

**Annex 2 – summary of site investigation and assessment work to date for proposed further Gypsy and Traveller and Travelling Showpeople allocations**

<b>Potential Permanent Traveller Site (Extension), Swift Lane, Windlesham</b>		
<b>Key issue</b>	<b>Work /Information Requested</b>	<b>Next steps</b>
Site Ownership & Legal Issues	Site in Surrey Heath ownership.	N/A
Utilities	Existing site benefits from services.	Assessment to be completed to determine if an extension of the existing services could be accommodated.
Site Access	Site benefits from existing suitable access, small extension unlikely to give rise to significant additional highways movements.	Await comments from Surrey County Council as part of the consultation.
Flood Risk	The Council's Drainage Engineer has advised that if the land needs to be raised to accommodate additional pitches, resulting in further encroachment into the already displaced floodplain, that the scheme will need to be assessed by the EA. Unlikely to be objections where no requirement to raise land.	Await comments from the Environment Agency as part of the consultation. Any forthcoming application would need to be subject to a flood risk assessment.  Continue to engage with partners to understand the land levels and history of use for this part of the site.
Contamination	Site contaminated and could be affected by adjoining contaminated land. A previous study detailing contaminants at the site has been made available to the Planning Policy Team.	Further detailed contaminated land assessments will be required as part of any forthcoming scheme at the site.
Site Management	Initial discussions with Surrey County Council have taken place, the possibility of a small site extension has been recognised as part of this.	Continue dialogue with Surrey County Council.

<b>Potential Permanent Traveller Site Land at Broadford Lane, Chobham</b>		
Key issue	Work /Information Requested	Next steps
Site Ownership & Legal Issues	Land Registry identifies SHBC as owner. However, Surrey County Council consider the land to be within their ownership. Discussions ongoing surrounding the ownership of the land. If the site is proven to be within Surrey County Council ownership, this is not deemed to be a barrier to the site coming forward for a Gypsy and Traveller use, with the potential for joint working to bring the site forward.	Continue to engage with Surrey County Council.
Utilities	No connection to public sewer for waste or surface water identified. No evident utilities provision. Foul rising main bisects the site, which is understood to have a 3m easement. Any proposed works within 3m of the easement would require an application on-line for building over or building within 3 meters of a sewer agreement to Thames Water at a fee of £1300. This is not considered to be a barrier to delivery.	Seek advice on costs to service site.
Site Access	Surrey County Council have raised concerns in respect of narrowness of lane, visibility splays and public bridleway. Advised to obtain engineered drawings and undertake Traffic Assessment.	Commission a Traffic Assessment for the site.
Flood Risk	No action taken, not within Flood Zone 2 or 3.	N/A
Contamination	Phase 1 Contamination report identified some contamination risks which are likely to be more significant to the south west of the site (this has been excluded from the proposed allocation).	Commission Phase 2 Contamination Study.
Ecology/Nature Conservation	Consider undertaking a phase 1 ecological survey on the site.	Phase 1 ecological survey to be provided as part of any forthcoming development proposal.
Site Management	Initial discussion with Surrey County Council recognised possibility of the County taking on site.	Continue dialogue with Surrey County Council.

<b>Potential Permanent Travelling Showpeople site (Extension), Bonds Drive, Chobham</b>		
Key issue	Work /Information Requested	Next steps
Site Ownership & Legal Issues	The site is in private ownership and has been recently indicated as unavailable for purchase. Compulsory purchase would be an option for acquiring the site, which will be explored in discussion with the Council's legal department.	Continue to engage with Legal to consider options for Compulsory Purchase of the site.
Utilities	Existing site benefits from services.	Assessment to be completed to determine if an extension of the existing services could be accommodated.
Site Access	Expected that the existing site access off Pennypot Lane would be utilised for an extension of the existing site.	Awaits comments from Surrey County Council as part of the consultation.
Flood Risk	The Council's Drainage Engineer has advised that parts of the site would likely need to be raised to accommodate additional plot, and any forthcoming scheme will need to be assessed by the EA.	Await comments from the Environment Agency as part of the consultation. Any forthcoming application would need to be subject to a flood risk assessment.
Contamination	Based on information held by the Council, the site is not identified as contaminated or potentially contaminated land.	Consider commissioning a Phase 1 desktop contaminated land study.
Ecology/Nature Conservation	Consider undertaking a phase 1 ecological survey on the site.	Phase 1 ecological survey to be provided as part of any forthcoming development proposal.