

EXAMINATION OF THE SURREY HEATH LOCAL PLAN

Inspector: Thomas Hatfield BA (Hons) MA MRTPI

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1. During the examination hearings, new information came to light in relation to wastewater capacity and water quality. In this regard, the Environment Agency submitted 2 position statements relating to the Camberley and Lightwater Sewage Treatment Works ('STWs'). The Council then published a written response to these documents, and Thames Water also submitted a Wastewater Infrastructure Update. Due to the late receipt of this information, the hearing session relating to water quality was deferred to a later date.
2. During the hearing, the Council also published a note regarding net zero carbon housing. This note included suggested modifications to Policy DH8 that would require new residential development to be net zero carbon. The proposed modification would represent a significant change to that policy, and I consider that it should be subject to further consultation and discussion.
3. In addition, the Council has produced notes on alternative scenarios for both its Local Plan housing land supply, and its 5 year housing land supply. Representors have indicated that they wish to comment on these.
4. The hearing session relating to these matters will now take place on **8 December 2025** and will be conducted online via Microsoft Teams. The session will commence at 10:00. In advance of this, comments are invited on the following documents:
 - [REP1A](#): Environment Agency Note regarding Lightwater STW
 - [REP1B](#): Environment Agency Note regarding Camberley STW
 - [REP3](#): Thames Water Wastewater Infrastructure Update
 - [SHBC 23](#): Council's response to the Environment Agency Notes (REP1A and REP1B)
 - [SHBC 24](#): Council's Note on Net Zero Carbon Viability and Definition including proposed modifications to Policies SS3a & DH8
 - [SHBC20](#): Council's note on Local Plan supply scenarios
 - [SHBC27](#): Council's note on alternative 5 year supply scenarios

5. In terms of documents SHBC20 and SHBC 27, comments are invited on the accuracy of the figures presented and the assumptions that underpin them only. In this regard, it is not intended to revisit other housing land supply matters that have been covered in previous hearing sessions.
6. Comments regarding the above documents should be submitted to the Programme Officer in Word or PDF format by **24 November 2025**.
7. The hearing session will relate solely to water quality and the proposed modifications to Policy DH8. There will be no opportunity to revisit any other aspect of the Plan. Nor will there be an opportunity to propose alternative sites that have not been identified by the Council (so called 'omission sites').
8. If you wish to participate in the hearing session, then please inform the Programme Officer by **17 November 2025**. Please note: if you do not inform the Programme Officer by that date, it will be assumed that you do not wish to appear and be heard, and you will not be listed as a participant.
9. All the documents listed above can be found on the Examination webpage. Further information about the examination, the conduct of the hearing sessions, and the format of any further written statements is provided in the Inspector's Guidance Note. In addition, an agenda will be circulated in advance of the forthcoming hearing session.

Thomas Hatfield

INSPECTOR

Summary of key dates	
Notification of wish to participate	17 November 2025
Submission of comments	24 November 2025
Commencement of Hearing	8 December 2025