Welcome



The existing building

Thank you for attending today's consultation event.

This event is an opportunity to learn more about our plans for Bookham Community Centre, meet the project team and ask any questions you may have before we submit a planning application.

Around the room, you will find a series of banners that provide key information about the project. Members of the project team are also available to talk through the proposals, answer your questions and hear your views.

Feedback forms are available for you to complete today or take away and return to us by freepost. If you prefer, you can complete a feedback form online by visiting **www.communitycentre greatbookham.commonplace.is**

About the site



Site location plan

We are proposing a new, modern community centre on the site of the former facility at 164 Lower Road, Great Bookham.

Until 2019, the building at 164 Lower Road, owned by Surrey County Council, was leased to and managed by the Bookham Youth and Community Association (BYCA), offering activities for both young people and the wider community. The building was closed in August 2019 due to its deteriorating condition and the expiry of the lease.

Following the closure, alternative sites were explored, including a potential new centre at Lower Road Recreation Ground. However, this option could not be taken forward for several reasons, including concerns about development within the Green Belt.

We remain fully committed to delivering a new facility for the Bookham community, and the proposals on display here demonstrate our plans to do so.


The existing building


The existing building

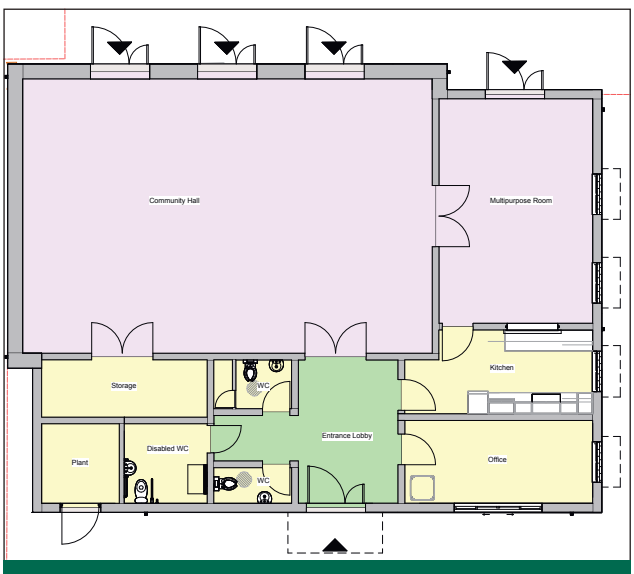
Bookham's New Community Centre



View of the proposed Bookham Community Centre

We are proposing a single-storey building which includes a large community hall, a multi-purpose room, a kitchen, toilets, an office and storage.

In addition to these community spaces, the centre will feature a new multi-sports surface suitable for a range of sports. This modern facility will replace the previous centre on the site, offering improved, accessible spaces to support the needs of the entire Bookham community.



Proposed internal floorplan



Proposed landscape plan

Sustainability

We are committed to sustainable development and are ambitious in our aims to become a carbon net-zero council. The proposed new community centre will reflect this commitment through a range of environmentally conscious measures, including:



Minimising heat loss from the outset to improve energy efficiency.



Reducing water consumption through carefully specified fittings.



Integrating low-carbon technologies, including air source heat pumps and solar photovoltaic panels.



Achieving a 20% Biodiversity Net Gain, ensuring the site is ecologically richer post-development.

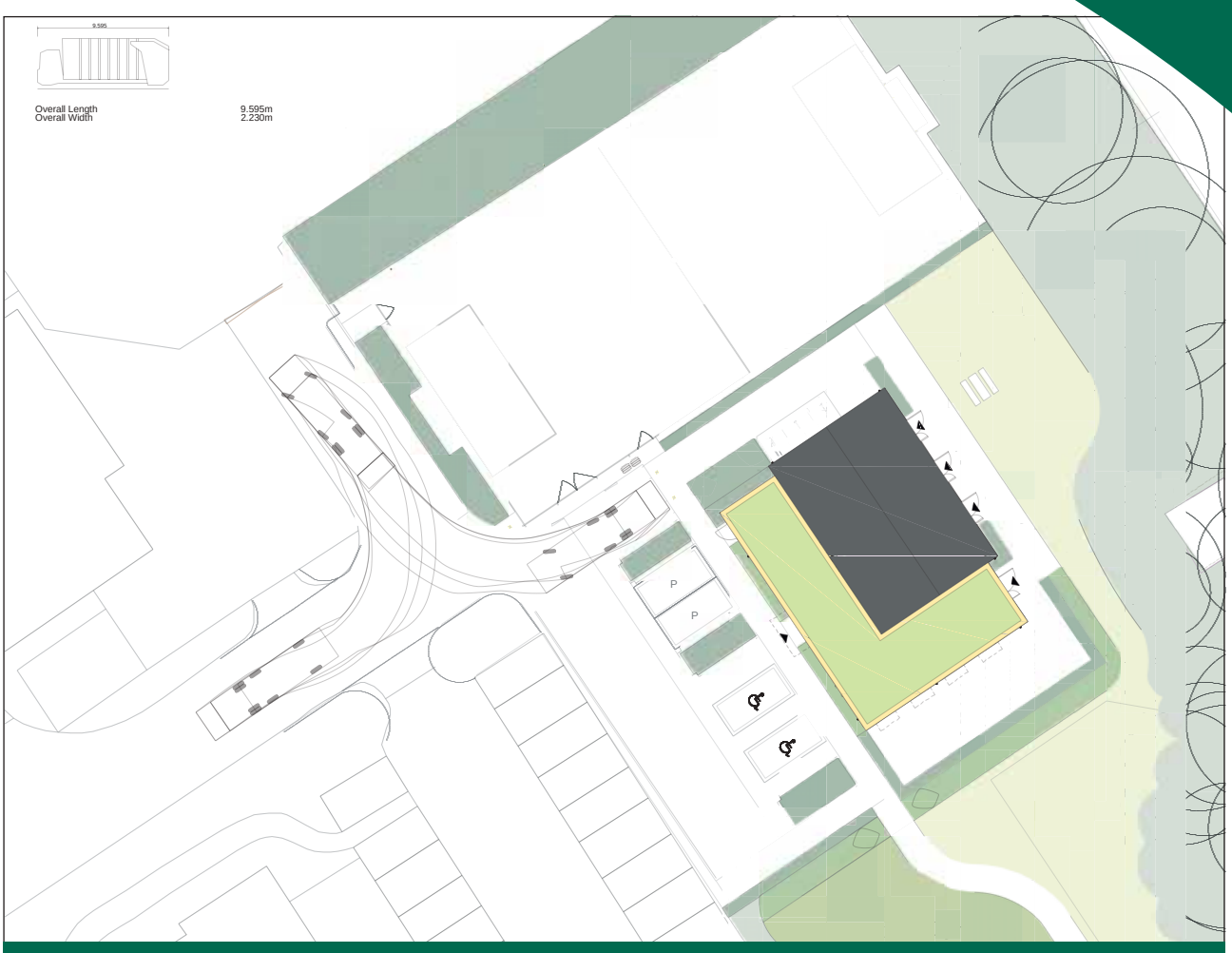


Using natural approaches and sustainable drainage systems (SuDS) to manage rainwater and surface water.



Prioritising materials and finishes that support our net zero goals and wider sustainability objectives.

Transport



Proposed highways plan illustrating car parking arrangements and refuse vehicle access route

We are working closely with colleagues in the Highways Department and the Highway Authority. We have conducted parking surveys of the local highway to inform our approach.

In developing our plans for the site, we have considered current on-street parking provision, the needs of our residential neighbours and nearby community facilities such as Eastwick Medical Practice and Bookham Scouting Centre. We are also exploring how an active Travel Plan can encourage walking, cycling and the use of public transport to the site.

Vehicular access to the site will be via Eastwick Park Avenue, with no access from Lower Road. The internal road layout has been designed to provide adequate space for refuse collection and other servicing activities, using the onsite turning head.

Our technical analysis indicates that trips to and from the site will be highest between 7 pm and 8 pm, when Eastwick Medical Practice is closed. A parking survey has been undertaken, which demonstrates that there is sufficient on-street parking capacity to accommodate the additional drop-off traffic.

The site will provide four car parking spaces, including two standard bays and two Blue Badge bays, alongside ten cycle parking spaces. This will be supported by the 'North Walls' bus stop immediately adjacent to the site on Lower Road, which provides regular peak-hour, weekday and weekend connections between Epsom and Guildford, as well as a two-way route to Bookham and Leatherhead railway stations and Guildford Friary Bus Station.

Next steps and feedback

Thank you for attending today's community event. We hope it has helped you understand our proposals.



View of the proposed Bookham Community Centre

Over the coming weeks, we will carefully review all feedback received and share it with our design team. The proposals will then be developed further before submitting a planning application.

As the site is a Surrey County Council asset it will be considered by Surrey's Regulation 3 Planning team.

Before you leave today, we would value your feedback on the plans you have seen. You can share your thoughts in one of the following ways:

- Complete a **feedback form** here today.
- Take a form home and return it using the **Freepost** address provided – no stamp required.
- Submit your feedback **online** by visiting **www.communitycentregreatbookham.commonplace.is.**

Please let us have your feedback by the 28 October 2025

If you have accessibility requirements let us know and we will advise you on how you can take part.

Project timeline

End of 2025
Planning Application Submission

Spring 2026
Construction Starts

Autumn 2026
Community Centre Opening