‘The Council, through the Local Plan process, is seeking to deliver communities with distinct identities, in keeping with the character of their surroundings and enhancing the local landscape and biodiversity’.

Introduction

The Issues and Options/Preferred Options Draft of the Local Plan is the first stage in the preparation of the Local Plan for Surrey Heath and has entered an eight-week public consultation. It sets out the Council’s preferred approach to addressing the development needs of the Borough, covering housing, employment, retail, infrastructure, Green Belt and countryside, heritage and design and local area policies, along with possible alternative approaches. The Local Plan will guide development within the Borough up to 2032 and will be the main document that informs how planning applications are determined.

How to get involved

The Issues and Options/Preferred Options Draft Local Plan is available for public consultation between Monday 4th June and Monday 30th of July and the Council is seeking your comments on the document. You can make comments in a number of ways, although you are encouraged to use the online method:

- Using the Surrey Heath Draft Local Plan Response Form, also available online at [https://consult.surreyheath.gov.uk/consult.ti/LPIO2018/](https://consult.surreyheath.gov.uk/consult.ti/LPIO2018/)

Alternatively, you can complete a paper version of the Draft Surrey Heath Local Plan Response Form. Copies of the paper version are available upon request, at the main reception at Surrey Heath House throughout the consultation period. A limited number of copies have also been distributed to libraries and Parish Council offices in Surrey Heath. Completed forms can be returned to the main reception at Surrey Heath House, attached in an email to Policy.Consult@surreyheath.gov.uk or returned by post to: Planning Policy and Conservation, Surrey Heath House, Knoll Road, Camberley, GU15 3HD
Housing

The Council will seek to provide for a range of housing that is supported by the necessary infrastructure to meet the needs of local communities. This includes a preferred approach which seeks the requirement for at least 35% affordable housing, along with the delivery of specialist housing.

How many homes will the Local Plan deliver?

The Council will seek to deliver circa 4,900 homes across the Plan period. Of this figure, 2,520 homes have already received planning permission, are under construction or have already been completed.

Where will the new homes be built?

The preferred approach seeks to provide the majority of housing on brownfield sites, including in Camberley Town Centre, or on sites already identified or allocated within the current Local Plan, including the Princess Royal Barracks, Deepcut. The Council has also identified some sites which are currently designated as Countryside beyond Green Belt. These sites will be incorporated into the settlement boundaries.
Retail

The Local Plan will seek to ensure that the vibrancy, viability and vitality of Town, District, Local Centres and Neighbourhood Parades are protected and enhanced. This includes approaches to setting hierarchies of retail centres within the Borough to ensure their continued use and the development of policies which seek to protect these centres, as well as the carrying forward of policies in the Camberley Town Centre AAP. Camberley Town Centre has recently been awarded £3.5 million of LEP funding for public realm improvements.
Environment and Infrastructure

Infrastructure
New development places additional pressure on existing local infrastructure and may create the need for new infrastructure facilities. The Local Plan will seek to ensure that new development provides or contributes to the provision of necessary physical, social and green infrastructure; including transport infrastructure, community, health and education facilities and open space. An Infrastructure Needs Assessment has been undertaken and the feedback from this consultation will help develop the Plan.

Environment
The Local Plan will ensure that avoidance measures can be provided to mitigate the impact of development on the Thames Basin Heaths SPA and conserve and enhance biodiversity within the Borough. It will also seek to ensure that new development considers possible impacts on air quality, along with minimising the risk of flooding and managing all sources of flood risk within the Borough.
The Council is not proposing any changes to the Green Belt. The Green Belt plays an important role in defining the Borough’s character and the Local Plan will seek to protect it by ensuring that development does not have a detrimental impact on the openness of the Green Belt.

Design and Heritage

The Local Plan is seeking to deliver communities that are vibrant and have a distinct identity that is in keeping with the character of their surroundings, enhancing local landscape and biodiversity. The Council is committed to achieving high quality design that responds to and enhances the unique character and sense of place of the Borough’s towns and villages. This includes the conservation and enhancement of the Borough’s heritage assets, which comprise 180 statutory Listed Buildings, 9 Conservation Areas and over 200 heritage assets that have not been listed, but are identified by the Council for their historic or architectural interest.