



## Foreword

The Surrey Heath Authority Monitoring Report (AMR) monitors the period 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023. It sets out the progress achieved in implementing the Local Development Plan and performance against the policies of the Surrey Heath Core Strategy and Development Management Policies Development Plan Document 2011-2028.

In line with the Localism Act 2011 the AMR has to be made publicly available at least yearly.

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## Executive Summary

The Surrey Heath Authority Monitoring Report (AMR) has been produced in line with the requirements set out in the Localism Act 2011 which states a report must still be produced, and planning authority must publish this information direct to the public at least yearly.

The purpose of this Report is to provide details of what actions have been taken to implement a Local Development Plan and the Local Development Scheme, to indicate the extent to which policies in the current Surrey Heath Local Plan have been achieved, and to identify any solutions and changes where targets are not being met.

This AMR monitors the period from 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023.

In February 2012, the Surrey Heath Core Strategy and Development Management Policies Development Plan Document (CSDMP) was adopted to replace the majority of the policies in the Surrey Heath Local Plan 2000. Progress against the policies in the CSDMP will therefore be the focus of this report.

## The Progress of the Local Development Scheme

The Local Development Scheme (LDS) sets out a programme of Development Plan Documents (DPDs) the Council will produce. The LDS sets out when the work for the DPDs will be carried out, when each of the DPDs will be available for public consultation, the anticipated date for adoption, and review date of the DPDs. An updated LDS to cover the period 2022-2025 was agreed by Executive in February 2022 replacing the previous LDS covering the period 2021-2024 agreed by Executive in February 2021. The Camberley Town Centre Area Action Plan (CTCAAP), Community Infrastructure Levy Charging Schedule and Infrastructure Delivery Supplementary Planning Document were adopted in July 2014.

## The Review of Existing Local Plan Policies

Based on the monitoring data available, the Council is performing well in a number of areas, in particular environmental protection / biodiversity, green infrastructure and sustainability / climate change. Areas where targets have not been met over the plan period to date include delivery of additional Gypsy and Traveller pitches, new dwelling accessibility to services and some employment and retail indicators.

### Camberley Town Centre Area Action Plan (CTCAAP)

The CTCAAP was adopted in July 2014. In addition, a supplementary masterplanning and public realm planning document which adds details to the policies in the AAP was adopted in April 2015.

The table below sets out performance against each individual indicator monitored in this report. A system of colour coding is used to indicate whether each target is being met.

<b>Target met</b>
<b>Target partially met</b>
<b>Target not met</b>
<b>No target, or data is unavailable</b>



## Summary of Performance

Below are tables which provide summaries of the Borough's performance on Core Strategy and Development Management Policy 2012 indicators.

### Housing

CSDMP Indicator	Performance against the target	Page no.
% New dwellings on Previously Developed Land	<b>Target met</b>	22
New dwelling accessibility to services	<b>Target not met</b> – In particular, location of strategic health facilities and secondary schools limit ability to direct development to these specific areas and have much wider catchments than shown in this target, including areas outside of Surrey, in Hampshire & Berkshire	22
Housing completions by settlement	<b>Target partially met</b>	
Net additional dwellings	<b>Target met</b>	26
Housing Trajectory	<b>Target met</b>	27
Rural Exception Dwellings Completed	<b>No target</b>	27
Implementation of the Local Plan 2000 Housing Allocation	<b>Target partially met</b>	28
Affordable Housing Completions	<b>Target partially met</b> – Affordable housing completions for monitoring year lower than average completions over plan period so far	29
Affordable Housing type and size	<b>Target partially met</b>	30
Net additional Gypsy pitches	<b>Target not met</b> – Sites to be identified through new Local Plan	32

## Biodiversity

CSDMP Indicator	Performance against the target	Page no.
Condition status of SPA, SAC, and SSSI's	<b>Target partially met</b> – target set as 2020, therefore for information purposes only.	34
Change in area of biodiversity importance	<b>Target met</b>	35
Visitor number surveys for SPA/SAC	<b>Target met</b>	36
Condition status of SNCI's and LNR's (Local)	<b>Target not met</b> – Primarily a land management issue and outside of planning control	37

## Infrastructure

CSDMP Indicator	Performance against the target	Page no.
Infrastructure projects completed	<b>Target partially met</b>	39

## Local Character

CSDMP Indicator	Performance against the target	Page no.
Archaeological finds	<b>No target</b>	43
Local list	<b>No target</b>	43





## Green Infrastructure

CSDMP Indicator	Performance against the target	Page no.
Green Belt, Countryside and Settlement Designations	Target met	44
SANGs implemented	Target met	44
Loss of open space or recreational areas	Target met	45

## Sustainability and Climate Change

CSDMP Indicator	Performance against the target	Page no.
Waste recycling	Target met	46
Renewable energy generation	No target	46
Planning permissions – Environment Agency advice on flooding	Target met	46
Number of developments complete with SUDS measures	Target met	47
CO2 emissions	Target met	47

## Travel

CSDMP Indicator	Performance against the target	Page no.
Dwelling and B Class floorspace accessibility (bus)	Target partially met	50
Dwelling and B Class floorspace accessibility (rail)	Target not met – limited rail coverage in many parts of the Borough	52





CSDMP Indicator	Performance against the target	Page no.
Travel plan implementation	<b>Unable to determine – data unavailable.</b>	53

## Employment and Retail

CSDMP Indicator	Performance against the target	Page no.
Employment floorspace completions	<b>Target met</b>	57
Employment floorspace pre-developed land (PDL)	<b>Target not met</b> – due to 2 significant developments on non-previously developed land	61
Employment Land Available	<b>Target met</b>	62
Town, District and Local Centre Retail Development	<b>Target not met</b> – due to 2 specific large sites completed on non-previously developed land	62
Percentage of units in A1 use in district and local centres	<b>Target partially met</b>	64
B Class floorspace outside of Core Employment Areas and Camberley Town Centre	<b>No target</b>	66

## Community

CSDMP Indicator	Performance against the target	Page no.
Community and cultural facilities gained or lost by type	<b>No target</b>	68
New open space provided	<b>No relevant applications</b>	69



## Camberley Town Centre Area Action Plan Indicators

Theme	Indicator	Performance / Target met	Page no.
A vital and viable shopping centre	Aim to achieve 41,000sqm (gross) comparison and convenience floorspace in CTC over the AAP period.	<b>Target partially met</b>	71
A range of cultural and leisure facilities offered	Aim to achieve no net loss of community, cultural or leisure floorspace in CTC over AAP period.	<b>Target not met</b> - There has been a loss of 1,150 square metres due to the development of residential and commercial floorspace.	72
A thriving employment centre	No target – contextual.	<b>No target</b>	72
A place to live	Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable.	<b>Target partially met</b>	73
A well connected, accessible town centre	Number of travel plans implemented in association with major developments in CTC over AAP period.	<b>Target partially met</b>	74
A clean, high quality centre (1)	40% of waste sent for reuse, recycling and composting over AAP period.	<b>Target met</b>	75
A clean, high quality centre (2)	No exceedance of Air quality Strategy targets of 30µgm <sup>-3</sup> in CTC	<b>No target</b> – air quality monitoring station closed in 2012	



Theme	Indicator	Performance / Target met	Page no.
A safe, attractive centre (1)	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period.	<b>Target met / on track</b>	76
A safe, attractive centre (2)	To provide a well-managed, safe and attractive town centre	<b>Not applicable – No target</b>	77

### Area Action Plan (AAP) Sites

Site	Indicator	Performance against the target	Page no.
London Road Block Site	Commencement of major redevelopment scheme at London Road Block in 2016/17 with 21,000 sqm gross retail floorspace to be completed.	<b>Not applicable –</b> commencement not required in the monitoring year.	78
Camberley Station Site	Commencement of improvements to Camberley Rail Station & Transport Interchange. No. of market and affordable dwellings completed at site	<b>Not applicable –</b> commencement not required in the monitoring year.	78
Land at Park Lane Site	No. of market and affordable dwellings completed at site over AAP Period – target of 100 net units	<b>Target met</b>	78



Site	Indicator	Performance against the target	Page no.
Pembroke Broadway North	Commencement of major redevelopment scheme at Pembroke Broadway North pre 2020.	<b>Target met / on track</b>	78
Land East of Knoll Road Site	Number of market and affordable dwellings completed – target of 80 net units over AAP Period. Total leisure/community/cultural floorspace completed and amount of open space created or enhanced at land East of Knoll Road over AAP Period.	<b>Target met</b>	78
Magistrates Court Site	Commencement of development by end of 2016 and number of market and affordable dwellings completed at site.	<b>Target met</b>	78



# I Introduction

## The requirement for an Authority Monitoring Report

The Authority Monitoring Report (AMR) has been published in line with Section 113 of the Localism Act 2011. The AMR is an annual report which provides information on how a Local Authority is implementing their Local Development Scheme and how policies in their Local Development Documents are being achieved. There are specific topics that the Council must report on, whilst others are discretionary. The Local Development Plan Documents monitored in this report are the Core Strategy and Development Management Policies DPD (CSDMP), saved policies of the Local Plan 2000 and to some extent, the Camberley Town Centre Area Action Plan (CTCAAP). These can be viewed on the Council's website at: <https://www.surreyheath.gov.uk/planning-and-building-control/planning-policy/development-plan>

## Structure of the Report

1.1 The Authority Monitoring Report is divided into the following sections:

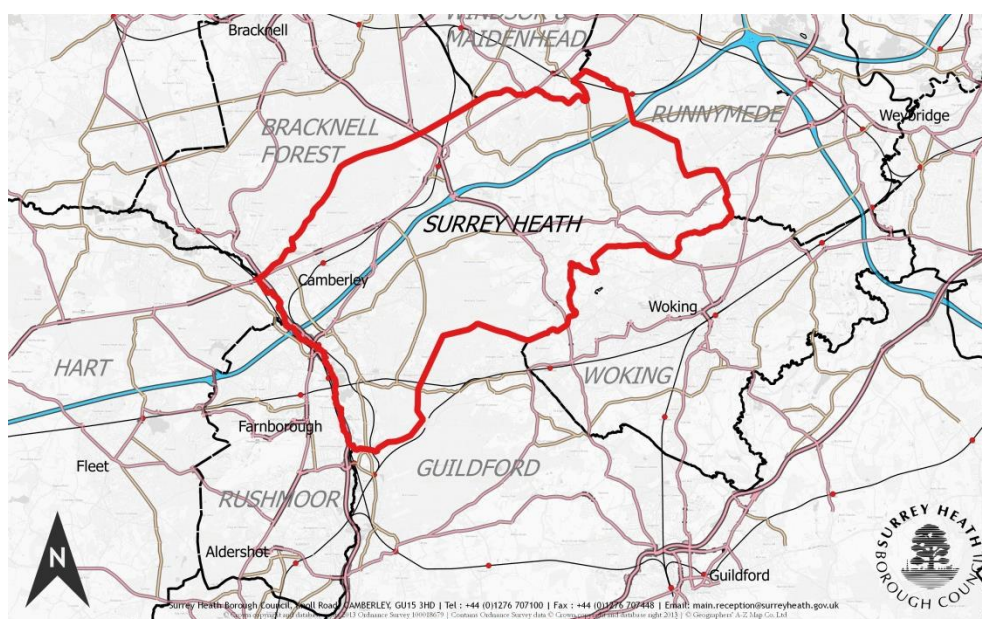
- Section 2: Sets out the key characteristics, issues, challenges and opportunities in the Borough.
- Section 3: Sets out the progress to date of and implementation of the Council's Local Development Documents.
- Section 4: Sets out how policies in the Core Strategy and saved policies from the 2000 Surrey heath Local Plan are being implemented.
- Section 5: Monitors the implementation of the Camberley Town Centre Area Action Plan (CTCAAP) objectives and sites.



## 2 Key Characteristics of the Borough

- 2.1 Surrey Heath lies in the north-west corner of Surrey, adjoining the counties of Berkshire and Hampshire. The western half of the Borough is mainly urban in character and comprises Camberley, Bagshot, Frimley, Frimley Green, Mytchett and Deepcut. Camberley is the main centre within the Borough. The eastern half of the Borough is mostly countryside but includes the settlements of Lightwater, and the villages of Bisley, Chobham, West End and Windlesham. In total the Borough covers an area of some 9,507 hectares.

Figure 1 - The Location of Surrey Heath Borough



- 2.2 The ONS Census 2021 figures revealed a population of 90,500, of which 49.2% are male and 50.8% are female. Since 2011, the population has increased by 4.99%. Just over 90% of the population of Surrey Heath is defined within a white ethnic group (84.95% white British), with a number of other ethnic groups making up the remaining 10% population. In comparison with other Surrey districts and the national average, Surrey Heath has a younger age profile. However, since the 2011 census the proportion of older residents in Surrey Heath has increased more quickly than in other Surrey Authorities – the 85+ age group has increased by 47% against a Surrey wide increase of 18%.



- 2.3 According to the Office for National Statistics and the 2021 Census, the average household size in Surrey Heath is 2.51 people per household (compared to 2.48 in 2001).<sup>1</sup> There are now 36,008 households within the borough, representing a 3.6% increase since 2011, and a 13.5% increase since 2001.<sup>2</sup> Moreover, 43.7% of the housing stock within Surrey Heath comprises detached houses as compared to 32.2% overall in Surrey and 22.43% in England.<sup>3</sup> There are high levels of owner occupation (75%) compared to the national average 64%.<sup>4</sup> An Office for National Statistics (ONS) data release identified the median price paid for residential property in the Borough as being £450,000 in December 2022.<sup>5</sup> This represents an increase of the median price paid in Surrey Heath of 55% since March 2013.

## Economy

- 2.4 Surrey Heath has a high standard of living and is one of the most attractive places in the country to live. The Borough has an excellent leisure offer with a range of golf courses, bridleways, tennis courts, cricket, football and rugby pitches; good lakes for fishing and water sports as well as the country's National Rifle Centre at Bisley.
- 2.5 Over 4,000 companies are registered to do business in Surrey Heath, including national and international companies such as Bank of America Merrill Lynch, Siemens and Novartis . The largest employer in the Borough is Frimley Park Hospital employing over 4,000 staff, and contains the biggest Accident and Emergency facility in Surrey. The Ministry of Defence (MOD) remains a major landowner and employer in the Borough.
- 2.6 Surrey Heath has relatively high levels of economic activity, with 75% of its population in employment (January 2022 – December 2022). This compares against South East figures of 78.1% and a national figure of 75.6% over the same period.<sup>6</sup> In the period of January 2020 – December 2020, 3.3% of the economically active population were unemployed, which was lower than the southeast and Great Britain averages of 3.9% and 4.6% respectively.
- 2.7 Overall, Surrey Heath has low levels of deprivation. In 2019, Surrey Heath was ranked 309th out of 317 local authorities in the indices of multiple deprivation.<sup>7</sup> The Indices of Deprivation 2019 analyses the level of deprivation in each of the 32,844 Lower Layer Super Output Area (LSOAs) in England and use the Index of Multiple Deprivation (IMD) to measure relative deprivation.<sup>8</sup> Surrey Heath ranks as the 10th least deprived local authority in England with an IMD score of 8.066. In 2015, the English Indices of Deprivation indicated parts of St Michaels ward and Old Dean ward to be amongst the top 30% of most deprived neighbourhoods. In 2019, these areas

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<sup>1</sup> [Surrey-i 2021 Census](#)

<sup>2</sup> [Office for National Statistics, household composition](#)

<sup>3</sup> [Office for National Statistics, detached housing data; Surrey-i Census, housing](#)

<sup>4</sup> [Office for National Statistics, housing tenure; Office for National Statistics, dwellings by stock](#)

<sup>5</sup> [Office for National Statistics, median house prices](#)

<sup>6</sup> [Nomis, numbers on economic activity and employment](#)

<sup>7</sup> [Office for National Statistics, local income deprivation](#)

<sup>8</sup> [Ministry of Housing, Communities and Local Government, measuring deprivation](#)





are now amongst the 40% most deprived neighbourhoods. In contrast, over half of the LSOAs in Surrey Heath are amongst the 10% least deprived in England.

## Transport

- 2.8 There are almost equal flows of commuters entering and leaving the Borough each day. Rail services from Bagshot, Camberley and Frimley are slow, with few trains direct to central London and as such, usage by local people is at a low level. Rail connections to other towns in the Blackwater Valley are varied, with direct trains from Camberley to Frimley, Aldershot and Ash Vale, but no rail links to Farnborough. The absence of a regular, fast London service means many local residents drive out of the Borough to Brookwood, Farnborough or Sunningdale to join “main-line” services to London Waterloo. Bus services are improving from centres like Camberley supported by “Quality Bus Partnerships,” but the service frequency can be uneven from the rural villages and absent altogether at weekends.
- 2.9 The major road network within the Borough comprises the M3 motorway, the A30, A322, A325 and A331 (Blackwater Valley Relief Road). The A322 provides a link from the M3 to the M4 and the A331 provides a link from the M3 to the A31 and subsequently the A3. In recent years, the M3 had suffered from heavy peak time congestion. This in turn often led to congestion on the local road network, particularly when accidents occurred. In June 2017, Highways England completed a major scheme to transform the M3 into a Smart Motorway from Junction 2 to 4a, covering the entire stretch of the motorway in Surrey Heath. In 2020, Surrey Heath had the highest rate of car ownership in Surrey with 1.7 cars per household.<sup>9</sup> This represents an increase of 0.46 when compared with England’s rate of 1.24.<sup>10</sup>

## Biodiversity

- 2.10 The Borough contains extensive areas of heathland which are recognised as being of national and international importance. The sites recognised as being of international importance are: the Thames Basin Heaths Special Protection Area (SPA) and the Thursley, Ash, Pirbright and Chobham Special Area of Conservation (SAC). The Thames Basin Heaths SPA provides breeding and wintering habitats for rare bird species, including the Nightjar, Woodlark and Dartford Warbler. The Special Area of Conservation consists of important dry and wet cross-leaved heath. In addition, the Borough contains a number of Sites of Importance for Nature Conservation which were identified following surveys by Surrey Wildlife Trust and recognise wildlife of county or regional value.
- 2.11 To ensure that residential development does not adversely affect the integrity of the Thames Basin Heaths SPA, Surrey Heath BC, along with the other local authorities in the Joint Strategic Partnership Board and Natural England have adopted an avoidance strategy based on the

<sup>9</sup> [Surrey County Council, rates of car ownership](#)

<sup>10</sup> [NimbleFins, car ownership rate in England](#)



provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring plans (SAMM). To this end the Council adopted the Thames Basin Heaths Special Protection Area Supplementary Planning Document (January 2012), which was updated in February 2019. This document along with Policies CPI4a and CPI4b in the adopted Core Strategy set out the Council's approach to avoiding harm caused by new residential development.



## 3 Progress of the Local Development Plan

### Timetable and Milestones

- 3.1 A new Local Development Scheme (LDS) was adopted in the monitoring period. The LDS 2023 covers the period 2023-2026 and sets out the timetable for preparing a new Local Plan, updating the LDS 2022. To view the LDS, go to [Surrey Heath Borough's website](#). The table in appendix I sets out the progress of the Local Plan Documents set out in the LDS 2023. The table in appendix Ia set out those Development Plan Documents and Supplementary Planning Documents (SPD's) that have been adopted prior to this AMR 2022-2023.

### Local Development Order and Neighbourhood Development Order or Neighbourhood Development Plan

- 3.2 No Local Development Orders have been adopted in the monitoring period under section 61A of the Town and Country Planning Act 1990. There is one adopted Neighbourhood Plan in the Borough for Windlesham (June 2019) and two designated Neighbourhood Areas – Chobham in November 2013 and Deepcut in October 2014. A Neighbourhood Forum for Deepcut was first created in October 2014 and was renewed in 2021.

### Community Infrastructure Levy

- 3.3 The Community Infrastructure Levy (CIL) has, in the majority of cases, replaced developer contributions through S106 planning obligations. CIL is a tariff system based on pounds per square metre of net additional development. Tariffs are set out in a CIL charging schedule and priority funding is set out in the Regulation 123 List. Indexation of CIL charges is set out on Surrey Heath Borough Council's website.<sup>11</sup> CIL has been implemented from 1st December 2014. Over the course of the monitoring year, the total boroughwide CIL income received was £1,595,002.00. In line with the CIL regulations, an annual Infrastructure Funding Statement is required which sets out CIL and Section 106 income and spending.<sup>12</sup> 15% of CIL funds from parished areas received over the monitoring year has been transferred to those Parish Councils where development has occurred. These amounts are as follows:

- Bisley: £0
- Chobham: £0
- West End: £6,703.00
- Windlesham: £42,618.00

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<sup>11</sup> [Surrey Heath Borough Council, Community Infrastructure Levy](#)

<sup>12</sup> [Surrey Heath Borough Council, Infrastructure Funding Statement for 2019/20](#)

The Borough Council continues to consult with unparished areas regarding the spending of any CIL recipients in such localities. The amount spent in unparished localities is 15% of the overall CIL payments made.

Following agreement at the 14th March 2023, Executive, it was agreed to adopt a revised CIL policy, that would provide for Parishes and Wards to have the scope to put forward proposals to the Executive for local infrastructure, up to a maximum indicative value of 45% of the CIL receipts generated for their area over the past three years. Any future allocations under this new revised CIL policy will be set out in future AMR reports.

## Duty to Cooperate

- 3.4 In November 2011 the Localism Act introduced provisions to enable the removal of the regional tier of planning. In its place, Section 110 of the Act imposed a duty on local planning authorities and other prescribed bodies to co-operate in relation to the preparation of planning documents as far as they related to strategic matters. Strategic matters are defined as sustainable development or use of land that would have a significant impact on at least 2 planning areas. Following the introduction of the Duty to Cooperate in 2011 Surrey Heath has been involved in, and undertaken, a range of activities relating to fulfilment of the duty, including meetings with neighbouring local authorities and other prescribed bodies to explore the nature of strategic issues, on-going partnership working and involvement with a range of sub-regional bodies. A Duty to Co-operate Compliance Statement was published alongside the Regulation 18 Local Plan in March 2022 and will be updated alongside the next version of the Local Plan. A summary of the Council's Duty to Co-operate activities in the period April 2022 to March 2023 are contained in Appendix 2 of this AMR.

## Self-Build and Custom Housebuilding

- 3.5 In accordance with the Self-Build and Custom Housebuilding Act 2015, Surrey Heath Borough Council maintains and regularly updates a Register to help determine the demand for self-build and custom housebuilding in Surrey Heath. The Register is publicised on the Council's website where individuals or groups can apply to be included on it. For more information, visit [Surrey Heath Borough Council's website](#). This register provides the Council with a record of individuals and groups who are interested in building their own homes within the local area. In September 2021 revised criteria for entry onto the Register were implemented including the introduction of fees, a financial solvency test and modification of the Local Connection Test criteria. During the monitoring year 2022-23, 2 new entrants were added to Part 1 of the Register, and 1 new entrant was added to Part 2 of the Register. These figures are fewer than previous years as a result of the revised entry criteria and are considered to provide a more realistic reflection of those seeking to self-build within the Borough.



3.6

### **Brownfield Land Register**

3.7 In accordance with The Town and Country Planning Brownfield Land Register Regulations 2017, the Council first published the Surrey Heath Brownfield land Register in December 2018 and updates this annually. The Register comprises a list of Previously Developed (or Brownfield) sites that have the potential to accommodate residential development. The Brownfield Land Register is published on the Council's website. For more information, visit [Surrey Heath Borough Council's website](#). There are currently 61 sites included in Part 1 of the Register and no sites included in Part 2 of the register.



## 4 Monitoring Policies in the Surrey Heath Local Plan

- 4.1 In February 2012 the Surrey Heath Core Strategy and Development Management Policies DPD (CSDMP) was adopted to replace the Local Plan 2000. However, a small number of Local Plan 2000 policies remain “saved” until such time as they will be replaced by policies contained in forthcoming Development Plan Documents.
- 4.2 This Authority Monitoring Report (AMR) monitors the objectives and policies of the Surrey Heath Local Plan, namely the Core Strategy and Development Management Policies Development Plan Document (CSDMP - adopted 2012), the objectives of the Camberley Town Centre Area Action Plan (CTCAAP, adopted 2014) along with a small number of extant saved policies from the Surrey Heath Local Plan 2000. The monitoring indicators used reflect those in the CSDMP Monitoring Framework and the CTCAAP Monitoring Framework as set out in Appendix 1 of the Core Strategy and Appendix 2 of the CTCAAP respectively.
- 4.3 The structure of the monitoring section closely follows that of the CSDMP monitoring framework and follows the structure of the CTCAAP framework by assessing thematic areas and specifically allocated sites. Each set of monitoring indicators is grouped within an overarching objective. Colour coding is used (as shown below) to allow the reader to see at a glance how well the policies are performing. If a monitoring indicator is not reported in the AMR this will be set out, with reasons, in the main report.

<b>Target met</b>
<b>Target partially met</b>
<b>Target not met</b>
<b>No target, or data is unavailable</b>

## Delivering Sustainable Development

### Objective I: To promote and deliver sustainable development in the Borough.

CSDMP Delivery Policies: CPI, CP2, CPI1, CPI2, DM7, DM8, DM9, DM10.

Indicator	Target	Performance against the target	Analysis
New and converted dwellings on Previously Developed Land within plan period	Achieve 60% of all new and converted dwellings on PDL within plan period	<b>Target met</b>	In 2022/23, 70.5% of completed dwellings were on previously developed land. Over the plan period to date (2012 – 2023), 87.84% of completed dwellings were on previously developed land. The CSDMP target is therefore being met.
Percentage of dwelling completions within 5 minute walk time or 400m walking distance of a designated employment area, retail centre, GP, Hospital, Primary School, Secondary School or Major Health Centre	Aim to achieve 60% across all categories within plan period	<b>Target not met</b>	Percentage of completed housing development (net) within 400m walk of services over Plan Period to date (2012-23). As the table below demonstrates, the target of 60% of completions within 400m of facilities has not been met for any category. Further analysis is set out below.





Table – Percentage of dwellings completed within sustainable distance of facilities

GP	Hospital	Primary School	Secondary School	Major Health Centre <sup>13</sup>	Designated Employment Area <sup>14</sup>	Retail Centre <sup>15</sup>
14.5%	0.25%	10.66%	0.17%	1.36%	28.5	43.3%

At 43.3%, a significant proportion of completions are within the proximity of a Retail Centre over the plan period. At 28.5%, a large proportion of completions over the plan period are within proximity of designated employment areas, a slight decrease from earlier in the plan period. In the case of other facilities, Frimley Park Hospital and Camberley Health Centre is the only hospital and one major health centre in Surrey Heath, with a catchment area extending beyond the Borough’s boundaries. It is therefore not feasible for all residential development in the Borough to be located within 400m of this. Furthermore, there are 4 secondary schools in Surrey Heath, most of which cover the western urban area of the borough. As such it may continue to be difficult to meet the hospital, major health centre or secondary school indicators in the future.

Indicator	Target	Performance against the target	Analysis
<b>Number of dwellings completed by settlement location</b>	Achieve percentage of completions in line with Policy CP3 of the Core Strategy	<b>Target partially met</b>	Housing completions by settlement 2011-2023 are set out below:

Over the plan period to date it can be demonstrated that the target has been exceeded (in percentage terms) of housing in the majority of areas in the Borough. In most such cases, the apparent exceeding of the plan period target can be accounted for generally by specific large developments in each settlement, namely former Bisley Office Furniture in Bisley, the Land at Waters Edge Mytchett, the Ridgewood Centre in Frimley and the housing reserve sites in West End. Camberley has seen additional development in the form of numerous large office to residential conversions through Prior Approval under the General Permitted Development Order (GPDO) 2015. The apparent exceeding of the plan

<sup>13</sup> Major health centre defined using space standard of 83.3 sqm as set out in Surrey Heath Borough Council Infrastructure Needs Assessment 2011.

<sup>14</sup> Camberley Town Centre and Core Employment Areas as defined on the Local Plan Proposals Map.

<sup>15</sup> Camberley Town Centre, District and Local Centres and Neighbourhood Parades as defined on the Local Plan Proposals Map.



period target in Bagshot has plateaued in recent years compared to earlier monitoring years, however due to the completion of Bagshot Manor the proportion has increased in the monitoring year. It is also expected that the same trend will be demonstrated in Frimley. Similarly, the apparent under-delivery at Deepcut can be accounted for by the expected redevelopment of Princess Royal Barracks which is anticipated to deliver some 1,200 homes. 288 units have now been completed. Therefore, the target has been partially met.

Ward	Plan period 2011-2025 target (%)	Plan period 2011-2025 target	2022-2023 units delivered (net %)	2022-2023 units delivered (net)	2011-2023 units delivered (%)	2011-2023 units delivered
Bagshot	10	270	34.2	138	12	388
Bisley	2	45	0.2	1	6	216
Camberley	31	860	9.2	37	34	1127
Chobham	2	55	1	4	3	121
Deepcut	45	1235	28.8	116	12	393
Frimley	4	120	23.3	94	12	416
Frimley Green	1	20	2	8	1	14
Lightwater	1	40	0.2	1	2	56
Mytchett	2	55	0.2	1	5	173
West End	1	20	0.7	3	12	386
Windlesham	1	20	0	0	1	47
<b>TOTAL</b>	100	2740	100	403	100	3337



## Housing Delivery

**Objective 2: To provide sufficient housing to meet the Borough’s needs without causing harm to areas of importance for biodiversity.**

**CSDMP Delivery Policies:** CP3, DM5 and Saved Local Plan 2000 **Delivery Policies:** H3, H6, H8.

Indicator	Target	Performance against the target	Analysis
Net additional dwellings for reporting year	<p>The CSDMP set an annualised Housing Requirement of 191 dwellings 2011 – 2028.<sup>16</sup></p> <p>The local housing need figure, following the introduction of the standard method, is 324 per annum.<sup>17</sup></p>	<b>Target met</b>	<p>The delivery of housing in the monitoring year exceeds the CSDMP annual target figure of 191. Taking into account cumulative completions for the plan period to date, an average of <b>303 units</b> per year have been delivered, demonstrating that the CSDM target for net additional dwellings has now been exceeded both during the monitoring year and over the plan period to date.</p> <p>The delivery of <b>403 dwellings</b> during the monitoring year exceeds the annualised local housing need figure of 324 dwellings and therefore the target has been met. Appendix 3 lists all housing units completed during the monitoring year.</p>

<sup>16</sup> Policy CP3 of the CSDMP sets out an overall requirement of 3,240 dwellings to be completed between 1<sup>st</sup> April 2011 to 31st March 2028.

<sup>17</sup> [HM Government, Housing and economic needs assessment](#)



Indicator	Target	Performance against the target	Analysis
Housing Trajectory	The NPPF indicates that Local Plans should make a provision for 15 years' supply of housing. <sup>18</sup> This is assessed against both the annualised housing target of 191 units set out in the CSDMP as well as the standard methodology figure of 324 dwellings per annum.	<b>Target met</b>	The Council has produced a housing trajectory for the period 2019-2038 which includes past and estimated future housing completions on an annual basis, shown in Appendix 4, and reflects the trajectory applied in the 2021 Strategic Land Availability Assessment (SLAA). It demonstrates an adequate supply of sites to meet both the Core Strategy housing delivery target over the plan period and the local housing need figure of 324 dwellings per annum up to 2037. In future Annual Monitoring Reports the housing supply and trajectory will need to be reviewed and measured against any revisions agreed to the Plan Period for a new local Plan in Surrey Heath.
Number of rural exception dwellings completed by location within AMR year and within Plan Period	No Target	<b>Not applicable</b>	No rural exception sites have completed in the current monitoring year. Rural exception sites will continue to be monitored in subsequent AMRs.

<sup>18</sup> The NPPF also requires the Council to demonstrate a 5 year housing land supply (plus 5% buffer).



Indicator	Target	Performance against the target	Analysis
Implementation of the Housing Allocation Sites (Local Plan Indicator)	See table below	<b>Target partially met</b>	The majority of the Local Plan 2000 Housing Allocation sites have now been built and the expected total number of units on these sites has been exceeded. Therefore the target has been partially met. The table below provides further details.

Site	Target	Completions 31/03/2023
Sergeants Mess, Bellew Road, Deepcut	25	0
Alma-Dettingen Barracks, Deepcut (phase 2)	145	197
Grange Nurseries/ No 11 Coleford Bridge Road and Linsford Bungalow, Mytchett	38	44(41); 3 not started. <sup>19</sup>
Notcutts Nursery and Woodside Cottage, Bagshot	150	182
83 College Ride, Bagshot	30	0
Dyckmore, Streets Heath, West End	10	60 C2 bed spaces(31 C3 equivalent). <sup>20</sup>
Salisbury Terrace, Mytchett	16	2

<sup>19</sup> 19 gross (17 net) completed, with 3 permitted units outstanding at Grange Nurseries.

<sup>20</sup> When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, the PPG requires the following discount to calculate the number of C3 equivalent dwellings: - The total number of bed spaces of C2 development divided by the average number of adults living in households in the borough, as recorded in the 2011 Census (1.94 persons).



Site	Target	Completions 31/03/2023
Whitehill Farm, Kings Ride, Camberley	10	64 C2 bed spaces (33 C3 equivalent) <sup>14</sup>
TOTAL (net)	424	486

Of those that have not yet been developed, the Sergeants Mess will come forward as part of the release of the Princess Royal Barracks site. 83 College Ride, Whitehill Farm and Dyckmore are within the 400m zone of the SPA where Natural England advise mitigation for C3 (residential) use is not acceptable. However, Dyckmore now has permission for C2 (residential institution) use care home that is currently under construction and will contribute toward addressing overall housing need in Surrey Heath. Whitehill farm also had a permission for C2 (residential institution) use care home that completed in the previous monitoring year. Land at Woodside Cottage, Bagshot now has planning permission for 44 dwellings (19/0235). The Camberley Town Centre Area Action Plan (CTC AAP) was adopted in July 2014 and contains a number of allocated sites for housing and other uses.



**Objective 3: Provide housing that meets the need of all sections of the community.**

Indicator	Target	Performance against the target	Analysis
Gross affordable housing completions and number of net completions as a percentage of total housing completions	See table below	<b>Target not met</b>	Over the plan period to date, around 17% of housing completions overall have been affordable, which is below the CSDMP target, but a significant improvement upon previous monitoring years. However, during the monitoring year the 35% affordable housing target was not met, and is almost equal to the average affordable housing completions for the plan period to date. There is a particular and significant decrease in the number of intermediate units for the monitoring year. This in part was due to the relative proportion of units completed under permitted development rights, which are not required to provide affordable housing, such as Bagshot Manor.

The below table sets out the target associated with the above indicator: Gross affordable housing completions and number of net completions as a percentage of total housing completions.

	2022-2023 net completions (no.)	2022-2023 net completions (%)	Plan Period to Date net completions (no.)	Plan Period to Date net completions (%)	CSDMP Target (% of total completions)
All Affordable Housing	69	17.12	566	16.96	35
Intermediate	25	6.2	348	10.42	17.5





	2022-2023 net completion s (no.)	2022-2023 net completion s (%)	Plan Period to Date net completion s (no.)	Plan Period to Date net completion s (%)	CSDMP Target (% of total completions )
Affordable Rented	44	10.92	218	6.54	17.5

Indicator	Target	Performance against the target	Analysis
<b>Percentage of affordable and market units completed by type and size</b>	Aim to achieve a range of housing types as set out below.	<b>Target partially met</b>	The target range of housing type and tenure has not been fully met, but has incrementally improved over the course of the plan period, indicating that the relevant policies are gradually taking effect and therefore the target has been partially met. Further analysis is set out below.

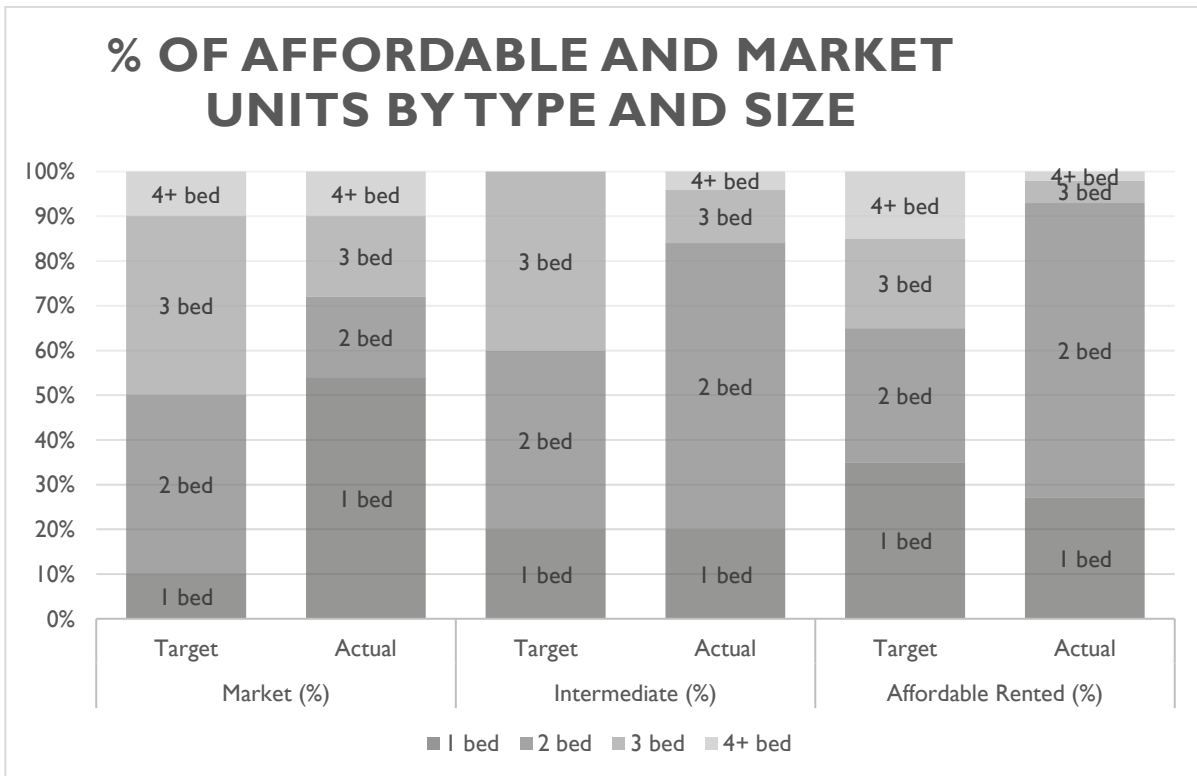
In the market housing category, there is a significant over-delivery of 1 bed units, and a noticeable reduction in 2 bed units. A range of housing sizes has also been achieved in the Intermediate Affordable housing category, although the proportion of 3 bed units is noticeably lower than the target percentage. There is a lack of larger 4+ bed Affordable Rented dwellings and the proportion of 1 bed Affordable Rented dwellings is noticeably lower than the target percentage, as illustrated in the table and supporting diagram below.

Within this monitoring year, market housing category is primarily comprised of 1 bed units, significantly above the target of 10%. This is predominantly due to a high proportion of flatted development completing in the monitoring year. The 4+ bed target of 10% is being met, however, there is a 22% shortfall in both 2 and 3 bed units. With the intermediate housing category, we are meeting the 1 bed target and significantly exceeding the 2 bed target. On the other hand, there is a shortfall of 28% in meeting the intermediate 3 bed target. Lastly, in terms of the affordable rented category, there is a significant overperformance in completed 2 bed units, and a failure to meet 1 bed, 3 bed, and 4+ bed targets. Critically, there is a 15% shortfall in meeting the 3 bed target, and 13% for the 4+ bed target. In sum, 5 targets and been met and 6 have not been met. Therefore, the overall target above has been partially met.



Dwelling Type	Target Market (%)	Actual Market (%)	Target Intermediate (%)	Actual Intermediate (%)	Target Affordable Rented (%)	Actual Affordable Rented (%)
1 bed	10	54	20	20	35	27
2 bed	40	18	40	64	30	66
3 bed	40	18	40	12	20	5
4+ bed	10	10	No target	4	15	2

Figure 2 - Percentage of affordable and market units by type and size



Indicator	Target	Performance against the target	Analysis
Net additional Gypsy and Traveller pitches	Policy CP7 of the CSDMP states that the borough will seek to provide 19 Gypsy and Traveller pitches by 2027.	<b>Target not met</b>	Since the date of adoption of the Surrey Heath Local Plan (2012) up until 31 <sup>st</sup> March 2023 two additional Gypsy pitches have been provided, relating to planning reference 19/2074.



## Princess Royal Barracks

**Objective 4: Through the regeneration of the Princess Royal Barracks site, to deliver a sustainable rural community set within a high quality built and natural environment.**

**CSDMP Delivery Policies: CP4.**

A hybrid application for the redevelopment of the Princess Royal Barracks site as a major residential-led development totalling 1,200 new dwellings was approved in April 2014. As of the 31st March 2023, 288 dwellings had completed, of which 87 were affordable.



## Biodiversity

### Objective 5: Protect and enhance biodiversity within the Borough including sites of local importance for biodiversity and aim to deliver Surrey Biodiversity Action Plan (BAP) Targets.

CSDMP Delivery Policies: CPI4A & B.

Indicator	Target	Performance against the target	Analysis
Condition of SPA, SAC and SSSIs	Currently data is only available on SSSIs condition status. In Surrey Heath, this area corresponds with land designated as SPA and SAC. The Surrey Nature Partnership (SyNP) has produced policy statements containing targets for Biodiversity Opportunity Areas (BOAs), including 5 within SH which correspond with the SPA, SAC and SSSIs. <sup>21</sup>	<b>Target partially met</b>	The SyNP targets are generally on track to be met, with the notable exception of the Basingstoke Canal SSSI (see table below detailing the condition of SSSIs as of March 2023), <sup>22</sup> and therefore the target has been partially met. The condition of SSSIs is largely outside of planning control and is primarily a land management issue. The extent and speed to which habitats can be restored to a favourable position is uncertain and relies largely on Natural England working with landowners. However, the Council will endeavour to work with partners to help address what can be done in the particular designated areas that are currently not meeting targets. The target for this indicator is dated to 2020 which has now passed. The indicator will continue to be monitored for information purposes in the AMR.

<sup>21</sup> Policy Statements which are based upon the National Biodiversity 2020 Strategy.

<sup>22</sup> [Natural England, designated sites](#)



SSSI	Surrey Nature Partnership (SNP) Target (percentage)	Percentage of site in favourable condition	Percentage of site in unfavourable recovering condition	Performance against the target
Ash to Brookwood Heaths	50% to achieve favourable condition by 2020	90.50%	8.52%	Target met
Basingstoke Canal	50% to achieve favourable condition by 2020	16.63%	20.32%	Target not met
Broadmoor to Bagshot Woods and Heath	75% to achieve favourable condition by 2020	75.63%	23.83%	Target met
Chobham Common	50% to achieve favourable condition by 2020	43.05%	56.95%	Target not met
Colony Bog to Bagshot Heath	50% to achieve favourable condition by 2020	94.94%	4.39%	Target met



Indicator	Target	Performance against the target	Analysis
Change in area of biodiversity importance	Maintain 100% land area of all designated sites	<b>Target met</b>	There have been no additions or deletions to any designations of biodiversity importance in 2022/23. The target has therefore been met.
Visitor number surveys for SPA/SAC	No increase in visitor numbers over plan period	<b>Target met</b>	Natural England commissioned a visitor survey of the Thames Basin Heaths SPA that took place in 2018. The results of this can be assessed against the baseline figures of a previous survey over 2012 and 2013. Further analysis is set out below.

In order to maintain a consistent approach, only the results from the borough's seven access points surveyed in 2012/13 have been compared with those that were resurveyed. The results from the 2018 survey (see table below) demonstrate 286 less people entered the SPA in Surrey Heath, when compared to the 2012/13 survey. This resulted in a 34% decrease in the number of visitors recorded in 2018 when compared to the number recorded in 2012/13.

Access Point	Number of people entering SPA, August 2012 or 2013	Number of people entering SPA, August 2018	% change between 2012/13 and 2018
Chobham Common (staple Hill)	68	37	-46%
Sandpit Hill, Lightwater	161	67	-58%
Mytchett Place Road, Mytchett	159	73	-54%
Top of Kings Ride, near Camberley Town Centre	127	115	-9%
Chobham Road, Chobham Common	128	54	-58%
Top of Bracknell Road, Old Dean Estate, Camberley	80	101	26%



Access Point	Number of people entering SPA, August 2012 or 2013	Number of people entering SPA, August 2018	% change between 2012/13 and 2018
Lightwater Country Park, Lightwater	112	102	-9%
TOTAL	835	549	34% decrease

Indicator	Target	Performance against the target	Analysis
Condition status of SINC	Maintain 100% of local sites in favourable condition over plan period	Target not met	The condition of SINC is not assessed on an annual basis. Evidence is acquired from surveys undertaken by the Surrey Wildlife Trust on SINC in the borough have not been resurveyed since previous monitoring years. Therefore the information may not accurately reflect the current situation. This will be updated in future monitoring reports, once the information becomes available.

The 2011/12 survey demonstrates that the target has not been fully met, with only 51% of sites currently in a favourable condition (see table below). However, this matter is largely outside of planning control and is primarily a land management issue. The extent and speed to which habitats can be restored to a favourable condition is uncertain and relies largely on the actions of landowners. The Borough Council will continue to use planning policies to avoid adverse impacts from additional development where this is appropriate.





Site Condition based on 2011/12 surveys	Number of sites	% of sites
Favourable	28	51%
Unfavourable	2	4%
Unfavourable – Recovering	5	9%
Unfavourable – Declining	9	16%
Permission to resurvey not granted	11	20%



## Infrastructure

**Objective 6: Ensure that new development contributes to environmental, infrastructure and service improvements and minimises impacts upon both the natural and built environment.**

**CSDMP Delivery Policies: CP2, CP12, DM9.**

Indicator	Target	Performance against the target	Analysis
Infrastructure projects completed during AMR year	To achieve delivery in line with Infrastructure Delivery Plan	<b>Target partially met</b>	<p>In February 2013 an Infrastructure Delivery Plan for the period 2012-28 was introduced. This document was produced in order to support the delivery of the Surrey Heath Local Plan; in particular, development identified in the Core Strategy &amp; Development Management Policies DPD and Camberley Town Centre AAP. The table below details the progress of projects phased in 2013 Infrastructure Delivery Plan. Infrastructure projects from the IDP that are shown to take place in 2013-19 have not been included in the performance data unless already under construction or complete, as they have a further year of their indicative phasing period.</p> <p>The target has partially been met. Overall, 11 projects have been completed within their indicative phasing period or early and 1 was completed behind schedule. A further 2 projects have been secured but not yet commenced. These projects rely on external organisations for delivery and therefore the Council has little influence in fulfilling their date of commencement. Appendix 5 sets out a list of infrastructure projects included in the 2013 Infrastructure Delivery Plan which have now been completed.</p>

Below is a table which provides a summary of progress on infrastructure schemes.



Scheme	Indicative Phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Replacement of Portesbery Road Primary School with new build facility	2013/2015	Completed 2015	
Increase capacity at Bisley C of E Primary School	2013	Completed 2013/14	
Additional shared SANG for 146 people (61 units)	2013-2018	Swan Lakes - Capacity: 194 (80 units). Hawley Meadows - Additional capacity: 386 (154 units). completed 2014	
Modernisation of Burrell Road Play Area	2013	Completed 2013	
London Road Recreation Ground PHASE 2 refurbishment works	2013	Completed 2013 (received additional information)	
Provision of new timber play area at Southcote Park	2013	Completed 2013	
Increase capacity at Watchetts Recreation Ground and provision of new play equipment	2013		Completed 2016
Increase capacity at Frimley Green Recreation Ground	2013	Completed 2013	



Scheme	Indicative Phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Toucan crossings, cycle crossing at Watchmoor Park	2012/13	Completed 2017	
Improvements to Meadows Roundabout to relieve congestion and improve accessibility	2016	Completed 2019	
Off-carriageway pedestrian and cycle route along A331	2016	Completed Spring 2017	
Four bus lay-bys on the A331	2016		Secured. Not commenced.
Blackwater Valley Route cycle route	2013-2018	Completed Spring 2017	

Below is a table which provides a summary of progress on the infrastructure projects pertaining to the junction improvements to support delivery of the Camberley Town Centre AAP, reduce congestion and improve accessibility.

Scheme	Indicative phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
A30 London Road/Knoll Road/Kings Ride	2017		Completed in 2022.



Scheme	Indicative phasing	Completed or in line with indicative phasing	Not committed within indicative phasing
Realignment and refurbishment of B3411 Frimley Road/ A30 London	2016		<b>Completed in 2022.</b>
A30 London Rd between town centre and Meadows gyratory			<b>This work is being undertaken as part of the A30/Camberley town centre highway works. This includes junction improvements and changes to the bus lane.</b>
A cycle network along A30 London Rd/Knoll Rd/Portesbury Rd/ Pembroke Broadway/Charles St			<b>This work is being undertaken as part of the A30/Camberley town centre highway works and is limited to the A30 section between Frimley Road and Camberley Town Centre.</b>



## Local Character

**Objective 7: Ensure that new development respects the essential character of the local area, including historic structures and environment.**

CSDMP Delivery Policies: CP2, CPI2, DM9.

Indicator	Target	Performance against the target	Analysis
Number and details of archaeological finds within areas of high archaeological potential and within development sites of 0.4ha or above	No target – contextual	<b>Not applicable – no target</b>	During the monitoring period there were some discoveries of archaeological features within areas of high archaeological potential and sites above 0.4ha in size. Appendix 6 includes a table detailing the discoveries in the monitoring year.
Indicator: Number of buildings and structures maintained, added or deleted from the local list	No target – contextual	<b>Not applicable – no target</b>	In 2022/23 there have been no additions or deletions to the local list. A review of the local list is currently underway. Existing local heritage assets are being assessed in order to determine whether all should remain on the local list. Work is also being conducted to identify whether it is necessary to add any local heritage assets to the list. The results of this study will be provided in subsequent AMRs when the information is fully updated.



## Environment

### Objective 8: Maintain and Protect the Countryside and Green Spaces in settlement areas and provide an integrated green infrastructure network.

CSDMP Delivery Polices: CPI, CPI3, DM4, DMI5, DMI6.

Indicator	Target	Performance against the target	Analysis
Amount of land in Surrey Heath designated as Settlement, Countryside Beyond the Green Belt or Green Belt	Achieve no net loss of Green Belt land	<b>Target met</b>	In 2022/23 and over the plan period there has been no change to Green Belt, Countryside or Settlement Area designations. The target has therefore been met.
Amount of land (ha) implemented as SANGs during AMR year and plan period	8ha per 1,000 net new population	<b>Target met</b>	All net new residential dwellings permitted in Surrey Heath must be assigned to an existing SANG. As no net new dwellings have been permitted without SANG provision being made, it is considered that the target has been met. The Council is continually looking for opportunities to further increase SANG capacity for the Borough.



Indicator	Target	Performance against the target	Analysis
Amount of open space or recreational areas lost to other uses	Aim to achieve no greater loss than 10% over plan period	<b>Target met</b>	A planning application for the erection of a replacement leisure centre at the Arena in Camberley was granted in May 2019 and a further non-material amendment for the Leisure centre was granted in October 2020 to alter the site layout. This has involved the creation of additional parking within the recreational area, however this loss is minimal and significantly below the overall 10% target. Previously in the plan period an application was permitted which led to the loss of green spaces or recreational areas at Camberley Heath Golf Club, but cumulatively, this and the application at the Arena Leisure Centre is significantly below the 10% target. Overall, defined green space designations have not been altered and the target has therefore been met.





## Climate Change

**Objective 9: To support the development of a waste strategy that improves levels of recycling and minimises waste production.**

**CSDMP Delivery Policies:** DM9.

Indicator	Target	Performance against the target	Analysis
Percentage of waste sent for reuse, recycling and composting	40% of waste sent for reuse, recycling and composting per annum	<b>Target met</b>	In 2022/23, 59.5% of waste was sent for reuse, recycling and composting. The overall average for the plan period to date is 62.4%. The target has therefore been met.

**Objective 10: To minimise impact on climate change and to minimise the effect of climate change upon the Borough through a reduction of greenhouse gas emissions and adoption of more environmentally friendly technologies and practices.**

**CSDMP Delivery Policies:** CP2, DM7, DM8, DM9, DM10.

Indicator	Target	Performance against the target	Analysis
Renewable energy generation	No target	<b>Not applicable – no target</b>	No relevant schemes were permitted or completed during the monitoring year.
Number of planning permissions granted contrary to Environment Agency advice on flooding and water grounds	0% of all applications to be granted contrary to EA advice	<b>Target met</b>	There have been no planning permissions granted contrary to Environment Agency advice in 2022-2023. Therefore the target has been met.



Indicator	Target	Performance against the target	Analysis
Number of developments completed with SUDS measures implemented	Achieve SUDS in all development where flood risk identified	<b>Target met</b>	All schemes where additional dwellings were created have a form of SUDS incorporated, as a requirement. In particular, schemes within areas of potential flood risk.
Carbon Dioxide Emissions (kilotonnes)	Reduce CO <sub>2</sub> emissions to 34% below 1990 levels by 2020	<b>Target met (within the scope of Local Authorities)</b>	See further information below, including the table and Figure 3 on page 49.

**Analysis**

Figure 3 (p. 49) demonstrates that within the scope of influence of Local Authorities (namely Surrey County Council and SHBC), there has been a reduction of 305.4 kilotonnes CO<sub>2</sub> emissions for the 2020 target year, from the 1990 base rate of 670. This is a 45.6% reduction of 1990 levels. Therefore, the reduction of emissions in Surrey Heath within the scope of Local Authorities is above the target of a 34% reduction for 2020. The overall reduction of 1990 base levels is 26.4% at 2020, a reduction from the previous monitoring year due to an incremental correction to national data. For the purpose of monitoring this target, Surrey Heath’s performance is being measured at 2020 and consequently, it is considered within the scope of Local Authorities. Therefore, the target has been met. Figure 3 demonstrated that for 2021, there has been an increase in emissions. Whilst the target year of 2020 has been met, future AMRs will continue to monitor annual carbon emissions when it is made available by the Department for Energy Security and Net Zero.



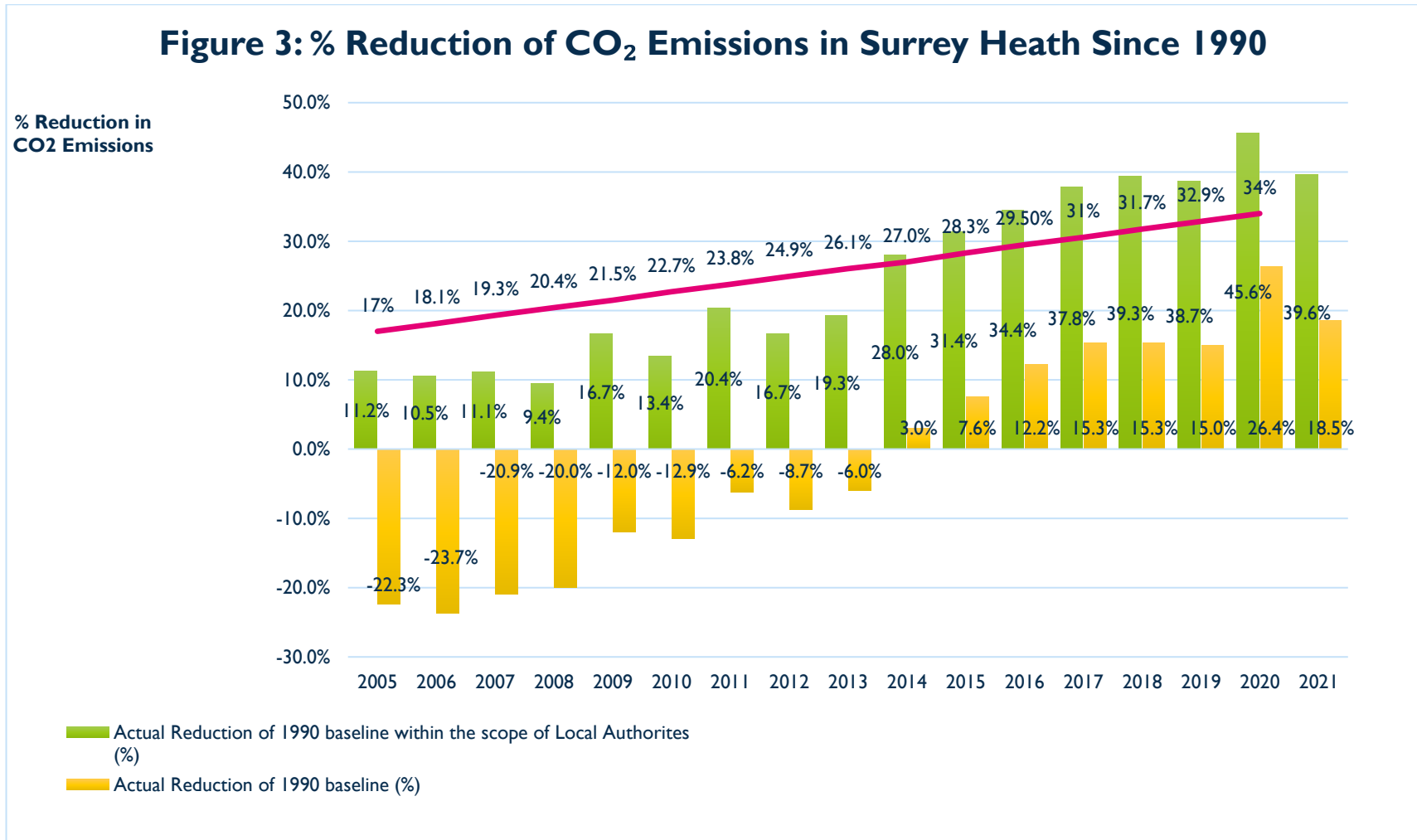
The below table displays the level of CO<sub>2</sub> emissions for Surrey Heath by calendar year.

Year	CO <sub>2</sub> Emissions (kilotonnes)	Actual Reduction of 1990 baseline (%)	Incremental reduction (%) required to meet 34% in 2020
1990	670	0%	0%
2020	493.	26.4%	34%
2020 (within the scope of Local Authorities)	364.6	45.6%	34%
2021	545.8	18.5%	NA
2021 (within the scope of Local Authorities)	404.4	39.6%	NA





Figure 3 - Reduction of CO2 emissions in Surrey Heath since 1990



## Travel and Transport

**Objective 11: Improve travel choice and transport services to encourage sustainable travel patterns and, in particular, reduce reliance on the car.**

**CSDMP Delivery Policies:** CPI, CPII, DMII.

Indicator	Target	Performance against the target	Analysis
<p>Percentage of dwellings or B/E(g) use class floorspace completed within 400m or 5 minute walk time of a half hourly bus service in urban areas and within 800m or a 10 minute walk time of an hourly bus service in rural areas</p>	<p>To achieve 80% of all development over plan period</p>	<p><b>Target partially met</b></p>	<p>As seen in the tables below, the target has not been met for net completions for both B/E(g) use class floorspace in urban areas, but it has been met in rural areas thanks to a large completion. In this monitoring year, completed urban and rural B/E(g) floorspace has more than doubled. However, just 8.15% of urban floorspace was developed within 400m of a bus stop, but 100% of rural floorspace was developed within 800m of a bus stop. For residential development, there has been an increase for both urban and rural dwellings which have been developed within their prescribed distances of bus stops, seeing a result just 4.08% short of reaching the policy indicator target. Importantly, this result is due to a majority of dwellings being completed in urban areas with high levels of bus service connectivity. Therefore, the target has been partially met.</p>

Below is a table that displays B/E (g) (i)/(ii)/(iii) class floorspace completions over the plan period, 2012-2023.

Area	Total B/ E (g) class floorspace completed (net) <sup>23</sup>	B/E (g) class floorspace completed within 400m/ 5 min walk of bus stop (urban)	B/E (g) class floorspace completed within 800m/ 10 min walk of bus stop (rural)	% B/E(g) class floorspace completed within prescribed distance of bus stop
Urban	32910	10011	N/A	30.42%
Rural	14112	N/A	10866	77%
Total	47022	10011	10866	44.4%%%

Below is a table that displays dwelling completions over the plan period, 2012-2023.

Area	Total dwellings completed (net) <sup>24</sup>	Dwellings completed within 400m/ 5 min walk of bus stop (urban)	Dwellings completed within 800m/ 10 min walk of bus stop (rural)	% Dwellings completed within prescribed distance of bus stop
Urban	2501	2309	n/a	92.32%
Rural	836	n/a	320	38.28%
Total	3337	2309	320	78.78%

<sup>23</sup> Only applications where there has been a net gain in B-class floorspace have been included in these calculations

<sup>24</sup> Only applications where there has been a net gain in dwellings have been included in these calculations



Indicator	Target	Performance against the target	Analysis
Percentage of dwellings or B class floorspace completed within a 10 minute walk time or 800m of a rail service (local)	To achieve 50% over plan period	<b>Target not met</b>	The target of 50% has not been met. The percentage of B/E(g) floorspace within 800m of a rail service has reduced which is due to two large developments taking place outside of the 800m zone. However, 100% of rural B/E(g) completions have met the target in the monitoring year, but not over the plan period. The overall percentage for the number of dwellings within 800m of a rail service has increased, but this still falls short of the 50% target. Therefore, the target has not been met.

Below is a table that displays more detailed information on dwellings and office floorspace completed within the prescribed range of rail services.

Plan period to date (2012-2022)	Development falling within 10 min walk / 800m of rail service	Development Total across Plan Period	% Development falling within 10 min walk / 800m of rail service
B/ E(g) class floorspace completions (sq.m)	2566	46393	5.53%
Dwellings (no. units)	1059	2728	38.8%



Indicator	Target	Performance against the target	Analysis
Number of travel plans implemented in association with major developments	Aim to achieve travel plans in 50% of all major development	<b>Unable to determine – data unavailable</b>	The following tables below provide details of applications with Travel Plans that are either being implemented or that Surrey County Council (SCC) has commented on, during the monitoring year 2022-23. The Council continues to seek travel plans in consultation with Surrey County Council – implementation is monitored by the County Council and it has not been possible to gather the data required to fully monitor this indicator.

Travel Plans being implemented are as follows:

Development	Details	Travel Plan date	Status
Crawley Ridge School	Green accreditation on Modeshift STARS is current until 29.4.33.		This is a voluntary travel plan, i.e., not development-related.
Connaught Junior School	Bronze accreditation on Modeshift STARS is current until 31.12.22	2022	Condition 5 SU/14/0852.
Kings International School	Bronze accreditation on Modeshift STARS is current until 31.7.23.		Voluntary, not development-related.
Collingwood College	Bronze accreditation on Modeshift STARS is current until 31.7.23.		Voluntary, not development-related.
St Lawrence CE Primary, Chobham	Bronze accreditation on Modeshift STARS is current until 31.7.23.		Voluntary, not development-related.





Development	Details	Travel Plan date	Status
Next, Camberley	Store opened in 2013.		TP Co-ordinator at Next provided SCC with travel plan data in Nov 2021. This shows a reduction in single occupancy vehicle use to the store, by staff. SCC will request another report in 2023.
Kings Lodge Care Home, Camberley – SU/15/0106	64 bed care home – phase 1	April 2017	Phase I required the implementation of a travel plan – a report on travel plan measures implemented to date for Phase I, along with travel data, were submitted in 2021, and SCC provided feedback to SHBC on this report in October 2021. No response received regarding queries about staff numbers.
Mindenhurst (Princess Barracks, Deepcut)- site 2B	1200 homes, including school and supermarket. Site 2B is for 215 dwellings.	Sept 2017	The Waterman Group are acting as the Travel Plan Co-ordinator for the whole Mindenhurst site. A travel plan monitoring plan for the whole site was agreed Nov22.  Travel plan condition for Site 2B has been discharged, occupation is at least 2 years. Travel plan packs have been distributed.  Baseline report received from Paul Basham Associates for Bovis site and approved, June23. Have put PBA in touch with the Waterman.

Travel Plans Received by Surrey County Council for Comment:



Application	Details of application	Reason for travel plan
Phase 1, Parcel A – Bovis Homes, Deepcut – outline SU/12/0546 and RM SU/18/1027	127 new dwellings at Mindenhurst	Required by S106 Agreement, under RM 18/1027.
Kings Lodge, Camberley – SU/21/0544	Phase 2 of the care home	Accompanied the new application.  Phase 1 also required the implementation of a travel plan – a report on travel plan measures implemented to date for Phase 1, along with travel data, were submitted in 2021, and SCC provided feedback to SHBC on this report in October 2021.

The following developments are required to submit updated travel plans/monitoring reports, but to date, these have not been received by Surrey County Council:

Development	Details
Ashwood House, 16-22 Pembroke Broadway, Camberley	Conversion of building to provide 116 residential apartments by Berkeley Homes
Pembroke House, Park Lane, Camberley	Care home for up to 97 frail and elderly residents
Premier Inn, Camberley	95 bed hotel, opened 2012
Lakeview, Lightwater	58 bed Hallmark Care Home
Archipelago	Offices, Lyon Way, Frimley
Camberley Manor	60 bed care home, occupied
Waitrose, Bagshot (former Notcutts Garden Centre site)	Store, opened in 2015.



Development	Details
King's Hundred, Bisley	110 dwellings
Bagshot Park Care Centre, London Road, Bagshot	Established 46 bed rehabilitation care home.
Bisley CE Primary School	SCC Ref 2012/0166, Cond 3
Windlesham Village Infants	SCC Ref 2010/0072, Cond 4
Tomlinscote School	SU/18/0698, Cond 16 – Bronze accreditation on Modeshift STARS expired on 2.7.21
Mytchett Primary	SUI0/0143, Cond 7 - Bronze accreditation on Modeshift STARS expired July 22.
Frimley Park Hospital	The hospital produced a travel plan in 2013. The yr5 monitoring report should have been submitted in 2018, but wasn't. There is nothing on the hospital's website to suggest that a travel plan is being implemented here.



## Employment and Retail

It should be noted that the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect from September 1st 2020.<sup>25</sup>

These regulations amend the Town and Country Planning (Use Classes) order 1987, revoking Parts A and D and creating new use classes.

Where possible employment and retail indicators below have been updated to reflect the new use class changes alongside the former use and targets have remained. Current targets will be reviewed in the next AMR monitoring year.

### Objective 12: Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region

**CSDMP Delivery Policies:** CP8, DMI, DM2, DM3, DMI3 and **Saved Local Plan 2000 Policies:** E6, E8.

Indicator	Target	Performance against the target	Analysis
Total amount of additional employment floorspace by type	Achieve no net loss of employment floorspace over plan period	<b>Target met</b>	See Box 2 for supporting tables. The target has been met, with an overall net gain of 7,389 square meters of employment floorspace across the plan period to date. There has also been an overall net gain of 15,917 square meters employment floorspace in the monitoring year. This can be attributed to two large sites completing in the monitoring year, primarily consisting of B8 (storage or distribution) and B1c/E(g) (iii) (industrial processes) floorspace. It should be noted that the large majority of the reduction in floorspace falls within a B1a/E(g) (i) use class. These losses are mainly a result of the expansion of the General Permitted Development Order (GPDO) to include Class J, Part 3, allowing prior notifications for a change of use from Class B1a/E(g) (i) (office) to Class C3 (dwelling houses). As such, the Borough Council has been unable to prevent the loss of

<sup>25</sup> [HM Government, The Town and Country Planning Use Classes 2020](#)



Indicator	Target	Performance against the target	Analysis
			employment floorspace falling within a B1a/E (g) (i) use class.





# SURREY HEATH BOROUGH

The below table displays additional employment floorspace completed across Borough (net). The figures represent net values in square metres, and the plan period is from 2012 to 2023.

Period	A1/E(a)	A2/E(c)(i)(ii)(iii)	A3/E(b)	A4/S G	A5/S G	B1a/E(g)(i)	B1(b)/E(g)(ii)	B1(c)/E(g)(ii)(i)	Mixed B1/E(g)(i)(ii)(iii)	B2	B8	B Mixed unabl e to split	CI	Mixed across >1 use class	D1/E(e)/E(f)/F1	D2/E(d)/F2	Total
<b>2022-2023</b>	535	-189	0	0	0	-1504	1110	3032	0	-56	13880	0	0	0	259	-1150	15917
<b>Plan Period</b>	-5079	-493	-101	-313	218	-31782	1110	1557	15859	-837	15823	4962	-581	2915	12169	-1543	7389



# SURREY HEATH BOROUGH

Below is a table which displays Core Employment Areas B/E(g) class floorspace completions 2022-23 and Plan Period 2012-23.

	<b>B1a /E (g) (i)(sqm)</b>	<b>B1b/E (g) (ii) (sqm)</b>	<b>B1c/E (g) (iii) (sqm)</b>	<b>Mixed Across B1/E (g) (i)/(ii)/(iii)(sqm)</b>	<b>B2 (sqm)</b>	<b>B8 (sqm)</b>	<b>B Mixed/E (g) (i)/(ii)/(iii) (unable to split) sqm</b>	<b>Total (sqm)</b>
2022-23 Completed floorspace (gross)	2285	0	0	0	56	13475	0	15816
2022-23 Completed floorspace (net)	-2322	0	0	0	56	13475	0	11209
Plan Period (2012-23) (gross)	5678	0	0	16083	-469	20603	5210	47105
Plan Period (2012-23) (net)	-3144	0	-466	16083	-686	15136	4962	38173

Indicator	Target	Performance against the target	Analysis
Total amount of employment floorspace on previously developed land by type	Achieve 80% of employment development on PDL over plan period	<b>Target not met</b>	There have been 2 significant completions on greenfield land which have caused the overall percentage of the plan period to drop significantly below the target. However, this target has been met in previous monitoring years.

### Analysis

Below is a table which displays the percentage of Completed B/E(g) class floorspace on PDL in the Plan Period to date (figures include only those applications where there has been a net gain in employment floorspace).

Period	B1a/E(g) (i)	B1c/E(g) (iii)	B2	B8	Mixed Across B/E (g) (i)/(ii)/(iii)	Total Employment Floorspace
2012-23 plan period sqm PDL	1850	286	548	2265	16726	21675
2012-23 plan period sqm non-PDL	5095	4577	888	15465	0	26025
2012-23 plan period % sqm PDL	27%	6%	38%	13%	100%	43.3%





Indicator	Target	Performance against the target	Analysis
Employment Land Available	Maintain sufficient land to meet demand	<b>Target met</b>	An Employment Land Review (ELR) of the Functional Economic Area (FEA) which includes Hart District, Rushmoor Borough and Surrey Heath Borough was undertaken in 2015 and an update was published in December, 2016. The results of the study demonstrated that overall, across the FEA there is a sufficient supply of employment land required to meet current and future projected employment forecasts. The Employment Land Technical Paper (ELTP) provided an update in 2019 which supported the ELA's findings, stating there is a reasonable pipeline supply of employment land in the Borough.
Total amount (gross) and percentage of retail floorspace completed in town centres, edge of centre locations and outside centres	Achieve 75% of town centre uses within Town, District and Local centres over plan period	<b>Target not met</b>	In terms of gross completions for new retail floorspace, 62% has been achieved in the borough's Town/District/Local centre locations with 1% in edge of centre locations and 37% outside of centres over the plan period. This is mainly due to a specific retail site being completed outside of centres during the 2019-2020 monitoring year. Therefore, the target has not been met over the plan period. In previous monitoring years this target has been exceeded.



Below is a table that displays the total amount of retail floorspace completed in Plan Period (2012-23).

Area	Gross (net) new floorspace completed (sqm) PLAN PERIOD	% total gross retail floorspace PLAN PERIOD
Town/District/Local Centres	4403(-3459)	62%
Edge of Town/District/Local Centres	64(-822)	1%
Outside Centres	2631(-144)	37%

**Objective 13: Promote the role of Camberley Town Centre as a secondary regional centre and as a safe and attractive retail, cultural and entertainment centre with a high quality of environment**

**CSDMP Delivery Policies:** CP8, CP9, CP10 and Saved Local Plan 2000 Delivery Policies: TC1, TC2, TC4-10, TC12-22.

Please note that objectives related to Camberley Town Centre are now monitored from the policies, indicators and targets within the Camberley Town Centre Area Action Plan (CTCAAP), which was adopted in July 2014. These policies are monitored in Section 5 of this report, following the monitoring of the local plan policies.



## District and Local Centres

**Objective 14: Maintain the role of Bagshot and Frimley as district centres for local shops, services and community facilities and protect these uses elsewhere in the Borough.**

CSDMP Delivery Policies: CP9, DM12.

Indicator	Target	Performance against the target	Analysis
Percentage of units in A1 use over plan period in Bagshot primary shopping area (frontage), Bagshot secondary shopping frontage, Frimley primary shopping area (frontage), Frimley secondary shopping frontage and Neighbourhood parades (frontage)	Maintain or achieve 75% of units as A1 in primary shopping areas and 50% of units as A1 in all other frontages	<b>Target partially met</b>	<p>On September 1<sup>st</sup> 2020, changes to the Use Classes Order came into effect which saw the change of use classes for different building uses. Primarily, use class A was replaced by E, which now comprises the majority of economic, retail and employment uses.</p> <p>A Retail Assessment in January 2022 monitored retail use class changes and vacancy rates between December 2020 and May 2021 within the Town Centre, District Centre, Local Centre and Neighbourhood parades. Due to the changes in use class order, the indicator is no longer directly relevant to retail monitoring undertaken by the Council and is completed for information only. It is based on the percentage of E(a)/A1 (generally A1 use class before use class change) units within the designated Bagshot and Frimley Primary Shopping Areas and the Local Shopping Centre designations for Local Centres according to the 2022 Retail Survey. Furthermore, vacancy rates of those Primary shopping areas in District Centres and Local shopping Centre designations for Local Centres will be taken from the 2022 Retail Assessment against the previous 2017 assessment. These findings can be viewed in Appx 7.</p> <p>The 2020-21 survey demonstrated that 47.5% of the primary shopping areas in Bagshot and Frimley are in A1 retail use, compared to the CSDMP target of 75%. The borough's other retail frontages including all of the local centres were demonstrated to have 55.8%</p>



Indicator	Target	Performance against the target	Analysis
			<p>of units in A1 retail use, which exceeds the CSDMP target of 50% of units in A1 use. The target has therefore been partially met, overall. It is also necessary to take into account that amendments made to the General Permitted Development Order in 2013 now mean that smaller A1 units (&lt;150 sqm) can be temporarily changed to A2, A3 or B1 without the need for planning permission.<sup>26</sup> Furthermore, Under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order, this has been extended to enable conversions from an A1 use to C3 dwellinghouses, subject to prior approval.</p>

<sup>26</sup> The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013



## Objective 15: Identify sites on which employment use should be maintained and growth encouraged.

CSDMP Delivery Policies: CP8, DMI3.

Indicator	Target	Performance against the target	Analysis
Amount of (gross) B Class floorspace permitted or lost to other uses outside of Core Employment Areas and Camberley Town Centre	No target	<b>Not applicable – No target</b>	Over the plan period to date, in terms of completed gross new floorspace there has been a gain of 6486 sqm B/E(g) class floorspace outside of Core Employment Areas and Camberley Town Centre, of which 3,724 is in a B1a/E(g)(i) use class. However, overall there has been a net loss of completed employment (B/E(g) class) floorspace outside of these areas. This is, in part due to recent changes to permitted development rights (in particular in relation to the conversion of B1/E(g) office use to C3 residential) which have made loss of office floorspace more difficult to manage.



## Analysis

Below is a table that displays B class floorspace permitted and completed outside of Camberley Town Centre and Core Employment Areas, Plan Period 2012-23.

	B1a/E(g) (i)	B1b/E(g) (ii)	B1c/E (g) (iii)	Mixed Across B1/E(g) I)/(ii)/iii	B2	B8	B Mixed/E (G) (i)/ii/iii (unable to split)	Total
Permitted (gross) Plan Period 2012- 23(sq.m)	60,460	12774	2,997	16,807	5,298	19,931	1,840	120,107
Permitted (net) Plan Period 2012-23 (sq.m)	-33,740	26715	-6,286	267	1,502	12,223	790	1471
Completed (gross) Plan Period 2012-23 (sq.m)	7,249	1,110	4244	165	1,103	1,523	0	14126
Completed (net) Plan Period 2012-23 (sq.m)	-11,245	1,110	1,905	-104	-481	884	0	-7931



## Community

**Objective 16: Support the community through: protection from crime and the fear of crime, reflection of cultural diversity, improved facilities for health, well-being and life-long learning.**

**CSDMP Delivery Policies:** CP2, CP10, CP12, DM9, DM12, DM15.

Indicator	Target	Performance against the Target	Analysis
Total floorspace (net square metres) for community and cultural facilities gained or lost by type during AMR year and Plan Period	No Target	<b>No target</b>	The borough has gained 13463sqm of community and cultural facilities over the Plan Period to date. This can be primarily attributed to an increase in leisure provision over the monitoring year. There has been a net loss during this monitoring year as a result of an application granted for the loss of a healthcare facility which will eventually be replaced by a new diagnostic and inpatient building.

Below is a table which displays the community and cultural facilities gained or lost.

Period	Educational Facilities (sqm)	Healthcare Facilities (sqm)	Places of worship (sqm)	Leisure Facilities (sqm)	Total (sqm)
2022-23 (net)	216	-2437	193	1591	-437
Plan Period to date (2012-23) (net)	5674	4185	1103	2501	13463



Indicator	Target	Performance against the target	Analysis
Amount of new open space provided on major housing development (ha)	Not applicable	<b>Not applicable</b>	No relevant schemes were completed during the monitoring period.

## Leisure and Culture

**Objective 17: Provide and support high quality leisure and cultural facilities that are accessible to all.**

**CSDMP Delivery Policies:** CP2, CP4, CPI0, CPI2, CPI3, DMI4, DMI5, DMI6.

Indicator: The monitoring for this objective is included within Objectives 8, 13 and 16.





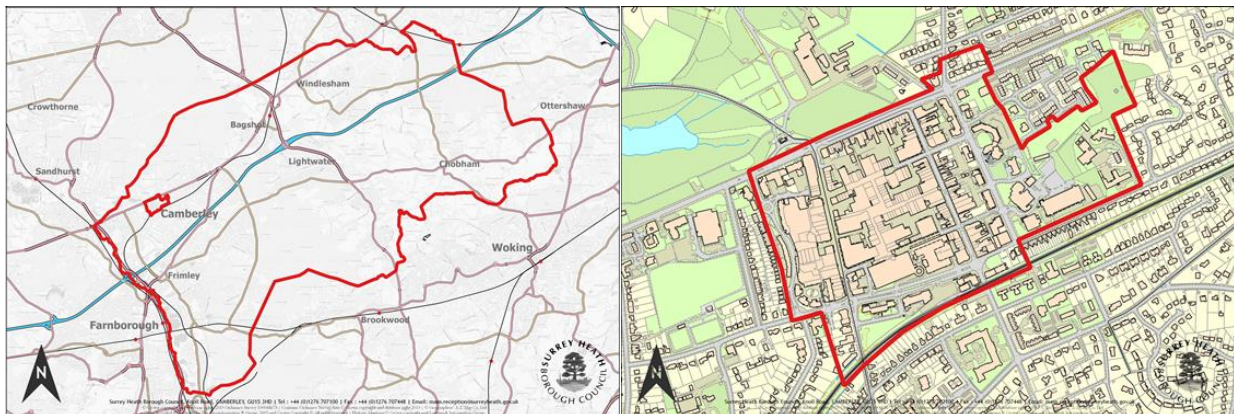
## 5 Monitoring Policies in the Camberley Town Centre Area Action Plan

### Camberley Town Centre Area Action Plan

- 5.1 CTC AAP was adopted in July 2014. The AAP objectives are monitored and reported where evidence is demonstrable, and for allocated sites that are phased in the earlier part of the plan period.
- 5.2 The structure of this section aims to follow the CTC AAP framework, in a summarised tabular format which provides information relating to how well the policies in each thematic area of the AAP are performing. Each objective is grouped within an overarching theme, derived from the AAP framework. The colour coding system used to monitor performance in the CSDMP section is also applied here.

Figure 4 (left) - Surrey Heath – Context of the AAP within the Borough

Figure 5 (right) - The Camberley Town Centre AAP Boundary





## Area Action Plan (AAP) Themes and Objectives

Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A vital and viable shopping centre	I: Ensure Camberley TC continues to be a vital and viable shopping facility which meets the needs of its catchment population and to enable the improvements and any increases in floorspace needed to achieve this.	CSDM: CP8, CP9, CP10, CP12. AAP: TC2, TC3, TC13	Aim to achieve 41,000sqm (gross) comparison and convenience floorspace in CTC over the AAP period	The AAP was adopted in 2014 and the period runs until 2028. There has not yet been a completion of major development over the AAP period to date for which to measure this target against. However additional convenience floorspace has been completed during the AAP period to date.	<b>Partially on target</b>

Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A range of cultural and leisure facilities offered	2: Provide an excellent range of leisure, cultural and community facilities to meet the needs of the local population	CSDM: CPI0, CPI2, DMI4, DMI6. AAP: TC6.	Aim to achieve no net loss of community, cultural or leisure floorspace in CTC over AAP period	1,150sqm net loss of community, cultural or leisure facilities has taken place in CTC over both the monitoring year and the AAP period to date. This is due to the erection of a 4 storey building with residential and commercial floorspace at 15-17 Obelisk Way.	<b>Target not met</b>
A thriving employment centre	3: To maintain Camberley town centre's role as an employment centre	CSDM: CPI, CP8, CPI0 AAP: TC5, TC7, TC8	No target - contextual		<b>Not applicable – no target</b>



<p>A place for people to live</p>	<p>4: To enhance Camberley town centre's role as a residential area including the provision of new homes</p>	<p>CSDM: CPI, CP3, CP5, CP6, CPI0, CPI4B AAP: TC4, TC14, TC15, TC16, TC17, TC18, TC19, TC20</p>	<p>Aim to deliver at least 200 new dwellings over AAP period with 35% as affordable</p>	<p>The AAP was adopted in 2014 and the period runs until 2028. However, to date, 256 net homes have already been delivered on the AAP allocated sites, including 7 affordable units. In addition, 92 C2 care home bed spaces have been delivered on allocated sites. The Ashwood House site at Pembroke Broadway North of 116 units now completed. 15-17 Obelisk Way, which is within the area of the London Road Block site, is also now complete). Overall, this demonstrates that the target to deliver at least 200 new dwellings has been met but will continue to be monitored. However, the target for 35% affordable housing has not been met.</p>	<p><b>Partially on target</b></p>
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<p>A well connected, accessible town centre</p>	<p>5: To improve accessibility within and to the town centre by all means of transport</p>	<p>CSDM: CPI0, CPI1, CPI2, DM11 AAP: TC7, TC8, TC9</p>	<p>Number of travel plans implemented in association with major developments in CTC over AAP period</p>	<p>There are three schemes over the AAP period to date that have been submitted with accompanying travel plans. Of these, one development has been completed, which is the Pembroke House site at Pembroke Broadway. The Travel Plan Co-ordinator is required to submit monitoring information to Surrey County Council on an ongoing basis. A framework travel plan was submitted as part of a large application in Park Street, Camberley, to comprise Restaurants, a drinking establishment and a 95 bedroom hotel. This application has not been implemented. The major application for 116 dwellings at Pembroke Broadway North, now complete, included a travel plan as an accompanying document.</p>	<p><b>Partially on target</b></p>
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Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A clean, high quality centre (1)	6: To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas	CSDM: CP2, CPI0, CPI2, CPI3, CPI4A, DM7, DM9, DM10, DM17	40% of waste sent for reuse, recycling and composting over AAP period.	Monitored through Core Strategy targets – 59.5% achieved during 22/23 and 62.4 % over the AAP period to date.	<b>On target</b>
A clean, high quality centre (2)	6: To improve environmental quality and enhance the character of the town centre and protect the amenity and character of the surrounding residential areas	AAP: TC11, TC12, TC13	No exceedance of Air quality Strategy targets of 30µgm <sup>-3</sup> in CTC	Information for CTC air quality is therefore currently unavailable due to the closure of the Camberley Air Quality Monitoring Station in 2012 which located outside of the town centre, at Castle Road, adjacent to the M3.	<b>Not applicable</b>



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A safe, attractive centre (1)	7: To provide a well-managed, safe and attractive town centre	CSDM: CP2, CPI0, CPI2, CPI3, DM9, DM10, DM11, DM17	Complete all public realm improvements identified in Public Realm Strategy by end of AAP period.	On target. The AAP was adopted in July 2014 – public realm improvements have already been completed in The Square Shopping Centre and pedestrianised areas of Camberley High Street and Princess Way.	<b>On target</b>



Theme	Objective	CSDM & AAP Delivery Policies	Relevant Targets	Performance Summary	On Target?
A safe, attractive centre (2)	7: To provide a well-managed, safe and attractive town centre	AAP: TCI	No target. Number of crimes recorded in Camberley Town Centre can still be measured. <sup>27</sup>	<p>No. of crimes committed within 1 mile radius of Camberley Town Centre 01/04/22 – 31/03/23 (monitoring year period) = 1038 (Camberley Town and St Pauls)</p> <p>There were 1022 crimes recorded over the same period during the previous monitoring year 2021/22 (within 1 mile radius).</p>	<b>Not applicable – No target</b>

<sup>27</sup> [UKCrimeStats, Camberley Town Centre](#)





## Area Action Plan Allocated Sites

AAP Site	Phasing	Delivery at 31/03/2018
London Road Block	Commencement in 2016/2017	Development at the site has not yet been commenced. 15-17 Obelisk Way, which is within the area of the London Road Block site, has received planning permission for 16 units and is now complete.
Camberley Station	Commencement post 2020	No required commencement in monitoring year.
Land at Park Lane	Specific phasing not stated - 100 dwellings over AAP Period	Number of C3 residential dwellings completed: 61 (net) Number of C2 care home units completed: 92 (net) (C3 equivalent 47) Total no. of C3 equivalent units provided on site <sup>28</sup> : 108
Pembroke Broadway North	Commencement pre- 2020	No required commencement in monitoring year. However, an application for 116 C3 residential units has been permitted and completed for Ashwood House.
Land East of Knoll Road	Specific phasing not stated - 80 dwellings over AAP Period	31 (net) dwellings have been delivered at Former Camberley Police Station site. The remaining area of allocated site remains to come forward.
Magistrates Court	Commencement of development by 2016	Development on the site has commenced at Kings Court for 30 (net) C3 residential units. A permission for a further 49 dwellings at the site has since been granted as is under construction.

<sup>28</sup> When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, the PPG requires the following discount to calculate the number of C3 equivalent dwellings: - The total number of bed spaces of C2 development divided by the average number of adults living in households in the borough, as recorded in the 2011 Census (1.94 persons).





	A1/E (a)(sqm)	A2/E (c) (i)/(ii) (iii) (sqm)	A3(E (b) (sqm)	A4/S G (sqm)	A5/S G (sqm)	B1a/E (g) (i) (sqm)	B1b/E (g) (ii) (sqm)	B1c/E (g) (iii) (sqm)	Mixed B1/E (g) (i)/(ii) (iii)	B2 (sqm)	B8 (sqm)	D1/E (e)/E(f) (f) (sqm)	D2/E (d)/F2 (sqm)	C1 (sqm)	Mixed Across >1 Use Class (sqm)	Total (sqm)
Net floorspace completed 2022-23	355	-186	101	0	0	0	0	0	0	0	0	180	-1150	0	0	-700
Gross new floorspace completed Plan Period 2012-23	1319	1220	326	138	601	25	0	0	0	0	0	371	290	0	218	4508



	A1/E (a)(sqm)	A2/E (c) (i)/(ii) (iii) (sqm)	A3(E (b) (sqm)	A4/S G (sqm)	A5/S G (sqm)	B1a/E (g) (i) (sqm)	B1b/E (g) (ii) (sqm)	B1c/E (g) (iii) (sqm)	Mixed B1/E (g) (i)/(ii) (iii)	B2 (sqm)	B8 (sqm)	D1/E (e)/E(f) (f) (sqm)	D2/E (d)/F2 (sqm)	CI (sqm)	Mixed Across >1 Use Class (sqm)	Total (sqm)
Net floorspace completed Plan Period 2012-23	-2696	675	-242	138	517	-17714	0	0	-120	0	-195	1034	645	-329	218	-18069

**Analysis**

There has been a net loss of floorspace for town centre uses in Camberley town centre in the AMR year 2022-23 and an overall net less over the Plan Period. During the monitoring year, there have been net gains in A1/E(a)/E(c)(ii)/(iii) use class floorspace in the town centre. There has been no net loss of B1/E(g) (i)/(ii)/(iii) use class floorspace in the town centre during the monitoring year.



## Appendix I: Table detailing Progress on the LDS

Title Of Document	Subject of Document	Progress made between 1/4/2022 and 31/3/2023	LDS Target Met?	Next Stage
Local Development Scheme (LDS)	A programme for the preparation of the Local Development Framework (Local Plan).	A new LDS to cover the period 2023-2026 was approved in March 2023.	<b>Not applicable</b>	Completed
The Surrey Heath New Local Plan to cover the period up to 2038	This Local Plan will set out strategic policies on issues such as housing and employment, allocation of sites for development and Development Management policies. This plan will on adoption replace the Council's adopted CS&DM DPD and Development Management (2012) and saved policies from the Surrey Heath Local Plan 2000.	Regulation 18: Consultation on a Draft Plan and updated Interim Sustainability Appraisal /Strategic Environmental Assessment between March-May 2022.  Regulation 18 Consultation on Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople, August – September 2022.	<b>Target met</b>	The previous LDS adopted in February 2022 covered the start of Regulation 18 consultation which was met in this monitoring year.

Title Of Document	Subject of Document	Progress made between 1/4/2022 and 31/3/2023	LDS Target Met?	Next Stage
<p>Consultation on Gypsy and Traveller Site Allocation (Regulation 18)</p>	<p>As part of the plan-making process, the Council is required to address the needs of groups with specific housing requirements. This consultation set out a series of additional proposed site allocations for Gypsy and Traveller and Travelling Showpeople accommodation, and collected comments on each site. These comments and local views will be considered as part of the process in preparing the Regulation 19 Local Plan.</p>	<p>Consultation responses have been received and reviewed, and further investigations are ongoing to establish the deliverability of sites in advance of the publication of the Regulation 19 Local Plan.</p>	<p><b>Target met</b></p>	<p>Completed</p>





## Appendix Ia: List of Adopted Development Plan Documents and SPDs

Title Of Document	Subject of Document	Date Adopted
Core Strategy and Development Management Policies Development Plan Document (CSDMP)	Provides the vision for the future development of Surrey Heath until 2028 and will set out the key policies against which all development proposals will be assessed.	February 2012
Camberley Town Centre Area Action Plan (AAP)	Sets out the Council's approach to the future development and Strategy for Camberley Town Centre.	February 2014
Infrastructure Delivery SPD	Addresses the implementation of the Community Infrastructure Levy (CIL) and developer contributions.	February 2014
West End Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of West End.	August 2016

Title Of Document	Subject of Document	Date Adopted
Deepcut SPD	The SPD represents the chosen strategy for managing the future development of Deepcut.	September 2011
Developer Contributions SPD	Sets out the mechanism whereby planning obligations will be sought from planning permissions.	December 2011
Thames Basin Heaths Special Protection Area SPD	The SPD sets out the approach that Surrey Heath Borough Council will take to avoiding harm to the Special Protection Area as a result of new housing development.	January 2012
Local Heritage Assets SPD	The purpose of this SPD is to provide the methodology and criteria for identification of buildings, structures and sites of local importance.	May 2012
Western Urban Area Character SPD	Provides detailed policy guidance on character issues.	May 2012





Title Of Document	Subject of Document	Date Adopted
Lightwater Village Design Statement SPD	Sets out design principles against which new development will be considered in recognition of the local distinctiveness of Lightwater.	October 2007
Yorktown Landscaping Strategy SPD	This document was prepared with the framework set by the Surrey Heath Local Plan 2000 and the Yorktown Strategy which gives guidance on how landscaping in new development can assist in the regeneration of the Yorktown Core Employment Area and the Residential Enhancement Area to the west of Frimley Road.	April 2008





## Appendix 2: Duty to Co-operate

Below is a table which displays the activities undertaken in the year ending 31st March 2023.

Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
All duty to co-operate bodies	Consulted all Duty to Co-operate bodies on the Draft Surrey Heath Local Plan (2019 – 2038): Preferred Options (Regulation 18)	March - May 2022	Will inform future co-operation on strategic planning matters relating to the Surrey Heath Local Plan. Hart District Council response confirmed their commitment to deliver 41 dpa over the overlapping Plan periods (2019 – 2032) to meet unmet needs in Surrey heath.
All duty to co-operate bodies	Consulted all Duty to co-operate bodies on the Surrey Heath Additional Site Allocations for Gypsy and Traveller and Travelling Showpeople Reg18 consultation	August – September 2022	To inform co-operation on strategic planning matters relating to the Surrey Heath Local Plan.

Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
All duty to co-operate bodies that provide infrastructure	Meetings and correspondence with a number of bodies including meetings with SCC on education matters in September, November and December 2022 and meetings with NHS Frimley ICB in January and March 2023. Bimonthly SCC and SHBC infrastructure meetings.	As set out.	Responses will inform the Infrastructure Delivery Plan and the next stage of the Local Plan.
Housing Market area (Rushmoor BC, Hart DC, Surrey Heath BC)	Joint working on SANG.	Joint meeting to discuss SANG July 2022 Correspondence with Hart August 2022.	Hart Cabinet agreed in December 2022 to enter into a MoA with Surrey Heath to enable the provision of SANG in Hart to mitigate development in Surrey Heath.
Bracknell Forest Borough Council (BFBC)	Joint working on SANG – Shepherd Meadows and Bucklers Park. Virtual meetings regarding joint strategic matters with an emphasis on SANG provision.	Virtual meetings October 2022. On-going	Agreement by BFBC Executive (March 2023) to enter into an agreement to provide additional SANG capacity at Shepherds Meadow for developments in Surrey Heath.
Planning Working Group	Planning Working Group (PWG) - Regular meetings through-out year of senior Surrey Planning Policy officers.	On-going	Information sharing - recommendations on joint working made to SPOA.



Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
Surrey Planning Officers Association	Surrey Planning Officers Association (SPOA) - Regular meetings throughout year of senior Surrey Planning officers.	On-going	Information sharing - decision-making on joint working projects at officer level.
Joint Strategic Partnership Board	Joint Strategic Partnership Board (JSPB) and Thames Basin Heaths Joint Officers Group. Regular meetings of political and officer representatives of 11 constituent Local Authorities of TBH SPA plus Natural England.	On-going	Information sharing, decision taking and management of approaches to TBH SPA and JSPB.
Enterprise M3 Local Economic Partnership	Surrey Heath is part of the Enterprise M3 LEP which looks at the strategic management of resources to achieve economic growth.	On-going	Information sharing. Have received funding for highway improvements, SANG and purchase of a building for housing.
Hampshire County Council	Joint working on SANG – Hawley Meadows.	On-going	Management of SANG and delivery of housing development in the Borough through it.
Natural England (NE)	Regular consultation in connection with development proposals, new SANG & SAMM contributions, air quality modelling and emerging Local Plan Policies.	Meetings and correspondence throughout 2022 – 2023. On-going	Information sharing and decision taking in relation to nature conservation and SANG and informing the evidence base to the new Local Plan.



Organisation	Nature of Co-operation in year to 31st March 2022	Date	Outcome
Environment Agency (EA)	Discussions regarding EA comments on the Draft Local Plan.	Meetings and correspondence November/December 2022	Revisions to the Local Plan policies and input from the Environment Agency into the Infrastructure Delivery Plan.
National Highways (NH)	Meetings and correspondence in relation to the Transport Assessment being undertaken by SCC.	On-going	NH input into the assumptions in the TA.
Surrey County Council (SCC)	Regular meetings and discussions on a variety of planning policy topics including transport, education, travellers, flood risk, climate change, SPA and SANG.	On-going	Information sharing and assistance in creation of evidence base and formulation of policy.
	Meetings and correspondence in relation to the preparation by SCC of the Transport Assessment to support the Local Plan.	On-going	The Transport Assessment will inform the preparation of the Local Plan.
	Joint working on Surrey Infrastructure Study.	On-going	Will help in the production of Local Plan documents.
	Involvement in the Surrey 2050 Place Ambition.	On-going	Input into the approach to future growth in Surrey particularly on matters affecting Surrey Heath.





## Appendix 3: Housing Completions 2022-2023

Location	Planning Reference Number	Address	Net Units Completed in Period   April 2021 - 31 March 22
Bagshot	19/2321	Bagshot Manor, Green Lane, Bagshot, GU19 5NL	79
Bagshot	19/0235	Woodside Cottage Chapel Lane Bagshot GU19 5DE	42
Bagshot	20/0592	Queen Anne House Bridge Road Bagshot Surrey GU19 5AT	9
Bagshot	20/0012/FFU	Bagshot Manor   Green Lane Bagshot Surrey GU19 5NL	5
Bagshot	17/0733	Bovingdon Cottage Bracknell Road Bagshot Surrey GU19 5HX	3
Bagshot	20/1007/FFU	81/83 High Street Bagshot Surrey GU19 5AH	1
Bagshot	17/0082	Willow Farm Bagshot Road, GU24 8SJ	-1
Bisley	21/1308/FFU	326 Guildford Road Bisley Woking Surrey GU24 9AD	1
Camberley	20/0120	36 Martindale Avenue, Camberley, GU15 1BD	-1
Camberley	17/0669	Ashwood House 16-22 Pembroke Broadway Camberley GU15 3XD	1
Camberley	17/0998	15-17 Obelisk Way Camberley GU15 3SD	16

Location	Planning Reference Number	Address	Net Units Completed in Period 1 April 2021 - 31 March 22
Camberley	19/0717/FFU	23 And 25 York Road Camberley Surrey GU15 4HS	6
Camberley	20/1119/GPD	4B Victoria Avenue Camberley Surrey GU15 3HX	4
Camberley	17/0329	26 High Street Camberley GU15 3RS	2
Camberley	18/0598	Land To The Rear Of 17 And 19 York Road Camberley GU15 4HS	2
Camberley	20/0114/FFU	26 Castle Road Camberley GU15 2DS	1
Camberley	17/0121	13 Robins Bow Camberley Surrey GU15 3NP	1
Camberley	18/0874	16 Newlands Road, Camberley GU15 2RP	1
Camberley	20/1212	18b Heather Ridge Arcade, Camberley GU15 1AX	1
Camberley	16/1101	Sandhurst Chalet Alfriston Road GU16 6QS	1
Camberley	20/0804	Adjacent to 10 Belton Road Camberley Surrey GU15 2DE	1
Chobham	18/0450	18-20 Windsor Road Chobham Woking GU24 8LA	2
Chobham	17/0107	1 The Avenue Chobham Woking GU24 8RU	1
Deepcut	17/0871	Princess Royal Barracks Brunswick Road Deepcut Camberley GU16 6RN	113



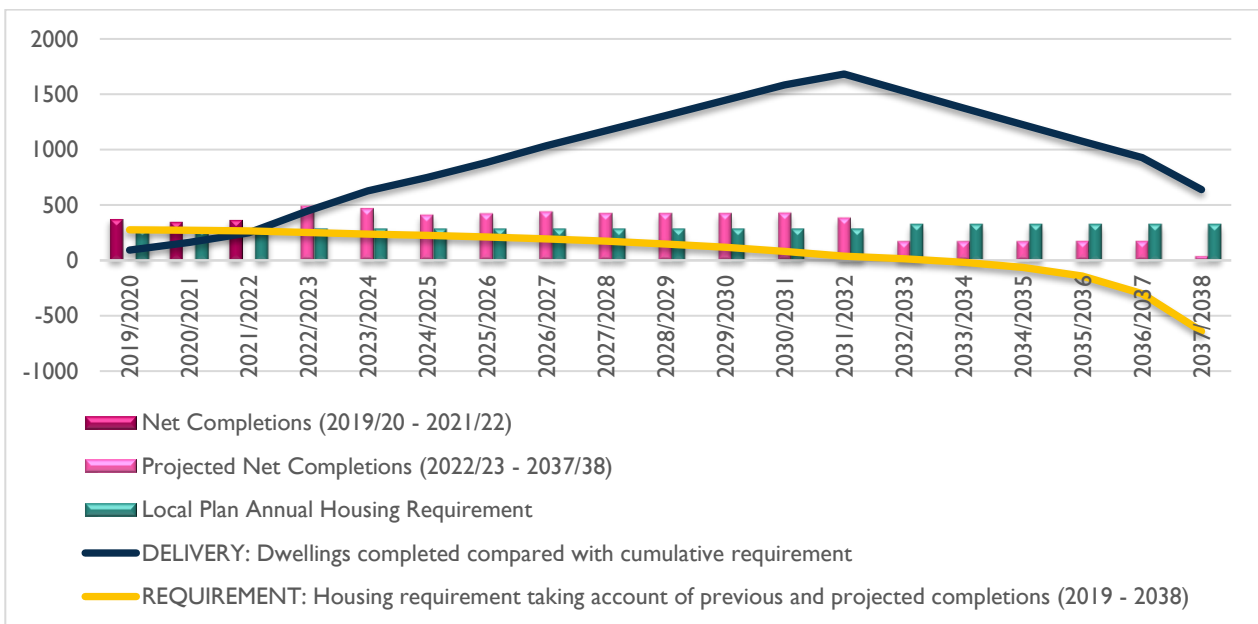
Location	Planning Reference Number	Address	Net Units Completed in Period 1 April 2021 - 31 March 22
Deepcut	18/0069	61 Deepcut Bridge Road	3
Frimley	16/0803	The Absolute Building Lyon Way Frimley Camberley Surrey GU16 7ER	91
Frimley	20/0320/GPD	50A Frimley High Street Frimley Camberley Surrey GU16 7JF	2
Frimley	19/2128	28 Purley Way Frimley Camberley Surrey GU16 8DG	1
Frimley Green	20/0355/FFU	Land 43-79 (odds) Guildford Road Frimley Green Camberley GU16 6NN	6
Frimley Green	20/0706	263 Frimley Green Road Frimley Green Camberley Surrey GU16 6LD	2
Lightwater	21/0398/FFU	Stables West Of Hook Mill Lane Lightwater Surrey GU18 5UD	1
Mytchett	19/0031	Land at Waters Edge Mytchett Camberley Surrey GU16 6AG	3
Mytchett	19/2318	C2 equivalent - 152 Mytchett Road Mytchett Camberley Surrey GU16 6AA	1
West End	19/2081/FFU	29 Bolding House Lane West End Woking Surrey GU24 9JJ	1
West End	20/1199	35 Streets Heath West End Woking Surrey GU24 9QU	1
Total (Net)			403





## Appendix 4: Housing Trajectory

The below table displays the Borough’s housing trajectory. It demonstrates an adequate supply of sites to meet both the Core Strategy housing delivery target over the plan period and the local housing need figure of 324 dwellings per annum up to 2037. In future Annual Monitoring Reports the housing supply and trajectory will need to be reviewed and measured against any revisions agreed to the Plan Period for a new local Plan in Surrey Heath.





## Appendix 5: Completed Projects From The 2013 Infrastructure Delivery Plan

In this appendix, each table will provide a summary of completed projects from the 2013 Infrastructure Plan, comprising different categories.

### Health

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Frimley Park Hospital	Modernisation and expansion of site.	Modernise A & E department, redevelop front of site and redevelop radiology and 2 <sup>nd</sup> Catheterisation Lab	£18.3m	Frimley Park Hospital Trust	-Planning application 10/0476 granted -Application 10/0574 under consideration	Frimley Park Hospital Trust	None identified	<b>Project Complete</b>

### Social & Community Infrastructure - Education

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Replacement of Portesbury Road Primary School	Additional education infrastructure	Replace Portesbury Road school with new build facility at a new site	£10m	SCC	2013/2014	Funding secured	None	<b>Project complete</b>



## Green Infrastructure

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Notcutts SANGS	TBH SPA mitigation for Notcutts development	Creation of new SANGS to serve Notcutts development	Provided on-site by developer	Developer & SHBC	2010-2012	SI06	None	<b>Project Implemented</b>
Clewborough House/Burrow Hill SANGS	TBHSPA mitigation for 60 dwellings at Burrow Hill	Creation of SANGS and adoption by SHBC	Provided on-site by developer	Developer & SHBC	2010-2012	SI06	None	<b>Project Complete</b>



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Hawley Meadows & Blackwater Valley SANG shared between Surrey Heath, Hart & Rushmoor (31 ha)	TBH SPA mitigation	Access improvements to car park and paths, improvements to signage, upgraded woodland management, part funding for new assistant ranger post		Hants CC, SHBC, RBC, HDC	2010-2011	SI06	None if tariff set at right level	<b>Project Implemented</b>



## Open Space & Recreation

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Children's play facilities at Windlesham playing fields, School Lane	Off-site facilities for Notcutts development	Provision and maintenance of equipped children's play equipment and facilities	£95,000	SHBC & Windlesham PC	2010-2012	S106	None	<b>Project Complete</b>
Heatherside Recreation Ground	Increase provision of informal youth recreation facilities in Heatherside, Camberley	Create village green with skate park, upgrade and relocate children's play area	£150,000	Safer Surrey Heath Partnership	2010-2011	Surrey Heath Crime & Disorder Reduction Partnership	None. Funding secured	<b>Project Complete</b>



## Transport

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Traffic Management scheme at Notcutts Development, Bagshot	Highway Improvements	Provision of traffic signal controlled junction from new Notcutts Development and London Road (A30) with provision of pedestrian and cycling facilities	Provided on-site by developer	Developer and SCC	2010-2012	SI06	None	<b>Project Complete</b>
Replacement Bus Stops for Notcutts Development	Public Transport	Provision of two replacement bus stops with shelters on London Road	Provided on-site by developer	Developer and SCC	2010-2012	SI06	None	<b>Project Complete</b>



Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Footway/cycle way scheme at Notcutts Development	Highway Improvements	Provision of shared footway/cycle way between Notcutts site and Lambourne Drive, Bagshot	Provided on-site by developer	Developer & SCC	2010-2012	SI06	None	<b>Project Complete</b>
Off-site drainage works for Nottcutts development	Environmental improvements	Off-site drainage requirements	£10,000	SCC & SHBC?	2010-2012	SI06	None	<b>Project Complete</b>





Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Shared cycleway/footway, Old Bisley Road	Improve pedestrian and cycle links to Pine Ridge Golf Centre	Install shared pedestrian/cycle route along north side of Old Bisley Road between The Maultway and Edgemoor Road	£20,000	SCC	Dependent upon implementation of planning application 08/0550, but considered to be 2010-2015	S106	None identified	<b>Project Complete</b>
Upgrade of footpath, provision of Real Time bus display including provision of radio control station for Real Time information Design to be scoped	Highway improvements and public transport for Notcutts development	Upgrade footpath between Guildford Road and Bagshot Rail Station. Provision of Real Time bus display information and radio control station for Real Time	£40,000	SCC	2010-2012	S106	None	<b>Upgrade complete. Real Time Display secured</b>





Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Improved street lighting Design to be scoped	Highway improvements	Provision of improved street lighting on Chapel Lane for Notcutts development	£12,700	SCC	2010-2012	SI06	None	<b>Project Complete</b>



## Community Infrastructure

Scheme/Status	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Children's centre, Old Dean, Camberley (identified in draft action plan for SCS)	Improve existing children's centre	Extend existing children's centre		SCC	2010-2011			<b>Project Complete</b>





## Appendix 6: Number and Details of Archaeological Finds Within Areas of High Archaeological Potential and Within Development Sites of 0.4ha or Above

App no.	Site	Policy	New Condition?	Recommendations & Outcomes
21/0769	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey GU16 6RF	0.4ha	No	Asked for re-consultation when documents available.
21/0769	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey GU16 6RF	0.4ha	No	Asked for re-consultation when documents available.
22/0412	Smart Meadows , Pennypot Lane, Chobham, Woking, Surrey, GU24 8DL	0.4ha	Yes	Advise Archaeological watching brief in line with submitted DBA

App no.	Site	Policy	New Condition?	Recommendations & Outcomes
21/0769	Frimhurst Farm Deepcut Bridge Road Deepcut Camberley Surrey GU16 6RF	0.4ha	No	Modify recommendation to no concerns in light of new evidence
21/0544	Kings Lodge Care Home, 122 Kings Ride, Camberley, Surrey, GU15 4LZ	0.4ha	No	Require Supporting documentation in line with local plan policy
22/0465	Wychwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	No Archaeological concerns due to low impacts and past advice
22/0464	Wychwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	No Archaeological concerns due to low impacts and past advice



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
22/0466	Wychwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	No Archaeological concerns due to low impacts and past advice
22/0463	Wychwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	No Archaeological concerns due to low impacts and past advice
21/0544	Kings Lodge Care Home 122 Kings Ride Camberley Surrey GU15 4LZ	0.4ha	No	Require supporting document revisions
21/0544	Kings Lodge Care Home 122 Kings Ride Camberley Surrey GU15 4LZ	0.4ha	No	Require supporting document revisions again



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
21/1288/RRM	Princess Royal Barracks, Brunswick Road, Deepcut, Camberley, GU16 6RN	0.4ha	No	Condition agreed as partially satisfied for PRB 5g 5H
22/0192/FFU	5 The Grove Frimley Camberley Surrey GU16 8PL	AHAP	No	In AHAP but too small scale - No archaeological Concerns
Pre-app	Wishmoor Bottom Valley	N/A	No	Response in line with Berkshire Advice
22/0843/DTC	Frimley Business Park Frimley Camberley Surrey GU16 7SR	0.4ha	No	DBA required despite site already having a condition - applied by SHBC without consultation
21/0544/FFU	Kings Lodge Care Home, 122 Kings Ride	0.4ha	No	DBA reviewed and found poor but undertook own research to satisfy that there are no archaeological concerns
22/0675/FFU	20 Southwell Park Road Camberley Surrey GU15 3PX	AHAP	No	No archaeological concerns



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
21/0510	Land North West Of 36 To 48 Frimley High Street Frimley Camberley Surrey GU16 7JF	AHAP	Yes	Archaeological Evaluation in line with past advice for this site
21/0510	Land North West Of 36 To 48 Frimley High Street Frimley Camberley Surrey GU16 7JF	AHAP	No	Consultant asking Scope of DBA, I confirmed WSI required not DBA. followed up in email 02/08/2022
22/0039/DTC	Princess Royal Barracks Brunswick Road Deepcut Camberley Surrey GU16 6RN	0.4ha	No	Condition partially satisfied for PRB 5g 5H
22/0824/FFU	16 Cedar Grove Bisley Woking Surrey GU24 9EF	AHAP	No	No archaeological concerns, too small scale – infill





App no.	Site	Policy	New Condition?	Recommendations & Outcomes
22/0843/DTC	Novartis 200 Frimley Business Park Frimley Camberley Surrey GU16 7SR	0.4ha	Yes	Archaeological Evaluation in line with past advice for this site - advised consultant
22/0843/DTC	Novartis 200 Frimley Business Park Frimley Camberley Surrey GU16 7SR	0.4ha	Yes	Archaeological Evaluation in line with past advice for this site - advised SHBC
22/0843/DTC	Novartis 200 Frimley Business Park Frimley Camberley Surrey GU16 7SR	0.4ha	No	Consider written Scheme of Investigation for Consultant – Acceptable
22/0843/DTC	Novartis 200 Frimley Business Park Frimley Camberley Surrey GU16 7SR	0.4ha	No	Advise SHBC written Schem of investigation is acceptable
22/0901/DTC	Princess Royal Barracks , Brunswick Road, Deepcut, Camberley, GU16 6RN	0.4ha	No	Discharge area 5G



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
22/0881/FFU	1B The Square Bagshot Surrey GU19 5AX	AHAP	No	No ground works proposed - No archaeological Concerns
22/0926/DTC	Princess Royal Barracks Brunswick Road Deepcut Camberley Surrey GU16 6RN	0.4ha	No	Discharge area 3D
22/0929/FFU	Land To The Rear Of 36 To 48 Frimley High Street Frimley Camberley Surrey GU16 7JF	AHAP	No	Consider archaeological WSI and agree suitable
22/0839/FFU	24 Chertsey Road Chobham Woking Surrey GU24 8NB	AHAP	No	Too small scale
15/0590	Land at Heath Park, Windlesham, Surrey Heath	0.4ha	No	Archaeological Evaluation over one phase of work and Watching Brief over another phase



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
22/0948/FFU	Lochnabo 27 Upper Gordon Road Camberley Surrey GU15 2HJ	N/A	No	No Concerns as outside AHAP and under 0.4ha
Pre-app	141 Park Road, Camberley, Surrey	0.4ha	No	Require minor document changes - Consultant consultation
Pre-app	Former Detached Playing Field For Lakeside School, Field Lane, Frimley	0.4ha	No	Require minor document changes – Consultant consultation
22/1016/FFU	1 Greyfriars Drive Bisley Woking Surrey GU24 9EE	AHAP	No	No concerns – too small scale
22/1062/FFU	Brendons Church Road Windlesham Surrey GU20 6BT	AHAP	No	AHAP and decent scale for area
Non-Planning Consultation	Land East of Benner Lane	N/A	No	Site potentially suitable for AHAP but Arch safeguards exist as over 0.4ha
22/0464/FFU	Wychwood Church Road Windlesham Surrey GU20 6BT	AHAP	No	no action -appeal notification



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
22/1176/FFU	Land North East Of Malthouse Farm 70 Benner Lane West End Woking Surrey GU24 9JG	NPPF	No	Not in AHAP or over 0.4ha but really high potential, used NPPF to secure by condition.
22/1291/PMR	105 Portsmouth Road Frimley Camberley Surrey GU16 7AA	AHAP	No	No new ground impacts – no concerns
22/1194/FFU	Library Chambers 63 High Street Bagshot Surrey GU19 5AH	AHAP	Yes	Supporting DBA calls for mitigation, this office agrees
23/0040/FFU	Brendons Church Road Windlesham Surrey GU20 6BT	AHAP	No	Homeowner consultation for small scale works – no concerns
22/0808/FFU	Windlesham Garden Centre London Road Windlesham Surrey GU20 6LL	0.4ha	No	DBA and Satellite imagery shows site badly impacted



App no.	Site	Policy	New Condition?	Recommendations & Outcomes
23/0080/FFU	Land East Of St Margarets Woodlands Lane Windlesham Surrey GU20 6AS	0.4ha	Yes	Wooded, but DBA shows potential and large enough site, so archaeological Evaluation required following tree removals
23/0054/LLB	Paradise Farm 77 Mincing Lane Chobham Woking Surrey GU24 8RT	0.4ha	No	No archaeological concerns, Within curtilage of G2 listed site but less than 1% of overall red line boundary and neighbours have a pool with no prior archaeological work and not in AHAP
22/0412/FFU	Smart Meadows Pennypot Lane Chobham Woking Surrey GU24 8DL	0.4ha	Yes	Archaeological watching brief required, in line with previous advice
23/0220/FFU	Library Chambers 63 High Street Bagshot Surrey GU19 5AH	AHAP	Yes	In line with DBA
22/1016/FFU	1 Greyfriars Drive Bisley Woking Surrey GU24 9EE	AHAP	No	Appeal, no action required
23/0035/FFU	Laurel Cottage Bagshot Road West End Woking Surrey GU24 8SJ	AHAP	No	Too small scale, no archaeological concerns





App no.	Site	Policy	New Condition?	Recommendations & Outcomes
22/0336/FFU	Cedars Garden Nursery Church Road Windlesham Surrey GU20 6BL	AHAP	Yes	Archaeological potential can be mitigated with a watching brief
23/0212/FFU	1 The Parade Frimley Camberley Surrey GU16 7HY	AHAP	No	Too small scale, no archaeological concerns



## Appendix 7: Units in Use - District and Local Centres

The below table refers to the units in use for District and Local Centres relating to new use class E(a) (previously A). The table also highlights vacancy rates for this use class.

Centre	Designation	All Units in use	Vacant units 2020-21 survey	Vacant units 2017 survey
Bagshot	District Centre	22 (44%)	4	4
Frimley	District Centre	29 (51%)	1	2
Chobham	Local Shopping Centre/Parade	22 (65%)	2	3
Deepcut	Local Shopping Centre/Parade	0 (0%)	2	0
Frimley Green	Local Shopping Centre/Parade	19 (66%)	0	0
Lightwater	Local Shopping Centre/Parade	17 (61%)	1	0
Windlesham	Local Shopping Centre/Parade	13 (87%)	0	2