topic area. However the Council is seeking your views on the options set out as well as any alternatives you think the Council should consider. In addition you may comment on whether there are any issues not set out in this consultation document which you think should be covered.

**1.6** A wide range of evidence has been produced to support this Issues and Options/Preferred Option version of the Local Plan and links to these evidences bases will be given in this consultation document. The Issues and Options document includes a number of technical terms and a glossary is included to explain these terms.

**1.7** The evidence base and other supporting documents will be available on the Council website at <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base> and will be available to view in hard copy at the Council offices in Knoll Road and at libraries throughout the borough.

## How can I comment?

**1.8** This document is available for public consultation between **Monday 4<sup>th</sup> June and Monday 16<sup>th</sup> July 2018**. It can be viewed on line at <https://surreyheath.com/consult> and is available to view at the Council's Offices in Knoll Road Camberley and in libraries throughout the Borough.

**1.9** The Council is also holding a series of drop- in public sessions. Further details of these are given on the Council's web site at <https://surreyheath.com/consult>.

**1.10** The Council would prefer that you respond to this document by making comments online at <https://surreyheath.com/consult>.

**1.11** Alternatively, there is a downloadable form available at..... and hard copies of the form will be made available at Surrey Heath Borough Council Offices upon request.

Comments can be e-mailed to: [Policy.Consult@surreyheath.gov.uk](mailto:Policy.Consult@surreyheath.gov.uk) Comments can also be returned by post to:

Planning Policy and Conservation  
Surrey Heath House  
Knoll Road  
Camberley GU15 3HD

**1.12** Please note any comments made cannot be treated as confidential and may be made available to others on request. The Council will not accept defamatory or racist comments.

**1.13** All comments will be acknowledged and recorded. These comments will help the Council produce the next version of the Local Plan (the Pre-Submission version) due to be published in December 2018.

**1.14** If you have any queries regarding this Issues and Options/Preferred Option Consultation Document please contact a member of the Planning Policy Team at [Policy.Consult@surreyheath.gov.uk](mailto:Policy.Consult@surreyheath.gov.uk)

## **Layout of the Document**

**1.15** This Issues and Options/ Preferred Options consultation version is set out as follows:

Context for preparing a Local Plan

District Profile (Portrait) of the Borough

Key challenges

Vision for Surrey Heath in 2032

Objectives

Topics:

- Spatial Strategy for the Borough
- Presumption in favour of sustainable development
- Cross Cutting Policies on housing, employment, retail, environment and Infrastructure, Green Belt and countryside, heritage and design.
- Local Area Policies

**1.16** Each topic section sets out the national, regional and local context and the evidence base behind the policy approach. There are also some questions at the end of each section which the Council would like your views on.

## 2 CONTEXT FOR PREPARING A LOCAL PLAN

**2.1** At all stages in preparing a Local Plan the Council has to have regard to national, regional and other local plans and strategies which relate to the future development of Surrey Heath. The Council also has to have regard to evidence base documents that support the approach taken in the Local Plan.

These plans, strategies and evidence base include the following:

- National Planning Policy Framework (NPPF), 2012, the Draft NPPF, 2018, and Planning Practice Guidance (PPG)
- Saved Regional Guidance (Policy NRM6 Thames Basin Heaths Special Protection Area)
- Draft 25 Year Environment Plan
- Enterprise M3 Strategic Economic Plan
- Local Plans and Strategies, e.g. The current Core Strategy, Camberley Town Centre Area Action Plan, and the Sustainable Community Strategy for Surrey Heath 2009
- The Council's Five Year Strategy of Place, Prosperity, Performance and People
- The Council's Economic Strategy
- Cross boundary studies e.g. the Strategic Housing Market Assessment (SHMA) and the Employment Land Review (ELR)
- Strategic Land Availability Assessment (SLAA)
- Sustainability Appraisal
- Habitats Regulations Assessment

Links to these are provided throughout the document.

### **The National Planning Policy Framework (NPPF), 2012, the Draft NPPF, 2018, and the Planning Practice Guidance (PPG)**

**2.2** These documents set out the framework and provide guidance on what a Local Plan should have regard to. The Local Plan must be in conformity with the advice set out in these documents and this will be tested by an Inspector during the Local Plan Examination in Public.

**2.3** The National Planning Policy Framework (NPPF), 2012 sets out that Local Planning Authorities should include strategic priorities for the area in the Local Plan, including policies to deliver homes and jobs in the area. In March 2018, the Government published a consultation on a draft revised NPPF, which incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the Right Homes in the Right Places Consultation. The draft revised version of the NPPF carries forward the standardised methodology for calculating Local Authorities' housing needs. The Issues and Options Local Plan consultation has been produced having regard to the Draft NPPF.

## **Saved Regional Guidance**

**2.4** The South East Plan set out regional policies for the South East of England. In March 2013 the South East Plan was revoked by Government. Only one policy of the South East Plan was saved. This is Policy NRM6 which relates to the Thames Basin Heaths Special Protection Area. The Thames Basin Heaths cover most of the heathland areas within the Borough and the whole of Surrey Heath is within 5km of the SPA. Therefore this policy needs to be considered in producing a new Local Plan.

**The saved regional policy NRM6 from the now revoked South East Plan is available to view in the Government's national archives webpages.<sup>1</sup>**

## **Local Plans and Strategies**

**2.5** The current Local Plan for Surrey Heath is the Core Strategy and Development Management Policies 2001-2028 and the Camberley Town Centre Area Action Plan 2011-2028. In producing the new Local Plan consideration will be given to what policies in these Plans should be carried forward in the new Local Plan.

**The Core Strategy and the Camberley Town Centre Area Action Plan are available to view on the Council's website.<sup>2</sup>**

**2.6** The Borough's Five Year Strategy sets out four themes of Place, Prosperity, Performance and People. The new Local Plan can help deliver the priorities set out in these themes.

**The full version of the Surrey Heath's Five Year Strategy is available on the Council's website.<sup>3</sup>**

## **Neighbourhood Plans**

**2.7** Windlesham Parish Council, Chobham Parish Council and Deepcut Neighbourhood Forum are in the process of producing Neighbourhood Plans. Neighbourhood Plans must be in general conformity with the strategic policies set out in a Local Plan and once adopted become part of the Development Plan framework, particularly in respect of determining planning applications. Neighbourhood Plans can

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<sup>1</sup> Saved regional policy NRM6 - THAMES BASIN HEATHS SPECIAL PROTECTION AREA, from the now revoked South East Plan -

[http://webarchive.nationalarchives.gov.uk/20100528152418/http://www.gos.gov.uk/497648/docs/171301/815607/815696/Pages\\_from\\_RSS-3\\_Section\\_B.pdf](http://webarchive.nationalarchives.gov.uk/20100528152418/http://www.gos.gov.uk/497648/docs/171301/815607/815696/Pages_from_RSS-3_Section_B.pdf)

<sup>2</sup> Access to the Surrey Heath Core Strategy, 2012, and Camberley Town Centre Area Action Plan, 2014 - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan>

<sup>3</sup> Surrey Heath Five Year Strategy - <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

plan for more growth than set out in the Local Plan's but must provide evidence of deliverability. A Neighbourhood Plan can also identify a specific local approach.

**Further information on Neighbourhood Planning within Surrey Heath can be viewed at the Neighbourhood Planning section of Surrey Heath's website.<sup>4</sup>**

## **Cross Boundary Studies**

**2.8** In producing a Local Plan there are a number of issues that are relevant to adjoining local authorities and other agencies. In particular the NPPF (2012) expects Councils to identify the Housing Market Area and Functional Economic Area that Surrey Heath is situated in. In both cases Surrey Heath is situated in the Housing Market Area and Functional Economic Area comprising Surrey Heath, Hart and Rushmoor. This has enabled Surrey Heath to undertake a joint Strategic Housing Market Assessment (SHMA), 2016, which looks at the number of new homes required in the housing market area and an Employment Land Review (ELR) which considers the employment needs of the functional economic area.

**The SHMA is available to view on the Council's website.<sup>5</sup>**

**The ELR document is available to view within the evidence base section of the Council's website.<sup>6</sup>**

**2.9** The Council has also engaged in ongoing Duty to Co-operate with other local authorities and agencies on potential Local Plan cross boundary issues. Duty to Co-operate is an ongoing process and this document will be amended accordingly through the Local Plan making process to show how outcomes have been reached.

**The Duty to Co-operate Report can be viewed at:**

**<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>**

## **Sustainability Appraisal**

**2.10** The Local Plan must be considered and assessed to ensure that it will contribute to sustainable development. This is by undertaking a Sustainability Appraisal. Each option and possible policy approach must be tested against a number of social, economic and environmental objectives to identify which option is the most sustainable. The first part of this process was a consultation on the Scoping Report which sets out the

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<sup>4</sup> Neighbourhood Planning within Surrey Heath -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/neighbourhood-planning>

<sup>5</sup> Hart, Rushmoor Surrey Heath SHMA 2016 -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/evidence-base/strategic-housing-market>

<sup>6</sup> Hart, Rushmoor Surrey Heath Functional Economic Area ELR document -

<http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/EmploymentLandReview2016Rep.pdf>

baseline for undertaking the Sustainability Appraisal. A draft Sustainability Appraisal has been produced to assess the different options and has helped inform the preferred option put forward. The Sustainability Appraisal is subject to a six week consultation alongside the Issues and Options/Preferred Options version of the Local Plan.

The Sustainability Appraisal can be viewed at: <https://surreyheath.com/consult>

## **Habitats Regulation Assessment**

**2.11** AECOM on behalf of the Council has produced a draft Habitats Regulation Assessment (HRA) to support this stage of the Local Plan. The aim of the HRA is to identify any areas of the Issues and Options/Preferred Options version of the Local Plan that have the potential to cause any adverse effect on Natura 2000 or European Sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites), either in isolation or in combination with other plans or projects. This includes air quality. Where such effects are identified mitigation strategies will need to be devised. The whole of Surrey Heath is within 5km of the Thames Basin Heaths Special Protection Area (SPA) and therefore the Local Plan needs to be subject to HRA.

The draft Habitats Regulation Assessment can be viewed at:

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

## **District Profile (or Portrait) of the Borough**

**2.12** Surrey Heath lies in the North West corner of Surrey and adjoins the counties of Berkshire and Hampshire. The western half of the Borough is mainly urban in character and comprises: Camberley and Frimley linked to the villages of Frimley Green, Mytchett and Deepcut. The majority of housing within the Borough is delivered within the western urban area. The former Princess Royal Barracks in Deepcut is the Borough's current strategic housing site with planning permission granted in 2013 for 1,200 dwellings and associated infrastructure. This site, known as Mindenhurst, and will be part of Deepcut. Camberley is the main centre within the Borough and is identified as a step up town by the EM3 Local Enterprise Partnership. The Council has identified the delivery of an improved Camberley Town Centre for the benefit of the Boroughs residents as a priority.

**2.13** The eastern half of the Borough is mostly countryside and Green Belt. It includes the larger villages of Bisley, Bagshot, Lightwater, West End and Windlesham, (including Snods Ride) and the smaller village of Chobham.

**2.14** In the east of the Borough, small early settlements such as Bagshot began to develop with the growth of the coaching routes from London. Other villages in the east of the Borough on better soils, e.g. Chobham, were farming hamlets. In the 19th century, horticulture developed on the well-drained soils in the east and south of the Borough.

**2.15** Historically the area around Camberley was part of the open heathland surrounding the village of Frimley. In the 19th century the poor soils of the heathland were planted up for forestry, giving the Borough a wooded identity; this resulted in Surrey Heath being identified by the Bluesky National Tree Map as having the highest density of tree cover in England and Wales in 2014. These areas have also been used for military training. With the establishment of the Royal Military College in 1812, the areas of Cambridge Town and Yorktown grew up to serve it. These service areas became Camberley.

**2.16** Camberley is therefore a relatively recent settlement. The scale and character of the town and its buildings reflect its Victorian origins. Many of the Victorian terraced houses of “Cambridge Town” were lost during the redevelopment of the town centre in the 1960’s. Most of the housing in Camberley now left from this period reflects the pattern of development established by retired army officers who moved to the south of the town. Much of the housing now seen in the town is a product of the 1960’s and 1970’s. Camberley and Frimley now form part of the larger urban area that has developed around the edges of the Blackwater Valley.

**2.17** The first small-scale industrial areas moved to Camberley in the 1930’s. Subsequently industrial development occurred at Yorktown and Frimley. Much of the housing development in the Camberley/ Frimley area occurred during the 1970’s and 80’s when this area was identified as part of a major growth area in the South East. This growth can be seen in areas such as Heatherside.

**2.18** The traditional manufacturing industries have given way to Information and Technology based industries with strong linkages to the Thames Valley. Most of the former village of Frimley has now been redeveloped as has Frimley Green although at its centre there is still a village atmosphere around The Green. The villages in the east of the Borough, have largely retained their historic character although all took some growth during the 1970’s and 80’s.

**2.19** Today, the built environment of Surrey Heath makes tangible the unique set of historical and modern influences that have shaped the Borough and together, these provide a distinctive identity for the Borough that is unique to Surrey Heath.

**2.20** The River Blackwater forms the western boundary of the Borough. From here the land rises gradually to the north and east leading to the areas of heathland which give the Borough its name. The River Bourne (also known as the Addlestone Bourne) flows through the east of the Borough and out toward the River Wey. The other important waterway is the Basingstoke Canal that flows through the southern part of the Borough. The heathland areas are recognised as being of national and international importance and form part of the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Common Special Areas of Conservation. Biodiversity is a key issue within the Borough. The Borough contains four extensive Sites of Special Scientific Interest; Ash to Brookwood Heaths; Broadmoor to Bagshot Woods and Heaths; Chobham Common; and Colony Bog to Bagshot Heaths. These four areas between them cover approximately 23% of the Borough. These areas have been designated as sites of international importance for biodiversity under the European



Habitats Regulations. The Basingstoke Canal is also a Site of Special Scientific Interest. There are also a number of sites of Nature Conservation Importance within the Borough.

**2.21** The Borough has large amounts of green infrastructure much of it in the east of Borough where there are extensive areas of common land across the heathland and permitted public access on parts of the military training areas and a country park. In addition across the Borough there are parks, playing fields and other public open spaces.

**2.22** The diverse countryside of Surrey Heath plays a key role in defining the borough's character and unique identity and is an important part of what makes the borough an attractive place to live, work in and visit. The countryside within the Borough also performs a number of other roles, with 44% of land within the Borough forming part of the metropolitan Green Belt and as an area of importance for biodiversity in the central heathland areas, much of it being military training area. These countryside areas also have a major role to play as a leisure resource for the Borough and contribute to the defence of the nation as a location for army barracks, military ranges, training areas and test tracks.

**2.23** Surrey Heath's economic strength arises from a diverse economic base, with businesses ranging from of international organisations to small and medium sized local enterprises. Surrey Heath contains several high profile businesses and corporations across a broad range of sectors including: Merrill Lynch, Siemens, Frazer Nash (Chobham), Novartis, Unisys, and Eli Lilly. Frimley Park Hospital, which is rated 'outstanding', is the Borough's largest employer. The Sandhurst Royal Military Academy is also partly located within the Borough. The majority of employment floorspace is located in Camberley and Frimley at three large business parks and five industrial estates that make a significant contribution to the employment land supply. There are also four single occupancy sites housing major businesses; one located in Frimley, one near Mytchett, and two near the rural settlement of Windlesham, Fair Oaks Airport in Chobham provides employment use within the local area.

**2.24** The main retail centre in the borough is Camberley, which provides shopping, business, leisure, cultural and community activities. It has been identified as a Step-up Town by the Enterprise M3 Local Enterprise Partnership (LEP). Bagshot and Frimley are identified as District Centres; both these centres function well as district centres and provide a wide range of services and have a number of independent retailers. There are also a number of Local Centres and Neighbourhood parades in the borough.

**2.25** Accessibility to public transport varies across the Borough with Camberley Frimley and Bagshot having accessibility to a variety of transport opportunities (rail, bus, and cycling), while other areas of the Borough having limited or no access to alternatives other than the car.

**2.26** In total the Borough covers an area of some 9,507 hectares and has a population of 88,387<sup>7</sup>.

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<sup>7</sup> Mid-year population estimates, Office for National Statistics, 2016 –

**2.27** Major towns surrounding the Borough include Bracknell, Guildford, Reading and Woking.

## Key Challenges

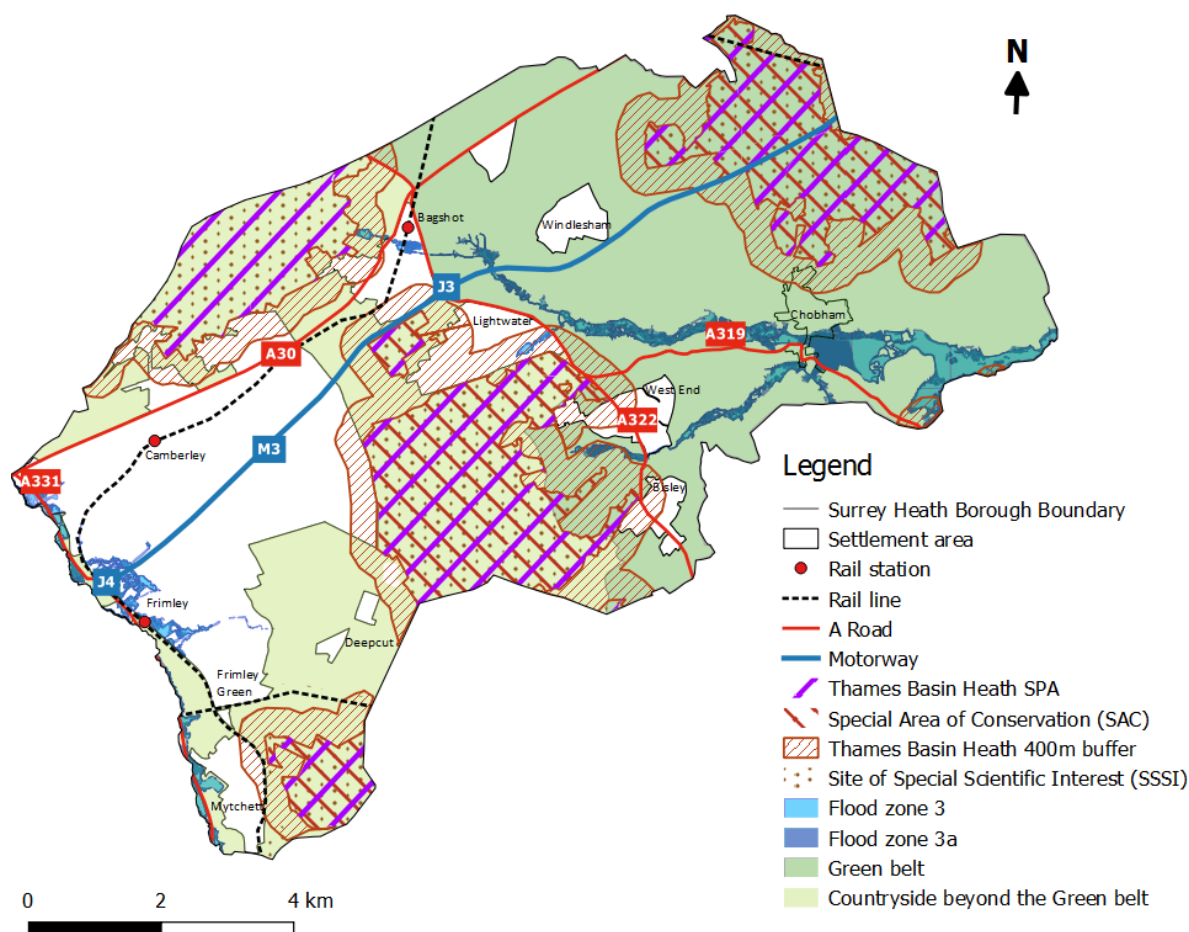
- 1) The overriding challenge for the Borough will be to deliver additional development and infrastructure that benefits the changing population but which does not compromise the quality of life of existing residents or cause harm to the environment and yield environmental net gains.
- 2) The challenge will also be to ensure that development which takes place is supported by the necessary physical, social and community infrastructure. This will mean cross boundary working in some instances and working with Surrey County Council and the Local Enterprise Partnership (EM3 LEP) to ensure funding and delivery.
- 3) In delivering housing to meet the need identified a key challenge will be to determine how much of this need can be met within the Borough having regard to land availability, as well as environmental and policy constraints, in particular the impact of the Thames Basin Heaths SPA as well as other designated national and local sites of nature importance and the Metropolitan Green Belt on housing delivery.
- 4) Providing a range of housing which helps meet the needs of all the Borough's residents will also need to be addressed through the provision of a mix of housing.
- 5) To ensure the ongoing economic success of the Borough the challenge will be not only to retain existing employment land but to provide opportunities for new businesses to locate into the Borough. Recognising the possibilities for a more flexible approach to the use of existing employment floorspace could help meet changing patterns of how business operate, in particular small and medium enterprises.
- 6) The Council is taking a pro-active approach to ensuring the delivery of a regenerated town centre. The Local Plan will need to ensure that the Borough's District Centres of Bagshot and Frimley can continue to operate successfully by developing policies to ensure the viability and vibrancy of these centres.
- 7) To ensure that development within the Green Belt and Countryside beyond the Green Belt does not have a detrimental impact on the openness of the Green Belt and on the character of Countryside beyond the Green Belt.

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<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/bulletins/annualmidyearpopulationestimates/latest>

- 8) Within Surrey Heath, there are many buildings and structures that may not meet the criteria for nationally listed buildings at present but do add to the unique identity of the Borough, including Victorian and Edwardian and early 20<sup>th</sup> Century houses. The result is that many fine buildings and structures that represent the early growth of areas like Camberley are unprotected by the statutory listing process. The significance of such assets needs to be properly understood, so that their architectural, historical, archaeological or artistic interest is not at risk of unacceptable erosion or loss through alteration or change. As such the Borough needs to ensure that new development makes the most efficient use of land and buildings, but at the same time protect and enhance its designated and undesignated heritage assets, the quality of the built environment, open space and the public realm, including the Victorian and Edwardian character of Camberley High Street.

### Constraints Map



### Vision for the Borough

**2.28** The Council, through the Local Plan process, is seeking to deliver vibrant communities with a distinct identity in keeping with the character of their surroundings,

and which enhance the local landscape and biodiversity. We want to ensure that development takes place in the right place and makes a positive contribution to people's lives, including their health and wellbeing, through the provision of homes and jobs alongside social and leisure opportunities, whilst protecting and enhancing the natural and historic environment. The vision for the Borough is set out below.

*By 2032 Surrey Heath will have maintained a high quality of life and retained its distinct identity of towns and villages whilst taking the growth identified in the Local Plan. In delivering growth the Council will seek opportunities to enhance neighbourliness and prevent isolation.*

*The natural Heathland environment and the character of towns and villages will be protected and enhanced. Green Infrastructure will play a large part in maintaining the character of the Borough and in promoting health and wellbeing.*

*Camberley Town Centre will be recognised as a successful thriving vibrant centre offering retail and cultural facilities which benefit the Borough as a whole. The Borough's District Centres at Frimley and Bagshot will continue to thrive and continue to play an important role as centres for local services, retail and employment. The Council will seek opportunities to work with landowners to improve the character and design of the Borough's local and neighbourhood centres.*

*The Borough will take advantage of the economic vitality of the area, have a diverse and thriving economy and work to influence and encourage improved road and rail transport.*

*Wherever new housing is delivered it will respond to local needs and requirements as far as possible in terms of type, size and tenure and will reflect the distinctive character of the Borough's towns and villages. Large scale development will be of exemplar quality and will be designed to recognise the opportunities for providing renewable and low carbon energy schemes including other suitable new or alternative technologies that may come forward during the lifetime of the Local Plan.*

## Strategic Objectives

**2.29** The following Objectives set out the link between the vision and the draft policy approaches set out in this Issues and Options/Preferred Options version of the Local Plan.

Objective	Strategic Objective	Relevant Key Challenges
<b>Housing</b>		
<b>Objective A</b>	To address housing needs by planning for at least 5,632 new homes of an appropriate housing mix and tenure. Of this figure, 4,901 homes will be delivered in Surrey Heath. The remaining unmet need of 731 homes will be met by working with our Housing Market Area partners.	1,3 and 4
<b>Economic (employment)</b>		
<b>Objective B</b>	To identify and protect Strategic and Locally Important employment sites to help fulfil the Borough's role in facilitating strong economic performance across all sectors within the Functional Economic Area (Hart Rushmoor and Surrey Heath) and the wider EM3 LEP area.	5
<b>Economic (Retail)</b>		
<b>Objective C</b>	To enhance the vitality and viability of Camberley Town Centre and the other District and Local centres within the Borough.	6
<b>Infrastructure</b>		
<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.	1 and 2
<b>Environmental</b>		
<b>Objective E</b>	<b>Environmental (Biodiversity)</b> To ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity and provide for environmental net gain.	1 and 2
<b>Objective F</b>	<b>Environmental (Pollution)</b>  To ensure that new development considers the impact on air quality and minimises or mitigates	1 and 2

	the impact of noise, light pollution, odours, emissions and particulates.	
<b>Objective G</b>	<b>Environmental (Flood Risk and Water Quality)</b>  To ensure that new development, unless appropriate development under the Exceptions Test, is not located in areas of high or medium risk of flooding and that development does not increase surface water run-off.	1 and 2
<b>Objective H</b>	<b>Environmental (Renewable Energy)</b>  To ensure that opportunities for renewable energy, including any new technologies that may come forward through the lifetime of the Local Plan, address any adverse impacts, including impact on landscape and character.	1 and 2
<b>Countryside and Green Belt</b>		
<b>Objective I</b>	To protect and enhance the character of the Green Belt and countryside beyond the Green Belt.	7
<b>Design and Heritage</b>		
<b>Objective J</b>	To conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated.	8
<b>Local Area Policies</b>		
<b>Objective K</b>	To ensure that development provided within the Borough has regard to the local area.	3 and 8

## The Spatial Strategy

**2.30** To deliver the sustainable growth to enable the Borough to meet the Council's ambitions to make Surrey Heath an even better place to live and work and to support and promote the local economy the Council will permit development which is consistent with the following spatial strategy for the scale and location of development.

**2.31** The spatial strategy will help inform the overall distribution of growth in Surrey Heath and help in identifying sites to achieve this and to ensure deliverability. The spatial strategy seeks to plan for a variety of sites over the Plan period. This will provide opportunities for small and medium sized developers.

**2.32** The priority of the spatial strategy is to direct development to the most sustainable locations. The strategy will promote and maximise the use of brownfield sites

(previously developed land) with new development directed to the identified urban settlements. The spatial strategy also carries forward the strategic housing site at Princess Royal Barracks (Mindenhurst) in Deepcut.

**2.33** However to ensure delivery of the housing required throughout the Plan period (2016-2032), the Council has had to consider if sites that are currently designated as Countryside beyond the Green Belt should be released and settlement boundaries amended. The spatial strategy also seeks to ensure that development within the Green Belt will be strictly limited in line with the NPPF. This approach is also reflected in the preferred policy approach set out in Policies on Green Belt and Countryside beyond the Green Belt of this draft Issues and Preferred Options consultation document.

**2.34** A Statement of Common Ground has been signed by Surrey Heath, Hart and Rushmoor which sets out that the approach taken by the three authorities in their Local Plans will ensure that the housing need within the Housing Market Area can be met over the Plan period. This approach is taken forward in Hart's Pre-Submission Local Plan 2018.

**2.35** In developing the spatial strategy the Council has undertaken a number of background studies including Countryside beyond the Green Belt and Green Belt Site Appraisals, an Interim Capacity Study, Traffic Modelling work, an Infrastructure Needs Assessment and a Green Belt and Countryside Study.

#### **Preferred Approach to the Spatial Strategy**

##### **Residential**

Over the period 2016 to 2032, the Council will make, subject to the availability of deliverable avoidance and mitigation measures in respect of the Thames Basin Heaths Special Protection Area, provision for the delivery of circa 4,901 new homes in the Borough. Development will primarily come forward through the use of previously developed land and will be focussed in the west of the Borough in the defined urban areas. As set out in the most recent set of monitoring data for housing, provided in the 2017 SLAA, these homes will be delivered as follows.

- 226 homes were completed in the monitoring year 2016-2017
  - 2,294 sites have planning permission or are under construction, including 1,198 at Mindenhurst, Deepcut
  - 373 are provided for in the small sites windfall allowance
- Total homes achieved = 2,893

This leaves sites 2,739 units required to meet the Government's standardised methodology derived figure of 5,632.

These will be delivered through the following approach:

- 612 dwellings from proposed allocations in Camberley Town Centre (sites not with permission)\*
- 260 dwellings from proposed allocations in settlement areas and at existing Reserve Sites, where not yet permitted

- 250 dwellings from proposed allocations in sites currently located in Countryside Beyond the Green Belt
- 886 dwellings from other small to medium sized sites identified in the SLAA as Deliverable and Developable.

Total number of homes to be delivered from allocated and SLAA sites: 2,008

Overall total of homes to be delivered in Surrey Heath over the plan period: 4,901

The remaining unmet need of 731 units will be met within the Housing Market Area.

### **Employment**

The Borough's Strategic and Locally Important Employment Sites will be protected and supported for employment uses to ensure that the future employment land needs of the Borough and wider Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) can be met.

### **Retail**

Surrey Heath's hierarchy of town centres, district centres and local centres will be maintained and enhanced by encouraging a range of uses which reflect the scale of the centre. New retail development must protect or enhance the vitality and viability of the town centres, district centre and local neighbourhood facilities

Camberley Town Centre will have been improved and will remain the primary shopping centre for the Borough and be the focus for new retail development

### **Green Belt and the Countryside**

The current extent of the Green Belt will be maintained and development in the Green Belt will be strictly limited.

Development in the Countryside beyond the Green Belt which results in the coalescence of settlements will not be permitted.

Development in the Countryside beyond the Green Belt will be subject to greater limitations than development in settlement areas.

### **Alternative Approaches to Spatial Strategy**

- To not set out where development would come from but to consider proposals on a site by site basis.
- This approach would not give certainty to developers, landowners and the community as to where development would take place in the Borough.
- To not release land from the Countryside beyond the Green Belt.

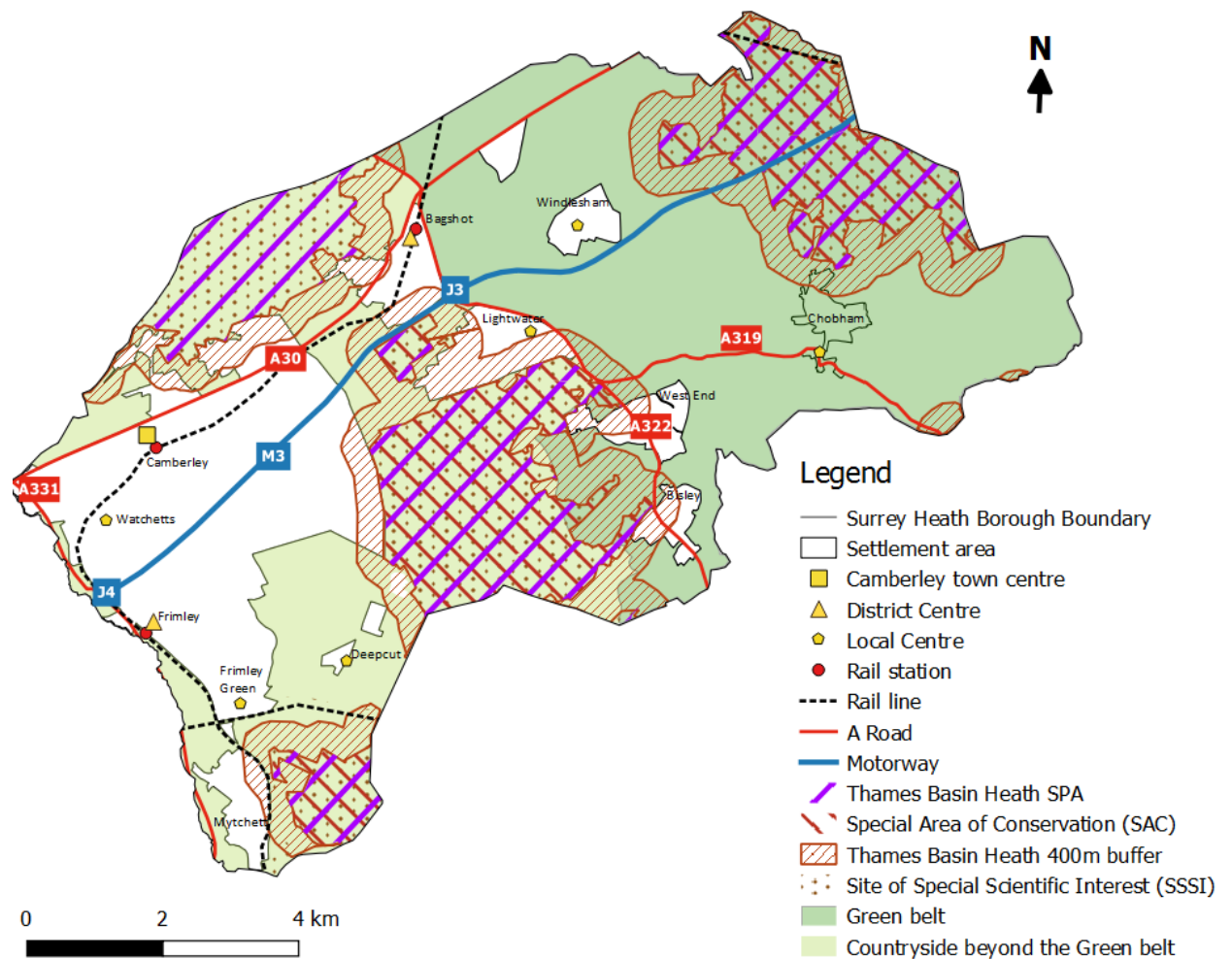
This approach would not be the most sustainable option for delivering homes within the Borough.

\*

*The majority of these sites have been carried forward from the Council's adopted Camberley Town Centre Area Action Plan (2014)*



## Key diagram



## Presumption in favour of sustainable development

**2.36** National planning policy places the presumption in favour of sustainable development at the heart of its approach to planning, and states that '*the purpose of the planning system is to contribute to the achievement of sustainable development*' (NPPF 2012, Paragraph 6). In order to ensure that planning decisions reflect the national presumption in favour of sustainable development and to ensure that this approach can be taken where a local plan is silent or policies become out of date, all local authorities are encouraged to include a policy reflecting this presumption.

### Preferred Approach to Presumption in Favour of Sustainable Development

In considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF). Regard will need to be given to the need to assess, and where appropriate, mitigate against the impact of the proposal on the Thames Basin Heaths Special Protection Area.

The Council will work with applicants to ensure development improves the social, environmental and economic condition of the Borough.

Planning proposals that accord with the policies in the Surrey Heath Local Plan and with any Neighbourhood Plan policies will in general be approved unless material considerations indicate otherwise. Where there are no relevant policies to determine planning applications then the following will be taken into account:

- The availability and deliverability of avoidance and mitigation measures in terms of the Thames Basin Heaths Special Protection Area: and
- The benefits of granting permission would significantly and demonstrably outweigh any adverse impacts when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

#### **Alternative Approach to Presumption in Favour of Sustainable Development**

- No alternative considered. The preferred approach reflects guidance in the NPPF

## **Questions**

**2.37** The Council would welcome your comments on the vision, objectives and spatial strategy set out in this Issues and Options version of the new Local Plan.

#### **Question 1**

Do you agree with the preferred approach to the Vision and Objectives? If not, please specify why, including any alternative approaches that the Council should consider

#### **Question 2**

Do you agree with the preferred approach to the Spatial Strategy for the Borough? If not, please specify why, including any alternative approaches that the Council should consider.

# HOUSING



## **3 HOUSING**

### **Introduction**

**3.1** This section sets out the Council's preferred approach and alternative approach to the delivery of housing within the Borough to 2032. The Council will seek to provide for a range of housing types, sizes and tenure to meet future needs and the needs of the local communities. The Council will seek to enable housing delivery which meets the needs of different groups including families, older people, younger people, people with disabilities, people requiring more specialist accommodation, the Gypsy and Traveller community and the Travelling Showpeople community. The Plan will also seek to make provision for self-build/custom build projects, starter homes and sites for small and medium builders. The Council will also identify sites on the Brownfield Register which are available for redevelopment for housing.

**3.2** In providing housing regard will also need to be given to other emerging policies in the Local Plan. This is to ensure that housing gets delivered in the right places with the necessary infrastructure and that it does not cause harm to areas of importance biodiversity, in particular the impact of new residential development on the Thames Basin Heaths Special Protection Area (SPA).

### **National Policy Context**

**3.3** The National Planning Policy Framework (NPPF) seeks to ensure that local housing needs are met through the provision of a range of housing types and sizes. The NPPF, 2012 sets out that Local Planning Authorities should prepare a Strategic Housing Market Area Assessment (SHMA) to assess the housing need in the Housing Market Area. The Housing Market Area (HMA) for Surrey Heath includes Hart and Rushmoor. The Draft NPPF, 2018, sets out a standardised methodology for calculating Local Authorities' housing needs. This Issues and Options Local Plan consultation has been produced having regard to the Draft NPPF.

**3.4** The NPPF (2012) at paragraph 14 states that local authorities should meet the full objectively assessed housing need unless the impacts of doing so would significantly outweigh the benefits when assessed against the NPPF as a whole or where specific policies indicate that development should be restricted, this includes sites protected under the Birds and Habitats Directives and Green Belt. The NPPF sets out that local planning authorities should prepare a Strategic Housing and Employment Land Availability Assessment to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the Plan period.

**3.5** Planning Practice Guidance (PPG) sets out the approach Local Authorities should take in undertaking the housing and economic land availability assessment.

**3.6** In line with the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 the Council has

published a Brownfield Register which sets out what brownfield sites could come forward for development.

### Sub Regional Context

**3.7** The Council has identified the Housing Market Area and has undertaken a joint Strategic Housing Market Assessment (2016) (SHMA) with Hart and Rushmoor.

**The 2016 SHMA is available to view on the Council's website.<sup>8</sup>**

### Local Strategies and Evidence

**3.8** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the objectives of the Strategy is to address housing needs within the community and to work with partners to support our economy through strategic development planning and economic growth.

**3.9** The Council undertook a Strategic Land Availability Assessment (SLAA) in 2017. This document sets out how much land there may be available for residential development over a fifteen year period.

**The Surrey Heath 2017 SLAA is available to view on the Council's website.<sup>9</sup>**

**3.10** The Council is undertaking a Gypsy and Traveller Accommodation Assessment (2018) which considers the future requirements of the Gypsy and Traveller community and the Travelling Showpeople community over the Plan period.

**3.11** The following policies will be replaced in the new Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"><li>• Policy CP1 Spatial Strategy</li><li>• Policy CP3 Scale and Distribution of New Housing</li><li>• Policy CP4 Deepcut</li><li>• Policy CP5 Affordable Housing</li><li>• Policy CP6 Dwelling Size and Type</li><li>• Policy CP6 Gypsies and Travellers and Travelling Showpeople</li><li>• Policy DM6 Gypsy and Traveller and Travelling Showpeople Accommodation</li></ul>
<b>Relevant Policies in the Camberley Town Centre Area Action Plan</b>	<ul style="list-style-type: none"><li>• Policy TC14 London road Block</li><li>• Policy TC15 Camberley Station</li><li>• Policy TC16 Land at Park Lane</li><li>• Policy TC17 Pembroke Broadway (north)</li><li>• Policy TC18 Land east of Knoll Road</li></ul>

<sup>8</sup> Hart, Rushmoor Surrey Heath SHMA 2016 - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/evidence-base/strategic-housing-market>

<sup>9</sup> Surrey Heath SLAA, 2017 - <http://www.surreyheath.gov.uk/SLAA>.

	<ul style="list-style-type: none"> <li>• Policy TC19 Former Magistrates Court</li> <li>• Policy TC 20 The Granary</li> </ul>
<b>Saved Surrey Heath Local Plan 2000 Policies</b>	<ul style="list-style-type: none"> <li>• Policy H8 Housing Reserve Sites</li> </ul>

## Draft Objectives for Housing Policies

**3.12** The following table sets out the draft objectives for housing in the Issues and Options/ Preferred Approach consultation draft.

<b>Objective A</b>	To address housing needs by planning for at least 5,632 new homes of an appropriate housing mix and tenure. Of this figure, 4,901 homes will be delivered in Surrey Heath. The remaining unmet need of 731 homes will be met by working with our Housing Market Area partners.
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## Housing Provision and Deliverability

**3.13** To assess the housing need for Surrey Heath to 2032 the Council undertook a Strategic Housing Market Assessment 2016 (SHMA) with Hart and Rushmoor. This set out a figure of 382 dwellings per annum for Surrey Heath (for the period 2014-2032). The SHMA informs how many houses are required in the HMA and also in each local authority area. It also sets out the number of affordable homes needed, the mix of new homes and the need for specialist housing accommodation.

**3.14** In September 2017, the Government published a consultation document 'Planning for the right homes in the right places'. This has now been taken forward in a new draft of the National Planning Policy Framework (NPPF), 2018. This puts forward a standard approach to assessing local housing need, in the interests of simplicity, speed and transparency. It is based on a formula that uses affordability ratios for 2016, and average household growth over the period 2016 to 2026 from the 2014 based household projections.

**3.15** The Council's current Local Development Scheme indicates that the Surrey Heath Local Plan DPD will be submitted to the Secretary of State in September 2019. This will be some 18 months after the publication of the NPPF consultation and as such, it is envisaged that by September 2019, the Policies within the new NPPF will apply. As a result, the housing requirement set out within the Surrey Heath Issues and Options Draft of the Local Plan (Regulation 18 Stage) has been prepared on the basis of the proposed standard methodology for calculating local authorities' housing need, which indicates Surrey Heath to have an identified housing need of 352 dwellings per annum across a revised plan period of 2016 – 2032.

**3.16** Whilst both approaches set out the housing requirement for the HMA and each Local Authority area it is recognised that this may not be the figure that is actually deliverable within a Local Authority area. The SHMA and the Government's standardised methodology does not take into account constraints, such as land availability, environmental constraints such as the Thames Basin Heaths Special Protection Area and Policy constraints, including the Green Belt. These constraints are recognised in the footnote 9 to paragraph 14 of the NPPF (2012) as a reason as to why a Local Authority may not be in a position to meet its housing requirement. This approach is also carried forward in the Draft NPPF (2018).

**3.17** It is not considered at this stage that there are any overriding Exceptional Circumstances to warrant the alteration of Green Belt boundaries. This is because the Government sets out both in the current NPPF (2012) and the Draft NPPF (2018), that other alternatives, including asking our Housing Market Area partners (Hart and Rushmoor) and other neighbouring authorities to take any remaining unmet need should be considered in the first instance.

**3.18** Surrey Heath Borough Council, through Duty to Co-operate, is engaged in ongoing discussions with our Housing Market Area partners in respect of meeting unmet housing need in Surrey Heath. A Statement of Common Ground has been signed by Surrey Heath, Hart and Rushmoor which sets out that the approach taken by the three authorities in their Local Plans will ensure that any unmet housing need within the Housing Market Area can be met over the plan period. This approach is taken forward in Hart's Pre-Submission Local Plan 2018 and reflected in Hart's Duty to Co-operate Statement.

**3.19** With regard to any potential release of employment sites the Employment Land Review (2016) sets out that the difference between the identified land supply of office and industrial space and the forecast land requirement is finely balanced. The Council considers that there is no opportunity to release Strategic (Core) Employment sites or Locally Important Employment sites for housing. However a number of other sites currently in employment use have been identified as potential housing sites and these have been identified in the SLAA and included in the housing land supply.

**3.20** Having regard to the outcomes of the actions taken and to land constraints the Council considers that the amount of housing that could be delivered in the Borough on an annual basis over the plan period (2016-2032) is **306 dwellings per annum**. Therefore, having regard to the current NPPF (2012) and the Draft NPPF (2018), there is a recognition that our HMA partners will need to accommodate the Borough's unmet housing need.

**3.21** Table 1 below indicates the components of the housing land supply for the period 2016-2032 as at October 2017.



**Table 1 Housing Land Supply**

<b>Housing requirement</b>	<b>352x16 (5,632)</b>
Housing completions	226
Sites with planning permission or under construction	2,294
Allocations from Camberley Town Centre Area Action Plan and Local Plan 2000 not yet permitted	310
Small sites windfall allowance	373
Other Deliverable sites (SLAA sites that can be delivered in years 0-5 subject to planning permission)	362
Other Developable Sites (SLAA sites that can be delivered in years 6-15 subject to planning permission)	1336
<b>TOTAL</b>	<b>4,901</b>
Outstanding Requirement to be met by HMA over the Plan period	731

### **Meeting Housing Need - Approaches to Housing Delivery**

**3.22** The preferred policy approach to delivering the annual housing requirement and an alternative approach are set out below.

**3.23** The preferred approach seeks to provide the housing within settlement areas, on brownfield sites or on sites already identified or allocated in the current Local Plan (the Core Strategy and the Camberley Town Centre Area Action Plan). However the number of homes the Council needs to deliver over the new Local Plan period (2016-2032) means that the Council has had to identify land which is currently designated as Countryside beyond the Green Belt, this will mean a change to settlement boundaries in those areas. The release of countryside has been ascertained only through a detailed and very thorough review of this land across the Borough.

**The Countryside Beyond on Green Belt and Green Belt Site Appraisals studies are available to view on the evidence base page of the Council's website.<sup>10</sup>**

<sup>10</sup> The Surrey Heath Countryside Beyond on Green Belt and Green Belt Site Appraisals studies  
<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>



## Policy Approaches to Housing Delivery

**3.24** The preferred policy approach and an alternative approach to housing delivery are set out below.

### Preferred Policy Approach to Housing Delivery

The aim of this preferred approach is to ensure the new homes are delivered to meet the needs of the community in line with the overarching spatial strategy by having a policy that allocates the following sites in terms of delivery of net new homes:

#### Strategic Sites

- Princess Royal Barracks (Deepcut) for the provision of circa 1,200 homes

#### Town Centre Sites

- Ashwood House for the provision of 116 homes
- London Road Block for the provision of circa 336 homes
- Land east of Knoll Road for the provision of circa 100 homes
- Camberley Station for the provision of at least 60 homes

#### Other Allocated sites

- Woodside Cottage Bagshot for the provision of circa 40 dwellings
- Heathpark Woods Windlesham for the provision of 140 dwellings
- West End Reserve Sites for the provision of circa 450 dwellings (322 already committed)
- Land at Half Moon Street Bagshot for the provision of 47 homes
- Adult Education Centre France Hill Drive for the provision of circa 45 homes

#### Countryside Beyond the Green Belt Sites

- Water's Edge Mytchett for the provision of 150 dwellings
- Land west of Sturt Road Frimley Green for the provision of up to 100 dwellings

Within the period 2016-2032 the remaining housing figure will be delivered through sites within settlement areas, rural exception sites, \*small scale development on previously developed land in the countryside and small scale development on previously developed land in the Green Belt.

A positive environmental impact will be sought from development

### Alternative Approach to Housing Delivery

To only identify Strategic Sites and Camberley Town Centre sites. This approach would not recognise the other allocated sites that have been identified for the delivery of housing within the Borough.

*\*In general small scale development of previously developed land in the countryside or Green Belt refers to sites of 10 dwellings or less. All sites which come forward will need to demonstrate there is no harm to the character of the Countryside and that there is no greater impact on the openness of the Green Belt than the existing development.*

### **Preferred Policy Approach for Strategic Site at Deepcut**

**3.25** The former Princess Royal Barracks at Deepcut was allocated for housing in the Council's Core Strategy (2011-2028) A hybrid Planning Permission was granted in 2014 (12/0546). The development of the sites will be phased over the period 2017-2032 with delivery of 300 dwellings over the period 2017- 2022.

**3.26** The preferred Policy for Development at Princess Royal Barracks (Deepcut) is set out below and reflects the most up to date approach to delivery. Regard will also need to be given to the Supplementary Planning Document for this site adopted by Surrey Heath Borough Council and Guildford Borough Council in 2011.

#### **Preferred Policy Approach to Deepcut**

The aim of this policy approach is to carry forward Core Strategy Policy CP4 having regard to approved design codes and conditions on the planning permission.

- Provision will be made to support the implementation of the approved new housing development on land at Princess Royal Barracks, Deepcut. This site will provide some 1,200 net new dwellings alongside associated community infrastructure. This site is anticipated to deliver housing from 2019 onward.
- New development on land at Princess Royal Barracks and on other sites within Deepcut should contribute toward the delivery of an expanded rural settlement at Deepcut which will create a new community that is vibrant, sustainable, comprehensive and well designed.
- In particular new development will be required to contribute toward delivery of the following:
  - (i) A safe and high quality environment reflecting the rural nature of Deepcut's setting
  - (ii) Site specific Affordable Housing Strategy to be agreed as set out in the planning permission granted in 2014. With 35% being delivered in the first phases of development. Housing mix will reflect identified need
  - (iii) Plots for serviced self-build and starter homes to be made available on the remaining phases of the site.
  - (iv) Plots to enable small and medium builder to deliver homes to be made available in the remaining phases of the site

- (v) Opportunities for local employment which may include provision of small business units
- (vi) Improved provision of retail and associated Class A uses to create sustainable shopping patterns
- (vii) An enhanced or new village centre
- (viii) Provision of suitable community infrastructure including a new primary school, new health facilities, enhanced library provision and enhanced community hall provision.
- (ix) Physical infrastructure that is climate change resilient in particular addressing the issue of ground and surface water flood risk and making provision for electric vehicle charging or other suitable technologies that arise through the Plan period
- (x) Residential development shall achieve efficient use of resources in line with national requirements
- (xi) New commercial or industrial development should achieve efficient use of resources in line with national requirements
- (xii) Measures to reduce the impact of traffic upon and arising from Deepcut which will include reducing demand for travel, improved public transport provision, a safe integrated footpath/cycle route network linking to neighbouring settlements and key services and improvements to the surrounding highway network and other measures as set out in the Section 106 agreement including works to Deepcut Bridge Road
- xiii) Measures to avoid new development having an impact upon the European Sites
- (xiv) Measures to avoid new development having an impact upon the features and sites of local importance for biodiversity
- (xv) Maintain the countryside gap between Deepcut and Heatherside and Deepcut and Frimley Green
- (xvi) Open space as part of a wider green infrastructure network to include formal public open space and informal open space, including Suitable Alternative Natural Green Space (SANGs)
- (xvii) Enhancement of the setting of and improved linkages to the Basingstoke Canal
- (xviii) Measures to avoid new development having an impact upon the features and sites of heritage importance, including the Basingstoke Canal and St Barbara's Church.

#### **Alternative Approach to Deepcut**

No alternative approach. The preferred approach reflects existing policy and approved design guides and planning permission for the redevelopment of the Princess Royal barracks at Deepcut.

## **Non-strategic allocated sites and other housing sites**

**3.27** Non-strategic allocated sites, windfall sites and other housing sites which come forward throughout the Local Plan period will need to accord with the relevant policies in the Local Plan, including Local Area policies. Development should also accord with Neighbourhood Plans, Village Design Statements and Design Guides. In bringing forward housing development will also need to be in line with guidance set out in policies on housing mix, provision of affordable housing, design, car parking and space standards and to the Council's adopted Supplementary documents on design.

## **Gypsy and Traveller sites and Travelling Showpeople sites**

**3.28** A Gypsy and Traveller Accommodation Assessment is currently being undertaken. This will indicate how many pitches are needed to meet the needs of the Gypsy and Traveller Community and the Travelling Showpeople community. There are two authorised Gypsy and Traveller sites within the Borough accommodating 30 pitches. These are managed by Surrey County Council. There are no private authorised sites for either Gypsies or Travellers. Bond Drive Chobham is a Traveller Showpeople's site.

**3.29** The Council's preferred approach is to safeguard existing sites and seek additional pitches within settlement areas, if this is not possible then additional pitches within the Countryside beyond the Green Belt will be considered where they are adjacent to settlements. The draft Policy approach to the provision of new pitches is set out below; this reflects the approach set out in the Council's adopted Core Strategy.

## **Policy Approaches to Gypsy and Traveller sites and Travelling Showpeople Sites**

**3.30** The preferred policy approach and an alternative approach to Gypsy and Traveller sites and Travelling Showpeople sites are set out below.

### **Preferred Policy Approach to Gypsy and Traveller and Travelling Showpeople sites**

The aim of this policy approach is to safeguard existing sites and to ensure that any new sites are located in sustainable locations by having a policy that :

- Seeks to safeguard existing sites;
- Seeks the provision of new pitches or sites within settlement areas in the first instance ;
- Seeks to ensure that pitches or sites outside of settlement areas are sustainably located with accessibility to facilities capable of meeting everyday needs such as education, healthcare ,shopping and transport;
- Promotes the use of previously developed land;

- Sites for Travelling Showpeople sites are able to demonstrate that the site is suitable for the storage and maintenance of show equipment and associated vehicles;
- Requires the demonstration of very special circumstances for proposals within the Green Belt.

#### **Alternative Approach to Gypsy and Traveller and Travelling Showpeople sites**

To not have a specific policy for Gypsy and Traveller sites but to have regard to other relevant policies in the Local Plan.

## **Questions**

**3.31** The Council would welcome your comments on the above approaches to delivering a range of housing in the Borough to meet housing need as well as suggesting any other approaches the Council should take to in relation to the delivery of housing in the Borough.

### **Question 1**

Do you agree with the approach SHBC has taken in identifying how much housing, can be delivered within Surrey Heath over the Plan period?

Are there any other approaches the Council should consider?

### **Question 2**

Are there any other site opportunities the Council should have regard to?

### **Question 3**

Do you agree with the approach SHBC has taken to the provision of Gypsy and Traveller and Travelling Showpeople sites?

### **Question 4**

Are there any other site opportunities the Council should have regard to?

## Other Types of Homes we need to Plan For

### Custom and Self-build

**3.32** The Self-Build and Custom Housebuilding Act 2015 requires local authorities to keep a register of people and associations that are looking for land to build self-build or custom build housing. The delivery of self-build/custom build plots is supported by Government. The Self Build Register held by Surrey Heath indicates an interest in self-build/custom build housing. The 2017 SLAA indicates that some sites put forward recognise the opportunity for self-build/custom build. The council will expect strategic sites to provide proportion of service plots to be set aside for self-build/custom build.

### Policy Approaches to Self-Build/Custom Build

**3.33** The preferred policy approach and an alternative approach to self-build/custom build are set out below.

#### Preferred Policy Approach to Self-Build and Custom Build Housing

The aim of this policy approach is to provide the opportunity for the delivery of self-build/custom build housing by having a policy that:

- Seeks a proportion of developable plots on allocated sites to be set aside for self-build / custom build housing;
- Identifies other sites where self-build/custom build development has been promoted through the SLAA;
- Sets out the size of the plot, having regard to information on the Self Build Register;
- Seeks to ensure that self-build /custom build developments are completed for occupation within three years;
- Seeks to ensure that where self-build/custom build plots are made available these remain for this use unless it can be demonstrated that there is no longer a requirement for these plots.

#### Alternative Approach to Self-Build and Custom Build Housing

To seek a proportion of self-build/custom build housing on all sites above 10 units.

## Rural Exception Housing

**3.34** In general housing development in the Countryside beyond the Green Belt and within the Green Belt is inappropriate and will not be supported. However there are circumstances where the provision of rural exception sites within these areas may be appropriate. The development of rural exception sites will be dependent on there being an up to date proven local need for affordable housing. Rural Exception sites will need to be on land directly adjoining villages within the Borough.

**3.35** In bringing forward Rural Exception Sites for housing applicants will be required to enter into a legal agreement to ensure that all affordable housing on the site remains available to rent by people with a local connection in perpetuity. A local connection is considered to be current residents, or people with a family or employment connection to the Parish.

**3.36** It is recognised that on rural exception sites there may be a need for a small element of market housing if it helps deliver the rest of the development. The market housing element should be no more than 30% of the scheme.

## Policy Approaches to Rural Exception Housing

**3.37** The preferred policy approach and an alternative approach to rural exception housing are set out below.

### Preferred Policy Approach to Rural Exception Sites

The aim of this policy approach is to enable affordable housing in perpetuity for people with a local connection to a village or parish by having a policy that:

- Supports small scale developments of affordable housing on land outside of settlements but adjoining a village providing that it:
- Addresses a proven local need and the housing is affordable and available in perpetuity to those with a local connection
- Includes a mix of dwelling sizes
- Allow for an element of no more than 30% market housing to be provided where it allows for the delivery of affordable housing on the remainder of the site
- Sets out that Starter homes are not considered an appropriate form of affordable housing in respect of the rural exception policy.

### Alternative Approach to Rural Exception Sites

To not have a specific rural exception policy but to consider schemes against Countryside and Green Belt policies in the Local Plan.

This approach may not ensure that these sites remained for rural exception housing in perpetuity.

## Specialist Housing

**3.38** Over the Plan period and in line with demographic trends there will be an increase of older people living in Surrey Heath. As such there is likely to be a requirement for more specially adapted housing and care accommodation to meet the needs of this group. The 2016 SHMA estimates potential requirements for sheltered, extra care and residential homes of circa 310 per annum over the Housing Market Area, of this amount circa 200 would be delivered as general C3 housing in the form of sheltered or extra care housing or housing designed to meet the needs of an older population, including single storey homes. The remaining circa 110 dwellings would be delivered as C2 specialist housing (residential institutions). The Council does recognise that some of this need may be met by adaptation to older people's homes, and the provision of adaptable accessible homes, as well as by providing extra care or C2 housing accommodation.

### Policy Approaches to Specialist Housing

**3.39** The preferred approach and an alternative approach to the provision of specialist housing are set out below.

#### Preferred Policy Approach to Specialist Housing

The aim of this preferred policy approach is to provide for C2 housing to help meet the needs of older persons or those requiring specialist care by having a policy that:

- Seeks specialist housing to be located where it has access to appropriate services and facilities where these are not provided on site
- Seeks the provision of specialist housing within settlement areas in the first instance or if located outside of settlement areas it has been proven that there are no suitable or viable alternatives within the settlement area
- Ensures that Habitat Regulations in terms of impact on the Thames Basin Heaths SPA can be met.

#### Alternative Approach to Specialist Housing

To not have a specific policy for specialist housing but to consider these types of development in line with other policies in the Local Plan.

## Loss of Housing

**3.40** Having regard to the constraints to delivering housing within Surrey Heath the Council considers that the existing housing stock should not be lost. Proposals that lead to a net loss of housing stock will generally be resisted unless there is clear justification for such a loss. The preferred approach to the loss of housing is set out below.

### Policy Approaches to Loss of Housing

**3.41** The preferred policy approach and an alternative approach to loss of housing are set out below.



### Preferred Policy Approach to Loss of Housing

The aim of this preferred policy approach is to seek the retention of existing housing stock in the Borough by having a policy that:

- seeks to minimise the loss of homes in the Borough by resisting development that would involve the net loss of residential units, unless it can be demonstrated that the proposal will:
- Enable sub-standard units to be enlarged to meet residential space standards set out in national policy or set by the Council;
- Be a more appropriate use because of existing environmental conditions;
- Ensure that a building of architectural or historic importance can be retained or renovated;
- Provide an essential community facility which cannot be provided elsewhere or another form of residential accommodation, such as a change of use of C3 (general housing) to C2 use (residential institutions)
- not have a detrimental impact on the remaining residential use, including impact on living space and residential amenity

### Alternative Approach to Loss of Housing

To not have a specific policy in respect for loss of housing but to consider applications which result in a loss of housing on a case by case basis.

## Questions

**3.42** The Council would welcome your comments on the above approaches to rural exception and specialist housing and to the loss of housing in the Borough to meet housing need as well as suggesting any other approaches the Council should take to in relation to the delivery of housing in the Borough.

### Question 1

Do you agree with the approach SHBC has taken in identifying the approach to rural exception and specialist housing?

Are there any other approaches the Council should consider?

### Question 2

Do you agree with the approach SHBC has taken in identifying the approach to loss of housing?

Are there any other approaches the Council should consider?

## Meeting Housing Needs, Housing Mix and Affordability

**3.43** The NPPF (2012) sets out that Local Planning Authorities should plan for a mix of housing to meet local needs for different groups. The NPPF also sets out that the size type tenure and range of housing should also be identified. The Strategic Housing Market Assessment (SHMA) 2016 for Surrey Heath, Hart and Rushmoor sets out the mix of housing recommended across the Housing Market Area as well as the amount of affordable homes and the need for specialist housing. The Council will seek to deliver a wide variety of high quality homes that will provide the types, size and tenure of housing to meet the needs identified.

**3.44** The 2016 SHMA identifies the following broad mix of future dwellings for market and affordable housing.

	1 bed	2 bed	3 bed	4 bed
Market	7%	28%	44%	21%
Affordable	30%	30-40%	30% (approx. 10% 4 plus)	-

**3.45** Any policy on Housing mix should be able to react to changing circumstances therefore the mix of homes does not set out the size of homes. In bringing forward proposals developers and landowners will need to have regard to the Borough wide housing mix target set out in the 2016 SHMA (and any subsequent successors) as a starting point when bringing sites forward. The council recognises that not all sites will be able to provide a full mix of dwelling sizes.

### Policy Approaches to Housing Mix and Type

**3.46** The preferred policy approach and an alternative approach to housing mix and type are set out below.

Preferred Policy Approach to Housing Mix and Type
<p>The aim of the preferred policy approach is to provide a mix of dwellings to meet the needs of current and future households by having a policy that:</p> <ul style="list-style-type: none"> <li>• Seeks an appropriate mix of dwelling types , reflecting the most up to date evidence in the SHMA</li> <li>• Provides dwellings that are adaptable to changing life circumstances</li> <li>• Seeks a proportion of dwellings on sites over 20 dwellings to be delivered in accordance with Building Regulations M4 (2) *or any future Building Regulation requirements, to ensure these dwellings are accessible and adaptable.</li> <li>• Has regard to the sites size and site specific viability.</li> <li>• Design should be tenure blind.</li> </ul>
Alternative Approach to Housing Mix and Type

To have a policy which sets out a specific mix, dependent on the site's size.

*\* Requirement M4(2) is where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users*

## Affordable Housing

**3.47** National Planning policy in the NPPF requires Local Plans to set policies for meeting affordable housing needs. Planning Practice Guidance (PPG) sets out that contributions for affordable housing should not be set from small scale and self-build development. This means sites of 10 units or less and which have a maximum combined floorspace of no more than 1000sq m (gross internal area). In respect of starter homes the Housing and Planning Act 2016 seeks provision of starter homes on sites of more than 10 units or sites over 0.5ha.

**3.48** The Strategic Housing Market Assessment recommends an overall affordable housing quota of 35%-40% over the Housing Market Area. Any target set out in a Local Plan policy will need to be subject to viability testing. Viability testing will be undertaken in developing the pre-submission version of the new Local Plan.

**3.49** To date the Council, due to viability arguments and the introduction of permitted development rights to convert offices into homes, without the need to provide affordable housing, has not been able to meet the need for affordable housing set out in the current Core Strategy. The Council will seek to address this in the new Local Plan by requiring all sites over ten units, or 1000sq m gross internal floor area, to provide a range of affordable housing. The tenure size and type will be negotiated on a site by site basis, having regard to housing needs and government initiatives such as starter homes. The affordable housing should be provided on-site and distributed in clusters across the development. Current Government advice is that affordable housing is not required on sites of 10 or less dwellings.

**3.50** An Affordable Housing Viability Assessment has been undertaken on behalf of the Borough Council which sets out that options should be consulted for on-site affordable housing delivery at 30%, 35% or 40%. The preferred policy approach is for 35% which reflects the current approach in the Core Strategy. The Affordable Housing Viability Assessment can be viewed at <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

## Policy Approaches to Affordable Housing

**3.51** The preferred policy approach and alternative approaches to affordable housing are set out below.

### Preferred Policy Approach to Affordable Housing

The aim of this preferred policy approach is to provide a mix of affordable housing to meet the needs of current and future households by having a policy that:

- Seeks a requirement of at least 35% affordable housing units on sites of 11 or more dwellings or combined gross internal floor area of over 1000sq m, subject to viability.
- Seeks a range of affordable housing\* to be provided
- Requires the negotiation of tenure size and type on a site by site basis to meet identified housing needs, including a percentage of units which are accessible and adaptable as set out in M4(2) \*\*of the Building Regulations or any future Building Regulation requirements
- Seeks on site provision in the first instance unless there are exceptional circumstances in which case a commuted sum will be required
- Seeks the integration of affordable housing throughout the site
- Has regard to the sites size and site specific viability.

### Alternative Approaches to Housing Mix and Type

To have a policy which seeks at least 30% of affordable housing on sites of 11 or more dwellings or with a combined gross internal floor area of over 1000sq m

To have a policy which seeks at least 40% of affordable housing on sites of 11 or more dwellings or with a combined gross internal floor area of over 1000sq m.

*\*Affordable housing is defined as The NPPF (2012) (Annex 2) defines affordable housing as,*

*“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.”*

*\*\* Requirement M4(2) is where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users.*

## Questions

**3.52** The Council would welcome your comments on the above approaches to delivering a range of housing mix and affordable housing in the Borough to meet housing need as well as suggesting any other approaches the Council should take to in relation to the delivery of housing in the Borough.

### Question 1

Do you agree with the approach SHBC has taken in identifying the approach to housing mix?

Are there any other approaches the Council should consider?

### Question 2

Do you agree with the approach SHBC has taken in identifying the approach to affordable housing?

Are there any other approaches the Council should consider?

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# EMPLOYMENT



## 4 EMPLOYMENT

### Introduction

- 4.1 This section sets out the Council's preferred approach and alternative approaches to employment land within Surrey Heath. A key strength of Surrey Heath's economy is in the diversity of the sectors present. Strong employment sectors include: specialist engineering; pharmaceuticals and chemicals; information technology; financial/business services, logistics/distribution; and, health. Surrey Heath has high rates of employment and economic activity, strong GVA per head and overall, a highly skilled labour market catchment area. High proportions of the working age population have higher level qualifications and/or high level occupations.

### National Policy Context

- 4.2 In the preparation of this section, regard has been had to paragraphs 18-22 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach for building a strong and competitive economy, including the need for sites for employment use.
- 4.3 The Planning Practice Guidance (PPG): Housing and Economic Development Needs Assessment sets out guidance for considering economic development needs in the plan making process.

**The national policies relating to economic development and employment land are available to view in more detail in the online version of the Government's NPPF<sup>11</sup>.**

**The guidance contained within the PPG is available to view on the Government's website<sup>12</sup>**

### Sub Regional Context

- 4.4 Surrey Heath Borough lies within the Enterprise M3 Local Enterprise Partnership (LEP) area that stretches for approximately seventy-five miles through Hampshire and Surrey from the New Forest in the south to the perimeter of Heathrow Airport in the north.

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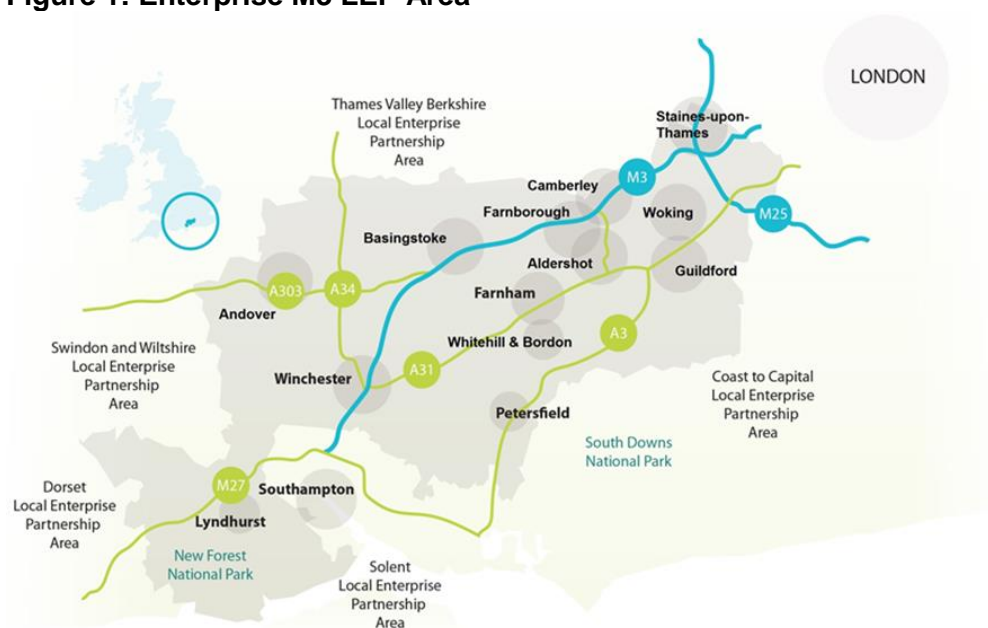
<sup>11</sup> National Planning Policy Framework, March 2012 -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>12</sup> Planning Practice Guidance - <https://www.gov.uk/government/collections/planning-practice-guidance>



**Figure 1: Enterprise M3 LEP Area<sup>13</sup>**



- 4.5** The allocation and protection of sufficient employment land in the Borough will be necessary to successfully deliver the objectives of the LEP's Strategic Economic Plan, specifically developing the key sectors and increasing the amount of jobs and businesses by 2020.

The full version of the Enterprise M3 LEP Strategic Economic Plan is accessible from the LEP's website<sup>14</sup>.

## Local Strategies and Evidence

### ***Surrey Heath Corporate Plan – Five Year Strategy***

- 4.6** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives' is to sustain and promote the local economy so that Surrey Heath's people can work and do business across the Borough.

The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website.<sup>15</sup>

### ***Surrey Heath Economic Development Strategy***

<sup>13</sup> Source: EM3 LEP, Enterprise M3 Map - <https://www.enterprisem3.org.uk/static-map>

<sup>14</sup> Enterprise M3 Strategic Economic Plan, March 2014 – <https://www.enterprisem3.org.uk/strategic-economic-plan>

<sup>15</sup> Surrey Heath Five Year Strategy - <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

- 4.7** The Council's Economic Strategy recognises that Surrey Heath has an active business community with several prestigious and global firms located in the Borough. The Strategy contains three principal economic objectives, based upon evidence gathered about the Borough's economic trends, performance and future employment trajectory. **Surrey Heath's Economic Development Strategy is available to view in full on the Council's website.**<sup>16</sup>

### ***2016 Employment Land Review of Functional Economic Area***

- 4.8** Surrey Heath shares strong economic linkages with Hart District and Rushmoor Borough, which are both located in Hampshire. The three authorities together form a single Functional Economic Area referred to as the HRSH FEA.
- 4.9** An updated Employment Land Review (ELR) was produced in 2016 covering the HRSH FEA. The ELR is a key piece of evidence that informs the Borough's emerging policy approaches to employment land.
- 4.10** The ELR sets provision that the FEA authorities may decide to select one of the following allocation options for each of the employment sites assessed in this study through their emerging Development Plan:
1. *Allocate the site as a strategic employment site through emerging Development Plans.*
  2. *Allocate the site as a locally important employment site through emerging Development Plans.*
  3. *Allocate the site as either a strategic or locally important employment site, but revise the site boundary through emerging Development Plans.*
  4. *Do not allocate the site through emerging Development Plans.*

This approach is taken forward in this Issues and Options consultation document.

**The full 2016 ELR study including Appendix 1 which contains the Surrey Heath site assessments is accessible from the Evidence Base section of Surrey Heath Borough Council's website.**<sup>17</sup>

The following policies will be replaced in the new Local Plan (2016-2032).

<b>Adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"> <li>• CP8 – Employment</li> <li>• DM1 – The Rural Economy</li> <li>• DM2 – Development within Chobham</li> <li>• DM13 – Employment and Development Outside Core Employment Areas</li> </ul>
<b>Saved Surrey Heath</b>	<ul style="list-style-type: none"> <li>• E6 – Employment Revitalisation Areas</li> </ul>

<sup>16</sup> Economic Development Strategy, Surrey Heath Borough Council, 2015

<http://www.surreyheath.gov.uk/business/economic-development/economic-development-strategy>

<sup>17</sup> Hart Rushmoor Surrey Heath Employment Land Review 2016: Full Report and Surrey Heath Site Assessments - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

<b>Local Plan 2000 Policies</b>	<ul style="list-style-type: none"> <li>E8 – Land at Half Moon Street, Bagshot</li> </ul>
<b>Camberley Town Centre Area Action Plan 2014</b>	<ul style="list-style-type: none"> <li>TC5 - Employment</li> </ul>

### Draft Objectives for Employment Policies

- 4.11** The following table sets out the draft objective for employment land in the Issues and Options/Preferred Approach consultation draft Local Plan.

<b>Objective B</b>	To identify and protect Strategic and Locally Important employment sites to help fulfil the Borough's role in facilitating strong economic performance across all sectors within the Functional Economic Area (Hart Rushmoor and Surrey Heath) and the wider EM3 LEP area
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### Policy Approaches to Employment Land

- 4.12** The preferred policy approach and alternative approaches to employment land are set out below.

<b>Preferred Policy Approach to Employment Land</b>
<p>The preferred approach seeks to promote economic growth in Surrey Heath, securing the retention of existing businesses that contribute to the local economy and support the EM3 LEP's identified priority and niche sectors. This will be achieved by:</p> <ul style="list-style-type: none"> <li>Allocating the following sites as Strategic Employment Sites – sites that fulfil a strategic function within the Functional Economic Area: <ul style="list-style-type: none"> <li>- Admiralty Park, Camberley</li> <li>- Albany Park, Frimley</li> <li>- Camberley Town Centre,</li> <li>- Eli Lilly, Windlesham</li> <li>- Frazer Nash, Chobham</li> <li>- Frazer Nash, Mytchett,</li> <li>- Frimley Business Park, Frimley</li> <li>- Lyon Way, Frimley,</li> <li>- Sir William Siemens Square, Frimley,</li> <li>- Watchmoor Business Park, Camberley,</li> <li>- York Town Industrial Estate, Camberley;</li> </ul> </li> <li>Allocating the following sites as Locally Important Employment sites - sites that are recognised for the important role they play in servicing the local economy and supporting small / local businesses:</li> </ul>

- Bridge Road Trade & Industrial Park, Camberley,
  - Former Defence Evaluation and Research Agency (DERA) Site, Longcross near Chobham,
  - Linsford Business Centre, Mytchett,
  - Mitie, Frimley Green,
  - SC Johnson, Frimley Green,
  - St Georges Industrial Estate & Helix Business Park, Camberley,
  - Tanners Yard, Bagshot;
  - Employment land at Fairoaks Airport
- Introducing a policy that protects Strategic Employment Sites for employment uses (B-class, which includes: B1 – Business, B2 – General Industry, B8 Storage & Distribution) and encourages the redevelopment or upgrading of these sites for additional employment uses (B-class), including the provision of incubator uses for short term occupancy;
  - Introducing a policy that affords protection for Locally Important Employment Sites for employment uses (B-class) whilst enabling the redevelopment of such sites for employment and alternate uses including the provision of incubator uses for short term occupancy;
  - Revising boundaries to include areas adjacent to existing Core Employment Areas which could fulfil employment needs or alternatively, exclude certain areas that no longer meet employment needs;
  - Introducing a policy that supports the sustainable growth and expansion of businesses within rural areas including those which provide for leisure and tourism, having regard to the impact of employment uses on the countryside;
  - Working with partner authorities such as Surrey County Council to ensure the delivery of infrastructure to support the needs of businesses in Surrey Heath.
  - Working with infrastructure providers, such as broadband operators, to support small and medium businesses, including home working.

#### **Alternative Approaches to Employment Land**

- Retaining the existing Core Employment Areas and not allocating or reallocating sites as Strategic Employment Sites or Locally Important Employment Sites;
- To not have a policy on rural businesses and to consider each application for business use on its individual impact on the countryside.

## Questions

**4.13** The Council would welcome your comments on the above approaches as well as suggestions of any other approaches that should be taken in relation to economic development in the Borough.

<b>Question 1</b>
Do you agree with the preferred policy approach to employment land in Surrey Heath?
If not, please specify why (including any alternative policy approach).
<b>Question 2</b>
Do you agree with allocating Surrey Heath's employment sites as Strategic and Locally Important Sites?
If not, please specify why (including any alternative policy approach).
<b>Question 3</b>
Do you agree with the preferred policy approach to employment land located in the rural areas?
If not, please specify why (including any alternative policy approach).
<b>Question 4</b>
Should permitted development rights be restricted by the use of an Article 4 directive

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# RETAIL



## 5 RETAIL

### Introduction

**5.1** This section sets out the Council's preferred approach and alternative approaches to retail uses within the Borough. The main retail centre in the borough is Camberley. Camberley is identified as a secondary regional town centre which provides shopping, business, leisure, cultural and community activities. It has been identified as a Step-up Town by the Enterprise M3 Local Enterprise Partnership (LEP). A Step-up Town is a town that with the right investment has the potential to contribute more to the economy. This provides opportunities for the regeneration of the town centre. Camberley Town Centre has an Area Action Plan which was adopted in July 2014. Policies from the Area Action Plan will be carried forward into the new Local Plan.

**5.2** Bagshot and Frimley are identified as District Centres; both these centres function well as district centres and provide a wide range of services and have a number of independent retailers. There are also a number of Local Centres and Neighbourhood parades in the borough. The hierarchy of these centres is;

- Camberley is the main town centre
- Bagshot and Frimley are District Centres
- Chobham, Deepcut, Frimley Green, Lightwater and Windlesham are Local Centres
- Bisley, West End, Mytchett, Old Dean, London Road/ Frimley Road, Watchetts (Frimley Road), Farm Road, Heatherside, Chertsey Road and Beaumaris are neighbourhood parades. The number of retail and associated uses in Watchetts (Frimley Road) indicate that it should now be considered as a Local Centre.

**5.3** Windlesham Parish Council, Chobham Parish Council and Deepcut Neighbourhood Forum are in the process of producing Neighbourhood Plans that may include policies regarding local centres. The Local Plan will need to have regard to any aspirations for these centres put forward in Neighbourhood Plans. Deepcut local centre can be extended to include the local centre to be delivered through the development of the Princess Royal barracks at Deepcut.

**5.4** All these centres have an important multi-functional role in providing for retail, local services and employment opportunities. The production of a new Local Plan provides the opportunity to consider the hierarchy of these centres and to put in place policies to ensure that these centres can continue to function successfully.

**5.5** Surrey Heath's Corporate Plan, the Five Year Strategy, sets out as a priority the delivery of an improved Camberley Town Centre for the benefits of all residents in the borough.



## National Policy Context

**5.6** The National Planning Policy Framework (NPPF), 2012 paragraph 23 sets out the Government's approach to ensuring the vitality of town centres. The NPPF sets out that in drawing up Local Plans local planning authorities should:

**The national policies relating to economic development and employment land are available to view in more detail in the online version of the Government's NPPF<sup>18</sup>.**

## Sub Regional Context

**5.7** Surrey Heath Borough Council lies within the Enterprise M3 Local Enterprise Partnership (LEP) area. Camberley Town Centre is recognised as a Step-Up town by the LEP.

**The full version of the Enterprise M3 LEP Strategic Economic Plan is accessible from the LEP's website<sup>19</sup>.**

## Local Strategies and Evidence

**5.8** The preferred approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principle objectives is to deliver an improved Camberley Town Centre for the benefit of all residents of the Borough.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>20</sup>.**

**5.9** The Council undertook a health check on the Borough's District and Local centres in 2017.

**5.10** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"><li>• Policy CP9 Hierarchy of centres</li><li>• Policy CP10 Camberley Town Centre</li><li>• Policy DM12 District and Local Centres and Neighbourhood Parades</li></ul>
<b>Camberley Area Action Plan 2014</b>	<ul style="list-style-type: none"><li>• Policy TC1 General Policy for new development within the Town Centre</li></ul>

<sup>18</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>19</sup> Enterprise M3 Strategic Economic Plan, March 2014

<https://www.enterprisem3.org.uk/strategic-economic-plan>

<sup>20</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

	<ul style="list-style-type: none"> <li>• Policy TC2 Retail Development</li> <li>• Policy TC3 Food and Drink</li> <li>• Policy TC6 Leisure Community and Cultural Uses</li> <li>• Policy TC12 High Street Character Area</li> <li>• Policy TC14 London Road Block</li> <li>• Appendix 6 High Street Design Guidance</li> </ul>
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## Draft Objectives for Retail Policies

**5.11** The following table sets out the draft objectives for retail use in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective C</b>	To enhance the vitality and viability of Camberley Town Centre and other District and Local Centres in the Borough.
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## Policy Approaches to Retail Uses

**5.12** The preferred policy approach and alternative approaches to retail use are set out below.

<b>Preferred Policy Approach to Retail Uses</b>
<p>The preferred approach seeks to enhance the role of Camberley Town Centre and to ensure that other retail centres in the Borough remain viable and vibrant. This will be achieved by:</p> <ul style="list-style-type: none"> <li>• Having a policy which sets the hierarchy of the retail centres in the Borough and revises boundaries as necessary.</li> <li>• Carrying forward retail, leisure and cultural related policies from the Camberley Town Centre Area Action Plan into a new Local Plan.</li> <li>• Setting the primary and secondary shopping frontages in Town, District and Local centres on the Policies Map.</li> <li>• Introducing a Development Management policy which promotes retail development which supports and enhances the District, Local centres and Neighbourhood Parades and which is appropriate in terms of size and scale of those centres.</li> <li>• Introducing a Development Management policy which seeks to retain A1 (shops) retail use in the primary shopping frontages and which sets out that any change from a A1 (shops) retail unit to an A2 (financial and professional services) /A3 (food and drink) /A4 (drinking establishments) /A5 (hot food takeaways) use should not have an adverse impact on existing retail uses within the primary</li> </ul>

shopping frontages. Non retail uses should not comprise more than 50% of the total shopping area and that within the primary shopping frontage 75% of the uses should be A1 (shop) retail uses.

- Introduce a Development Management Policy which recognises the 'mean time' use of empty shops in retail centres to promote 'start- up' retail businesses and help ensure the vibrancy of the centre.
- Introducing a Development Management policy which sets out that development at first floor level or above should consider office or residential accommodation in the first instance.
- Policies on environmental improvements and shopfronts will be considered in the Local Area policies.

#### **Alternative Approaches to Retail Uses**

- To not carry forward policies from the Camberley Town Centre Area Action Plan and retain the Area Action Plan.
- To not set a percentage for A1 (shops) and other uses in primary shopping frontages.
- To have an overarching policy on environmental improvements and shopfronts.

## **Questions**

**5.13** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to retail development in the Borough.

#### **Question 1**

Do you agree with the preferred policy approaches to the retail centres in the borough?

If not, please specify why (including any alternative policy approach).

#### **Question 2**

Do you agree with the hierarchy of centres as set out in this consultation?

If not, please specify why (including any alternative policy approach).

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# ENVIRONMENT & INFRASTRUCTURE



## 6 ENVIRONMENT AND INFRASTRUCTURE

### ENVIRONMENT

**6.1** This section of the Issues and Options/Preferred Approach document considers the following topics: Biodiversity, Air Quality, Contaminated Land, Flood Risk and Development, Water Quality and Renewable Energy schemes.

#### Biodiversity

**6.2** Surrey Heath has a rich and varied landscape containing a wide range of habitats that support a diversity of plants and animals. The heathland of Surrey Heath is a defining characteristic of the Borough and in the setting of settlements within the Borough. Within and surrounding the Borough are large areas of international ecological importance, in particular those areas identified as Special Areas of Conservation (SAC) and areas designated as part of the Thames Basin Heaths Special Protection Area (SPA). The Heathland in Thames Basin Heaths identified as SPA and or SAC are:

- Chobham Common North Heaths and South Heaths (SPA/SAC)
- Colony Bog, Bagshot Heath and Deepcut Heaths (SPA)
- Camberley and Broadmoor Heaths (SPA)

**6.3** The Thames Basin Heaths Special Protection Area (SPA) was designated in March 2005, through European Law and enshrined in UK Law. The SPA is fragile protected heathland and provides breeding habitat for three protected species of birds (Nightjar, Woodlark and Dartford Warbler) for which the SPA was designated. The breeding success of these ground-nesting birds is affected by disturbance from people and their pets using the SPA for recreational purposes. Avoidance measures including the provision of Suitable Alternative Natural Greenspace (SANG) areas of greenspace to help ease recreational pressure on the Thames Basin Heaths SPA, have to be in place before residential development can take place within the Borough.

**More information on the SPA and avoidance measures can be found on the Council's website.<sup>21</sup>**

**6.4** Within the Borough there are also a number of sites of Special Scientific Interest (SSSI) and a National Nature Reserve. These sites were designated under the Wildlife and

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<sup>21</sup> Thames Basin Heaths Special Protection Area avoidance measures information - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/thames-basin-heaths-special-protection-area-avoidance-measures>

Countryside Act 1981 and development affecting these areas is assessed under that legislation. The SSSIs in Surrey Heath are:

- Ash to Brookwood Heath
- Basingstoke Canal
- Broadmoor to Bagshot Woods and Heath
- Chobham Common (also a National Nature Reserve )
- Colony Bog to Bagshot Heath.

**6.5** There are also a number of Sites of Nature Conservation Importance (SNCIs) and Local Nature Reserves within the Borough. These are areas both important in their own right and as part of a matrix of wildlife sites across the Borough which provide wildlife corridors. These sites are designated by the Borough Council working with the Surrey Wildlife Trust.

**6.6** The Council will work with the Surrey Nature Partnership to bring forward opportunities to conserve and enhance the natural assets of Surrey Heath, both green natural assets and the Blue (water) natural assets including the River Blackwater, Basingstoke Canal, and The Bourne and its tributaries. The Council recognises that the enhancement of, and access to, these environmental assets can have a positive impact on the physical and mental health of Surrey Heaths residents.

**6.7** The Council recognises the opportunities that can be provided through the development of sites to encourage biodiversity. These include provision of suitable native species landscaping, providing wildlife corridors and incorporating opportunities in construction methods, such as swift bricks.

## **National Policy Context**

**6.8** In the preparation of this section regard has been had to paragraphs 109-120 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to enhancing the natural and local environment. It recognises at paragraph 119 that the presumption on favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is required. This is relevant in relation to the Thames Basin Heaths SPA. Regard will also be given to the Government's 25 year Environment Plan, which is currently out to consultation.

**6.9** The Planning Practice Guidance on Biodiversity and eco-systems sets out guidance for considering biodiversity in the local plan making process.

**The national policies relating to economic development and employment land are available to view in more detail in the online version of the Government's NPPF<sup>22</sup>.**

## **Sub Regional Context**

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<sup>22</sup> National Planning Policy Framework, March 2012 -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

**6.10** Surrey Heath is one of 11 Local Authorities in Berkshire, Hampshire and Surrey impacted by the Thames Basin Heaths SPA. The whole of Surrey Heath is within 5km of the SPA. In order to allow housing development while still complying with the Habitats Regulations, the affected local authorities established the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) to agree a strategy for the long-term protection of the SPA. The agreed approach set out in the Delivery Framework, and in Policies NRM5 and NRM6 of the South East Plan, has been taken forward into local policies.

### Local Strategies and Evidence

**6.11** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with partners to improve the health and wellbeing of our community.

**6.12** The Council will also continue to work with the Surrey Nature Partnership to conserve and enhance the natural assets of Surrey Heath.

**6.13** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Saved South East Plan Policies</b>	SEP Policy NRM6: Thames Basin Heaths Special Protection Area
<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP14A Biodiversity and Nature Conservation Policy CP14B European Sites Policy DM9 Design Principals

### Draft Objectives for Biodiversity Policies

**6.14** The following table sets out the draft objective for biodiversity in the Issues and Options/Preferred Approach consultation draft of the Local Plan.

<b>Objective E</b>	<b>Environmental (Biodiversity)</b> To ensure that development does not have a detrimental impact on designated international and national sites of important natural assets and that new development provides opportunities to improve biodiversity and provide for environmental net gain.
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## Policy Approaches to Biodiversity

**6.15** The preferred policy approach and alternative approaches to biodiversity are set out below.

Preferred Policy Approach to Biodiversity
<p>The aim of this policy approach is to ensure that avoidance measures can be provided to mitigate the impact of development on the Thames Basin Heaths SPA and to conserve and enhance biodiversity within the Borough by.</p> <ul style="list-style-type: none"><li>• Carrying forward Core Strategy Policy 14A (Biodiversity and Nature Conservation) into a new Local Plan.</li><li>• Carrying forward Core Strategy Policy 14B (European Sites) into a new Local Plan.</li></ul> <p>Introducing opportunities to improve biodiversity in new development by the use of native planting and landscaping and construction methods.</p>
Alternative Approaches to Biodiversity
<ul style="list-style-type: none"><li>• With regard to Biodiversity and Nature Conservation and European sites the Council consider that there are no suitable alternatives as policies refer to sites protected by international or national law.</li><li>• To include Biodiversity in a Design Principals Policy</li></ul>

## Questions

**6.16** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Biodiversity in the Borough.

Question 1
<p>Do you agree with the preferred policy approaches to the Biodiversity in the borough?</p> <p>If not, please specify why (including any alternative policy approach).</p>

## Air Quality

**6.17** Surrey Heath sits to the west of Surrey either side of the M3 motorway. Vehicle emissions account for a large proportion of local air pollution in the Borough. The Department of Food and Rural Affairs (DEFRA) has identified the following Air Quality management Area (AQMA) within Surrey Heath:

*‘The strip of land from Frimley Road Camberley to Ravenswood Roundabout Camberley which embraces the M3 Motorway and the houses on both sides of the motorway which border the highway.’*

**6.18** At present it is not known whether the M3 Smart Motorway works being undertaken by Highways England will have a positive impact on reducing pollutants.

**6.19** In considering the amount of future development in the Borough the Council will also need to consider the cumulative impact of air quality and pollutants on the Special Areas of Conservation within the Borough.

**6.20** Planning policies can have an important role in helping to minimise local air pollution by influencing the location of polluting developments. The Council through its planning application validation process sets out when an air quality assessment will be required to take account of the impact of new development on air quality. The Council will seek new development to incorporate technologies and to use green infrastructure to limit the impact of air pollution.

## Contaminated Land

**6.21** The Council's Contaminated Land Strategy recognises that contaminated land issues in Surrey Heath are likely to be limited because of the relative lack of industrialisation. However the presence of the MOD and activities such as waste disposal, gas works and some limited commercial and industrial activities could contribute to the potential for land contamination. To ensure that where development of such sites take place the planning process should control any risk to existing and future site uses and site workers.

## Noise, Lighting and Odours

**6.22** Noise from a variety of sources, including road, rail, air, construction, entertainment venues and commercial and industrial activities, have the potential to impact on health and quality of life if not properly controlled or planned for. Poorly designed artificial light can lead to glare, sky glow and light spillage which can have an adverse impact on neighbouring residents and wildlife. Odours and fumes from commercial activities, including kitchens can have a detrimental impact on neighbouring residential amenity. Any siting of extractor flues should have regard to potential impact on neighbouring properties and the surrounding environment.

## National Policy Context

**6.23** In the preparation of this section regard has been had to paragraphs 120-125 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the issues of land contamination and land pollution. Planning Policy Guidance also contains guidance on light pollution.

**The national policies relating to contamination, noise and light are available to view in more detail in the online version of the Government's NPPF<sup>23</sup>.**

## Local Strategies and Evidence

**6.24** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to build and encourage communities where people can live happily and healthily and improve the health and wellbeing of the community.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>24</sup>.**

**6.25** The Surrey Heath Contaminated Land Strategy (2012) takes into account statutory guidance set out in both the Environmental Protection Act 1990 Part 2A and the Revised Statutory Guidance and the Contaminated Land (amendments) Regulations 2012 in respect of addressing issues of contaminated land.

## Draft Objectives for Air Quality

**6.26** The following table sets out the draft objective contaminated land, air Quality, noise, lighting and odours in the Issue and Options/ Preferred Approach consultation draft.

Objective F	Environmental (Pollution)
	To ensure that new development considers the impact on air quality and minimises or mitigates the impact of noise, light pollution, odours, emissions and particulates.

## Policy Approaches to Air Quality, Contaminated Land, Air Quality, Noise, Lighting and Odours

**6.27** The preferred policy approach and alternative approaches are set out below.

<sup>23</sup> National Planning Policy Framework, March 2012 -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>24</sup> Surrey Heath Corporate Plan – Five Year Strategy -

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

### **Preferred Policy Approach to Air Quality, Contaminated Land, Noise, Lighting and Odours**

The aim of this policy approach is to ensure that development has regard to issues of air quality, contaminated land, noise, lighting or odours by having a policy that:

- Sets out that development should not give rise to, or be subject to, unacceptable levels of pollution, including air quality, contaminated land, noise, lighting or odours. Any adverse impacts of pollution, either arising from the development or impacting on neighbouring properties or the natural environment will be appropriately mitigated or minimised to an acceptable level. This will include measures such as providing electric charging points or other new suitable alternative technologies on larger developments.
- Requires that development proposed on or near a site that may be impacted by, or give rise to pollution, is accompanied by an appropriate risk assessment. The assessment should propose appropriate mitigation or remediation to achieve a safe and acceptable development.
- Seeks new development to incorporate features that may help limit impact of air pollutants, through on site technology, construction methods, incorporating facilities for electric charging points for vehicles or other suitable new or alternative technologies in place during the lifetime of the Local Plan and the use and maintenance of suitable green infrastructure including trees, shrubs and green corridors.

### **Alternative Approach to Air Quality, Contaminated Land, Noise, Lighting and Odours**

To not have a policy which seeks issues of pollution to be identified and addressed but to rely on the Council's Planning Application Validation document and national guidance.

## **Questions**

**6.28** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing potential pollution issues that might arise in the Borough.

### **Question 1**

Do you agree with the preferred policy approach to addressing recognised and potential pollution issues in the borough?

If not, please specify why (including any alternative policy approach).

## Flood Risk and Water Quality

**6.29** There are areas of Surrey Heath prone to flood risk from a variety of sources. The River Blackwater has been an historic source of flood risk affecting western areas of Mytchett, Frimley, Frimley Green and Camberley. The Addlestone Bourne and Mill Bourne also pose flood risks within the central and eastern areas of the Borough in particular Bagshot, Chobham and areas of West End. Other sources of flooding within the Borough have also caused disruption and damage to residential properties and businesses in the past. The 2015 Strategic Flood Risk Assessment undertaken by Capita identifies sources of flooding as Fluvial (river) flooding, surface water, sewer inundation, groundwater and possible breach of the Basingstoke Canal.

**6.30** The Council commissioned a Strategic Flood Risk Assessment (SFRA) of the Borough in 2015. This identified river flooding and surface water run-off as the primary causes of flood risk in the borough with more urban areas also experiencing flooding from sewers. The risk from Groundwater flooding and breach of the Basingstoke Canal is identified as low risk.

**6.31** Findings from the SFRA will enable the Council to apply a sequential test approach to sites allocated in the Local Plan to ensure that this new development, unless an appropriate use under the Exceptions Test, is not located in areas of high or medium flood risk. The SFRA will also be used in the determination of planning applications for allocated and windfall sites. New development will need to minimise flood risk, including flood risk from surface water. Where appropriate applications will need to be accompanied by a Flood Risk Assessment. Any proposed development in areas of flood risk will require flood management, mitigation measures and demonstrate that the development is safe from flooding.

**6.32** Managing surface water flooding at its source is one of the most effective ways to minimise run off from a site and prevent flood risk in the surrounding area. The Council will therefore seek the use of Sustainable Urban Drainage (SuDS) techniques to reduce flood risk, to the site and neighbouring areas, reduce pollution and provide landscape and wildlife benefits. In addition, SuDS should be designed to ensure they remain effective for storm events. Under national policy all major planning applications will require the inclusion of SuDS design.

**6.33** With regard to water quality Surrey Heath, Hart and Rushmoor commissioned a Water Cycle Study (2017). This study reflects the objectives of the European Water Framework Directive and the Thames River Basin Management Plan. The Study sets out recommendations to ensure that any adverse impact of development on the water environment is minimised.

### National Policy Context

**6.34** In the preparation of this section regard has been had to paragraphs 18-22 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach

with regard to the location of development and flood risk and to the Draft 25 year Environmental Plan, which is currently out for consultation.

**6.35** National Planning Guidance on Flood Risk and Coastal Change sets out strict tests to protect people and property from flooding and provides guidance on how to assess flood risk, avoid flood risk and manage and mitigate flood risk. It also includes guidance on SuDS.

### **Local Strategies and Evidence**

**6.36** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with key partners to continue to keep the borough a very safe place to live.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>25</sup>.**

**6.37** The Surrey Heath Strategic Flood Risk Assessment (2015) takes into account statutory guidance to provide updated evidence on flood risk to assist the Council in selecting appropriate sites for allocation for housing, and other types of land use.

**The Surrey Heath Strategic Flood Risk Assessment is available to download from within the Flooding section of the Council's evidence base webpage<sup>26</sup>**

**6.38** The Hart, Rushmoor and Surrey Heath Water Cycle Study sets out approaches to water quality and supply.

**The Hart, Rushmoor and Surrey Heath Water Cycle Study is available to download from the Council's website.<sup>27</sup>**

**6.39** The following policies will be replaced in the new Local Plan (201-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy DM9 Design Principals Policy DM10 Development and Flood Risk
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### **Draft Objectives for Flood Risk and Water Quality Policies**

<sup>25</sup> Surrey Heath Corporate Plan – Five Year Strategy -

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

<sup>26</sup> Link to the Council's evidence base webpage containing the Surrey Heath Strategic Flood Risk Assessment, 2015

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<http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

<sup>27</sup> Hart, Rushmoor and Surrey Heath Water Cycle Study, 2017 -

[http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Hart\\_Rushmoor\\_SurreyHeath\\_WCS.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/LocalPlan/EvidenceBase/Hart_Rushmoor_SurreyHeath_WCS.pdf)

**6.40** The following table sets out the draft objective for flood risk and water quality in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective G</b>	To ensure that new development, unless appropriate development under the Exceptions Test, is not located in areas of high or medium risk of flooding and that development does not increase surface water run-off.
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## Policy Approaches to Flood Risk

**6.41** The preferred policy approach and alternative approaches are set out below.

<b>Preferred Policy Approach to Flood Risk</b>
<p>The aim of this policy approach is to minimise and reduce the risk of flooding and to ensure that Flood risk from all sources within the Borough is managed by:</p> <p><b>Fluvial (River/Stream) Flood Risk</b></p> <p>Having a policy that:</p> <ul style="list-style-type: none"> <li>• Restricts development in areas of fluvial (rivers/stream) flood risk.</li> <li>• Requires the sequential and exceptional tests to be applied in flood risk areas</li> <li>• Requires a site Flood Risk Assessment that demonstrates that the proposal would reduce risk both to and from the development</li> <li>• Requires flood resilient and resistant design and appropriate mitigation where risk have been identified</li> </ul> <p><b>Surface Water</b></p> <p>Having a policy that:</p> <ul style="list-style-type: none"> <li>• Requires all development to ensure, as a minimum, there is no net increase in surface water run-off. The use of SuDS to manage surface water will be required, unless it can be demonstrated that SuDs are not appropriate. In those instances an alternative approach to surface water management should be put in place such as a balanced system approach. The on-going maintenance and management of SuDS and other mitigation schemes will need to be demonstrated.</li> </ul> <p><b>Water Quality and Supply</b></p> <p>Having a Policy that:</p> <ul style="list-style-type: none"> <li>• Seeks to protect the Borough' water environment and where possible contribute to improvements to water quality.</li> <li>• To seek Building Regulations Optional Requirement for domestic uses and</li> </ul>

BREEAM 'good' standard for non-domestic uses.

#### Alternative Approaches to Flood Risk

With regard to flood risk and surface water management the Council considers that there is no reasonable alternative approach as the NPPF requires Local Plans to develop policies to manage flood risk from all sources.

With regard to water quality to not have a policy and rely on developers entering discussion with the Environment Agency at planning application stage.

With regard to managing supply to not have a policy and to use Building Regulations only.

## Questions

**6.42** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing flood risk issues that might arise in the Borough.

#### Question 1

Do you agree with the preferred policy approach to the addressing recognised and potential flood risk issues in the borough?

If not, please specify why (including any alternative policy approach).

## Renewable and Low Carbon Energy Schemes

**6.43** There are currently no large scale stand- alone renewable energy schemes in the Borough and to date there has been no indication from energy companies to develop such schemes. The Local Plan will cover the period to 2032 and there may be future requirements for such schemes and any other suitable new or alternative technologies in place during the lifetime of the Local Plan.

**6.44** Wind resource in the Borough is low and therefore renewable energy is unlikely to come forward in this way.

**6.45** There may be opportunities for schemes such as combined heat and power schemes, biomass or decentralised heat energy, ground source heat pumps, solar as well as smaller stand- alone schemes within developments , including community led initiatives.



**6.46** Any schemes would need to have regard to ensuring no detrimental or adverse impact on the Thames Basin Heaths SPA and other important biodiversity sites, including Sites of Special Scientific Importance (SSSI's) and Sites of Nature conservation Importance (SNCIs) , Green Belt and Countryside beyond the Green Belt, Conservation areas, heritage assets and residential amenity.

### **National Policy Context**

**6.47** In the preparation of this section regard has been had to paragraphs 93-98 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to promoting from renewable and low carbon sources.

**6.48** National Planning Guidance on renewable energy sets out particular planning consideration for some sources of renewable energy.

**The national policies relating to flood risk are available to view in more detail in the online version of the Government's NPPF<sup>28</sup>.**

### **Local Strategies and Evidence**

**6.49** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the council's principal objectives is to encourage sustainable living and construction.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>29</sup>.**

**6.50** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy DM7 Facilitating Zero Carbon Development Policy DM8 Stand Alone Decentralised Renewable and Low Carbon Energy Schemes Policy DM9 Design Principals Policy DM10 Development and Flood Risk
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### **Draft Objectives for Renewable and Low Carbon Energy Schemes**

**6.51** The following table sets out the draft objective for renewable energy in the Issue and Options/ Preferred Approach consultation draft.

<sup>28</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>29</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

### Objective H

To ensure that opportunities for renewable energy, including any new technologies that may come forward through the lifetime of the Local Plan, address any adverse impacts, including impact on landscape and character

## Policy Approaches to Renewable and Low Carbon Energy Schemes

**6.52** The preferred policy approach and an alternative approach are set out below.

### Preferred Policy Approach to Renewable and Low Carbon Energy Schemes

The aim of this policy approach is to ensure that any adverse impacts from opportunities for Renewable and Low Carbon Energy Schemes are satisfactorily addressed, including landscape and visual impacts by having a policy that:

- Recognises the opportunities for providing renewable and low carbon energy schemes (including other suitable new or alternative technologies that may come forward during the lifetime of the Local Plan) in new developments, community-led schemes and those incorporated into existing developments.
- Sets out that developers must demonstrate how they will address the impacts of the schemes in relation to designated sites of European, national, regional and local biodiversity importance, Green Belt and Countryside Beyond the Green Belt, heritage assets, local highway networks and residential amenity

### Alternative Approach to Renewable and Low Carbon Energy Schemes

To not have a policy and to consider proposals on a site by site basis having regard to other policies in the Local Plan.

## Questions

**6.53** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Renewable and Low Carbon Energy proposals.

### Question 1

Do you agree with the preferred policy approach to Renewable and Low carbon Energy proposals?

If not, please specify why (including any alternative policy approach).

## INFRASTRUCTURE

**6.54** This section sets out an overarching approach to infrastructure delivery and then considers approaches to the delivery of transport infrastructure, open space, sport and recreation, community, health and education facilities, green infrastructure and telecommunications.

### Infrastructure Provision and Delivery

**6.55** New development places additional pressure on existing local infrastructure and may create the need for new infrastructure and facilities. The timely delivery of infrastructure to support development is important and the Council will, where necessary, secure this through legal agreements. Currently certain types of infrastructure are delivered through the Council's Community Infrastructure Levy (CIL).

**6.56** It is expected that any strategic sites allocated in the Local Plan will require a bespoke infrastructure approach so that they are sustainable and to mitigate the impact of the development.

**6.57** The Issues and Options/ Preferred approach version of the Local Plan is supported by an Infrastructure Needs Assessment. The Infrastructure Needs Assessment will be updated as discussions with providers take place and evidence bases are updated.

### National Policy Context

**6.58** In the preparation of this section regard has been had to paragraph 156 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach in respect of providing the infrastructure necessary to deliver the development identified in Local Plans.

**The national policies relating to infrastructure provision are available to view in more detail in the online version of the Government's NPPF<sup>30</sup>.**

**6.59** National Planning Practice Guidance sets out where contributions may be required to deliver infrastructure necessary to make development acceptable in planning terms.

### Sub Regional Context

**6.60** The Surrey Infrastructure Study January 2016 sets out to provide a view of emerging development and infrastructure requirements to support growth across Surrey. This infrastructure includes transport, education, health, community, green infrastructure and utilities. This study is currently being updated.

**6.61** All residential development will need to provide avoidance measures to show that the development is able to mitigate the impact of development on the Thames Basin Heaths SPA.

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<sup>30</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

This will be through the provision of or contribution to Suitable Alternative Natural Green Space (SANG).

### Local Strategies and Evidence

**6.62** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with partners to improve the health and wellbeing of our community.

**6.63** AECOM on behalf of Surrey Heath Borough Council has undertaken an Infrastructure Needs Assessment (2017) which sets the baseline of current infrastructure requirements.

**The Infrastructure Needs Assessment (2017) is available to view on Surrey Heath Borough Council's planning policy evidence base webpage<sup>31</sup>**

**6.64** The following policies will be replaced in the new Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP12 Infrastructure Delivery and Implementation Policy CP13 Green Infrastructure Policy DM9 Design Principals
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### Draft Objectives for Infrastructure Policies

**6.65** The following table sets out the draft objectives for infrastructure in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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### Policy Approaches to Infrastructure Delivery

**6.66** The preferred policy approach and an alternative approach are set out below.

<sup>31</sup> Surrey Heath Infrastructure Needs Assessment (2017) - <http://www.surreyheath.gov.uk/residents/planning/planning-policy/evidence-base>

### Preferred Policy Approach to Infrastructure Delivery

The preferred approach seeks to ensure that new development provides or contributes to the provision of necessary on site or off- site infrastructure by having an overarching Infrastructure Policy that :

- Ensures development includes the provision of, or contributes to, the physical, social and green infrastructure necessary to address the needs arising from the proposal, including the cumulative impacts of development.
- Ensures the provision of infrastructure is linked to the phasing of development so that infrastructure is delivered in a co-ordinated and timely fashion.
- Sets out that Strategic sites deliver their own bespoke infrastructure requirements.

### Alternative Approach to Infrastructure Delivery

To have a generic policy for all sites and not have specific policies for strategic sites identified in the Local Plan.

## Questions

**6.67** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Infrastructure Delivery in the Borough.

### Question 1

Do you agree with the preferred policy approach to the Infrastructure Delivery the borough?

If not, please specify why (including any alternative policy approach).

## Transport Infrastructure

**6.68** Surrey County Council is the lead authority in delivering and maintaining transport infrastructure in Surrey Heath. This infrastructure includes roads, public transport, cycle ways and footpaths. In delivering this infrastructure the needs of all the community needs to be taken into account, including people with disabilities and the elderly, to ensure safe and reliable transport. It is recognised that accessibility to public transport varies across the Borough with Camberley Frimley and Bagshot having accessibility to a variety of transport opportunities (rail,

bus, and cycling), while other areas of the Borough having limited or no access to alternatives other than the car.

**6.69** Surrey County Council produced a Local Transport Strategy for Surrey Heath (2015) as part of a wider Surrey Local Transport Plan (LTP3). This strategy will help support growth in Surrey Heath and provide a programme of transport infrastructure required within the towns and villages in the Borough. The Strategy will also form an evidence base for future funding bids.

**The Local Transport Strategy for Surrey Heath, 2015 is available to view on Surrey County Council's website.**<sup>32</sup>

**6.70** Surrey Heath Borough Council have appointed Surrey County Council to undertake traffic modelling to help understand the impact of new development both within and adjacent to the Borough on the highway network. This work is ongoing. It is essential that new developments integrate into and provide safe and suitable access to the highway network. Safe walking and cycling routes should be provided where appropriate

**6.71** The Camberley Town Centre Area Action Plan sets out a number of transport improvements including policies on accessibility, improvements to the highway network and access for pedestrians. These policies will be carried forward in the new Local Plan. Camberley Station is identified as an opportunity area in the Area Action Plan with the aim of integrating better access to the station and links to bus stops in Pembroke Broadway. With regard to improved rail services from Camberley Station the Council will continue to work with local amenity groups, Network Rail, the rail operator and the County Council in seeking to achieve this.

## **National Policy Context**

**6.72** In the preparation of this section regard has been had to paragraphs 29-41 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to sustainable modes of transport.

**6.73** The Planning Practice Guidance (PPG) sets out that it is important for local planning authorities to undertake an assessment of the transport implications in developing or reviewing their Local Plan that a robust transport evidence base may be developed to support the preparation and/or review of that Plan.

**The national policies relating to transport infrastructure are available to view in more detail in the online version of the Government's NPPF**<sup>33</sup>.

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<sup>32</sup> The documents for Surrey County Council's Local Transport Strategy for Surrey Heath, 2015 are available to view on the Local Transport Strategies section of their website -

<https://www.surreycc.gov.uk/roads-and-transport/roads-and-transport-policies-plans-and-consultations/surrey-transport-plan/surrey-transport-plan-consultations-on-the-plan/local-transport-strategies-and-forward-programmes>

<sup>33</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## Sub Regional Context

**6.74** Surrey County Council's Local Transport Plan (LTP3) sets out the strategy for transport infrastructure in Surrey Heath. The Surrey Heath Local Transport Study and Forward Programme 2015 produced by Surrey County Council, sets out an approach for providing a mechanism for prioritising and delivering transport schemes to meet the aims and ambitions of both Surrey County Council and Surrey Heath Borough Council.

## Local Strategies and Evidence

**6.75** The preferred approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to work with partners to support our urban and rural economy through strategic development planning and economic growth.

The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>34</sup>.

**6.76** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012<sup>35</sup></b>	Policy CP11 Movement Policy CP12 Infrastructure Delivery and Implementation DM9 Design Principles DM11 Traffic Management and Highway Safety
<b>Camberley Town Centre Area Action Plan</b>	TC7 Accessibility TC8 Improvements to the Highway Network TC9 Pedestrians TC15 Camberley Station

## Draft Objective for Transport

**6.77** The following table sets out the draft objective for transport out in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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<sup>34</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

<sup>35</sup> Surrey Heath Core Strategy and Development Management Policies Development Plan Document 2012 -

<http://www.surreyheath.gov.uk/residents/planning/planning-policy/surrey-heath-local-plan/core-strategy-and-development-management>

## Policy Approaches to Transport

**6.78** The preferred policy approach and an alternative approach are set out below.

### Preferred Policy Approach to Transport

The aim of this policy approach seeks to ensure that development provides flexibility in the choice of transport modes, including sustainable transport by having a transport policy that:

- Ensures that development does not have a severe impact on the operation, safety or accessibility on local or strategic highway networks.
- Seeks mitigation for the impacts on the local or strategic highway networks, including cumulative impacts where appropriate, either through the provision of or contribution to necessary and relevant transport improvements.
- Seeks the provision of opportunities for non-car means of transport, including links to public transport and cycle ways and improvements to existing cycle links and routes.

Development proposals that generate a significant amount of traffic generation will be required to provide a Transport Assessment and Travel Plan.

### Alternative Approach to Transport

To not require a Transport Assessment in the Transport policy but to rely on the Council's validation of Planning Applications Guidance document.

## Questions

**6.79** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing transport issues that might arise in the Borough.

### Question 1

Do you agree with the preferred policy approach to transport?

If not, please specify why (including any alternative policy approach).

## Community Infrastructure (community centres, halls, healthcare and education facilities, cultural facilities)

**6.80** The Borough has a wide range of community and cultural facilities which provide for a variety of uses. These uses are provided by a number of organisations, including the Borough



Council, Parish Councils and the private sector. In considering the need for new community or cultural facilities arising from development the Council will consider whether these needs could be met by the enhancement of existing facilities or by co-locating facilities. If this is not achievable or feasible then new community and cultural facilities will be required. The loss of existing community or cultural facilities will be resisted unless they can be re-located. Strategic development sites will be required to provide new facilities on site through the provision of multi-use community buildings.

**6.81** The Camberley Town Centre Area Action Plan Policy TC6 Leisure, Community and Cultural Uses, sets out that that permission will be granted for proposals which *enhance or diversify the range of leisure and community facilities within the Town Centre*. Policies in respect of the leisure, community and cultural uses within the Town Centre will be carried forward in a new Local Plan policy.

**6.82** Surrey County Council is responsible for the provision of primary and secondary education in the Borough. The Schools Organisation Plan (2016) sets out current and proposed requirements. Larger scale developments may be required to provide for on-site primary schools or contribute to expansion of existing schools subject to discussion with Surrey County Council in respect of need and capacity. In respect of secondary school places this will in most cases be through contributions subject to discussion with Surrey County Council.

**6.83** A concern of residents is the impact of new development on GP services. Surrey Heath Clinical Commissioning Group (CCG) and North West Surrey CCG commission health services for residents in Surrey Heath. Local Plan policies cannot insist that GP provision is provided. However, where large scale development takes place the Council will work with the CCGs to ensure the needs of new communities are taken into account. This may be by providing GPs and other health providers with space within multi-use community buildings.

## **National Policy Context**

**6.84** In the preparation of this section regard has been had to paragraphs 69-78 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to promoting healthy communities, including the provision of social, recreational and cultural facilities.

## **Sub Regional Context**

**6.85** Surrey County Council's Schools Organisation Plan sets out information on primary and secondary school places in the Borough. The Frimley Health Sustainability and Transformation Plan sets out how by working with councils, the NHS and community partners, services for people's physical and mental wellbeing will be more accessible, closer to home and delivered in a more straightforward way.

## Local Strategies and Evidence

**6.86** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to build and encourage communities where people can live happily and healthily and to work with key partners to improve the health and well-being of our communities.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>36</sup>.**

**6.87** The following policies will be replaced in the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP12 Infrastructure Delivery and Implementation Policy DM9 Design Principles Policy DM14 Community and Cultural Facilities
<b>Camberley Town Centre Area Action Plan</b>	TC6 Leisure Community and Cultural Uses

## Draft Objective for Community Uses

**6.88** The following table sets out the draft objective for community uses in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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## Policy Approaches to Community Infrastructure

**6.89** The preferred policy approach and an alternative approach are set out below.

<sup>36</sup> Surrey Heath Corporate Plan – Five Year Strategy  
<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

### Preferred Policy Approach to Community Infrastructure

The aim of this policy approach is to identify through new development opportunities to enhance or improve community and cultural facilities in the Borough by having a policy that :

- Considers what opportunities there are to provide additional community and cultural facilities through enhancement or co-location of existing uses.
- Provides new community and cultural facilities on strategic development sites through the provision of multi-functional community buildings
- Provision or enhancement of community and cultural facilities should have regard to current or new technologies which may come forward through the lifetime of the Local Plan.
- Resists the loss of existing community or cultural facilities unless demand can be met from alternative provision and that there is no demand for the existing facility by other community or cultural uses.

### Alternative Approach to Community Infrastructure

The requirements for community infrastructure on strategic development sites to be considered in a specific policy for these sites rather than be considered in a more generic policy.

## Questions

**6.90** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to addressing the provision of community facilities in the Borough.

### Question 1

Do you agree with the preferred policy approach to ensuring community use provision in the Local Plan?

If not, please specify why (including any alternative policy approach).

## Green Infrastructure and Open Space

**6.91** Green Infrastructure is the network of open space comprising natural and semi natural, woodland, parks and gardens, allotments, street trees, hedges and gardens. Green Corridors include rivers and canals, cycle paths and rights of way. Surrey Heath has a rich and varied landscape which includes a variety of green infrastructure. This includes heathland, green spaces within the borough's urban and rural settlements, Suitable Alternative Green Space (SANG) –greenspace put into place to mitigate the impact of residential development on the Thames Basin Heaths Special Protection Area (SPA) - and trees. 40% of Surrey Heath is treed, including along the A30 which runs through the Borough. Green Infrastructure plays an important part in the character of the Borough. Green infrastructure provides biodiversity opportunities through the provision of wildlife habitats and corridors. It can also play an important part in the character of an area including providing boundaries of one area from another.

**6.92** Access to and the existence of green infrastructure has been recognised in playing an important role on the physical and mental wellbeing of people. The Council, through policies in the Local Plan will seek opportunities to provide, retain or enhance green infrastructure, including open space, in the Borough.

### National Policy Context

**6.93** In the preparation of this section regard has been had to paragraphs 69-78 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the role of green space in promoting healthy communities.

**6.94** The Planning Practice Guidance (PPG) recognises the multi benefit role that Green Infrastructure can have in providing sustainable development.

**The national policies relating to green infrastructure are available to view in more detail in the online version of the Government's NPPF<sup>37</sup>.**

### Local Strategies and Evidence

**6.95** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to build and encourage communities where people can live happily and healthily.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>38</sup>.**

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<sup>37</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>38</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

**6.96** The Council commissioned an Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016. The Study looked at open space provision in the urban and rural areas and set out areas where the quality of open space provision could be enhanced.

**The Open Space, Playing Pitch and Indoor Sports Facilities Strategy 2016 Report, 2016 can be viewed at the council's website.**<sup>39</sup>

**6.97** The following policies will be replaced in the new Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy CP12 Infrastructure Delivery and Implementation Policy CP13 Green Infrastructure Policy DM9 Design Principals Policy DM15 Protection of Green Space and Recreational Facilities Policy DM16 Provision of Open Space and Recreational Facilities
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### **Draft Objectives for Green Infrastructure**

**6.98** The following table sets out the draft objective for green infrastructure in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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### **Policy Approaches to Green Infrastructure and Open Space**

**6.99** The preferred policy approach and alternative approaches are set out below.

<sup>39</sup> Surrey Heath Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016 - [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016\\_0.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016_0.pdf)

### Preferred Policy Approach to Green Infrastructure

The aim of this policy approach is to ensure that any new development provides or contributes to the provision or enhancement of green infrastructure, including open green space, and improves linkages to other areas of green infrastructure by having a policy that:

- Designates green open space in the Borough
- Seeks the provision of multi-functional green infrastructure within new developments by the use of vegetation, hedges, native species tree planting and green walls.
- Provides opportunities to improve links to existing green infrastructure and open green space and to provide boundary treatments where appropriate
- Requires development to provides or contributes to open green space
- Identifies green corridors along the A30 and other relevant roads in the Borough

Where development proposals result in the loss of green infrastructure, including open space, then appropriate replacement equivalent to or better value will be required.

### Alternative Approaches to Green Infrastructure

To not have a policy specific green infrastructure policy but to include provision of green infrastructure, including open space, in a design policy.

To not designate green open space on the Policies Map

## Questions

**6.100** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Green Infrastructure.

### Question 1

Do you agree with the preferred policy approach to Green Infrastructure?

If not, please specify why (including any alternative policy approach).

## Recreational Facilities – Playing Pitches and Play Areas

**6.101** Recreational facilities, both formal and informal, have an important role in maintaining people's health and providing opportunities to participate in sport and exercise. Recreational facilities include outdoor and indoor sports facilities and play spaces.

**6.102** In meeting future requirements brought about by new development regard will need to be given to providing more multi use facilities and play equipment which meets the needs of all residents, from young children through to the elderly. Facilities should be accessible to all residents. Re-use and improvements of existing facilities may help meet future requirements. Strategic developments will be required to provide on-site facilities.

**6.103** Opportunities to improve access to and use of the Basingstoke Canal should be considered, particularly having regard to the improvements that will come about through the approved strategic development at Deepcut.

### National Policy Context

**6.104** In the preparation of this section regard has been had to paragraphs 69-78 of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the role that recreational facilities can play in promoting healthy communities.

**6.105** The National Planning Guidance (PPG) that recreational facilities can provide health and recreation to benefits to people living and working in an area.

**The national policies relating to recreational facilities are available to view in more detail in the online version of the Government's NPPF<sup>40</sup>.**

### Local Strategies and Evidence

**6.106** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to use green space to deliver a programme of sport and leisure activities.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>41</sup>.**

**6.107** The Council commissioned an Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016. The report looked at playing pitches, indoor sports facilities and play provision. One of the conclusions of the Study was the need to provide improved provision for young people and older people. The report provides mechanisms that can be applied to any updated population projections to ensure needs are met. With regard to playing pitches there should be flexibility in their use to reflect how these pitches are used.

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<sup>40</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>41</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

The Open Space, Playing Pitch and Indoor Sports Facilities Strategy 2016 Report, 2016 can be viewed at the council's website.<sup>42</sup>

**6.108** The following policies will be replaced by the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP2 Sustainable Development and Design Policy CP12 Infrastructure Delivery and Implementation Policy CP13 Green Infrastructure Policy DM9 Design Principals Policy DM15 Protection of Green Space and Recreational Facilities Policy DM16 Provision of Open Space and Recreational Facilities
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### Draft Objective for Recreational Policies

**6.109** The following table sets out the draft objective for recreational use in the Issue and Options/ Preferred Consultation Draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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### Approaches to Recreational Facilities

**6.110** The preferred policy approach and an alternative approach are set out below.

<b>Preferred Policy Approach to Recreational Use</b>
<p>The aim of this policy approach is to ensure that any new development provides or contributes to the provision or enhancement of recreational facilities by having a policy that:</p> <ul style="list-style-type: none"> <li>• Sets out updated standards for open space and equipped play areas based on a per person requirement.</li> <li>• Provides for a flexible approach to the use of playing pitches for sports by the provision of multi-use pitches and games areas</li> </ul>

<sup>42</sup> Surrey Heath Open Space, Playing Pitch and Indoor Sports Facilities Strategy in 2016 - [http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016\\_0.pdf](http://www.surreyheath.gov.uk/sites/default/files/documents/residents/planning/planning-policy/OpenSpaces/Open%20Space%20Assessment%202016_0.pdf)



- Sets standards for the size of Local Areas of Play (LAPs), Locally Equipped Area of Play (LEAPs) and Neighbourhood Equipped Area of Play (NEAPs) to be provided.

Where development proposals result in the loss of a recreational use then there should be the appropriate provision of equivalent or better recreational use.

#### Alternative Approach to Recreational Use

To carry forward the standards set out in Core Strategy Policy DM16.

## Questions

**6.111** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to Recreational Use.

#### Question 1

Do you agree with the preferred policy approach to Recreational Use?

If not, please specify why (including any alternative policy approach).

## Telecommunications and Broadband

**6.112** High speed broadband and telecommunications is becoming more essential to support sustainable economic growth, including growth of homeworking. High speed broadband also provides opportunities for better delivery of local services and enhances the provision of community facilities.

**6.113** Some areas of the Borough, including Lightwater, have benefitted from the Superfast Surrey Programme. This programme is currently jointly funded by Surrey County Council, BT and Broadband Delivery UK (BDUK) and its aim is to deploy fibre based infrastructure to residents and businesses that have been excluded from commercial rollouts. However the Better Broadband Subsidy Scheme funded by BDUK is due to end in December 2017 and Superfast Surrey is expected to roll-out over 2018-2019 with the BT contract ending in 2022.

**6.114** In meeting future requirements brought about by new residential and business development the Council will seek for all new properties to be served by high speed reliable broadband, or any new or alternative technologies that may come forward during the lifetime of the Local Plan, or to incorporate the necessary infrastructure to allow access to broadband services at a later date.

**6.115** With regard to the provision of telecommunication masts, the Council will work with the industry to ensure that new masts and equipment are sympathetically designed to cause minimum intrusion.

### **National Policy Context**

**6.116** In the preparation of this section regard has been had to paragraphs 42-26 of the e National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the expansion of electronic communication networks, including telecommunications and high speed broadband.

**The national policies relating to telecommunications are available to view in more detail in the online version of the Government's NPPF<sup>43</sup>.**

### **Local Strategies and Evidence**

**6.117** The preferred policy approach would support Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principal objectives is to support and promote our local economy so that people can work and do business across Surrey Heath.

**The full version of Surrey Heath's Five Year Strategy is available to view on the Council's website<sup>44</sup>.**

**6.118** The following policies will be replaced by the new Local Plan (2016-2032).

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	Policy CP12 Infrastructure Delivery and Implementation Policy DM9 Design Principals
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### **Draft Objective for Telecommunications**

**6.119** The following table sets out the draft objective for telecommunications in the Issue and Options/ Preferred Consultation Draft.

<b>Objective D</b>	To ensure that development within the Borough is supported by the necessary physical, social and green infrastructure to meet the needs of future Surrey Heath residents.
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<sup>43</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>44</sup> Surrey Heath Corporate Plan – Five Year Strategy

<http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

## Policy Approaches to Telecommunications and Broadband

**6.120** The preferred policy approach and an alternative approach are set out below.

Preferred Policy Approach to Telecommunications and Broadband
<p>The aim of this policy approach is to ensure that any new development provides or makes future provision for the delivery of high speed broadband or any suitable new or alternative technologies and that the impact of telecommunication masts is minimised by having a policy that:</p> <ul style="list-style-type: none"><li>• Seeks the provision of , or allows for the future provision of ,high speed broadband or other suitable technologies in new developments</li><li>• Sets out that the provision of telecommunication equipment should not have an adverse impact on the visual amenity of the surrounding area or on the external appearance of buildings</li><li>• Seeks evidence that the possibility of mast sharing and alternative sites has been explored.</li></ul>
Alternative Approach to Telecommunications
<p>To have a Telecommunications Policy but for the requirement of broadband or other suitable technologies provision to be covered in a Design Policy</p>

## Questions

**6.121** The Council would welcome your comments on the above approaches as well as suggesting any other approaches the Council should take to in relation to telecommunications and Broadband.

Question 1
<p>Do you agree with the preferred policy approach to the provision of Telecommunications and Broadband?</p> <p>If not, please specify why (including any alternative policy approach).</p>

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# GREEN BELT & COUNTRYSIDE



## 7 GREEN BELT AND COUNTRYSIDE

### Introduction

**7.1** This section of the Issues and Options/Preferred Approach document sets out the approach to the countryside and Green Belt within Surrey Heath. Incorporating extensive tracts of open heathland, gently undulating woodland and pleasant pastoral farmland, the diverse countryside of Surrey Heath plays a key role in defining the borough's character. The countryside within the Borough performs a number of other roles: as Green Belt in the east of the Borough, as an area of importance for biodiversity in the central heathland areas, as a leisure resource for the Borough and as a location for military activities.

### National Policy Context

**7.2** In preparing this section, regard has been had to Section 9 (Paragraphs 79 – 92) of the National Planning Policy Framework (NPPF), 2012 which sets out the Government's approach to the Green Belt. Regard has also been given to Paragraphs 28 and 55 of the NPPF, 2012, which set out the Government's approach to development within the wider countryside.

**The national policies relating to the Green Belt and Countryside are available to view in more detail in the online version of the Government's National Planning Policy Framework<sup>45</sup>.**

### Local Strategies and Evidence

**7.3** The preferred policy approach would support the objectives of 'prosperity' and 'place' as set out within Surrey Heath's Five Year Strategy by supporting and promoting the Boroughs rural economy and by helping to promote Surrey Heath as a great place to live and work by ensuring that development is situated in the most sustainable locations and providing the Borough with a high quality natural environment.

**The Council's Five Year Strategy is available to view online<sup>46</sup>.**

**7.4** The following Policies will be replaced by the new Local Plan (2014 – 2032):

Adopted Core Strategy and Development Management Policies
<ul style="list-style-type: none"><li>• DM1 – The Rural Economy;</li><li>• DM2 – Development within Chobham;</li><li>• DM3 – Equestrian Related Development;</li><li>• DM4 – Replacement, Extension or Alteration of Existing</li></ul>



<sup>45</sup> The National Planning Policy Framework is available to view at: <https://www.gov.uk/guidance/national-planning-policy-framework>

<sup>46</sup> The Five Year Strategy is available to view at: <http://www.surreyheath.gov.uk/sites/default/files/documents/council/about-council/Five%20Year%20Strategy2017.pdf>

<b>DPD 2012.</b>	Residential Dwelling in the Countryside Beyond the Green Belt
<b>Saved Surrey Heath Local Plan 2000 Policies</b>	<ul style="list-style-type: none"> <li>RE17 - Major Developed Sites within the Green Belt</li> </ul>

### **Draft Objectives for Green Belt and Countryside Policies**

**7.5** The following table sets out draft objective for Green Belt and Countryside in the Issues and Options/Preferred Options consultation draft Local Plan.

<b>Objective I</b>	To protect and enhance the character of the Green Belt and countryside beyond the Green Belt.
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### **Policy Approaches to Green Belt and Countryside**

**7.6** The preferred Policy approach, as well as alternative approaches to Green Belt and countryside beyond the Green Belt are set out below.

#### ***Policies relating to the Green Belt***

<b>Preferred policy approach to extensions within the Green Belt</b>
<p>The aim of the preferred approach is to ensure the extensions and alterations do not have a detrimental impact upon the openness of the Green Belt by having a Policy that gives support to proposals for extensions and alterations to properties within the Green Belt provided they do not have a materially greater impact on the openness of the Green Belt, with regard had to:</p> <ul style="list-style-type: none"> <li>The lawfulness and permanence of the host building;</li> <li>The bulk and mass of the resultant building;</li> <li>The volume and floor space (including, but not limited to mezzanine levels, space under roofs and covered balconies) of the proposed extensions, which, in combination with any other additions, should not exceed 30% (gross external area) over and above the size of the original building (being that as originally built or as existed at 1948, whichever is later);</li> <li>The design of any proposed basement, taking into account whether it is wholly</li> </ul>

subterranean, exceeds the footprint of the existing building (including as extended and the impact of any associated features such as light wells, ventilation systems or means of escape.

- Any alterations to footprint, which should not materially increase the prominence of the building;
- The height of the proposal, which should not materially increase the overall height of the building.

Proposals to extend or erect new ancillary buildings sited more than 5 metres from the main building, which would not replace existing buildings, will be assessed against the relevant policies relating to new free-standing buildings within the Green Belt. Proposals to erect, extend or replace an ancillary building within 5 metres of the main building will be treated as an extension to the main building.

#### **Alternative approaches to extensions and replacement buildings within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide significantly less detail than set out in the above Policy;
- Develop a policy which sets out the Council's approach to extensions and alterations to properties in the Green Belt without specified size limitations.

#### **Preferred policy approach to replacement buildings within the Green Belt**

The aim of the preferred approach is to ensure that replacement buildings within the Green Belt do not have a detrimental impact upon the openness of the Green Belt by having a Policy that gives support to proposals for replacement buildings provided they do not have a materially greater impact on the openness of the Green Belt, with regard had to:

- Whether the existing building to be replaced is lawful and permanent<sup>47</sup>;
- Whether the building proposed is for the same use as that which it is replacing;
- The bulk, mass and floor space (including basements, mezzanine levels, space under roofs and covered balconies) of the proposed building, which should not exceed 10% over and above the size of the building to be replaced;
- The siting of the proposed building, which should be sited on or close to the

<sup>47</sup> For clarity, the replacement of temporary buildings or structures, including, but not limited to polytunnels, will be considered as a new building and assessed under the relevant parts of the NPPF.



position of the existing building unless an alternative location within the curtilage would materially reduce impact on the openness of the Green Belt.

Proposal to replace an ancillary building within 5 metres of a main building will be treated as an extension to the main building. The replacement of an ancillary building sited more than 5 metres from the main building will be considered under relevant parts of the NPPF.

#### **Alternative approaches to replacement buildings within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;
- Develop a policy which sets out the Council's approach to replacement buildings in the Green Belt without specified size limitations.

#### **Preferred policy approach to the limited infilling or partial or complete redevelopment of previously developed sites within the Green Belt**

The aim of the preferred approach is to ensure that the infilling or partial or complete redevelopment of previously developed sites within the Green Belt does not have a detrimental impact upon the openness of the Green Belt by having a Policy that gives support to proposals for the infilling or partial or complete redevelopment of previously developed sites provided they do not have a materially greater impact on the openness of the Green Belt, with regard had to:

- The lawful status of existing buildings and any hardstanding;
- The bulk, mass and floor space (including basements, mezzanine levels, space under roofs and covered balconies), of the proposed development compared to the bulk, mass and floor space of existing buildings and structures;
- The degree of dispersal throughout the site of existing and proposed development, taking into account the need to site proposed development on or close to the position of the existing building unless an alternative location would materially reduce impact on the openness of the Green Belt.
- Ancillary aspects of development proposals such as garages and other outbuildings, walls and gates, areas of hardstanding and their use and external storage will be considered additionally in respect of the built envelope, function and linkages to main buildings;
- The phasing of proposed development including any demolition proposed.

**Alternative approach to limited infilling or partial or complete redevelopment of previously developed sites within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy.

***Policies relating to the Green Belt and Countryside beyond the Green Belt***

**Preferred policy approach to development proposals for the re-use of buildings within the Green Belt and Countryside beyond the Green Belt**

The aim of the preferred approach is to ensure that the re-use of buildings within the Countryside beyond the Green Belt and the Green Belt do not have a detrimental impact upon the openness of the Green Belt or character of the countryside by having a Policy that gives support to proposals for equestrian related developments, subject to the following considerations:

The lawfulness, permanence and condition of the building, which must be capable of conversion without major or complete reconstruction;

Whether the loss of an existing use would give rise to a need for another building to fulfil the function of the building being re-used;

The extent of ancillary works or features such as external storage, hardstanding, car parking, boundary walling or fencing and the impact that this would have upon the openness and character of the Green Belt or Countryside beyond the Green Belt;

Whether the proposed use, along with any associated use of land surrounding the building, would maintain the intrinsic character and beauty of the countryside and where relevant would not be materially more harmful to the openness of the Green Belt.

Where permission is granted the Council will remove permitted development rights.

**Alternative Approach to extensions and replacement buildings within the Green Belt**

No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;

### **Preferred Policy Approach to equestrian related developments**

The aim of the preferred approach is to ensure that equestrian related developments within the countryside beyond the Green Belt and the Green Belt do not have a detrimental impact upon the openness of the Green Belt or character of the countryside by having a Policy that gives support to proposals for equestrian related developments, subject to the following considerations:

- The prioritisation of the conversion or re-use of existing buildings and structures in favour of new buildings where possible;
- Whether any new stables or associated structures are sensitively designed, proportionate to the activity proposed and are not capable of adaption for alternative use in the future, including residential. Proposals must demonstrate the amount of development proposed is reasonably related to its intended equestrian use and should not have a detrimental impact on the rural characteristics of the area;
- The provision of maneges and outdoor lighting, if appropriate, should not have a detrimental impact on residential properties or on the character of the countryside
- Whether the development has convenient and safe access to, and would not adversely impact upon, the existing bridleway network or other publicly accessible routes and spaces.

### **Alternative Approaches to equestrian related developments within the Green Belt and Countryside beyond the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;
- Retain Policy DM3 of the Surrey Heath Core Strategy and Development Management Policies DPD. This would provide less detail than set out in the above Policy.

### ***Policies relating to the Countryside beyond the Green Belt***

#### **Preferred Policy Approach to development proposals within the Countryside beyond the Green Belt**

The aim of the preferred approach is to ensure that development proposals within the Countryside beyond the Green Belt do not have a detrimental impact upon the character of the countryside. This will be achieved by having a Policy that gives support to development of proposals that are sustainable and do not give rise to harm to the intrinsic character and beauty of the countryside.

For the construction of new buildings, this will mean that:

- The proposal meets the proven essential need of a rural worker to live permanently at or near their place of work; or

- The proposal provides high quality business floor space to support rural enterprises; or
- The proposal provides reasonable levels of operational development at institutional and other facilities; or
- The proposal provides community facilities close to an existing settlement which is accessible by sustainable transport modes; or,
- The proposal consists of the limited infilling or re-development of previously developed land, with regard had to the lawful status of existing buildings and any hardstanding, the bulk, mass and floor space (including basements, mezzanine levels, space under roofs and covered balconies), of the proposed development compared to the bulk, mass and floor space of existing buildings and structures, the degree of dispersal throughout the site of existing and proposed development, taking into account the need to site proposed development on or close to the position of the existing building unless an alternative location would materially reduce impact on the countryside, ancillary aspects of development proposals such as garages and other outbuildings, walls and gates, areas of hardstanding and their use and external storage will be considered additionally in respect of the built envelope, function and linkages to main buildings and the phasing of proposed development including any demolition proposed.

The extension, alteration and replacement of buildings within the countryside is not considered to be inappropriate, provided that the development does not harm its open and rural character. Regard will be had to:

- The lawfulness and permanence of the host building;
- The bulk, mass, floor space (including basements, mezzanine levels, space under roofs and covered balconies) and height of the proposed extensions;
- Any alterations to footprint or siting of the building.

#### **Alternative Approach to extensions and replacement buildings within the Green Belt**

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;

## Questions

**7.7** The Council would welcome your comments on the above approaches as well as suggestions of any other approaches that should be taken in relation to Green Belt and countryside beyond the Green Belt in the Borough:

### Question 1

Do you agree with the preferred policy approaches to addressing the Green Belt and countryside beyond the Green Belt in Surrey Heath?

If not, please specify why (including any alternative policy approach).

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# HERITAGE & DESIGN



## 8 DESIGN AND HERITAGE

### DESIGN

**8.1** This section of the Issues and Options/Preferred Approach document considers design. Good design is essential to the creation of sustainable, vibrant and prosperous places. The Council is committed to achieving high quality design that responds to and enhances the unique character and sense of place of each of the Borough's towns and villages, whether urban or rural.

#### National Policy Context

**8.2** In the preparation of this section, regard has been had to Section 7 (Paragraphs 56 – 68) of the National Planning Policy Framework (NPPF), 2012, which sets out the Government's approach to design and advertisements.

**8.3** Regard has also been had to recent Housing Technical Standards/Optional Standards introduced by the Government. These include a national space standard for new dwellings and standards for water efficiency, access and waste.

**The national policies relating to heritage are available to view in more detail in the online version of the Government's National Planning Policy Framework<sup>48</sup>.**

#### Local Strategies and Evidence

**8.4** Surrey Heath's Five Year Strategy covers the period 2017 – 2021 and sets out the main challenges facing the Borough under four key themes – 'place', 'prosperity', 'people' and 'performance'. The Council's principal objective in relation to 'place' is to make Surrey Heath an even better place where people are happy to live. This will be achieved by reducing waste, working with key partners to keep the Borough a very safe place to live and by encouraging sustainable living and construction through the promotion of high quality building and design standards.

**8.5** The Council's principal objective in relation to 'prosperity' is to support and promote the Borough's local economy so that people can work and do business across Surrey Heath. This will be achieved investment by promoting Surrey Heath as a great place to live and work. Good design has the capacity to help promote Surrey Heath as a great place to live and work.

**The Five Year Strategy is available to view online<sup>49</sup>.**

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<sup>48</sup> The National Planning Policy Framework is available to view at: <https://www.gov.uk/guidance/national-planning-policy-framework>



**8.6** The Council has adopted a number of other Supplementary Planning and Guidance Documents that add detail to existing strategic design policies contained within the Surrey Heath Core Strategy and Development Management Policies Development Plan Document. These documents will be carried forward through the new Local Plan process. These include:

- Residential Design Guide Supplementary Planning Document (SPD);
- The Western Urban Area Character SPD;
- Lightwater and West End Village Design Statements;
- Deepcut SPD;
- Camberley Town Centre Masterplan and Public Realm Strategy SPD.

**8.7** Three Neighbourhood Plans are under development within the Borough, covering the Parish of Chobham, Windlesham Ward and the Deepcut Neighbourhood Plan Area. Once adopted, these documents will become statutory documents within the plan making process.

**8.8** The following Policies will be replaced in the new Local Plan (2014 – 2032):

<b>Relevant Policies in the adopted CSDMP DPD 2012</b>	<ul style="list-style-type: none"> <li>• Policy CP2 Sustainable Development and Design;</li> <li>• Policy DM9 Design Principles;</li> <li>• Policy DM11 Traffic Management and Highway Safety.</li> </ul>
<b>Relevant Policies in the adopted CTC AAP</b>	<ul style="list-style-type: none"> <li>• Policy TC11 General Design;</li> <li>• Policy TC12 High Street Character Area;</li> <li>• TC13 The Public Realm.</li> </ul>

### **Draft Objectives for Design Policies**

**8.9** The following table sets out the draft objective for heritage and design in the Issues and Options/Preferred Approach consultation draft Local Plan.

<b>Objective J</b>	To conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated.
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### **Policy Approaches to Design and Character**

**8.10** The preferred Policy approach and an alternative approach to design and character are set out below. The preferred approach sets out a series of policies which seek to ensure the delivery of high quality development that promotes safe and sustainable living and enhances local character and distinctiveness. The Council will use the Design Panel Review process on

<sup>49</sup> <http://www.surreyheath.gov.uk/council/about-council/five-year-strategy>

housing schemes in excess of 50 dwellings (gross) and any other developments where the new floor area exceeds 10,000 sq m (gross).

#### Preferred policy approach to design

The aim of this policy approach is to have an overarching **Design** policy which requires new development to:

- Encourage efficient use of land;
- Include high-quality design that respects the character and appearance of the local area, taking account of any relevant designations;
- Have consideration for residential amenity, including privacy, outlook (overbearing impact), daylight and sunlight;
- Ensure that adequate curtilage development, including amenity space, outbuildings, hardstanding, bike and waste storage and boundary treatments can be accommodated without detriment to character and amenity. Waste storage should be designed to allow accessibility by refuse vehicles.
- Promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy;
- Incorporate measures that reduce the possibility of crime and fear of crime;
- Facilitates provision of IT and other communications technology to allow for flexible working practises;
- Demonstrate how sustainable construction standards and techniques have been incorporated into their design. Major commercial developments over 1,000 sq m gross floor space will be required to meet BREEAM 'very good' standard overall (or any future national equivalent) and BREEAM 'excellent' standard for water consumption (or any future national equivalent);
- Provides roads to adoptable standards;
- Provides drainage to adoptable standards;
- Demonstrate that the requirements of this Policy and Supplementary Planning Documents and Guidance have been taken into consideration in the design of development.

#### Alternative approach to design

- Retain existing Core Strategy and Development Management Policy DM9. This is not considered to be a suitable option as the Policy lacks detail. The Policy also references the Code for Sustainable Homes and is therefore out of date.

#### Preferred policy approach to space standards:

Having a **Space Standards** policy which requires new homes to as a minimum:

- Meets the Governments nationally described space standards.

#### Alternative approach

- No Policy – there is no requirement to have a space standard Policy and we cannot implement our own locally derived space standards policy. Evidence indicates that we should adopt the nationally described space standards.

#### Preferred policy approach to sustainable water use

Having a **Sustainable Water Use** policy which requires new homes to:

- Meet water efficiency standards of 110 litres per person per day;
- Make use of grey water technology;
- Provide opportunities for collection of rainwater.

#### Alternative approach

- No Policy – rely on lower water efficiency standards required by building control. The Hart, Rushmoor and Surrey Heath Water Cycle Study indicates that Surrey Heath lies within a water stressed area where a standard of 110 litres per day would be appropriate.

#### Preferred policy approach to trees

Having a **Trees** policy which requires new development to:

- Ensure that development does not result in the loss of, or have a negative impact on, ancient woodland, ancient and veteran trees and trees that make a positive contribution to the wooded character of the Borough;
- Include proposals for the successful implementation, maintenance and management of landscape and tree planting schemes.

#### Alternative approaches

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy.
- Integrate trees into the overarching design policy. This would have a similar effect to the above, but may make the Local Plan harder to navigate.

#### Preferred policy approach to parking and highway safety

Having a **Parking and Highway Safety** policy which requires new development to:

- Provide safe and suitable access arrangements for all potential users;
- Provide an on-site movement layout compatible for all potential users;
- Incorporate accessible waste collection points;
- Incorporate electric charging points;
- To provide new locally set parking standards for Surrey Heath.

#### Alternative approaches

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy;
- To retain Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies DPD. This would provide less detail than set out in the above Policy;
- Provide parking provision in accordance with Surrey County Council standards that takes account of guidance contained within the Residential Design Guide Supplementary Planning Document;
- To integrate parking and highways into an overarching transport infrastructure policy. This would have a similar effect to the above, but may make the Local Plan harder to navigate;

#### Preferred policy approach to shopfronts and advertisements

Having a **Shopfronts and Advertisements** policy which requires new development for shopfronts and advertisements to:

- Ensure that the scale, design, colour, number and illumination of advertisements respect the character and appearance of the local area, including Conservation Areas;
- Ensure that the design of shopfronts, including blinds, canopies and shutters respect the character of the area, including Conservation Areas;
- Ensure that the premises are accessible.

#### Alternative approach to Shopfronts and Advertisements

- No Policy. Rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy. This may not safeguard character.

## Questions

**8.11** The Council would welcome your comments on the preferred approaches as well as any other approaches that should be taken in relation to design in the Borough:

**Question 1**

Do you agree with the preferred policy approaches to addressing design in Surrey Heath?

If not, please specify why (including any alternative policy approach).

**Question 2**

Do you consider that the Council should require new development to meet the nationally described space standards?

If not, please specify why (including any alternative policy approach).

**Question 3**

Do you consider that the Borough needs its own vehicular parking standards?

If not, please specify why (including any alternative policy approach).

## HERITAGE

**8.12** This section sets out the approach to the historic environment within Surrey Heath. The historic environment can play a powerful role in shaping distinctive, vibrant and prosperous places. It has the potential to increase the wellbeing and quality of life of those experiencing it and can bring a sense of identity and civic pride to the places where people live and work. The historic environment has been shown to attract businesses and greater numbers of visitors to commercial areas when compared with areas not considered to have historic interest.

**8.13** Surrey Heath is home to 180 statutory listed buildings, 2 registered parks and gardens and 4 scheduled monuments, in addition to 9 Conservation Areas. The Council has also identified over 200 heritage assets which are not statutory listed, but that are locally valued for their historic or architectural interest.

**8.14** Together these heritage assets make up the historic environment of Surrey Heath; our recognition and consideration of their individual and cumulative heritage significance makes tangible the unique set of historical influences that have shaped the Borough, including its heathland environment, military use, its nursery industries and its location on the London to Lands' End coaching road (the A30). Together, these provide a distinctive identity that is unique to Surrey Heath that should be preserved and enhanced to ensure that the Borough remains a vibrant and prosperous place to live and work.

### National Policy Context

**8.15** In the preparation of this section, regard has been had to Section 12 (Paragraphs 126 – 141) of the National Planning Policy Framework (NPPF) 2012, which sets out the Government's approach to heritage assets. Heritage assets are defined by the NPPF as:

*'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

**The national policies relating to heritage are available to view in more detail in the online version of the Government's National Planning Policy Framework<sup>50</sup>.**

### Sub Regional Context

**8.16** The NPPF, 2012, requires local planning authorities to either maintain or have access to a Historic Environment Record (HER). The Surrey HER is held by Surrey County Council and provides an index of all heritage assets known within the county.

### Local Strategies and Evidence

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<sup>50</sup> The National Planning Policy Framework is available to view at: <https://www.gov.uk/guidance/national-planning-policy-framework>

**8.17** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy, which covers the period 2017 – 2021. One of the Strategies key themes is 'prosperity'. The Council's principal objective in relation to 'prosperity' is to support and promote the Boroughs local economy so that people can work and do business across Surrey Heath. This will be achieved by promoting Surrey Heath as a great place to live and work. Heritage has the capacity to help promote Surrey Heath as a great place to live and work by giving the Borough a unique identity that will make the Borough attractive to investors. Heritage also has the capacity to contribute to the objectives of 'place' and 'people' by encouraging high quality design and enhancing wellbeing and quality of life.

**8.18** The Council's Economic Development Strategy recognises the potential of heritage to help the Council deliver its strategic economic objectives. Objective one of the Economic Strategy seeks to create a sustainable place to live, work, shop and play by transforming Camberley, nurturing thriving villages and stimulating the visitor and creative economy. By preserving and enhancing the heritage that makes the Borough unique, the Borough's places and spaces can remain vibrant and prosperous by giving visitors a unique experience that cannot be found elsewhere. Creative and cultural industries are 29 per cent more likely to be found in a listed building than in a non-listed building in England (HLF 2013)<sup>51</sup>. Objective 3 of the Economic Strategy recognises that the Borough's military heritage is a key component of the local economy.

**The Economic Development Strategy is available to view online<sup>52</sup>.**

**8.19** Surrey Heath is home to many heritage assets, including 180 statutory listed buildings, 2 registered parks and gardens and 4 scheduled monuments, in addition to 9 Conservation Areas, including:

- Bagshot Village;
- Bagshot Church Road;
- Bagshot Park;
- Basingstoke Canal;
- Chobham Village;
- RMA (Former) Staff College/London Road, Camberley;
- Upper Gordon Road to Church Hill, Camberley;
- Windlesham (Church Road); and,
- Windlesham (Updown Hill).

**8.20** The Borough also accommodates a number of heritage assets that are not recognised for their historic significance at a statutory level, but that are valued locally for the contribution they make to the distinct character and heritage of the local area. The heritage value of many of

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<sup>51</sup> New Ideas Need Old Buildings (HLF 2013) available at: <https://www.hlf.org.uk/about-us/news-features/new-ideas-need-old-buildings>

<sup>52</sup> The Surrey Heath Economic Development strategy – <http://www.surreyheath.gov.uk/business/economic-development/economic-development-strategy>

these structures is recognised through their inclusion on the Council's List of Structures of Local Significance, also known as the 'local list'.

**8.21** However it is also recognised that there are heritage assets within the Borough that may not currently be designated, either because their significance has only recently been revealed or has never been formally considered. Where the significance of a heritage asset is not properly understood, it's architectural, historical, archaeological or artistic interest is at greater risk of erosion or loss through alteration or change. As such resources are irreplaceable, poorly considered or poorly intentioned change poses a risk to the historic environment within Surrey Heath.

**8.22** To address this issue, the Council is currently undertaking a programme of assessment and review of the local list. It is also proposing to prepare a Heritage Strategy to provide a positive strategy for the management of the Borough's heritage. This will identify groupings of heritage assets which contribute to the local distinctiveness of the Borough, describe any emerging key themes, identify any vulnerabilities and opportunities for the management of the Borough's historic environment and make recommendations to enable the significance of the Borough's heritage assets to be robustly accounted for as part of any future development management decisions.

The following policies will be replaced in the new Local Plan (2016-2032).

**Relevant Policies in the adopted CSDMP DPD 2012**

- Policy DM17 'Heritage'

#### **Draft Objectives for Heritage Assets Policies**

**Objective J**

To conserve and enhance the Borough's built environment and heritage assets, both designated and non-designated.

#### **Policy Approaches to Heritage Assets**

**8.23** The preferred policy approach and alternative approaches to Heritage are set out below.

##### **Preferred policy approach to heritage assets**

Having a **Heritage Assets** policy that would address:

- The need to conserve and enhance heritage assets, including undesignated heritage assets, in line with their significance;
- The requirement for developers to provide a Heritage Statement for any schemes that will affect, or that have potential to affect designated and



undesigned heritage assets, including what the expectations will be for the Heritage Statement.

- The need for schemes affecting archaeological sites to submit desk-based assessments.
- That where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the asset will not be taken into account.

#### **Alternative approaches to heritage assets**

- Retain Core Strategy and Development Management DPD Policy DM17. This would provide less detail than set out in the above Policy;
- Have a suite of heritage asset policies dealing with each type of heritage asset. This may have a similar effect to the above, but could lead to repetition between Policies;
- To have two heritage asset policies addressing designated heritage assets and undesigned heritage assets. This may have a similar effect to the above, but could lead to repetition between Policies.

#### **Preferred policy approach to the loss of heritage assets**

Having a Policy addressing the **Loss of a Heritage Asset**, which will address:

- That any proposed demolition of a designated or undesigned heritage asset or part thereof will only be permitted where it is considered that the proposal will not have a detrimental impact upon the significance of the heritage asset.
- That the more significant a heritage asset is, the greater the weight that will be applied to the retention of the asset in decision making;
- The loss of nationally designated heritage assets should be wholly exceptional;
- The information requirements expected to be provided where an application is submitted for demolition or partial demolition of a heritage asset;
- That in considering the acceptability of any scheme proposing demolition or partial demolition, the Council will consider the condition of the heritage asset, the adequacy of efforts to retain the asset and the public benefits arising from demolition.

#### **Alternative Approach to the loss of heritage assets**

- No Policy – rely on guidance set out within the National Planning Policy Framework. This would provide less detail than set out in the above Policy.

## **Questions**

**8.24** The Council would welcome your comments on the preferred approaches as well as any other approaches that should be taken in relation to heritage in the Borough:

**Question 1**

Do you agree with the preferred policy approach to addressing heritage assets in Surrey Heath?

If not, please specify why (including any alternative policy approach).

**Question 2**

Do you agree that the Council should introduce a Heritage Strategy? If so, what should it include?

# LOCAL AREA POLICIES



## 9 LOCAL AREAS

### Introduction

**9.1** This section of the Issues and Options document sets out approaches to place specific policies for local areas within the Borough. This approach reflects the spatial strategy for the Borough. Development will need to have regard to general policies set out in the Local Plan as well as any site specific policies and local design guides.

### National Policy Context

**9.2** The National Planning Policy Framework (NPPF), 2012, (Para 56) recognises the need for Local Plans to include policies on design and to promote or reinforce local distinctiveness (Para 60).

**The national policies relating to design and character are available to view in more detail in the online version of the Government's NPPF<sup>53</sup>.**

**9.3** National Planning Practice Guidance recognises the importance of good design and the role planning plays in promoting local character.

### Local Strategies and Evidence

**9.4** The preferred policy approach would support the objectives set out in Surrey Heath's Five Year Strategy 2016-2021. One of the Council's principle objectives is to promote high quality building and design. Local Area policies will help achieve this objective.

**9.5** The following policies will be replaced in the New Local Plan (2016-2032)

<b>Relevant Policies in the adopted Core Strategy &amp; Development Management Policies DPD 2012</b>	<ul style="list-style-type: none"><li>• CP3 Scale and Distribution of Housing</li><li>• CP10 Camberley Town Centre</li><li>• CP13 Green Infrastructure</li><li>• DM9 Design Principals</li><li>• DM17 Heritage</li></ul>
<b>Relevant Policies in the Camberley Town Centre Area Action Plan</b>	<ul style="list-style-type: none"><li>• TC14 London Road Block</li><li>• TC15 Camberley Station</li><li>• TC17 Pembroke Broadway (North)</li><li>• TC18 Land East of Knoll Road</li><li>• TC19 Former Magistrates Court</li><li>• TC20 The Granary</li></ul>

<sup>53</sup> National Planning Policy Framework, March 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## Draft Objective for Local Area Policies

**9.6** The following table sets out the draft objective for Local Area policies in the Issue and Options/ Preferred Approach consultation draft.

<b>Objective K</b>	To ensure that development provided within the Borough has regard to the local area.
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## Local Area Policies West of the Borough

**9.7** The west of the Borough covers the settlement areas of Bagshot, Camberley, Deepcut, Frimley, Frimley Green and Mytchett. In general new development is directed towards the west of the Borough as this is the most sustainable approach to accommodating growth, making the best use of infrastructure and services whilst respecting the character of the Borough. This section sets out approaches to local area policies for these settlements.

### Bagshot

**9.8** Bagshot lies in the north of the Borough between Camberley and the village of Windlesham. It lies in a prominent position on the A30. Bagshot still contains some of the character of an historic Surrey village, assisted by the domestic scale of the buildings in the centre and the heritage assets and a Conservation Area around its historic village centre. The Conservation Area extends into the northern end of Bagshot around Church Road. The Village contains a good mix of uses and will continue to play an important role as a district centre for local services, retail and employment. The recent Waitrose and other retail development at the junction of London Road and Waterers Way lies apart from the main retail centre and lies within land designated as Countryside beyond the Green Belt. The village centre is served by a railway station (Ascot to Guildford line) and local bus services. The A30 runs through Bagshot and concern has been raised by residents regarding peak time congestion on this route.

**9.9** Redevelopment of existing brownfield sites will provide the main opportunities for the provision of housing and employment whilst maintaining the gap between the settlement areas of Bagshot and Camberley. Bagshot's eastern defined settlement boundary is bordered by the Green Belt. Land to the north of the A30 is within the Thames Basin Heaths Special Protection Area 400m buffer zone and as such this restricts the provision of general housing in this area.

**9.10** The Windlebrook flows through Bagshot and some areas of Bagshot are affected by flooding, lying within Flood Zones 2 and Flood Zones 3.

## **Preferred Local Area Policy Approach for Bagshot**

The preferred approach seeks to ensure that new development within Bagshot respects and enhances the character of the historic settlement. The approach also seeks to take into account recent changes in Bagshot by having local area policies that:

### **Housing**

- Allocates Woodside Cottage as a housing site for circa 40 dwellings
- Allocates Land at Half Moon Street as a mixed use site, including circa 47 dwellings
- Ensures other development sites that may come forward reflect the historic character of Bagshot both within and adjacent to the Bagshot Village and Church Road Conservation Areas
- Ensures development along the A30 to provides opportunities to enhance the A30 Green Corridor by the use of appropriate landscaping

### **Retail and Employment**

- Amends the settlement boundary to bring the retail development at London Road and Waterers Way (Waitrose, Cotswold Outdoor and Pets at Home) into the settlement area
- Sets the Primary and Secondary retail boundaries in Bagshot District Centre to reflect the most recent assessment of retail provision

### **Green Spaces**

- Allocates the following Green Spaces:
- Open space, School Lane
- Cemetery, Chapel Lane
- Open Space, St Marys Gardens
- Land East of Freemantle Road
- Land South of Whitmoor Road
- Open Space, Waggoners Hollow
- Open Space, Hawkesworth Drive
- Playspace, Freemantle Road
- Playing Fields, Bagshot County First School
- Woodland, Notcutts Nursery/Woodside Cottage
- Pond, Church Road
- Open Space, Yaverland Drive (East)
- Open Space, Yaverland Drive (West)
- Playing fields, Connaught Middle School
- Bagshot Playing Field
- Notcutts SANG
- Bagshot Allotments

### **Transport**

- Promotes traffic calming measures within Bagshot Village Centre
- Requires travel plans for all new major development to help reduce congestion on the A30

Development will also need to have regard to the relevant general policies in the Local Plan, including policies on shopfront and signage design and to the Residential Design Guide Supplementary Planning Document.

#### **Alternative Approach to Policies for Bagshot**

To only rely on the relevant general policies set out in the Local Plan.

## **Camberley**

**9.11** Camberley is the largest settlement within the Borough. It lies just beyond the Green Belt. Until the early 1800's the area now occupied by Camberley Town Centre and its surroundings was heathland and farm land. In 1862 the Staff College was established in the grounds of the Royal Military College and in order to accommodate the growth of shops and housing to serve the Staff College a basic street pattern was laid out, this was the beginning of the current centre. Camberley is home to the Royal Military Academy and the town retains close links with the military and its heritage. Camberley is the major retail and employment area in the Borough. Surrey Heath Borough Council has been working with the MOD through the One Public Estate Programme to look at development opportunities which may arise at the Staff College site.

**9.12** Camberley is served by a train station (Ascot to Guildford line) and by a regular bus service to Farnborough and Aldershot. There are also bus services to Bracknell, Guildford, Woking and Yateley.

**9.13** Camberley is identified as a Step up Town by the Enterprise M3 Local Economic Partnership (LEP), which means it has the potential for growth through a series of interventions, including housing, employment and retail growth.

**9.14** Camberley contains Strategic Employment Areas, including strategic sites at Watchmoor Business Park, Admiralty Way Business Park and Yorktown, Industrial Estate and Locally Important Employment Areas at Bridge Trade and Industrial Park, St George's Industrial Estate and Helix Business Park.

**9.15** Camberley has scope for residential development and this will be primarily through the redevelopment of existing brownfield sites. Much of the land to the north of the A30 is affected by the Thames Basin Heaths Special Protection Area 400m buffer zone and as such this restricts the provision of general housing in this area.

**9.16** Outside of Camberley Town Centre there are neighbourhood parades at the Old Dean, London Road/Frimley Road junction and the Watchetts parade in Frimley Road. The number of retail and associated uses in Watchetts (Frimley Road) indicate that it should now be considered as a Local Centre.

**9.17** The A30 runs through Camberley and the area between the Meadows Gyratory and New Southern Road does not serve as an attractive gateway to Camberley. There are however a number of opportunity areas along this corridor which could be identified as mixed use regeneration areas. Development briefs will be produced for these areas. There are also opportunities to improve the Green Corridor along the A30.

#### **Preferred Local Area Policy Approach for Camberley**

The preferred approach seeks to ensure that new development within Camberley respects the character of Camberley whilst identifying areas of opportunity which could come forward through the lifetime of the Local Plan by having local area policies that:

##### **Housing**

- Allocates the Adult Education Centre in France Hill Drive as a housing site for circa 45 dwellings
- Ensures other development sites that may come forward reflect the character of the area
- Seeks development along the A30 to provide opportunities to enhance the A30 Green Corridor by the use of appropriate landscaping

##### **Retail and Employment**

- Sets the boundaries of the Strategic Employment Areas and Locally Important Employment Areas
- Designates Watchetts shopping parade, Frimley Road, as a Local Centre

##### **Green Spaces**

- Allocates the Following Green Spaces:
- Recreation Ground, Bracknell Road
- Playing Field, Cordwalles School Junior School
- Entrance to Wellington Park
- Frimley Hall Hotel, Lime Avenue
- Playing Fields Camberley Co First School (Camberley Infant and Nursery School), France Hill Drive
- Allotments, Brook Road
- Allotments, Crabtree Road
- Playspace, Orchard Way
- Playspace, Bain Avenue
- Watchetts Recreation Ground



- Playing Field, Watchetts School
- Cricket Ground, Kingsley Avenue
- Playing Fields, Kings International, Watchetts Drive
- Playing Fields, Priors Heath Infant School, Priors Road
- Southcote Park, Portsmouth Road
- Open Space, Iberian Way
- Crabtree Park, Crabtree Road
- Open Space, Caesars Camp Road
- Krooner Park, Krooner Road
- Kings Crescent, Kings Ride
- Tekels Park, Tekels Avenue
- Open Space, Highlands Road
- Playing Fields, Collingwood College, Kingston Road
- Crawley Ridge Junior School, Crawley Ridge
- Recreation Ground, Grand Avenue
- Playing fields Bristow Infant and Nursery School
- Open Space within Wellington Park
- Allotments, Barossa Road
- Open Space, Deanside
- Open Space Martell Close
- Open Space Peninsular Close
- Open Space south of Clarence Drive
- Diamond Ridge Woods SANG
- Barossa recreation ground
- Watchmoor Reserve
- Open space, Upland Road
- Riverside way open space

### **Transport**

- Requires travel plans for all new major development to help reduce congestion on the A30/ Frimley Road
- Seeks improvements to the London Road / Frimley Road junction

### **Opportunity Areas**

- Identifies the following areas as opportunity areas for mixed use developments, including housing, and potential highway improvements
- Land at 443-487 London Road, including possibilities to improve the Bracebridge Link to the rear.
- Land at 357-369 London Road and 1-13 Frimley Road, including possibilities for rear access and improvements to the junction of London Road and Frimley Road
- Development briefs will be produced for these areas

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and the Western Urban Area Character Supplementary Planning Document.

### **Alternative Approach to Policies for Camberley**

To only rely on the general policies set out in the Local Plan

## Camberley Town Centre

**9.18** Camberley Town Centre is identified as a secondary regional centre and is the principal shopping centre in Surrey Heath. Surrey Heath Borough Council is now a major landowner in the town centre and owns The Square and the area known as the London Road Block. A £7million refurbishment of The Square is being undertaken and proposals for the redevelopment of the London Road Block are in progress. The Council has been awarded a £3.5 million grant from the Local Enterprise Partnership for improvements to the public realm in Camberley Town Centre.

**9.19** The boundary of the town centre is drawn hard up against the residential area to the west. The London Road (A 30) to the north and the railway line to the south form logical physical boundaries to the Town Centre. The northern boundary includes properties around the Knoll Road junction that may be affected by any future highway improvements. The boundary to the east includes the former St Tarciccius school site which has now been developed for housing.

**9.20** The Camberley Town Centre Area Action Plan (AAP) adopted in 2014 sets out policies for the Town Centre. It is proposed that these policies, with amendments to reflect the most up to date information on sites, are carried forward into the new Local Plan.

**The Camberley Town Centre AAP is available to view on the Council's website.**<sup>54</sup>

### Preferred Local Area Policy Approach for Camberley Town Centre

The preferred approach seeks to carry forward policies in the Camberley Town Centre Area Action Plan by having a policy that:

#### **Housing**

- Allocates the following sites for housing or mixed use development
  - Ashwood House for up to 116 dwellings
  - London Road Block for circa 336 dwellings
  - Land East of Knoll Road for circa 100 dwellings
  - Camberley Station for at least 60 dwellings
- Ensures other development sites that may come forward reflect the character of the area, in particular the Victorian and Edwardian character of the High Street,
- Seeks development along the A30 to provide opportunities to enhance the A30 Green Corridor by the use of appropriate landscaping

<sup>54</sup> The Camberley Town Centre Area Action Plan, 2014 -  
<http://www.surreyheath.gov.uk/CamberleyTownCentreAAP>

### **Retail and Employment**

- Sets the Primary and Secondary retail boundaries in Camberley Town Centre
- Sets out a shop frontage and signage policy to reflect the character of the Town centre
- Sets out a policy for the High Street Character Area
- Sets out a general design policy for the Town Centre
- Sets out a policy for public realm improvements
- Sets out a policy to retain business floorspace
- Sets out a policy for potential uses on rear service roads

### **Leisure and Culture**

- Sets out a policy which seeks to retain leisure and community uses and facilities

### **Green Spaces**

- Allocates the following Green Space:
- Camberley Park

### **Transport**

- Promotes pedestrian priority in Camberley High Street
- Improves pedestrian routes between Pembroke Broadway and Princess Way, Pembroke Broadway and the rail station, between High Street and Knoll Road and connections to Camberley Park from Knoll Road and Portesbery Road
- Seeks improvements to Camberley station as part of any station redevelopment scheme.
- Supports the A30 improvements at the Meadows and the following Junctions
- Junction of London Road with Knoll Road and Kings Ride, Junction of London Road with Park Street, Junction of Knoll Road and Portesbery Road, Junction of High Street with Portesbery Road
- Supports Surrey County Council's Gold Grid bid in respect of improvements to bus transport to improve accessibility to the Town Centre

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and the Western Urban Area Character Supplementary Planning Document.

### **Alternative Approach to Policies for Camberley Town Centre**

To not carry forward the policies in the Camberley Town Centre Area Action Plan (AAP) and retain the AAP as a separate Development Plan Document.

## Deepcut

**9.21** Deepcut is a rural settlement located southeast of Camberley. It lies on the Chobham Ridges, surrounded by woodland and heathland areas. Deepcut's character has been shaped by its strong military heritage, although the extent of the surrounding barracks has reduced since the mid-20<sup>th</sup> Century.

**9.22** The former Princess Royal Barracks in Deepcut has been identified in the current Local Plan (the Core Strategy) as the major strategic housing site in the Borough and will deliver some 1200 dwellings. It is now known as Mindenhurst. The site benefits from planning permission and an adopted Supplementary Planning Document to guide development. A number of design codes have also been approved for areas of the site. The proposed policy for Deepcut set out in the Housing section of this Issues and Preferred Options consultation reflects the most up to date approach to delivery. The Council will continue to work with the community and the developers in delivering this site.

**9.23** A Neighbourhood Forum has been established to develop a Neighbourhood Plan for Deepcut. The Neighbourhood Plan area does not include the former Princess Royal Barracks. The future development of Deepcut will be considered in the emerging Deepcut Neighbourhood Plan being produced by the Deepcut Neighbourhood Forum. The Neighbourhood Plan will need to be in conformity with the general strategic policy approach set out in the Local Plan.

### Preferred Local Area Policy Approach for Deepcut (Mindenhurst)

The preferred approach seeks to carry forward the strategic housing site at Princess Royal Barracks (Mindenhurst) by having a policy that:

#### Housing

- Carries forward the strategic housing site at Princess Royal Barracks (Mindenhurst) for circa 1200 dwellings and sets the Settlement Boundary around Mindenhurst

#### Retail and Employment

- Seeks opportunities for the provision of retail and employment uses at Mindenhurst to promote the regeneration of Deepcut Village Centre and possible expansion of the existing centre

#### Green Spaces

- Allocates the following Green Spaces:
- Woodland, Blackdown Road
- Playing Field, Blackdown Road
- Open Space, Dettingen Crescent
- Play Space, Suffolk Court

- Alma Dettingen Playing field

### **Transport**

- Carry forward the transport improvements required through the development of Mindenhurst.
- Promotes Travel Plans for all new development arising from Mindenhurst

Development will also need to be given to the Deepcut Supplementary Planning Document and to adopted design guides.

### **Alternative Approach to Policies for Deepcut**

To only rely on the general policies set out in the Local Plan.

## **Frimley**

**9.24** Frimley is contiguous with the settlement of Camberley. Together Frimley and Camberley form the largest urban area in Surrey Heath. Frimley originated as a small, rural heathland community located on the historic London to Portsmouth coach route. Frimley was expanded and redeveloped in the latter 20<sup>th</sup> Century, although areas of the settlements architecture and historical interest remain.

**9.25** Frimley is home to Frimley Park Hospital which is rated an outstanding hospital and is the Borough's largest employer. The hospital operates on a constrained site and to ensure the hospital can continue to meet the needs of its users it is proposed to work with the hospital to produce a development brief for the site.

**9.26** Frimley contains the Strategic Employment Areas of Lyon Way and Albany Park, Frimley Business Park and Sir William Siemens Square.

**9.27** Frimley High Street has benefited in recent years from an active Frimley Business Association. The High Street contains a good mix of uses and will continue to play an important role as a District Centre for local services, retail and employment.

**9.28** The High Street is dominated by traffic, including traffic using the High Street to access the A325 and A331. The Council considers there are opportunities to improve the public realm in Frimley High Street and to work with County on traffic management opportunities within the High Street. To this end the Council proposes that a Frimley High Street Development Brief be produced to consider issues including public realm improvements.

**9.29** Frimley is served by a railway station (Ascot to Guildford line) and local bus services.

**9.30** Frimley has scope for residential development and this will be primarily through the redevelopment of existing brownfield sites.

## **Preferred Local Area Policy Approach for Frimley**

The preferred approach seeks to ensure that new development within Frimley respects and recognises the character of the area and the opportunities for Frimley High Street by having local area policies that:

### **Housing**

- Ensures development sites that may come forward reflect the character of the area, including the area around the Grove and St Peter's church.
- Ensures residential developments in Frimley High Street should maintain the vitality of this area as a District Centre for retail and other associated uses

### **Retail and Employment**

- Sets the boundaries for the Strategic Employment Areas at Lyon Way, Albany Park, Frimley Business Park and Sir William Siemens Square, Frimley
- Sets the Primary and Secondary retail boundaries in Frimley District Centre
- Sets out a shop frontage and signage policy to reflect the character of the District Centre
- Sets out a public realm improvement scheme for Frimley High Street, including traffic calming measures
- Seeks a development brief for Frimley Park Hospital

### **Green Spaces**

- Allocates the following Green Spaces:
- Heatherside Recreation Ground, Cumberland Road
- Wellingtonia Avenue
- Balmoral Drive West
- Wood, Clewborough House School
- Open Space Middlemoor Road
- Allotments, Church Road
- St Peters Church Cemetery, Church Road
- Playing Field, Lakeside County Middle School, Alphington Ave
- Open Space Field Lane/Belvoir Close
- Tomlins Pond, Tomlinscote Way
- Open Space, Lakeland Drive
- Recreation Ground, Chobham Road
- Recreation Ground, Frimley High Street
- Open Space, Gilbert Road
- Open Space, Badgers Wood Drive
- Open Space, Holly Hedge Road
- Warren Wood, Warren Rise
- Play Space, Longmeadow
- Play Space, Evergreen Road/Hawthorn Road
- Open Space, Sheridan Road
- Playing Field, Heather Ridge School

- Open Space, Magurie Drive
- Open Space, Roxburgh Close
- Open Space, Amber Hill
- Open Space, Cheylesmore Park
- Open Space, Dawesmere Close
- Wood, Wendover Drive
- Open Space, Copped Hall Way
- Playing Field and Woodland, Carwarden House/Ravenscote Jr School Upper Chobham Road
- Camberley Heath Golf Course, Golf Drive
- Frimley Park, Frimley Road
- Wood, Tomlinscote School, Tomlinscote Way
- The Grove Primary School, Chobham Road
- St Augustines Catholic Primary School, Tomlinscote Way
- Clewborough SANG

### **Transport**

- Promotes traffic calming measures within Frimley High Street
- Requires travel plans for all new major development to help reduce congestion on the area around the Toshiba Roundabout
- Recognises the need for improvements to the Toshiba Roundabout

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and Western Urban Area Character Supplementary Planning Document.

### **Alternative Approach to Policies for Frimley**

To only rely on the general policies set out in the Local Plan

## **Frimley Green**

**9.31** Frimley Green is located to the south of the neighbouring settlement of Frimley. Whilst it is contiguous with the wider urban area of Frimley and Camberley, Frimley Green benefits from its own distinct identity at the village core, with a village green setting.

**9.32** Frimley Green is home to Frimley Lodge Park, a Council owned Green Flag Park which offers formal and informal recreational facilities and events. The Park allows accessibility to the Basingstoke Canal and there may be opportunities to improve access and usage of the Canal above its current use. There are also a number of lakes in the west of the settlement following gravel extraction. Areas of Frimley Green to the north and west of Frimley Green are affected by flooding from the River Blackwater and its tributaries and areas lie within Flood Zones 2 and 3.

**9.33** Frimley Green benefits from open green space at the centre of the village.

**9.34** Frimley Green is home to SC Johnson. Although the factory site no longer operates the site is still used for administrative purposes. If the site becomes available through the Plan period (2016-2032) then there are opportunities for mixed use redevelopment of the site.

**9.35** Frimley Green is identified as a Local Centre and has a range of shops and services.

**9.36** There is no rail service from Frimley Green, although the area is bisected by two rail lines. Land at Sturt Chord is still safeguarded as potential to provide future rail access from the Camberley line onto the Woking mainline.

**9.37** Frimley Green has scope for residential development and this will be primarily through the redevelopment of existing brownfield sites. To this end the Council considers that the previously developed site at Land West of Sturt Road, currently designated as Countryside beyond the Green Belt, is suitable to be allocated as a housing site in the new Local Plan.

#### **Preferred Local Area Policy Approach for Frimley Green**

The preferred approach seeks to ensure that new development within Frimley Green respects and recognises the character of the area and the opportunities for housing development in Frimley Green by having local area policies that:

##### **Housing**

- Allocates Land West of Sturt Road for a housing site for circa 100 dwellings
- Amends the settlement boundary to include this site within the settlement
- Ensures other development sites that may come forward reflect the character of the area, including the historic character of Frimley Green.

##### **Retail and Employment**

- Sets out that should the SC Johnson site become available that a development brief for a mixed use scheme will be produced.
- Sets out a shop frontage and signage policy to reflect the character of the Local Centre
- Sets the boundary of the Local Centre
- Developments in Frimley Green Local Centre should ensure the vitality of this area as a Local Centre for retail

##### **Green Spaces**

- Allocates the following Green Spaces:
- Johnsons Wax Grounds, Frimley Green Road
- Balmoral Drive East
- Allotments, Wharf Road
- Allotments, The Hatches
- Frimley Green Recreation Ground, Frimley Green Road
- Sandringham County First School, Sandringham Way



- Playing Fields, Frimley CE Middle School, Frimley Green Road
- Open Space, Hillside Crescent
- Frimley Lodge Park

#### **Transport**

- Continues to safeguard Sturt Road Chord.
- Seeks improvement to cycle routes along the Basingstoke Canal
- Requires travel plans for all new major development to help reduce congestion

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and Western Urban Area Character Supplementary Planning Document.

#### **Alternative Approach to Policies for Frimley**

To only rely on the general policies set out in the Local Plan.

## **Mytchett**

**9.38** Mytchett is located to the south of Frimley Green and is the most southerly settlement in Surrey Heath. The defining feature of Mytchett is the lakes and Basingstoke Canal. The Basingstoke Canal is identified as a Conservation Area. Areas of Mytchett lie within flood zones 2 and Flood Zone 3. Mytchett has a Neighbourhood Centre which is linear in nature. The Thames Basin Heaths Special Protection Area 400m buffer zone and the Farnborough Airport public safety zone impact on areas of Mytchett and limit opportunities for residential development. The Council considers that development at land at Waters Edge can be accommodated having regard to these constraints.

**9.39** There are two Mobile Home sites in Mytchett and these should be retained in this use to provide accommodation to meet this need.

**9.40** There are opportunities to improve access to the Basingstoke canal and to other water areas as a leisure opportunity and potential opportunities to improve the Sustrans cycle network along the Basingstoke Canal. Regard will need to be given to the Canal's Conservation Area status and to the Thames Basin Heaths Special Protection Area.

**9.41** Ash Vale is the nearest rail station and provides access to Woking and London Waterloo. North Camp station is also located nearby and provides services to Reading and Guildford.

#### **Preferred Local Area Policy Approach for Mytchett**

The preferred approach seeks to ensure that new development within Mytchett

respects and recognises the character of the area and the opportunities for housing development in Mytchett by having local area policies that:

### **Housing**

- Allocates Land at Waters Edge Mytchett as a housing site for up to 150 dwellings
- Amends the settlement boundary to include this site within the settlement
- Ensures other development sites that may come forward reflect the character of the local area.

### **Retail and Employment**

- Sets the boundary of the Neighbourhood Centre

### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space (north) Lynwood Drive
- Open Space (south) Lynwood Drive
- Grayswood Avenue
- Loman Road
- Playing Field, Mytchett Primary School, Whiteacres Road
- Coleford Bridge Road Lake
- Mytchett recreation ground
- Mytchett community centre
- Basingstoke Canal Centre
- Promotes possibilities for improved access to the Basingstoke Canal for recreation.

### **Transport**

- Supports improvements to the Basingstoke Canal towpath to encourage cycling and walking
- Requires travel plans for all new major development to help reduce congestion on the Mytchett Road

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and Western Urban Area Character Supplementary Planning Document.

### **Alternative Local Area Policy Approach for Mytchett**

To only rely on the general policies set out in the Local Plan.

## Questions

**9.42** The Council would welcome your comments on the above approaches to Local Area Policies as well as suggesting any other approaches the Council should take to in relation to Local Area Policies for the west of the Borough.

### Question 1

Do you agree with the preferred policy approaches to Local Area Policies in the west of the Borough?

Are there any issues not covered by the preferred approaches?

If not, please specify why (including any alternative policy approaches).

## Local Area Policies East of the Borough

**9.43** The east of the Borough covers the settlement areas of Bisley, Chobham, Lightwater West End and Windlesham. The settlements of Bisley, Lightwater and West End are located along the A322 corridor and development will need to ensure that the gaps between these settlements are maintained, along with gaps between Bisley and Knaphill and Bisley and West End. The east of the Borough is characterised by Green Belt, Countryside beyond the Green Belt and large areas of the Thames Basin Heaths Special Protection Area. There are limited opportunities for development. The reserve housing sites at West End and Windlesham have now come forward and will be developed over the plan period. Planning permissions are in place for both sites. This section sets out approaches to local area policies for settlements in the east of the Borough.

## Bisley

**9.44** Much of the village of Bisley lies within the Thames Basin Heaths SPA 400m buffer zone and as such opportunities for residential development are limited. Development will be primarily through redevelopment of existing sites. Areas of the Heathland extend into the settlement area and adjoin the village green. There are a small number of listed and locally listed buildings. Bisley has limited facilities within the Neighbourhood Parade with parts of the village centre lying outside of the settlement boundary.

**9.45** There is limited public transport. Brookwood Station in the neighbouring borough of Woking is the nearest rail station. The A322 divides the settlement area and the village green.

**9.46** Coldingley Prison is a category C training Prison in Bisley. The prison currently remains operational.

### **Preferred Local Area Policy Approach for Bisley**

The preferred approach seeks to ensure that new development within Bisley respects and recognises the character of the area by having local area policies that:

#### **Housing**

- Ensures development sites that may come forward reflect the character of the area and Green Belt designation around the settlement area
- Ensures that the gap between Bisley and Knaphill and Woking is maintained
- Recognises opportunities for rural exception sites
- Sets out that much of Bisley lies within the 400m SPA buffer zone where no general residential development can be built. Some specialist residential development may be appropriate in this buffer zone.

#### **Employment and Retail**

- Sets out that if during the Local Plan period (2016-2032) Coldingley Prison became available then a Development Brief will be produced for the site. The site is located within 400m of the Thames Basin Heaths SPA and as such general (C3) residential will not be an appropriate use. Recognises there are opportunities for a mix of local employment uses on the site.
- Ensures that the neighbourhood parade retains retail and other associated uses

#### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space Mainstone Road
- Open Space Arethusa Way
- Open Space Angelica Road
- Open Space, Pilgrims Way
- Playing Fields, Bisley of E School, Guildford Road
- Bisley football Club
- Queens Road Allotments

#### **Transport**

- Considers opportunities to improve cycle access to Brookwood Station

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document.

### **Alternative Approach to Policies for Bisley**

To only rely on the general policies set out in the Local Plan.

## Chobham

**9.47** Chobham village is a historic settlement located in the east of the Borough. It is a washed over village in the Green Belt. Chobham Common, to the north of the village, is a Special Area of Conservation (SAC) and forms part of the Thames Basin Heaths SPA.

**9.48** Chobham Parish Council is developing a Neighbourhood Plan for Chobham. The future development of Chobham will be considered in the emerging Chobham Neighbourhood Plan. The Neighbourhood Plan will need to be in conformity with the general strategic policy approach set out in the Local Plan.

**9.49** The centre of the village is visually compact. The architectural and heritage interest of the village can be seen in the concentration of listed buildings on each side of the High Street and the conservation area. This is an unique feature within Surrey Heath. Chobham's listed buildings include the Grade I Listed Church of St Lawrence.

**9.50** Some areas of Chobham are at risk of flooding, in particular from the Millbourne, and parts of the Parish are covered by Flood Zone 2 and 3 designations.

**9.51** The High Street is designated as a Local Centre for retail and associated uses.

**9.52** Chobham Parish has a number of garden nurseries within the Green Belt. Some of these nurseries have areas of previously developed land (PDL) and there may be limited scope to redevelop these PDL areas subject to the impact of redevelopment on the openness of the Green Belt.

**9.53** Fairoaks Airport lies within Chobham any future development at this airport should be guided by an overall development brief/masterplan for the area.

**9.54** Chobham is served by limited public transport. Woking is the nearest main line rail station, although Longcross offers limited services into London at peak times.

### Preferred Local Area Policy Approach for Chobham

The preferred approach seeks to ensure that new development within Chobham respects and recognises the character of the area by having local area policies that:

#### Housing

- Ensures development sites that may come forward reflect the historic character of the area and Green Belt designation
- Recognises the character of Valley End/ Brickhill
- Recognises opportunities for rural exception sites

#### Employment and Retail

- Sets out that development at Fairoaks Airport should be guided by a development brief/ masterplan.
- Designates the Eli Lilley site as a Strategic Employment site and sets the site boundary having regard to its Green Belt location
- Ensures that the Local centre retains retail and other associated uses
- Ensures shopfronts reflect the historic character of the High Street

### **Green Spaces**

- Allocates the following Green Spaces:
- Wishmore Cross Academy, Alpha Rd
- Recreation Ground, Windsor Road
- Chobham Meadows
- Chobham Recreation Ground
- Chobham Cemetery
- Chobham Cricket ground
- Broom Lane allotments
- Red Lion Allotments

### **Transport**

- Considers opportunities to improve cycle access to Woking

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document.

### **Alternative Approach to Policies for Chobham**

To only rely on the general policies set out in the Local Plan.

## **Lightwater**

**9.55** Lightwater is located at the centre of the Borough and is surrounded by countryside to the south and west and the Green Belt lies to the north and east. Lightwater is home to Lightwater Country Park. The area of heathland within the Country Park has been designated a Site of Special Scientific Interest (SSSI) and is also part of the Thames Basin Heaths Special Protection Area. The Country Park is therefore an area of high nature conservation value. A Village Design Statement Supplementary Planning Document has been adopted for Lightwater.

**9.56** Much of the village of Lightwater lies within the Thames Basin Heaths SPA 400m buffer zone and as such opportunities for residential development are limited. Development will primarily be through redevelopment of existing sites.

**9.57** The Windlebrook forms part of the eastern boundary and flood zones 2 and 3 affect some of the countryside surrounding Lightwater.

**9.58** Lightwater is identified as a Local Centre in terms of retail and associated uses. The Local Centre is located outside of the Thames Basin Heaths Special Protection Area.

**9.59** Lightwater is served by limited public transport. Bagshot is the nearest rail station

#### **Preferred Local Area Policy Approach for Lightwater**

The preferred approach seeks to ensure that new development within Lightwater respects and recognises the character of the area by having local area policies that:

##### **Housing**

- Ensures development sites that may come forward reflect the character of the area and the Green belt designation to the north and east
- Ensures that the gaps between Lightwater and Windlesham and Lightwater and Bagshot are maintained

##### **Employment and Retail**

- Ensures that the Local Centre retains retail and other associated uses

##### **Green Spaces**

- Allocates the following Green Spaces:
- Recreation Ground, Broadway Road
- Open Space, Corbett Drive
- Open Space, Lightwater Meadow
- Playing Fields, Hammond Middle School
- Recreation Ground, Briar Avenue
- Open Space, Burdock Close
- Open Space, Ivy Drive
- Lake, Lightwater Gardens
- Lightwater Leisure Centre
- Lightwater Country Park
- Lightwater Cemetery

##### **Transport**

- Considers opportunities to improve existing access to Bagshot Station.

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and the Lightwater Village Design Statement Supplementary Planning Document.

#### **Alternative Approach to Policies for Lightwater**

To only rely on the general policies set out in the Local Plan.

## West End

**9.60** The main village of West End is focussed around the A322 with Donkey Town located to the west of the main village. A Village Design Statement Supplementary Planning Document has been adopted for West End.

**9.61** The majority of the reserve housing site in West End has now been granted planning permission and development has commenced on parts of this site. The site currently lies in Countryside beyond the Green Belt and it is proposed to extend the settlement boundary to include the site. This is to ensure a strong settlement boundary to this area of West End.

**9.62** West End Common forms a large part of West End and much of the Common is used as military ranges. The Common forms part of the Thames Basin Heaths SPA and areas of West End lies within the Thames Basin Heaths SPA 400m buffer zone and as such opportunities for residential development are limited.

**9.63** There is close proximity between West End and Bisley and the gap between these areas should be maintained.

**9.64** Some countryside areas are affected by flooding from the Trulley Brook.

**9.65** West End has a Neighbourhood Parade which is located in Gosden Road, although there are also some services located at the junction of the High Street, Streets Heath and the A322 Guildford Road.

**9.66** West End is served by limited public transport. The nearest train station is Brookwood.

### Preferred Local Area Policy Approach for West End

The preferred approach seeks to ensure that new development within West End respects and recognises the character of the area by having local area policies that:

#### Housing

- Amends the settlement boundary of West End to include the West End reserve site
- Ensures development sites that may come forward reflect the character of the areas of West End and Green Belt designation around the settlement areas
- Recognises opportunities for rural exception sites

#### Employment and Retail

- Ensures that the Neighbourhood Parade retains retail and other associated



uses

### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space, Bolding House Lane
- Open Space Rosewood Way
- Land at Brentmoor road
- Allotments, Windlesham Road
- Allotments, Chobham Road
- Parish recreation ground Benner Lane

### **Transport**

- Considers opportunities to improve cycle access to Woking

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document and to the West End Village Design Statement Supplementary Planning Document.

### **Alternative Approach to Policies for West End**

To only rely on the general policies set out in the Local Plan.

## **Windlesham**

**9.67** Windlesham has two separately defined settlement areas. The area based around Snods Ride is the more northerly of the two and is largely residential. The older settlement area is the more southerly Windlesham Village which contains the village's centre at Updown Hill which provides retail uses and local services.

**9.68** Windlesham Parish Council is developing a Neighbourhood Plan for Windlesham. The future development of Windlesham will be considered in the emerging Windlesham Neighbourhood Plan. The Neighbourhood Plan will need to be in conformity with the general strategic policy approach set out in the Local Plan.

**9.69** The reserve housing site at Heathpark Wood has now been granted planning permission. The site currently lies in Countryside beyond the Green Belt and it is proposed to extend the settlement boundary to include the site. This is to ensure a strong settlement boundary to this area of Windlesham.

**9.70** The area of Updown Hill is designated as a Conservation Area and there are a number of listed buildings within the Parish. There is also a Conservation Area at Church Road, which lies outside the settlement boundary.

**9.71** Windlesham is identified as a Local Centre in terms of retail and associated uses.

**9.72** Windlesham is home to two major employers, Eli Lilley and Fraser Nash.

**9.73** Windlesham is served by limited public transport. Bagshot is the closest rail station although nearby Sunningdale station has a more frequent service to London Waterloo and Reading.

#### **Preferred Local Area Policy Approach for Windlesham**

The preferred approach seeks to ensure that new development within Windlesham respects and recognises the character of the area by having local area policies that:

##### **Housing**

- Amends the settlement boundary of Windlesham to include Heathpark Wood site
- Ensures development sites that may come forward reflect the historic character of the area and Green Belt designation around the defined settlement areas
- Recognises opportunities for rural exception sites

##### **Employment and Retail**

- Ensures that the Local Centre retains retail and other associated uses
- Ensures shopfronts reflect the historic character of the area
- Designates the Frazer Nash site as a Strategic Employment site and set the site boundary having regard to its Green Belt location.

##### **Green Spaces**

- Allocates the following Green Spaces:
- Open Space, Chertsey Road
- Open Space, Millpond Road
- Open Space, Bosman Drive
- Open Space, Donald Road
- Open Space, Windmill Field
- Windlesham Field of Remembrance
- Windlesham Cemetery

##### **Transport**

- Considers opportunities to improve cycle access to Woking

Development will also need to have regard to the general policies in the Local Plan and to the Residential Design Guide Supplementary Planning Document.

#### **Alternative Approach to Policies for Windlesham**

To only rely on the general policies set out in the Local Plan.

## Questions

**9.74** The Council would welcome your comments on the above approaches to Local Area Policies as well as suggesting any other approaches the Council should take to in relation to Local Area Policies for the west of the Borough.

### Question 1

Do you agree with the preferred policy approaches to Local Area Policies in the east of the Borough?

Are there any issues not covered by the preferred approaches?

If not, please specify why (including any alternative policy approaches).

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# APPENDIX 1

## 10 APPENDIX 1

### Glossary of Terms

<b>Area Action Plan (AAP)</b>	A Development Plan Document Plan for a specific area, such as the Camberley Town Centre AAP.
<b>Affordable Housing</b>	<p>Defined as social rented, affordable rented and intermediate housing which is provided to eligible households whose needs are not met by the market.</p> <p>The NPPF (2012) defines affordable housing as “<i>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</i>”</p>
<b>Article 4 direction</b>	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
<b>Authority Monitoring Report (AMR).</b>	An annual report which includes an update of how Local Plan policies are being delivered.
<b>BREEAM</b>	Building Research Establishment Environmental Assessment Method – is a method for assessing, rating and certifying the sustainability of buildings.
<b>Brownfield Land Register</b>	The Housing and Planning Act 2016 requires local authorities to prepare, maintain and publish a register of brownfield land. The register identifies previously developed sites in the Borough that have been assessed as being suitable for housing.
<b>Community Infrastructure Levy (CIL)</b>	A levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development, and money can be used to support development by funding infrastructure that

	the Council, local community and neighbourhoods require.
<b>Conservation Area</b>	Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment.
<b>Core Strategy</b>	Forms the principal element of the Council's current Local Plan and is a Development Plan Document. It is a high level document containing the Council's long-term aspirations for the Borough, and policies to guide and manage development in Surrey Heath until 2028.
<b>Development Plan Document (DPD).</b>	The Town and Country Planning (Local Planning) (England) Regulations 2012 refers to these as the Local Plan. It is the main planning policy document produced by the Council and forms the statutory development plan for the area.
<b>District Centre</b>	A District Centre is a large group of retail shops, together with appropriate supporting non-retail facilities and services, which collectively form a coherent shopping centre. The retail emphasis in District Centres is on food and other convenience goods, though larger Centres can also support a wide range of comparison goods and other essential services.
<b>Duty to Co-operate</b>	A legal duty on local planning authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross-boundary matters
<b>Economic Strategy</b>	A development <i>strategy</i> to provide the overarching <i>strategy</i> for <i>economic</i> development in Surrey Heath.
<b>Employment Land Review</b>	A technical study that identifies employment land to meet the needs of the Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) over the local plan period.
<b>Enterprise M3 Local Enterprise Partnership (LEP)</b>	LEPs are partnerships between local authorities and businesses within a specific geographic area which play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. The Enterprise M3 LEP covers North Hampshire and West Surrey, and includes Surrey Heath.
<b>Five Year Strategy</b>	The Council's Five Year Strategy sets out the approach to challenges in the Borough under the themes of Place, Prosperity, Performance and People. The Strategy forms the basis for the

	Council's Annual Plan.
<b>Flood Zones</b>	Flood Zones refer to the probability of river flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map. Flood Zone 1 is low probability; Flood Zone 2 is medium probability; Flood Zone 3a is high probability and Flood Zone 3b is functional flood plain where land has to be stored or flows at times of flooding.
<b>Functional Economic Area</b>	Considers the geographical extent of the local economy and its key markets. Local authorities need to be aware of the functional economic area within which they are located to understand their role in economic development terms within this wider geographic area.
<b>Green Belt</b>	In Surrey Heath, Green Belt refers to the Metropolitan Green Belt. The designation accounts for 44% of the land area of Surrey Heath.
<b>Green Infrastructure</b>	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities
<b>Government's standardised methodology</b>	A standardised approach set out by Government to determine the objectively Assessed housing needs of an area.
<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
<b>Gypsy and Traveller Accommodation Assessment (GTAA)</b>	An assessment of need in respect of the Gypsy and Traveller and Travelling Showpeople communities.
<b>Habitats Regulations Assessment (HRA)</b>	Also known as an 'Appropriate Assessment'. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European protected site and to ascertain whether it would adversely affect the integrity of that site.
<b>Heritage Asset</b>	Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning



	authority during the process of decision-making or through the plan-making process.
<b>Housing Market Area</b>	The general area within which people most often move home. These typically cover the administrative areas of multiple councils.
<b>Infrastructure Needs Assessment</b>	Sets out the baseline of infrastructure in the Borough and forms the first part of developing an infrastructure needs study.
<b>Listed Building</b>	Buildings which are identified as having special architectural or historic importance and so are protected from demolition or inappropriate alteration or development by legislation and by planning policies. Protection also applies to certain other structures within the curtilage of Listed Buildings. The categories of listed buildings are: <ul style="list-style-type: none"> <li>· Grade I - buildings of exceptional interest</li> <li>· Grade II – buildings of special interest</li> <li>· Grade II* - buildings of more than special interest.</li> </ul>
<b>Local Centre</b>	A local centre offers a smaller range of facilities than those present in a District Centre. They play an important role in meeting the day-to-day shopping needs for communities.
<b>Local Development Framework (LDF)</b>	This is the name given to a portfolio of local planning documents that help guide and manage development. These include Development Plan Documents and Supplementary Planning Documents. The LDF also places a strong emphasis on having a sound and up-to-date evidence base.
<b>Local Development Scheme (LDS)</b>	The LDS sets out Surrey Heath Borough Council's programme for preparing future planning documents. It outlines what documents the Council will be working on and a timetable for the production of these documents.
<b>Local Plan</b>	A Local Plan document sets out the policies and site allocations which will form the basis for future land use planning and be used to determine planning applications. These documents are statutory documents accorded legal status under the Planning and Compulsory Purchase Act 2012.
<b>Locally Important Employment Site</b>	A site that is not considered to fulfil the function of a Strategic Employment Site but which is recognised for the important role it plays in servicing the local economy. Such sites are generally smaller employment sites that provide locations to support local businesses.
<b>Local Transport Plan</b>	A statutory document prepared by Surrey County Council to set out key transport issues across the County and to establish a series of

	objectives to address them, including a programme for achieving them. The document is submitted to the Department for Transport and can be used to secure funds to deliver local projects.
<b>Market Housing</b>	Private housing for rent or for sale, where the price is set in the open market.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF sets out the Government's planning policies for England and how these are expected to be applied at the local level. Local Planning Authorities must take the content into account in preparing Local Plans and in decision making.
<b>Neighbourhood Centre</b>	A small-scale centre which can include a mix of small-scale retail and service uses to provide for the needs of the local community.
<b>Neighbourhood Forums</b>	Neighbourhood Forums are groups set up to represent their neighbourhood input into the planning process. The groups may meet regularly to discuss planning issues affecting the local area and provide an opportunity for community involvement. Such groups could be formed in response to a single issue or large scale planning application, or meet regularly as a recognised community group involved with the Borough Council in planning matters.
<b>Neighbourhood Planning</b>	Neighbourhood planning is a key part of the Localism Act. It gives local communities greater power to shape development by having a direct role in the development of planning policies at a local level. Within Surrey Heath, neighbourhood planning can be undertaken by Parish Councils or Neighbourhood Forums
<b>Permitted Development Rights</b>	Permitted Development Rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. They are subject to conditions and limitations.
<b>Planning Permission in Principle</b>	A type of permission that a Local Planning Authority may grant for housing-led development either on application or through identifying land in qualifying documents, such as Local Plans, Neighbourhood Plans or Brownfield Registers.
<b>Planning Practice Guidance (PPG)</b>	The PPG is a web based resource which contains guidance to supplement the NPPF. It was first published March 2014, and is regularly updated.
<b>Previously Developed Land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and

	any associated fixed surface infrastructure.
<b>Primary Shopping frontage</b>	An area where retail development is concentrated. The extent of the primary shopping frontages will be set through the Local Plan process.
<b>Rural Exception Housing Site</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
<b>Secondary retail frontage</b>	The secondary retail frontage includes some retail uses as well as a greater diversity of other uses, such as restaurants, cinemas and businesses. The extent of the secondary shopping frontages will be set through the Local Plan process.
<b>Self-Build and Custom Housebuilding Register</b>	The Self-Build and Custom Housebuilding Act 2015 places a duty on local councils in England to keep and have regard to a register of people who are interested in self-build or custom-build projects in their area. This register will help inform the Council of the level of demand for self-build and custom-build plots in Surrey Heath.
<b>Self-build/Custom Build</b>	Self-Build refers to projects where an individual or an association of individuals directly organises the design and construction of new homes. Custom build refers to projects where an individual or an association of individuals work with a specialist developer to deliver new homes.
<b>Settlement Boundary</b>	The boundary set in a Local Plan around settlements in the Borough.
<b>Sites of Special Scientific Interest</b>	Areas of special interest by reason of their flora, fauna, geological or physiological features. They are protected under the Wildlife and Countryside Act.
<b>Special Areas of Conservation (SAC)</b>	Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive.
<b>Specialist Housing</b>	Housing specifically designated to meet the identified needs of older people and people with support needs. It can include extra care housing.
<b>Step up Town</b>	The Enterprise M3 Local Enterprise Partnership (LEP) sets out that

	a Step up Town is one that with the right investment, has the potential to contribute more to the economy.
<b>Statement of Community Involvement (SCI).</b>	The Statement of Community Involvement (SCI) sets out the Council's approach for involving the community in the preparation and revision of local development documents and planning applications.
<b>Strategic Employment Area</b>	Areas which contain sites that are considered to fulfil a strategic function within the Functional Economic Area (FEA).
<b>Strategic Environmental Assessment (SEA)</b>	Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes. In plan making it is usually incorporated into the Sustainability Appraisal document.
<b>Strategic Flood Risk Assessment (SFRA)</b>	A study that provides information on the probability of flooding from all sources, such as that from rivers, surface water, groundwater and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.
<b>Strategic Housing Market Assessment (SHMA)</b>	A study to identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. This also sets the Objectively Assessed Housing Need (OAHN) for the Housing Market Area (HMA).
<b>Strategic Land Availability Assessment (SLAA)</b>	<p>The primary purpose of the SLAA is to:</p> <ul style="list-style-type: none"> <li>• identify sites with the potential for housing;</li> <li>• assess how many homes they could provide; and</li> <li>• assess when they could be developed.</li> </ul> <p>The SLAA is an important evidence source to inform plan-making. It does not in itself determine whether a site should be allocated for housing development.</p>
<b>Suitable Alternative Natural Green Space (SANG)</b>	A specifically identified green space provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). SANGs are a central element of the Council's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA. They aim to reduce pressure on the SPA by providing attractive green spaces that people can use for recreation instead of the SPA.
<b>Supplementary Planning Document (SPD)</b>	These are documents that provide further information and additional detail to the policies within the Local Plan.

<b>Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA/SEA)</b>	A Sustainability Appraisal (SA) is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration. Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.
<b>Sustainable Drainage System</b>	The term Sustainable Drainage Systems covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems.
<b>Thames Basin Heaths Special Protection Area (SPA)</b>	A European designated site which has been identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. All of Surrey Heath Borough lies within the 5km buffer zone of the SPA and also contains areas of the SPA itself.
<b>Transport Modelling</b>	Modelling undertaken by Surrey County Council on behalf of Surrey Heath Borough Council to set out baseline traffic modelling and to model future requirements that may be necessary to meet the spatial strategy set out in a Local Plan.
<b>Travelling Showpeople</b>	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
<b>Water Cycle Study</b>	The three neighbouring local authorities of Hart District Council, Rushmoor Borough Council and Surrey Heath Borough Council have chosen to partner together to commission the preparation of a Water Cycle Study (WCS) establishing a framework for co-operation. The purpose of this joint partnership detailed WCS is to inform preparation of each of the local authorities' Local Plan as part of the evidence base, and will seek to ensure that future development does not have a damaging effect on the water environment across the study area.
<b>Windfall Allowance</b>	The predicted number of dwellings that may come forward each year on sites that have not been identified through the Local Plan process. Normally relates to previously developed sites in settlements.

### Windfall Sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

