



**OFFICER REPORT TO LOCAL COMMITTEE  
(Surrey Heath)**

**Surrey Heath Local Development Framework and Infrastructure  
Delivery Plan**

**14 October 2010**

**KEY ISSUE**

It was agreed that as part of the consultation on the development of the Surrey Heath Local Development Framework and Infrastructure Delivery Plan regular updates would be received by this Committee.

**SUMMARY**

The report details progress on the Surrey Heath Local Development Framework (LDF) and includes the Executive Summary of the Infrastructure Needs Assessment and schedules from the Infrastructure Delivery Plan (IDP).

**OFFICER RECOMMENDATIONS**

The Local Committee (Surrey Heath) is asked to note the contents of the report and progress so far.

**Background:**

1. Surrey Heath Borough Council has been progressing work on its Local Development Framework. The first document to be produced under the LDF will be the Core Strategy & Development Management Policies DPD which sets the overall strategy for development within the Borough up to 2027.
2. The Core Strategy & Development Management Policies DPD was taken through an Options consultation in 2008 from which the proposed submission document was drawn up and agreed by the Council's Executive and Full Council. The proposed submission document was open to Consultation until 24<sup>th</sup> September 2010, and it is now proposed to submit the DPD to the Secretary of State in October for possible examination in public in February 2011.
3. The main proposals coming out of the Core Strategy include: -
  - Directing development to the west of the Borough;
  - A revised housing target of 2,502 dwellings 2010-2027;
  - Allocation of the Princess Royal Barracks, Deepcut for 1,200 dwellings;
  - Regeneration of Camberley Town Centre with a net increase in retail floor space of up to 41,350sqm up to 2027.
4. To support the Core Strategy & Development Management Policies DPD an Infrastructure Needs Assessment and Infrastructure Delivery Plan have been produced. The Needs Assessment was consulted on with members of the Surrey

Heath Partnership and other service providers including Surrey County Council. Comments received from Partnership members and other infrastructure providers have now been incorporated into the assessment as well as physical infrastructure services such as Utilities and Transport. The Executive Summary to the Needs Assessment is attached as **Annex A** to this report.

5. The Infrastructure Needs Assessment and existing infrastructure commitments have helped to inform the production of the Infrastructure Delivery Plan (IDP) which will be submitted with the Surrey Heath Core Strategy in October 2010. The IDP is a requirement of national planning policy guidance in Planning Policy Statement 12: *Local Spatial Planning*.
6. The IDP sets out what type of infrastructure is committed and expected, where and when it will be coming forward and who will lead its delivery. An indication of funding is also included. The IDP sets out a list of projects that are expected to come forward within the periods 2010-2015, 2015-2020 and 2020-2027. Projects highlighted in later years are less certain at this stage, but will be expected to 'firm up' over time as project planning evolves.
7. As such, the IDP is a living document that can be amended and updated on a regular basis for instance where infrastructure projects are added or completed or where a funding source has been confirmed. A copy of the infrastructure schedules contained in the IDP are attached as **Annex B** to this report.
8. Following on from a Surrey Heath Partnership meeting in July 2010, the Partnership theme leads agreed to the formation of an Infrastructure sub-group which met for the first time in September. It was stated at that meeting that it would be useful for representatives from Surrey County Council and Health to join the sub-group.

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**Date:** 14<sup>th</sup> October 2010

**No of annexes:** 2

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**Background Papers:** All documents quoted in this report are available on request.

## Annex A – Infrastructure Needs Assessment – Executive Summary

### Executive Summary

- (i) This paper has looked at a range of infrastructure typologies which will be required to serve the population of Surrey Heath up to 2026. Estimates of infrastructure need have been based on the requirement to deliver a locally derived housing target of 2,502 dwellings between 2010-2027 (147 dwellings per annum) as proposed in the Submission Core Strategy & Development Management Policies DPD.
- (ii) Future infrastructure needs have been calculated on predicted population increases over the period 2010-2027. Population figures were derived from Surrey County Council's Chelmer Population & Housing Model. The model forecasts population based on housing numbers to come forward between 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2027. In order to ascertain when infrastructure may be required, the level of housing to come forward during the LDF period has been phased into 5 year tranches. For simplicity and to coincide with the Chelmer Model's main output years, the phasing periods have been split into 2011-2016, 2016-2021 and 2021-2026. 2011 has been taken as the baseline year.
- (iii) The Surrey Heath Strategic Housing Land Availability Assessment (SHLAA) has been used as the basis to determine how many of the proposed Core Strategy & Development Management Policies DPD dwelling requirement are likely to come forward in any one phasing period (as a percentage). As such population changes in each phasing period have been estimated based on the quantum of housing likely to come forward in each phase period (a copy of the Chelmer Model outputs are contained in annex 1).
- (iv) Included in this assessment is the strategic allocation of the Princess Royal Barracks (PRB) site in Deepcut. As a strategic allocation it has the potential to deliver its own infrastructure needs which has the potential to affect needs in the rest of the Borough. As such, where possible, this paper attempts to quantify the effect of infrastructure provision at the PRB site and on the rest of the Borough. Dwelling numbers for the PRB have been set within the proposed Core Strategy & Development Management Policies DPD at 1,200 dwellings. In some instances, the existing population of Deepcut have been included in the calculation of infrastructure need at the PRB site.
- (v) This assessment looks at a range of social, community and physical infrastructure typologies including Education, Health, Community, Green Infrastructure, Indoor Sports Facilities, Emergency Services, Utilities and Transport. For social & community infrastructure the estimated future needs for each typology has been calculated against a local standard, which has either been derived from national standards or good practice. Built space standards do not include space requirements for ancillary development such as car parking, hard and soft landscaping etc. Utilities infrastructure needs are based on discussion and feedback from infrastructure providers and highways transport is based on the Borough's Transport Assessment and discussion with Surrey County Council (The Highways Authority) and transport providers.

## Education

- (vi) There is a need to provide the PRB site with 91 early years sessional places in total equating to a space requirement of 1,138sqm or 0.11ha. 58 additional early years sessional places will be required in the rest of the borough in 2011-2016, but no additional places are required thereafter.
- (vii) The PRB site should provide a 1.5FE-2FE primary school equating to an internal build requirement of 2,230sqm and total space requirements of 19,300sqm or 1.93ha. There is a need for 292 additional primary places up to 2016 with a further 4 places required up to 2021 in the rest of the Borough, provided provision is made at the PRB.
- (viii) There is no requirement to provide secondary education facilities at the PRB site. Additional places may be required in the rest of the Borough up to 2026 and this along with sixth form provision will have to be monitored closely with Surrey County Council.
- (ix) Although difficult to quantify given different need requirements, places at early years or primary facilities at the PRB should include places for Special Education Needs (SEN) pupils and additional SEN places may be required in the rest of the Borough in the under 11 age range. Additional secondary SEN places may also be required.

## Health

- (x) GP needs at the PRB site equate to between 2-3 GP's equating to a space requirement of 381sqm or 0.038ha. No additional GP services are considered necessary in the rest of the Borough up to 2026.
- (xi) There is an estimated deficit of 3 dental practitioners in the Borough in 2011. The PRB site could require a need for 2-3 dental practitioners, space for which has been subsumed within the GP requirements. No additional practitioners are required in the rest of the Borough if the existing shortfall is addressed; however 1-2 will be required on top of the existing deficit if no dental services are provided at the PRB site.
- (xii) It is considered that for secondary health facilities, providers themselves are in the best position to quantify future infrastructure needs, given the strategic nature of such provision.

## Community

- (xiii) There is an estimated current deficit of 1,196sqm of library space across the Borough in 2011. The PRB site should provide a total of 137sqm of library space equating to 0.13ha. In the rest of the Borough, providing the existing shortfall of 1,196sqm is remedied, no additional library space will be required.
- (xiv) There is an estimated surplus of community built space of 11,342sqm as at 2011. Deepcut already has 533sqm of built community space and as such no additional space is required for the PRB site, although there may be opportunities to expand to facilitate other services. Within the rest of the Borough, a surplus of built community space will remain, although finer level studies may reveal deficiencies in certain

areas of the Borough.

- (xv) No additional residential/nursing care places are likely to be required over the LDF period. Opportunities for additional assisted living/extra care places should be explored across the Borough, including at the PRB site.

### **Green Infrastructure**

- (xvi) Suitable Accessible Natural Green Space (SANGS) to mitigate impacts to the Thames Basin Heaths SPA, is considered to fulfil the role of natural and semi-natural green space. In terms of the PRB site a minimum of 33.2ha of natural & semi natural space should be provided of which 23ha should be SANGS. In the rest of the Borough a minimum of 49.7ha of natural & semi natural space will be required of which a minimum 34.5ha should be SANGS.
- (xvii) There are no specific parks and garden space within the Borough, although some space is amalgamated into other green space typologies. The current deficit is 29ha, but it is not considered that this shortfall should be remedied. The PRB site could provide 1.01ha of parks and garden space. In the rest of the Borough 0.2ha to 0.3ha could be required over the period 2011-2026.
- (xviii) 2.59ha of amenity green space should be provided at the PRB site. In the rest of the Borough 0.8ha should be provided 2011-2026.
- (xix) There is a current deficit of 7 allotment plots as at 2011. The PRB site should provide 23 plots on 0.58ha. In the rest of the Borough 11 plots on 0.3ha should be provided 2011-2026.
- (xx) The PRB site should provide 0.23ha of equipped playspace. In the rest of the Borough 2.39ha should be provided 2011-2026.
- (xxi) The PRB site should provide 5.5ha of outdoor sports provision. In the rest of the Borough 7.3ha should be provided. In either case, opportunities for dual use with educational establishments could be explored to increase capacity.

### **Indoor Sports Provision**

- (xxii) Sports Hall provision is measured in badminton court equivalents. There is need for 2.93 badminton court equivalent sports hall provision 2011-2026 in the rest of the Borough. No requirements are needed at the PRB site, although this does not preclude the provision of dual-use facilities.
- (xxiii) There is need for 10.11 additional swimming lanes across the Borough 2011-2026. No requirement is considered necessary for the PRB site.
- (xxiv) The PRB site could provide for 20 gym stations, which could be sufficient demand to ensure viability. Irrespective of gym facilities coming forward or not at the PRB, no additional stations are required in the rest of the Borough.
- (xxv) No additional indoor bowling rink facilities are required at the PRB or in the rest of the Borough over the LDF period.

### **Emergency Services**

- (xxvi) There could be a need for 158 police officers serving Surrey Heath by 2026, although this is likely to be a simplistic overview of needs, when viewed against current or future service models.
- (xxvii) There is no identified shortfall of provision for Fire & Rescue Services although some areas of the Borough do fall outside of a 12 minute response time.
- (xxviii) No shortfall is identified for Ambulance services within the Borough. However the South East Coast Ambulance Trust (SECamb), is seeking a move towards response and standby posts rather than ambulance depots, and this should be monitored to ensure that Surrey Heath receives sufficient emergency cover.

### **Utilities**

- (xxiv) Both South East Water and Three Valleys Water, Water Resource Management Plans (WRMP) show security of water supply up to 2035. As such there are no requirements for any strategic level water resource infrastructure over the life time of the LDF. However, mains reinforcement works may be required within the Borough, particularly around the PRB site.
- (xxv) Thames Water has not indicated any capacity issues with its waste water network or sewage treatment works (STW), in terms of facilitating housing delivery in Surrey Heath. The PRB site may require upgrades or enhancements to the trunk or branch sewer network.
- (xxvi) Scotia Gas Networks have not identified any issues with security of supply. Mains reinforcement may be required to facilitate the PRB site and other possible upgrades of the distribution network may come forward within the rest of the Borough over the lifetime of the LDF, although no specific locations have been identified.
- (xxvii) Scottish and Southern Networks have not identified issues with security of electricity supply although reinforcement works at either the Frimley or Farnborough sub-stations may be required to allow sufficient capacity for the PRB site.

### **Transport**

- (xxviii) The Borough's Transport Assessment identifies possible capacity issues at the M3 junction 3 approaches, both north and south and projects to alleviate pressures may be required. The area around Deepcut will see increased traffic flows and this will facilitate a need for highway improvements.
- (xxix) Surrey Heath is undertaking a joint assessment with Hart and Rushmoor Council's in collaboration with Surrey County Council, Hampshire County Council and the Highways Agency to assess the combined impact of development in the three local authority areas on junctions 3, 4 and 4a of the M3. The assessment will be published later in 2010.

- (xxx) No additional rail services have been identified within the Borough including the PRB site.
- (xxxi) No additional bus services are considered necessary to accommodate new development at this moment in time although the situation will have to be monitored in light of the County Council's bus review and additional services should be secured for the PRB site. Opportunities to provide better bus services to/from the rural east of the Borough should be explored. Some school special services have been withdrawn and this may have implications for travel by other modes in and around the Borough.

### Waste & Recycling

- (xxxii) No additional capacity is considered to arise either in terms of waste storage or refuse collection vehicles.

### Summary Table

Infrastructure Type	PRB Requirement	ROB Requirement
<b>Education</b>		
Early Years	78-104 places 975-1,300sqm 0.097-0.13ha	7-35 places (2022-2026) 88-438sqm (2022-2026)
Primary Education	1.5-2FE primary school 15,100-19,300sqm 1.51-1.93ha	292 places (by 2016) 115-227 places (by 2021)
Secondary Education	None	None
<b>Health</b>		
GP Services	1-3 GP surgery 321-441sqm 0.032-0.044ha	None
Dental Practices	1-3 dental practitioners Subsumed within GP	8 dental practitioners
Secondary Healthcare	None	None
<b>Community</b>		
Libraries	115-159sqm 0.011-0.016ha	1196-1199sqm
Built Community Space	None	None
<b>Green Infrastructure</b>		
ANGst (SANGS)	38.9-55.6ha (17.3ha-28.8ha)	39.3-55.9ha (27.3ha-38.8ha)
Parks & Gardens	0.76ha-1.26ha	0.1ha-0.6ha (2022-2026)
Amenity Green Space	1.94ha-3.24ha	0.32ha-0.90ha (2017-2021) & 1.88ha (2022-2026)
Allotments	19-26.5 plots on 0.48-0.66ha	9.5-11 plots
Equipped Playspace	0.17ha-0.29ha	2.4ha – 2.52ha
Outdoor Sports Pitches	4.13ha-6.88ha	9ha-11ha
<b>Indoor Sports</b>		
Sports Halls	None	2.14-3.24 court equivalent
Swimming Pools	None	9.58-10.32 lanes
Health & Fitness	17-23 stations	None (or 5 if none come

		forward at PRB)
Bowling Rinks	None	None
<b>Emergency Services</b>		
Police	None identified	153 officers – 2016 156 officers – 2021 160 officers - 2026
Fire & Rescue	None identified	None identified
Ambulance	None identified	None identified
<b>Utilities</b>		
Water Resource	Possible mains reinforcement	No specific projects identified but on-going works may occur across the Borough to upgrade existing distribution network
Waste Water	Possible upgrade of trunk and branch sewers	No specific projects identified
Gas	Possible mains reinforcements	No specific projects identified
Electricity	Possible reinforcement at Frimley or Farnborough sub-stations	No specific projects identified
Telecoms	May be required to facilitate coverage across the PRB site	Roll out plans identify project in Camberley
<b>Transport</b>		
Highways	Projects to deal with highway capacity will be required	No specific projects identified but capacity around M3 junction 3 approaches need to be mitigated
Rail	None identified	None identified
Bus	Bus services to PRB will need to be secured	No specific projects but services will need to be monitored in light of bus review.
<b>Waste &amp; Recycling</b>		
Waste Storage	None identified	None identified





## Annex B – Infrastructure Delivery Schedules

## Borough Wide Projects 2010-2020

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
<b>2010-2015</b>								
<b>Social &amp; Community Infrastructure – Health</b>								
Frimley Park Hospital	Modernisation and expansion of site.	Modernise A & E department, redevelop front of site and redevelop radiology. 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	None. Not critical to Core Strategy delivery
Redevelopment of Camberley Health Centre at 157-159 Frimley Road (0.65ha)	Modernise premises and increase capacity	Provide new health centre building incorporating new and expanded GP services and other PCT facilities and pharmacy	£2.6m	Surrey NHS	No formal application submitted as yet	Surrey NHS	None identified	None. Not critical to Core Strategy delivery
<b>Social &amp; Community Infrastructure - Education</b>								
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	No contingency - Funding from SCC secured
<b>Green Infrastructure</b>								
Chobham Place Woods SANGS,	TBH SPA Mitigation	Access improvements to	£692,788	SHBC, SWT	SANGS in place as at	S106	None	No contingency

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Chobham (10.78ha)		car park and paths, improvements to signage, upgraded woodland management, part funding for new assistant ranger post			September 2008			required
Diamond Hill Woods SANGS	TBHSPA mitigation for Notcutts development	Creation of new SANGS to serve Notcutts development	Provided on-site by developer	Developer & SHBC	2010-2012	S106	None	No contingency – scheme secured
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	S106	None	No contingency should scheme not come forward. However delivery is not critical to Core Strategy.
Blackwater Valley SANGS shared between Surrey Heath, Hart & Rushmoor (31ha)	TBH SPA mitigation	Access improvements to car park and paths, improvements to signage, upgraded woodland management, part funding for new assistant	TBD	Hants CC, SHBC, RBC, HDC	2010-2011 Negotiations on-going	S106	None if tariff set at right level	Critical to Core Strategy delivery. Contingency would involve finding alternative land for SANGS or reliance on on-site provision.

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
		ranger post						
Heather Farm/Mimbridge SANGS, Chobham (20ha)	TBH SPA Mitigation	Access improvements to car park and paths, improvements to signage, upgraded woodland management, part funding for new assistant ranger post	TBD	Hants CC, SHBC, RBC, HDC	2010-2011  Negotiations on-going	S106	None if tariff set at right level	Critical to Core Strategy delivery. Contingency would involve finding alternative land for SANGS or reliance on on-site provision.
<b>Open Space &amp; Recreation</b>								
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	No contingency – scheme secured
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	No contingency – scheme secured
<b>Transport - Highways</b>								
Traffic Management scheme at Notcutts Development,	Highway Improvements	Provision of traffic signal controlled junction from new Nottcutts	Provided on-site by developer	Developer and SCC	2010-2012	S106	None	No contingency – scheme secured

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
Bagshot		Development and London Road (A30) with provision of pedestrian and cycling facilities						
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	S106	None	No contingency – scheme secured
Footway/cycleway scheme at Notcutts Development	Highway Improvements	Provision of shared footway/cycleway between Notcutts site and Lambourne Drive, Bagshot	Provided on-site by developer	Developer & SCC	2010-2012	S106	None	No contingency – scheme secured
Off-site drainage works for Notcutts development	Environmental improvements	Off-site drainage requirements	£10,000	SCC & SHBC	2010-2012	S106	None	No contingency – scheme secured
Upgrade of footpath, provision of Real Time bus display including provision of radio control station for Real Time information	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	No contingency – scheme secured
Improved street	Highway	Provision of	£12,700	SCC	2010-2012	S106	None	No

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
lighting	improvements	improved street lighting on Chapel Lane for Notcutts development						contingency – scheme secured
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	Dependant upon implementation of planning application 08/0550, but considered to be 2010-2015	S106	None identified	None. Not critical to Core Strategy delivery, but desirable for linkages to PRB site, Deepcut.
Woking/Chobham cycle route (Identified PIC scheme)	Improve cycle links between Woking and Chobham		£135,000	SCC	2009-2010	S106	Depends on level of future development	None
A322/ Grove End/ New Road/ M3 J3 Lightwater/ Bagshot (Identified PIC scheme)	Improve strategic highway network		£175,000	SCC	2009-2010	S106	Depends on level of future development and whether schemes can be incorporated into LTP3	None
A325 Toshiba Roundabout (identified PIC scheme)			£325,000	SCC	2009-2010	S106	Depends on level of future development	None
<b>Transport (Rail)</b>								
Camberley Rail Station	Improve and enhance Camberley	Reprovision of station building, customer	£1.5m	Rail Estates, Network	2012-2013	Part funded through Network Rail	Depends on level of contributions	None

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Contingency
	Rail station and provide transport interchange	facilities and station forecourt		Rail & Developer		and part through developer		
<b>Community Infrastructure</b>								
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			None. Not critical to delivery of Core Strategy
<b>2015-2020</b>								
<b>Transport</b>								
Camberley Town Centre High Street Pedestrianisation and service yard improvements including land acquisition	Improvement and regeneration of CTC as identified in CTC AAP	Pedestrianisation of High Street at various locations. Improvements to rear service yards in north and south of CTC	£2.8m	SHBC/SCC	2015-2020	SHBC/SCC through contributions	None secured as yet, but majority through S106	Part Dependant upon London Road frontage redevelopment which is part of CTC regeneration plans to be included in Core Strategy and CTC AAP. No contingency identified for part of works if London Road development fails to come forward.

## Princess Royal Barracks Projects 2015-2027

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
<b>2015-2020</b>									
<b>Social &amp; Community Infrastructure – Education</b>									
1FE Primary School with early years facility	Provision of primary and early years facility to serve PRB and wider Deepcut area	19,300sqm including outdoor play space.	£8.5-9M for 2FE	SCC and developer	From 2016 onwards with extension to 2FE in later years	Provision of land and building by developer.	TBD	May depend upon release of existing asset or phasing of site	Extend existing school if capable or expand facilities off site
<b>Social &amp; Community Infrastructure – Community Facilities</b>									
New sports hub facility	Sports facility to accompany new sports pitches	Sports hub accommodating clubroom with bar/café and changing facilities, storage areas, office and open space maintenance depot	As part of green infrastructure costs	Developer & SHBC	From 2016 onwards	Developer to provide land and building	None identified to date	Funding for new facility and availability of land	Co-locate facilities in other buildings.  Continue to use community centre
Community Outreach Worker space	Provide additional community services on site	Could be co-located with other community uses	TBD	Developer & SHBC	From 2016 onwards	TBD	None identified to date	Funding for new facility and availability of land	Co-locate with other uses or Re-use existing buildings
Public	Public	New public	£250,000	Developer	From 2016	£250,000	None	Funding with	No



Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
House	house provision for PRB and wider Deepcut area	house facility to serve Deepcut			onwards		identified to date	developer interest and availability of land	provision or use sports hub as community pub
<b>Emergency Services</b>									
Police Post	Policing post to serve PRB site and wider Deepcut area	Could be co-located with other	TBD	Developer & Surrey Police	From 2016 onwards	TBD	None identified to date	Funding and availability of land	Co-locate with other facilities or do not provide
<b>Green Infrastructure, Open Space &amp; Outdoor Sports</b>									
SANGS	To provide mitigation for the Thames Basin Heaths SPA	23ha of SANGS provision to identified standards	£23,000 set up. £69,000 maintenance	Developer, SHBC	By 2016	Provided on-site	None identified	Must be in place prior to occupation of any new residential units	No contingency. Must come forward to enable residential development
Non SANGS Natural & Semi Natural Space	Provide natural space not required for TBH mitigation	10ha of ANGS	£10,000 set up plus £30,000 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified	Timing of land release. Party willing to take on management of land	Provide at a lower level or no provision
Amenity	Provide	6ha including	£6,000	Developer,	From 2016	Provided on-	None	Timing of	Provide at

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
Green Space	amenity green space, including village green	2ha for village green	set up	SHBC		site	identified to date	land release Design of site	a lower level
Grass senior and junior football pitches	Outdoor sports provision	2 senior football pitches and 2 junior football pitches	£14,000 set up plus £12,000 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified to date	Funding and land release	Provide at lower level or improve off-site facilities
Cricket pitch	Outdoor sports provision	1 cricket pitch	£50,000 set up plus £6,500 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified to date	Funding and land release	Provide facilities off-site
Local Areas of Play (LAPs)	Provision of children's play space	6	£132,000 set up plus £36,000 maintenance	Developer, SHBC	From 2016 onwards	Provided on-site	None identified to date	Funding and land release	Provide at a reduced level
Local Equipped Areas of Play (LEAPs)	Provision of children's play space	4	£200,000 set up plus £36,000 maintenance	Developer, SHBC	From 2016 onwards	Provided on-site	None identified to date	Funding and land release	Provide at a reduced level
Neighbourhood Area of Play (NEAPs)	Provision of children's play space	1,000sqm	£70,000 set up plus £11,000	Developer, SHBC	From 2016 onwards	Provided on-site	None identified to date	Funding and land release	Provide facilities off-site or rely on new

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
			maintenance						facilities coming forward at Heatherside
Multi-use games area	Provision of children's and teenage facilities	1,000sqm	£100,000 set up plus £7,500 maintenance	Developer, SHBC	From 2016 onwards	Provided on-site	None identified to date	Funding and land release	Do not provide to standard or no provision
Outdoor adult gym	Provision to serve PRB site and wider Deepcut area.	1	£20,000 set up plus £5,000 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified to date	Funding and land release	Do not provide
Bowling Green	Outdoor sports provision	1	£100,000 set up plus £9,000 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified to date	Funding and land release	Expand facilities off-site or do not provide
Hard surface tennis courts	Outdoor sports provision	4	£30,000 set up plus £4,000 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified to date	Funding and land release	Expand facilities off-site or do not provide
Formal park	Park to serve PRB and wider Deepcut area		£150,000 set up plus £45,000 maintenance	Developer, SHBC	From 2016	Provided on-site	None identified to date	Funding and land release	Provide within other green spaces or do not

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
			nce						provide
Allotments	Allotment provision for PRB and wider Deepcut area	1ha	£10,000 set up only	Developer, SHBC	From 2016 onwards	Provided on-site	None identified to date	Funding and land release	Provide at reduced number or do not provide
<b>Transport (Highways)</b>									
Enlarged roundabout DBR/Red Road/The Maultway	Increase junction capacity	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Reconfiguration of cross roads DBR/Blackdown Road	Re-align highway layout	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Reconfigure A322/Red Road roundabout, signalisation & provision of staggered signal control	Increase junction capacity and traffic management	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
A30 and Maultway	Increase junction capacity	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Lake Road/FG Road	Increase junction capacity	TBD	Part of £10.5m highways	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
			package						
DBR/B3012 Guildford Road	Increase junction capacity	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Carriageway alterations at Brunswick Road	Traffic management	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Bellew Road Blackdown Road	Traffic management	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
B3012 Guildford Road * Gapemouth Road	Traffic calming	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Deepcut Bridge Road Improvements to provide enhanced pedestrian/cycle movement	Increase junction capacity and traffic management	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Access points to DBR	Formation of access points to serve new development	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Public transport	Reduce travel by	TBD	Part of £10.5m	SCC, SHBC and	2016 onwards	Developer contributions	None identified	Funding from contributions	None

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
infrastructure including cycle parking, bus shelters etc	private car		highways package	developer			to date		
Cycle link at Basingstoke canal connecting to Brookwood, Woking, Farnborough, Frimley and Mytchett	Improve access and linkages to other areas by non-car modes of transport	TBD, but will need to be Sustrans standards	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Upgrade Frith Hill Cycle Route	Improve access and linkages to other areas by non-car modes of transport	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
Upgrade footpath 126a to bridleway	Improve access and linkages to other areas by non-car modes of transport	TBD	Part of £10.5m highways package	SCC, SHBC and developer	2016 onwards	Developer contributions	None identified to date	Funding from contributions	None
<b>Utilities</b>									
Possible re-enforcement of water, gas and	Provide sufficient service to the PRB	New off-sit water mains and re-enforcement at	TBD	South East Water, Scotia Gas Networks,	2015 onwards	TBD	TBD	Re-enforcement works may not be	None

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
electricity networks	site	Farnborough or Frimley sub-stations		Scottish & Southern, Developer				required. Depends on modelling work by utilities	
Trunk & Branch sewers	Provide sufficient waste water capacity	Possible upgrade and installation of branch and trunk sewers	TBD	Thames Water, Developer	2015 onwards	TBD	TBD	Need for new or upgraded services depends on modelling carried out by Thames Water	None
<b>2020-2027</b>									
<b>Social &amp; Community - Health</b>									
Health Centre	Provision of health facilities at PRB to serve PRB and wider Deepcut area	381+sqm	£400,000	NHS Surrey	From 2016 onwards	TBD	TBD	Funding	Expansion of facilities at Heatherside or Frimley Green? Delivery of smaller services
<b>Social &amp; Community – Community Space</b>									
New library facility	New library services to replace mobile library	137sqm of equipped library space. Opportunity to co-locate with other community facilities	Circa £50,000	SCC & developer	From 2020 onwards	Land and building to be provided by developer	None identified to date	Funding from mobile library service could be re-allocated to built facility	Re-use existing buildings  Expand facilities at Frimley Green.

Scheme	Need for Scheme	Requirements of Scheme	Cost	Lead Delivery Agency	Indicative Phasing	Funding Arrangements	Funding Gap	Dependency	Contingency
									No additional provision
Visitor Centre	Education resource for natural & military history	TBD	TBD	SHBC	From 2020 onwards	TBD	TBD	Funding and availability of land	Re-use of existing buildings on site.  No provision
Use of St Barbara's Church as a community faith facility	Retain Grade II listed building as focus for faith and community activities in Deepcut	Make good existing Grade II listed church building and improve energy/water efficiency	TBD	Developer & SHBC	From 2016 onwards	TBD	TBD	Depends on whether building capable of refurbishment within Listed Building regime	Co-locate with other facilities or have no provision
<b>Social &amp; Community - Education</b>									
Extension of 1FE primary school and early years facility	Extension to take account of increasing population	Build out to 2FE primary school of 19,300sqm, including outdoor play space	£8.5-9m (total cost of 1FE and extension to 2FE)	SCC and developer	2020 onwards	Land and building to be provided by developer	None identified to date	Funding and availability of land	As for 1FE primary school