

Surrey Heath Borough Council – Examination Action Point

Surrey Heath Borough Council Note

Matter 9 – Question 5 – Land East of Park Street, North of Princess Way

A note of the timescales for bringing the site forward

Policy CTC4 identifies this site, which largely comprises the former House of Fraser Building, for a mix of main town centre uses with the opportunity to improve the gateway into Camberley Town Centre from Park Street. The majority of the site has been vacant since 2023, with only three remaining tenants – Natwest bank and two telecom antennas on the roof. The Natwest bank lease expires in 2032, with earlier termination to be negotiated if needed.

Re-use of the building would require enabling works including asbestos removal and potentially opening up Cambridge Square and externalising shopfronts.

Consequently, local authority funding for the project is on hold until the new unitary authority is formed and a business case can be submitted with a financial bid in 2027. The marketing of the site would commence then, followed by planning and design in 2028 and new development in place by as early 2030 depending on scope. The site can accommodate commercial, residential or leisure uses due to its convenient town centre location and in line with Policy CTC4.