



Station House, Room 1P,
Pembroke Broadway,
Camberley, GU15 3XD

Planning Policy and Sustainability Team
Built Environment and Regulation
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Sent by email: planning.consultation@surreyheath.gov.uk

16th October 2026

Dear Sir or Madam,

Surrey Heath Local Plan Review 2040 – Scoping Consultation

Submissions by Frimley Fuel Allotments Charity

We write on behalf of Frimley Fuel Allotments (“FFA”), the charitable landowner of Pine Ridge Golf Course. FFA welcomes the opportunity to respond to the Local Plan Review 2040 scoping consultation. This representation is made in the spirit of open and constructive engagement with the plan-making process, so that the Council, local communities, infrastructure providers and other stakeholders have a clear understanding of FFA’s land interests at this early stage of the new Local Plan.

FFA approaches the Local Plan Review as a responsible, long-term landowner with duties extending beyond any single development proposal. Its overriding interest is the careful stewardship of its land, securing lasting community benefit, supporting the charitable purposes for which it exists and ensuring that decisions affecting the land are taken transparently and based on sound evidence.

Against that background, FFA wishes to make its position clear. FFA is supportive of Frimley Health NHS Foundation Trust’s intention to relocate Frimley Park Hospital to the Pine Ridge Golf Course. That support reflects the exceptional importance of securing modern, resilient and accessible healthcare facilities for the communities served by Frimley Park Hospital. It does not seek to pre-empt the statutory plan-making or development management processes, nor the detailed assessment of environmental, transport, infrastructure and community impacts that would be required.

FFA is promoting the residual land at Pine Ridge Golf Course for development via the Local Plan process. Land uses on the residual land are not yet determined, and it is the intention of FFA to discuss this with the Council and Stakeholders as part of the normal planning process, noting that FFA is required to make best use of its assets to support the important work of the organisation.

This letter sets out the response of FFA to the relevant questions of the Council's Local Plan Scoping consultation as below.

Question 1: Strategic cross-boundary issues

Yes. The future of Frimley Park Hospital is an important cross-boundary matter. The hospital serves communities across a wide catchment, and its proposed relocation has implications for healthcare provision, workforce and housing needs, utilities, emergency access, biodiversity and supporting infrastructure.

FFA understands that the NHS has already undertaken a rigorous site selection process and the need for a relocation of Frimley Park Hospital is well-documented. The Local Plan Review will further provide for coordinated working between Surrey Heath Borough Council and neighbouring authorities.

FFA considers that the Local Plan process should be open and evidence-led. Relevant growth assumptions and options should be published by the Council at appropriate stages so that communities and stakeholders can understand how strategic choices are being made. The focus of these discussions should be centred around the overarching benefits of a new hospital to all residents in the west of Surrey.

Question 2: Vision to 2040

The Local Plan Vision includes in Appendix 1 of the consultation paper remains a suitable starting point, but it should give greater prominence to health and wellbeing and the delivery of housing to support inclusive communities. These two aspects are important planning matters in the preparation of the Local Plan 2040.

The Vision should therefore recognise that the delivery of nationally and regionally important social infrastructure may require careful consideration of land not previously identified for development, provided that reasonable alternatives and impacts are examined transparently. It should also acknowledge that Surrey Heath faces a significant challenge in meeting the increased housing needs, identified in the government's standard methodology.

Question 3: Strategic Objectives

FFA broadly agrees with the current Strategic Objectives as a useful starting point. However, the Strategic Objectives should be updated to include the delivery of a new hospital in Frimley as a standalone objective. This is an important development that will need to be delivered during the new plan period, and which is a once in a generational opportunity for healthcare transformation.

Question 4: Location of future development

FFA is promoting the consideration of Pine Ridge Golf Course for development and supports Frimley Health NHS Foundation Trust's intention to relocate Frimley Park Hospital to part of the golf course site. Pine Ridge Golf Course should therefore be assessed as a potential strategic location for the proposed relocation of Frimley Park Hospital and for an appropriately planned mix of supporting development and infrastructure.

FFA's position is that development of the residual land will be promoted through the statutory plan-making process, so that need, impacts and mitigation can be examined openly. The Site should be considered as

part of a coordinated spatial strategy of land uses across Surrey Heath, with clear delivery principles for healthcare provision, other land uses, access, movement, green infrastructure and complementary uses.

Question 5: Carbon reduction and climate adaptation

The Local Plan Review should consider how the location of development close to existing facilities, social infrastructure and public transport will maximise carbon reduction. Climate resilience should be considered as part of the site selection process with Building Regulations and Future Homes Standards addressing built form.

Question 6: Meeting the increased housing requirement

The Council should assess all reasonable and deliverable options through a transparent spatial strategy and site selection process. The Council acknowledges the step change required in the delivery of new homes in Surrey Heath stemming from the standard methodology. It will need to ensure that the community fully understand the increased delivery and set out a robust process of site identification. Green Belt will need to be reviewed, however, it is noted that there are strategic non-Green Belt sites available that would need to be tested before wider Green Belt releases.

Where development is considered at Pine Ridge Golf Course, any potential contribution to mixed use development adjacent to health care should be considered without assuming a predetermined scale or mix at this stage.

Question 7: Types of homes

Any mixed-use housing should respond to robust evidence of local need. This should include consideration of greenspace – public access - key-worker housing and accessible or specialist accommodation, alongside a balanced range of homes and other Community uses. Any provision should be integrated with transport, services, green infrastructure and the operational requirements of the hospital.

A further consideration for the new Local Plan will be the provision of specialist and elderly persons housing, which is an increasing need in Surrey Heath. The new Local Plan might consider the allocation of land for those needs.

Question 8: Scope of the review in relation to new homes

The Local Plan Review should consider the relationship between housing, strategic employment, healthcare provision and infrastructure. Policies should provide sufficient flexibility for comprehensive planning while setting clear expectations for affordability, accessibility, design quality, sustainability, delivery and long-term stewardship.

The Council must ensure that it provides for sufficient land overall to meet the needs of the standard methodology, plus a buffer to ensure flexibility.

Question 12 & 13: Location of employment uses and sectors

Healthcare, research, education, innovation and appropriate complementary employment uses are best located where they can operate as a coherent cluster with strong strategic access and supporting infrastructure.

The Local Plan 2040 should support healthcare, medical research, life sciences and education sectors. Policies should safeguard the hospital's primary healthcare purpose while enabling appropriate complementary activity and ensuring that employment and skills benefits are accessible to local communities.

Questions 15 and 16: Infrastructure

Section 8 of the consultation paper includes the only reference to the intended Frimley Park Hospital relocation. As set out above, this is a key deliverable of the planning process that should be recognised in both the Vision and Strategic Objectives of the Local Plan 2040.

Infrastructure planning should begin at the earliest stage of this Local Plan Review. Priorities should include safe and resilient access for patients, staff, emergency vehicles and visitors as well as public transport and active travel connections. The new Local Plan provides the opportunity to create an accessible movement network in this part of Frimley.

Questions 17 and 18: Natural environment

FFA recognises Pine Ridge's environmental qualities and the sensitivity of planning for change on a substantial development site, noting that the Site is not within the Green Belt. FFA understands the importance of a landscape-led approach informed by up-to-date evidence on ecology, arboriculture, habitats and drainage. It is keen to work with the Council to understand the potential of this land as a development site. The Site benefits from the proximity to a large built-up area.

Questions 19 and 20: Green Belt and countryside

The scale of the challenge in meeting housing needs will mean that the Council needs to consider the potential of Green Belt land releases. Government policy is clear that changes to Green Belt boundaries should only be considered in exceptional circumstances and where justified, including meeting housing needs.

Whilst this is a matter primarily for the Council, FFA note that the Pine Ridge Golf Course is a strategic development opportunity that is not within the Green Belt. Consideration for development therefore needs to come before wider Green Belt releases, regardless of whether the new hospital site is delivered.

Question 22: High-quality design

The new Local Plan should establish clear design expectations relating to landscape character, building heights and massing, movement and public access. FFA is supportive of the Council's desire to promote high-quality design across the Borough and notes that the Council has a variety of toolkits available to help with this approach. As well as the emerging Design and Placemaking Planning Practice Guidance,

which sets national design standards, the Council may consider the use of local Design Codes to inform the design strategy for individual sites.

FFA also supports the notion of mixed-use development. The relationship between healthcare and other uses will make a positive contribution to the creation of inclusive communities.

Question 23: Effective use of land and density

The new NPPF supports the notion of increasing density in well-connected places. The Local Plan Scoping recognises that increasing density has an important part to play in the delivery of much-needed development and housing, in particular.

The land at Pine Ridge Golf Course offers an important opportunity to design a well-connected place that benefits from the proximity of existing infrastructure, compared with other parts of the Borough. It is on the edge of a large built-up area and close to existing facilities. FFA is therefore supportive of the efficient use of this land for development and keen to work with the Council and stakeholders to ensure any development is of an appropriate density in this location.

Question 25: Other issues

The Local Plan Review 2040 needs to clarify the start and end of the plan period and how the evidence base will be adjusted to include the 30-month preparation period. This is important for housing needs, as current delivery is less than the standard method which was introduced in December 2024.

Conclusion

FFA is willing to participate constructively, share relevant information as it becomes available and engage with the Council, the NHS and other stakeholders as part of its land promotion. This is consistent with FFA's role as a responsible landowner.

FFA asks that the Local Plan Review expressly considers Pine Ridge Golf Course (not in the Green Belt) as a strategic opportunity capable of accommodating the proposed relocation of Frimley Park Hospital and an appropriately planned mix of supporting development and infrastructure.

FFA looks forward to continued engagement as the Local Plan Review progresses.

Yours faithfully,

Shaun Garrett
Chair - FFA