

Housing Needs Development Plan Document: Sustainability Appraisal/Strategic Environmental Assessment Scoping Report – Responses to Public Consultation

Last name	Question Number	Comments
General Comments		
Ms C Mortimer - English Nature	General	English Nature welcomes the production of a Sustainability Appraisal (SA) for the Housing Needs DPD which is likely to have a significant effect on the local environment within SHBC. The following comments represent EN's formal response to the document. For the avoidance of doubt, EN's opinions do not affect our obligation to advise on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan or programme which is the subject of this consultation, and which may despite SEA, have adverse effects on the environment.
Mr I Davie - Environment Agency	General	<p>Our understanding of this document is that it is purely based on numbers and mix of residential development. Should this document include any spatial element we would request that all environmental aspects would need to be covered in this SA.</p> <p>The document should comply with the Core Strategy, this includes the spatial issues arising from delivering the housing needs. Given that this will only cover numbers and mix of dwellings, the only environmental issues the Environment Agency consider relevant are sewerage and water resources. These issues will be directly affected by the amount of new housing needed in the Borough.</p>
Bisley Parish Council	General	<p>Further to my email dated the 4th April 2006, I am writing on behalf of Bisley Parish Council to thank you for attending out meeting on the 3rd April to talk about the above Scoping Report and for providing us with the helpful printouts.</p> <p>As you know, the Parish Council discussed the report in detail later at the meeting. The Parish has asked me to convey that in principle it agrees with all of the points and are generally supportive of the document. We now look forward to seeing documentation in respect of the next phase.</p>
Mrs M Pratt - Highways Agency	General	Thank you for giving the Highways Agency the opportunity to comment on the Housing Needs Development Plan Document Sustainability Appraisal/Strategic Environmental Assessment Scoping Study. I realise that you have provided a questionnaire that invites responses to the consultation process for housing. However, I am sure you will appreciate that it is difficult to capture the Highway's Agency response in this format. I have therefore provided some general comments alongside some specific responses that can be cross-referenced to the parts of the consultation document. I trust that this is helpful and would be happy to discuss any of the views set out below with you in further detail. The Agency's interest relates specifically to the motorway and trunk road network. The sole motorway

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		<p>within Surrey Heath District is the M3. There is significant localised congestion between Junctions 3-4a. Additionally, there is exit blocking onto the M3 during peak periods.</p> <p>In spatial planning and development control terms we have a duty to safeguard the operation of the motorway and trunk road network as laid down in the DTLR circular 04/2001 (Control of development affecting trunk road and agreements with developers under section 278 of the Highways Act 1980). In addition, we have been asked to work with local planning authorities and others to promote more sustainable transport and therefore look to your Council's LDF to promote strategies, policies and land allocations that will reduce the need to travel, particularly by the private car.</p> <p>The HA would suggest that the potential traffic and transport effects of all proposed development locations should be considered as a proactive input to the sustainable planning process. In particular, it is important that local level land-use development strategies take the opportunities to reduce the need to travel and reliance on the private car, reduce the distance travelled, encourage travel by sustainable modes and address any local air quality issues.</p>
Mr C Marsh	General	<p>I was concerned to see that out of 20 organisations invited to comment, FOUR represented Gypsies/Travellers/Showmen. I am very sure that this section of the community is not really 20% of the total population of Surrey Heath and it therefore seems very undemocratic indeed. In fact, the Council is in danger of being accused of artificially skewing the responses.</p>
Mr A J Barnett	General	<p>Obviously a great deal of work and research has gone into the production of this report. I feel that a lot of understanding of the content is lost due to complicating text, in other words it is difficult to fully absorb by the average layman (lay person). However, the report appears to cover all aspects of housing, housing needs and current/future housing situation. My personal main concern is regarding provision and requirements for recreation, sports and community meeting places, ex-service clubs and youth games the like. With increasing housing, entertainment needs to keep in line. Precious land needs careful consideration, to keep a balance between sports and recreation with housing and development, including offices and factories. It must be important that greenbelt land is not used for development of any kind.</p>

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Mrs C M Hanks	General	<p>I have looked at the Scoping Report and really appreciate all the issues that the Council have to cover and take into account.</p> <p>Obviously, I am interested in what the final decision will be regarding the reserve housing sites. My opinion is that eventually these sites will have to be released for development, if the Council is to meet its future housing targets. However, I feel that this will not happen in the immediate future, but perhaps nearer to 2016, or later. My main concern with the constant demand for more housing is similar to that of many people and that is the extra demand it places on the existing infrastructure - schools, doctors surgeries and the utilities, in particular the supply of water.</p> <p>I know that all these issues will be addressed in the Scoping Report, but wished to make you aware of my comments.</p>
Mr M Bedwell – West End Village Society	General	<p>Please note that the Scoping Report is very difficult to completely understand. Reports need to be clear with meaningful targets set. Many areas of this report are not comprehensible to the 'non-specialist' nor are targets always clearly identifiable or even set.</p>
Mr J E Smith – Chobham & District Angling Club	General	<p>Shorten the address - is ten lines needed? Looks like empire building. The bigger the address the more important I am?</p>
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	General	<p>I have answered as best I can but it is a bit complicated to fully understand I will talk to my colleagues, as I have not had much time to go into the details. I am not too critical of the plan as it is pretty comprehensive.</p>
Ms H Dennison – Royal Society for the Protection of Birds	General	<p>The RSPB welcomes the consultation of Surrey Heaths LDF documents. We would like to make comments on the scope of the assessment.</p> <p>The RSPB welcomes the reference to the forthcoming PPS3 and suggests that PPS9 and the associated circular should be included as a policy that will affect or influence the DPD. SH contains internationally important habitats including parts of the Thames Basin Heaths SPA, which supports significant populations of heathland specialists such as woodlark, Dartford Warbler and nightjar. The extent and importance of these designated sites, within the Borough and sensitivity to residential development alone, justify particular attention in the SEA beyond wider biodiversity considerations. The RSPB welcomes "creating sustainable communities" as being a key message from the context review. Biodiversity is a fundamental element of delivering sustainability as outlined in the national strategy. We believe that the biodiversity value of the Borough should be given greater emphasis and included as an issue in Table 2, page 10 given the level of housing need and the level of importance and sensitivity of some habitats, such as lowland heath, in the Borough to housing development.</p>

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Rose Freeman – The Theatres Trust	General	<p>The Theatres Trust is a statutory consultee on planning applications that affect land on which there is a theatre and was established by the Theatres Trust Act 1976 'to promote the better protection of theatres'. Our main objective is to safeguard theatre use, or the potential for such use, but we also provide expert advice on design, conservation, property and planning matters to theatre operators, local authorities and official bodies.</p> <p>The issues raised in this DPD are not directly related to the remit of the Theatres Trust, and we do not therefore have any comments on the document, but look forward to further consultations on the LDF process.</p>
Julie Delcroix – The Countryside Agency	General	<p>It is currently the Countryside Agency's policy to only become involved in a number of selected development plan consultations and we are therefore unable to offer comments on this occasion. We should explain that the absence of comment is simply an expression of our priorities. It should not be taken as implying a lack of interest; indeed we are always seeking to promote examples of good practice so if you think that your development plan policies demonstrate particularly well how the Agency's approach to planning in rural areas and urban fringe can be applied, then we would be pleased to hear from you.</p>
John Pounder – South East England Regional Assembly	General	<p>Thank you very much for the opportunity to comment on the Surrey Heath Housing Needs DPD: SA/SEA Scoping Report. At the present point in time the Assembly is only commenting on Core Strategy Development Plan Documents at the Preferred Options stage and the Secretary of State Submission stage. We are therefore unable to comment in detail at this stage on the Surrey Heath Housing Needs DPD: SA/SEA Scoping report.</p>
Mr JC Chaney – Chobham Parish Council	General	<p>We are therefore pleased to see a broad alignment of the Scoping Report to the issues and aspirations raised by ChobQuest (Parish Plan).</p>
Mr & Mrs Udall	General	<p>I have read the Scoping Report - it took me at least a fortnight to do so. I did not fully understand it, and to give you a meaningful reply would be difficult. An enormous amount of work has been put into it - on your part, of course - and I would suggest it requires someone like a Planner to study it and to reply to it. My guess would be to achieve what has been planned and discussed would take between 15 and 20 years. All I can do is wish you all the best of luck and success with this much needed work.</p>

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Question 1: Are there any other policies, plans, programmes or sustainability objectives that will affect or influence the DPD?		
Ms C Mortimer - English Nature	1	Table 1 - should include ODPM (2005) Planning Policy Statement (PPS) 9: Biodiversity and Geological Conservation as a key document. PPS9 states that local authorities 'should ensure that policies in local development documents reflect, and are consistent with, national, regional and local biodiversity priorities and objectives'. As such we consider that the document is key to meeting housing needs sustainably. For further information please see our attached appendix. This appendix sets out the policy written in bold which should be included within the Core Strategy.
Mr I Davie - Environment Agency	1	The following plans/policies should be added to your list and assessed appropriately according to their reference to the Housing Needs DPD. Although some of these documents may have already been identified in the 'Revised Scoping Report' for the LDF, however it is important that these documents are assessed to identify key messages and issues of direct relevance to the Housing Needs DPD and SA. European The Water Framework Directive (2000/60/EC) National and Regional Guidance and Policy Statements ODPM, 2004, Planning Policy Statement 23: Planning and Pollution Control DEFRA, 2005, Making Space for Water Environment Agency, 2001, Water resources for the future
Mr R W Couzens	1	See Appendix 1 Section 4 - Homes for all The creation of a satisfactory infrastructure for sustainable communities is greatly dependent upon reliable public transport if car use is to be reduced, together with its resultant demand upon site space and accommodation. Section 8 - Housing Circular 6/98 para 10 (i) stresses the importance of local services and access to public transport for affordable housing. The implications should be recognised. Higher densities envisaged in PPG3 must be applied carefully in relation to the net site areas devoted to housing, particularly in mixed use developments, in order to preserve amenity space and daylighting standards. Section 20 - SHBC Local Plan Development control deliberations should be based upon the accurate assessment of site areas devoted to housing and adherence to recommended density standards (see above).

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Mrs M Pratt - Highways Agency	1	PPG13 and Circular 04/2001 should be included.
Mr LHJ Spiller	1	It is important to consider Surrey Heath's position as a provider of skilled workers to London, Heathrow and Gatwick. Consideration must be given to planned developments and closures in these areas. Also developments at Farnborough Airport. The plan also needs to consider planned changes to Road and Rail infrastructure. Specifically I would say parking at railway stations.
Mr C Marsh	1	No
Mr G Irvin - Planning Committee Showmen's Guild of Great Britain	1	None
Mr J E Smith – Chobham & District Angling Club	1	The first thing you have to do is reprint the Scoping Report in ordinary language. If you recall some while ago there was a document called Surrey Compact that was written in gobledgook as well. We sent it back as not being understandable.
Ms S Edwards – Surrey Heath and Woking Primary Care Trust	1	Our Health, Our Care, Our Say; a new direction for community services (DH, Jan 2006)
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	1	With regard to sustainable objectives with the present water shortages and climate change how these plans are going to be implementable with the number of houses that are proposed. Also traffic congestion problems, and too many houses covering the available land, which in turn will cause floods and at other times water shortages.
Mr T Wells – Surrey Heath Tenants Federation	1	I believe there should be only housing for rent, this saving the green areas, also house/flat would be available for future families (generations). The owner/occupier (buyer) should be discouraged.
Mr J Russell (Countryside Secretary) – Surrey Heath Group of the Ramblers Association	1	Government economic policy is bound to be fundamental to the Development Plan. Unless there is a consistent level of funding down to local levels, there will be a fluctuation in priorities which will inevitably affect the ultimate delivery of the programme envisaged.

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Mr D Chesneau – The Camberley Society	1	<p>The DEFRA 2005 document referred to in Table 1 has a chapter headed "Confronting the greatest threat: climate change and energy". But this 'greatest threat' is not reflected at all - directly or indirectly - in the Key messages of Section 2.3 of the SA/SEA Scoping Report. A similar comment applies to other environmental and infrastructural considerations. (Elsewhere, the DEFRA 2005 document is described as replacing the 1999 DETR document referred to in Table 1. If this is the case, the earlier document should not be cited in the Scoping Report).</p> <p>Water supplies in the south east are clearly finite; any plan to meet housing needs must consider whether the additional demand on rivers and aquifers is sustainable. Likewise, the ability of the 'social infrastructure' - hospitals, police, transport, recycling facilities etc to meet a continuous higher level of demand must be addressed.</p> <p>It seems surprising that the references in Table 1 do not mention the 2005 SHBC 'Core Strategy of the Local Development Framework' or the 2005 SHBC 'Housing Needs Interim Research Paper', or the SHBC 'Housing Capacity Study 2005'. The extent to which it is proposed to create new housing must have significance for sustainability.</p> <p>(Para 1.15 of the Scoping Report refers to six tasks. Should this be five?)</p>
Mr A Wrench	1	This statement of policies is disappointing as it is clearly not sustainable. There are conflicts between the stated objectives, e.g. the Borough cannot realistically provide housing opportunities for all of us as too much land has already been developed and is still being developed for the better off in society. Until this is stopped and the emphasis changed, any other objectives are just a pipe dream.
Miss A Hook	1	With the greenbelt policy being enforced so rigidly the policies and plans stated will be irrelevant. Green areas are needed but not to the extent that we have at present. As a result 'town cramming' is becoming the norm and yet this is against ODPM policy.
Mr W Morgan	1	Are there no national or regional plans, policies etc specific to maintenance of high and stable levels of economic growth and employment. I would like to see greater emphasis to this throughout the document.
Mr JC Chaney – Chobham Parish Council	1	Special Protection Areas. Borough & Parish Housing Needs Surveys. Published Parish Plans & Village Design Statements. Surrey County Council's Local Transportation Plan (LTP2). Regional & County Waste Management Plans.
Mr G C Essen	1	None as far as I can see.

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Question 2: Is the baseline information collected relevant, accurate and of sufficient detail to support the DPD?		
Ms C Mortimer - English Nature	2	<p>To comply with the SEA Directive (Annex 1 (b) ©) the effects of the Housing Needs DPD on the Thames Basin Heaths must be monitored. It is not clear how the recommendations of the SEA Directive has been incorporated into the housing specific baseline review. This should be achieved by monitoring the spread of housing within Surrey Heath's Borough and the amount of housing which complies with the forthcoming recommendations in English Nature's draft Delivery Plan. Links to a Core Strategy Policy on the protection of the SPA must be clear within the DPD. In addition, monitoring the amount of housing which meets these targets is an appropriate target.</p> <p>There was no housing allocation map provided with any of the documents. The Housing Capacity Study which was provided with the Core Strategy Preferred Options Paper identified a number of provisional allocation sites all of which are within 2km of the Thames Basin Heaths SPA. It is essential therefore that suitable mitigation lands are also identified and if necessary secured to ensure that delivery of the allocation can occur in line with the Delivery Plan and the requirements of the Habitats Regulations.</p>
Mr I Davie - Environment Agency	2	<p>The Baseline information should include information on the potential environmental harm arising from housing needs. As mentioned above, the issues we consider relevant are sewerage and water resources.</p> <p>The SEA Directive requires (Annex 1 (b), ©) that "relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" and "the environmental characteristics of the areas likely to be significantly affected" are identified.</p> <p>We are happy to provide any relevant information to determine provide a baseline picture of the Borough.</p>
Mr R W Couzens	2	<p>See Appendix 2</p> <p>Housing Density - Target PPG3 densities should be carefully defined in Planning Control Documents (see above).</p> <p>Average House Price - The term 'some of the lowest average house prices' is misleading as the scarcity of existing small units would suggest a higher than average price for these types. Greater supply would make more affordable.</p>
Mrs M Pratt - Highways Agency	2	<p>The HA would expect opportunities to promote sustainable transport and reduce the use of the private car to be considered as an input to the DPD. We would like to see transport considered as a baseline sustainability issue. Traffic levels, sustainable travel, parking and air quality should all be looked at.</p>

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Mr LHJ Spiller	2	Gypsies etc - By the very nature of these groups, lack of supply will make the need evaporate into surrounding areas. I trust the research in 3.27 will address the wishes with respect to temporary accommodation in this Borough.
Mr C Marsh	2	Yes
Mr A J Barnett	2	As far as I know.
Mr G Irvin - Planning Committee Showmen's Guild of Great Britain	2	The indicator relating to the 'incursion' of Travelling Showpeople into Field 2100 Pennypot Lane is a crude measure of need.
Mr M Bedwell – West End Village Society	2	Most of the baseline data has favourable issues or constraints and are therefore of concern. Source data surely must be relevant and comparable over time to enable clear movement of changes/targets to be met.
Ms S Edwards – Surrey Heath and Woking Primary Care Trust	2	Does the baseline information include detail on the potentially rising numbers of physically and mentally disabled people requiring housing as a result of the growing number of very premature babies surviving.
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	2	It may not be sufficient but as you say it will help to identify sustainability issues and provide a basis for monitoring.
Mr T Wells – Surrey Heath Tenants Federation	2	It should appertain to rent only.
Mr J Russell (Countryside Secretary) – Surrey Heath Group of the Ramblers Association	2	The Scoping Report itself talks of collecting further information and at 3.19 there's mention of Surrey Heath conducting a survey. So clearly the sufficiency of information is very questionable. What's been collected so far may be relevant and accurate as far as it goes, but by what the Scoping Report says, there are gaps to be filled.
Mr D Chesneau – The Camberley Society	2	Assessing sustainability includes taking account of impacts on the natural environment, the use of resources and the ability of the man-made infrastructure to meet demand. If full baseline data are to be obtained, some measure of the current position with regard to these aspects is needed.
Mr A Wrench	2	Whoever prepared this should be congratulated. It is the most accurate, factual, down to earth document I've seen come out of Surrey Heath in all the years I have lived here.
Miss A Hook	2	I think a questionnaire should be sent to all addresses (like a census) to collate more up-to-date information and to obtain a more individual opinion on what form of development and housing should take place.
Mr W Morgan	2	No comment.
Mr JC Chaney – Chobham Parish Council	2	No further observations.

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Mr G C Essen	2	Yes
Question 3: Should any baseline indicators be added, removed or revised?		
Mr R W Couzens	3	New affordable housing units - 'Trend' - delete 'fluctuating' insert 'dropping'. 'Issues' - insert 'need for greater provision'
Mr LHJ Spiller	3	I do not think that affordable housing schemes are sustainable and they should therefore be singled out for measurement.
Mr C Marsh	3	3.8 - Imbalance of housing - ignores the history and very atmosphere of Surrey Heath. This atmosphere is the very attraction of living in the area. Similarly, just across the border in Hants, Aldershot has a very large number of smaller homes and a shortage of large buildings. If the two areas are taken together, the balance is already much closer than looking at Surrey Heath alone. 3.10 - Strong point. I choose to live alone in a four bed house mainly because of the nature of the area and the neighbours that this sort of dwelling attracts.
Mr A J Barnett	3	Not that I know of.
Mr G Irvin - Planning Committee Showmen's Guild of Great Britain	3	We wish to add the overall need for space for Travelling Showpeople - this to be in addition to your existing indicator of the use of Field 2100 Pennypot Lane.
Mr M Bedwell – West End Village Society	3	Additional indicators should include housing stock that has been removed/destroyed due to any development i.e. roads, industrial.
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	3	If it changes with further information the answers will be self explanatory as to whether they should be revised.
Mr T Wells – Surrey Heath Tenants Federation	3	The increase in rented houses/flats.
Mr J Russell (Countryside Secretary) – Surrey Heath Group of the Ramblers Association	3	At 3.10 mentions is made of not every small household wanting to live in a small dwelling. So how will the baseline information deal with such issues? In short, what flexibility factors will have to be built into the baseline information to ensure that a non-static picture of needs is fully reflected in what eventually gets built?
Mr D Chesneau – The Camberley Society	3	See answer to question 2.
Mr A Wrench	3	Yes - those stated in 1 which do not meet the very clear requirements stated in 2 should be eliminated without delay.

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Miss A Hook	3	The term 'key workers' is a poor definition. It should be 'skilled workers' all economies need all forms of workers to be prosperous. As well as what individuals need, I think the needs of areas also need to be considered i.e. Chobham, very poor infrastructure, few amenities and yet any development here is denied.
Mr W Morgan	3	No comment - but see response to question 1.
Mr JC Chaney – Chobham Parish Council	3	We believe that essential information to inform the DPD should include more specific information relating to Affordable Housing. In particular, the Borough Council should compile an inventory of: - Existing affordable housing (rented, tied, charitable, shared-ownership etc), or those under construction, identifying those that will remain affordable and those that might be lost to Right to Buy schemes; - "Small Dwellings" in private ownership (to try to protect this important sector of the affordable housing market from destruction or over-development); - Brownfield sites that are currently eligible for an affordable housing component.
Mr G C Essen	3	No
Question 4: Do you agree that these are the key sustainability issues for Surrey Heath?		
Mr I Davie - Environment Agency	4	The SA/SEA of the Housing Needs DPD does should identify the environmental problems associated with the issues we have raised.
Mr R W Couzens	4	Yes.
Mrs M Pratt - Highways Agency	4	When addressing these issues, means of incorporating sustainable transport options within developments should be considered.
Mr LHJ Spiller	4	Affordable housing schemes distort the market and seriously disadvantage those on the margin who do not qualify. Increasing the breadth of inclusion for affordable housing will result in more abuse to the disadvantage of the honest. It can only end with everyone living in state funded housing. The only way to reduce house prices is to increase the supply. Surely key worker housing is just employer 'tied' housing - why not call it that?
Mr C Marsh	4	To an extent. However, to link housing with local jobs is very parochial (sp?) and a little naïve. My neighbours work in Slough, Bracknell, Basingstoke, Heathrow and the Middle East. They are attracted to live in the Surrey Heath by the esteem of living in an area with like-minded people. If every local authority tries to achieve a 'balance' in housing, all places will end up becoming homogenised (i.e. the same) with loss of all atmosphere and style.
Mr A J Barnett	4	I guess so.

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Mr G Irvin - Planning Committee Showmen's Guild of Great Britain	4	We fully support your stated commitment to fulfilling PG22/91 and hope this will be reflected in final policy.
Mr M Bedwell – West End Village Society	4	Very difficult to understand issues - not written clearly or in a way the non-specialist can easily grasp.
Ms S Edwards – Surrey Heath and Woking Primary Care Trust	4	Yes.
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	4	More or less.
Mr T Wells – Surrey Heath Tenants Federation	4	Rented housing to be added thus stopping high house prices.
Mr J Russell (Countryside Secretary) – Surrey Heath Group of the Ramblers Association	4	As general statements, their scope is wide enough to suggest they can stand as the main sustainability issues for Surrey Heath.
Mr S Young	4	Yes. We need homes that key workers can afford and still have enough money to be able to enjoy a comfortable standard of living.
Mr D Chesneau – The Camberley Society	4	As implied in answers to the previous questions, to be sustainable, housing must to impose excessive demands on the natural environment, on resources, or on the man-made infrastructure. These factors are not mentioned in Table 2. Moreover, it is difficult to see how a number of the factors that are mentioned in Table 2 relate to the Bruntland definition of sustainability quoted in the introduction to the SA/SEA Scoping report.
Mr A Wrench	4	Judging by the mixed objectives in 1 the answer is no. If the objectives were sorted out to match 2 and produce a solid action plan and not just a wish list, then the criteria here makes great sense and the answer would be yes.
Miss A Hook	4	Skilled, disabled, elderly and Gypsies what about single people. Data show that 1 and 2 bedroom homes are required and yet there is no recognition for those who live on their own or assistance. These are key issues for Surrey but without releasing land house prices will remain high. The Council should consider buying large homes and converting them to smaller units. It is wrong to allow large houses to be demolished or bungalows to be enlarged - it ruins the character of areas.
Mr JC Chaney – Chobham Parish Council	4	No further observations.
Mr G C Essen	4	Yes

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Question 5: Are there any other issues you think should be included?		
Ms C Mortimer - English Nature	5	SEA Directive Annex 1 (d) has not been incorporated into Table 2: Sustainability issues and problems. Sustainability cannot be fully discussed in terms of social and economic issues alone. Both biodiversity and sustainable use of resources must be included as discussed below. In addition, housing cannot be considered sustainable if it does not meet the requirements of The Conservation (Natural Habitats & c) Regs 1994.
Mr R W Couzens	5	The careful application of higher densities and stringent standards of design and layout in the creation of affordable housing must be emphasised.
Mr LHJ Spiller	5	Transport links and proper, low-cost parking provision. Graveyards - people should be able to have their loved ones buried close to hand.
Mr C Marsh	5	The excess of vacant offices causes an expectation of more jobs being created - probably false in the age of working from home. If these offices remain empty, then additional housing will not specifically be required for these additional jobs that will not materialise.
Mr A J Barnett	5	I refer back to my opening remarks.
Mr G Irvin - Planning Committee Showmen's Guild of Great Britain	5	We await consultation on the needs of Travelling Showpeople as referred to in Appendix 1 - Policy 13. Section 3.25-3.27 - questions 2 and 3 in particular.
Mr J E Smith – Chobham & District Angling Club	5	Affordable Housing - yes. But put in infrastructure first. Better consultation about development, housing, roads, loss of common land. At the moment information is not passed from officers or councillors to the residents very well. It tends to remain with a select group - be more open.
Ms S Edwards – Surrey Heath and Woking Primary Care Trust	5	No.
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	5	What about air quality.
Mr T Wells – Surrey Heath Tenants Federation	5	All future houses/flats building should be for rent only not owner/occupier. Also commercial units should only be built to customer order not what the market expect. At present units are standing empty for years.
Mr J Russell (Countryside Secretary) – Surrey Heath Group of the Ramblers Association	5	Surrey Heath does not stand alone as an isolated Borough. There is interaction with the communities around it. Shouldn't there be some thought to this aspect and how it might (or might not) interplay with the issues facing Surrey Heath. It would be interesting too for comments on issues which might hold back the way in which Surrey Heath wants to develop itself.

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Mr S Young	5	Where new homes are being built there are too many flats which will lead to issues in the future. Where houses are being built these are too small with little or no garden so no space to bring up families, again this will lead to problems. The Council must start to use its powers to build on green belt by use of limited infill this will not see big area's of woodland being destroyed like the new homes on the Old Dean Estate. By allowing limited infill to build houses for key workers this is the end will have a less damaging effect than the current policy of losing woodland.
Mr D Chesneau – The Camberley Society	5	See answer to question 4.
Mr A Wrench	5	How the Council will shift its policy of allowing all the best development land going to fast buck developers who are building increasing numbers of high-priced houses, many of which are being sold into the speculative but to let market. Moreover, judging by the signs on these estates offering property to let, many seem to be empty almost permanently. Every expensive proerty built deprives the Borough of desperately needed affordable accomodation for key workers. I would estimate 1 expensive property costs us 3-4 key worker properties. Failure to correct this policy will keep pressure on valuable woodland which will be destroyed for low cost development as has happened to the extension of the Old Dean on the A30. In a district where there is high emissions pollution (2.5 vehicles per household) our green spaces are vital to the health of the community.
Miss A Hook	5	Woking is allowing developments where ever there is a space. Small homes are being demolished or extended as a result traffic is almost coming to a standstill, parking is almost impossible or very expensive. We need to be more Spatial - house and land, with covenants preventing reducing the curtilage - you need to think further ahead than the current housing problems.
Mr W Morgan	5	In addition to providing affordable housing for younger people, there needs to be a policy to ensure maintenance of employment opportunities at an appropriate level.
Mr JC Chaney – Chobham Parish Council	5	A key sustainability issue for the rural communities in the Borough is the loss of young people. The Chobham Parish Plan indicated a decline in the vital 15-29 age group of 36.3% between 1991 & 2001 (census data). The loss of this age group, which would include young families, has huge impact on the vitality of the villages: <ul style="list-style-type: none"> - Schools - Local shops & facilities - Employment & voluntary service - Public transport - Medical services etc.
Mr G C Essen	5	No

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Question 6: Do you agree that the sustainability objectives, decision aiding questions and indicators provide an appropriate framework for the SA of the DPD?		
Ms C Mortimer - English Nature	6	<p>EN is pleased to find an extensive list of sustainability objectives covering effective protection of the environment and prudent use of natural resources. However, the following points need consideration:</p> <ol style="list-style-type: none"> 1. ODPM (2006) Planning for Biodiversity and Geological Conservation: A Guide to Good Practice, suggests that previously developed land (PDL) be assessed as regards biodiversity value. Any valuable sites should be identified early on in the development of the LDF and protected as appropriate through DPD policies. The Housing Needs DPD only considers PDL in terms of derelict, degraded and underused land, whereas 'brownfield' sites can be wildlife refuges and must be monitored for the presence of protected species. Therefore, a headline indicator could be the number of sites identified as of nature conservation value. These sites are especially valuable as they may be able to contribute both to the Delivery Plan and greenspace targets. 2. EN has previously (response date 21st November 2005) suggested some indicator targets which will monitor the condition of the Borough's biodiversity. As Surrey Heath's encompasses large areas of internationally important heathland, it is appropriate that the populations of wild birds (particularly the Dartford Warbler, woodlark, nightjar) should be regarded as a headline indicator. However, this target is more appropriate when assessing the level of protection of the Special Protection Area (SPA), together with the area and condition of the SPA. The headline indicators for conservation and enhancement of the Borough's biodiversity should be: <ul style="list-style-type: none"> - BAP habitats - i.e. the extent of key habitats for which BAPs have been established including the areas of restoration and recreation. - Designated wildlife sites - their area and condition - including internationally, nationally and locally important sites (such as LNRs and SNCIs). 3. The inclusion of ancient woodland as a detailed indicator for flora and fauna is welcomed, but the size and extent of the woodland should be incorporated into the assessment as well as the reported condition of the site. This sustainability objective, number 15, should read: <ul style="list-style-type: none"> - 'To avoid damage and fragmentation to all habitats of importance for flora and fauna'. 4. The quality of open spaces is important but is difficult to measure as a headline indicator. EN recommends that the Accessible Natural Greenspace targets are adopted. These have been detailed before but for your convenience are repeated here: EN recommends that people livinh in towns and cities should have:

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		<ul style="list-style-type: none"> - an accessible natural green space less than 300 metres (in a straight line) from home - Statutory Local Nature Reserves provided at a minimum level of one hectare per 1000 people - at least one accessible 20 ha site within 2km of home; and one accessible site of 500 ha within 10km of home <p>Many local authorities have incorporated these targets into their local plans, these would be ideal targets for SHBC development framework as they are achievable and measurable. English Nature recommends that there is 1 ha of accessible natural green space per 1000 people and this target has since been adopted by the Audit Commission as a Quality of Life Indicator and the greenspace standards have also been included as a benchmark in Government Guidance on open space strategies. Please note, the above does not constitute the requirements of the Delivery Plan which are in addition to these standards.</p>
Mr I Davie - Environment Agency	6	<p>Sustainability Objective 14 It is encouraging to see the inclusion of the objectives which aim to improve the Borough's biodiversity. However, there are no objectives or indicators looking at wildlife corridors including river corridors.</p> <p>Suggested indicators: - Number of natural buffer zones to watercourse established or enhanced by planning condition (this could be measured by the number of conditions placed on planning applications requesting a buffer zone to a watercourse)</p> <p>Sustainability Objective 24 Suggested indicators - Number of new abstractions required - Number of new developments with water saving technologies</p>
Mr R W Couzens	6	<p>Yes - subject to amendment. Table 3.1 - 'Design criteria'. Add 'will it provide affordable housing to meet identified need within satisfactory environmental and amenity standards?' Table 3.6 - 'Headline Indicator'. Insert 'playing fields'. Table 3.17 - Extend 'Sustainability Objective' to read 'to ensure the protection of sustainable SPA's by the application of realistic development proximity standards appropriate to the special characteristics.</p>

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Mrs M Pratt - Highways Agency	6	<p>9 - To make the best use of previously developed land and existing buildings HA supports the policy to undertake development in preciously developed sites as these are primarily located in urban areas, where there are more likely to be alternative transport modes available. This approach can create the potential to minimise the development impact on the trunk road network in the District. If development is proposed in out of town locations, impacts on both local roads and the wider scale impacts on the trunk road should be considered, as development in rural areas generally has greater potential to generate more car trips.</p> <p>19 - To encourage more sustainable modes of transport and reduce traffic congestion In principle the HA is supportive of policies that encourage the use of sustainable transport and reduce reliance on the private car, as these modes have the potential to minimise the impact on the trunk roads nearby.</p> <p>26 - To support existing economic and agricultural acitivity in rural areas The HA would wish the Council to assess the potential transport impacts of businesses operating in rural areas. This is particularly relevant to rural areas, as alternative transport choices tend to be limited, meaning that levels of reliance on the private car can be much higher than in urban centres.</p>
Mr LHJ Spiller	6	<p>I would prefer it if 28 said "To support existing business...and encourage new business formation through the encouragement of incubator business parks". Hinted at in 10, 11 and 12 but not explicit.</p> <p>29 - To reduce demand for transportation by integrating industrial, residential and commercial areas so residents can work, shop and play within walking distance of their home or from home.</p>
Mr C Marsh	6	<p>Item 2 ref healthy lifestyles need to refer to availability of GP's with open lists and to NHS dentists with open lists. It is mentioned under transport but first the availability needs to be there in the first place.</p> <p>Item 5 - in the overall context of this major initiative, I would consider the Camberley Theatre to be so minor as to be irrelevant.</p>
Mr A J Barnett	6	Ok.
Mr G Irvin - Planning Committee Showmen's Guild of Great Britain	6	Yes
Ms S Edwards – Surrey Heath and Woking Primary Care Trust	6	Yes.
Mr S J Robinson – Farnborough, Fleet & Aldershot Friends of the Earth	6	Yes as far as they go.

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Mr T Wells – Surrey Heath Tenants Federation	6	No only if you take notice of houses for rent only.
Mr J Russell (Countryside Secretary) – Surrey Heath Group of the Ramblers Association	6	<p>Improving education and skills is more of a national issue and for these matters to reflect the Borough's needs per se is hopeful to say the least. Reducing crime and fear of crime will come about to a large degree on how the future shape of police forces is determined by national government. So this ought to be factored in. Cultural, social and leisure provision is essential, but the chequered history of Park Street is a warning to all!</p> <p>Reduction in greenhouse gases is commendable but Britain is scheduled to miss its targets! What specific comments of any accuracy can be written into the Borough's plans except a very generalised and not very enforceable statement? The issue has to be reflected in the Borough's statements of intent, but the matter is very one with a national dimension. So do the Borough's objectives have to be qualified by this fact? With a number of the sustainability objectives having a national dimension it will be difficult for the Borough's DPD to ensure that the objectives get met in full.</p>
Mr D Chesneau – The Camberley Society	6	<p>The objectives in Table 3 are much wider in scope than much of the rest of the text that precedes it. As such, they are a much better reflection of the wide implications of sustainability. However, in view of the underlying complexity of many issues mentioned, it would be too simplistic to endorse the Table fully. In particular, at least two of the objectives are value judgements - enhancing town centres as an objective assumes that enhancing out-of-town shops should not be an objective, in spite of their obvious popularity. The objective to encourage the enjoyment of the countryside is particularly prejudiced. Some sectors of the population prefer bowling alleys, games arcades and skateboard parks to 'the countryside'.</p>
Mr A Wrench	6	<p>Only if there is a policy and action plan to shift development towards that so well described in 2. Otherwise, the measurements etc will be totally misleading. We need a zero increase in high cost housing and a several 100% increase in affordable housing.</p>
Ms Georgie Cook – Thames Water	6	<p>Sustainability objective 24 - 'To reduce the risk of flooding'</p> <p>Flood risk is a significant issue with regards to development. Thames Water would be satisfied if sewer flood risk was considered in the Sustainability Objectives. Thames Water would like to make the comment that flood risk from sewers can be increased by development and that this, as well as fluvial flood risk, should be included in any flood risk assessments.</p> <p>Sustainability Objective 24 - 'To encourage reduced water consumption'</p> <p>Thames Water is pleased to see water consumption as an Objective. Thames Water actively promotes water saving schemes and supports any policies that encourage reduced water consumption.</p>

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Miss A Hook	6	Yes - it's all common sense really. One thing - the policies of the ODPM have good intentions but the local Council interpretation of these policies is not with the same intentions. Also appendix 2, page 2 - Average houses built per year 2001 - 2016 averages 285 per year! So the aim is to decrease housebuilding!
Mr W Morgan	6	Yes - but see response to question 1.
Mr JC Chaney – Chobham Parish Council	6	There does not appear to be any reference to road congestion or road safety indicators, which will obviously be impacted by the numbers and density of housing developments.
Mr G C Essen	6	Yes