



EXAMINATION OF THE SURREY HEATH LOCAL PLAN 2019-2038

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Jane Reeves
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Surrey Heath Borough Council
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21st January 2026

Dear Ms Reeves,

1. Thank you for the Council's participation in the recent examination hearing sessions which, along with that of all other participants, has been helpful in enabling me to reach conclusions on the way forward with the examination.
2. At this stage I consider that the plan is likely to be capable of being found sound and legally compliant subject to the main modifications that I indicated as being necessary in the hearing sessions, as well as those set out below. However, this conclusion is subject to the outcome of Sustainability Appraisal and Habitats Regulations Assessment (if necessary) of, and formal consultation on, the main modifications.
3. The main modifications that are necessary for the plan to be sound and legally compliant (in addition to those I indicated were necessary in the hearing sessions), are as follows:
 - **HA1/16 - Land Rear of 1 - 47 Sullivan Rd, Camberley:** this site is narrow in shape and is in close proximity to existing dwellings. It also contains a number of mature trees that contribute to the character and appearance of the area. It is highly doubtful that this site could be

developed in a way that would preserve the living conditions of the adjacent properties and the character and appearance of the area. In my view, this allocation is not justified, and it is therefore unsound. Accordingly, it should be deleted from the Local Plan.

- **Broom Lane Allotments and Red Lion Allotments:** these are small, privately owned sites with poor access and very limited car parking availability. They were brought into allotment use relatively recently and are currently only partially in use. In my view, their allocation as Green Space / Open Space and Outdoor Recreation sites is not justified. Accordingly, these designations should be deleted.

4. I will set out the full reasons for my conclusions in my final report on the examination, including in respect of aspects of the plan I consider to be sound/legally compliant, notwithstanding representations to the contrary.
5. I have already received a schedule of draft main modifications from the Council, and I will provide feedback on these shortly. Please could the Council confirm whether this list is comprehensive?
6. Please contact me, via Ian, if you have any queries but, at this stage I am not inviting, nor envisage accepting, any comments from other participants in the examination.

Yours sincerely,

Thomas Hatfield

INSPECTOR