

CONSULTATION STATEMENT

WESTERN URBAN AREA CHARACTER SUPPLEMENTARY PLANNING DOCUMENT

Prepared under Regulation 12(a) of The Town and Country Planning (Local Planning)(England) Regulations 2012

1. Background

This consultation statement sets out the following:

- Who the Council consulted when preparing the SPD;
- A summary of the main issues raised by those consulted;
- How these issues have been addressed in the SPD.

This Statement has been prepared in accordance with Regulation 12(a) – Supplementary Planning Documents – Public Participation, of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. Early Stakeholder Consultation on the preparation of the Draft Supplementary Planning Document

During preparation of the Draft Western Urban Area Character Supplementary Planning Document (SPD), the Council undertook an early engagement exercise with the Development Control Team at Surrey Heath Borough Council. This consultation took place in the summer of 2011 and involved both formal and informal meetings. Advice received from Development Control Officers was incorporated into the draft SPD.

As well as undertaking early engagement, the Borough Council contacted the three statutory consultees comprising Natural England, Environment Agency and English Heritage on an SEA screening assessment for a 28 day period from 18th May 2011 and 15th June 2011.

The three statutory consultees were also requested to advise whether Appropriate Assessment under the Habitats Directive (92/43/EEC) and the Conservation (Natural Habitats & c.)(Amendment)(England & Wales) Regulations 2007 was also required.

Copies of the SEA determination are available on the Councils web-site at <http://www.surreyheath.gov.uk/planning/planningpolicyandconservation/WUA.htm>

3. The Regulation 17 consultation

The draft SPD was prepared and consulted on under Regulation 17 of The Town and Country Planning (Local Development)(England) Regulations 2004 (as amended).

In accordance with these Regulations the draft SPD was subject to the following consultation arrangements: -

- a) A formal consultation period ran for a 6-week period between 2nd February 2012 and 15th March 2012.

- b) The Draft SPD and supporting documents were made available for inspection at:
- a. Surrey Heath Borough Offices; and
 - b. Camberley and Frimley Green libraries.

The documents were also available to view and download from the Council's website on a dedicated webpage for the SPD - www.surreyheath.gov.uk/wua

Potential consultees were given the option of responding to the consultation online or via email or letter.

- c) In accordance with the SCI an advertisement was placed in the local newspaper stating where a copy of the documents could be obtained and how to make representations. The advertisement appeared in the Camberley News on 3rd February 2012.
- d) A targeted consultation was undertaken on this SPD. A covering letter or e-mail notifying consultees of the publication of the Draft SPD was sent to:
- All specific consultation bodies
 - Relevant voluntary and community groups including amenity and residents associations

Appendix 1 sets out the persons and bodies contacted.

4. Responses made to the statutory consultation exercise

A total of 10 responses were made to the consultation exercise. Respondee included statutory organisations, residents groups, agents, local businesses and private individuals.

The responses received, and how they have been addressed by the Council in preparing the final version of the SPD are set out in Appendix 2.

APPENDIX 1 – Those organisations and individuals consulted

Sport England		Katy Walker
Environment Agency		Marie Rose
Hampshire County Council		
Hart District Council		
Rushmoor Borough Council		
Guildford Borough Council	Planning Policy	Tracey Haskins
Bracknell Forest Borough Council		
Surrey County Council	Historic Buildings Officer	Martin Higgins
Surrey County Council	Planning Implementation Team	Sue Janota
Surrey County Council	ROW Officer	James Taylor
Surrey County Council		Gary Jackson
Highways Agency		David Holdaway
Natural England	Planning Advisor	Heather Twizell
Surrey Sites and Monuments Officer		Mr Tony Howe
English Heritage		David Brock
Heritage Sites		Dr Joe Flatman
Basingstoke Canal Authority	Canal Director	Ian Brown
Surrey Wildlife Trust		Ken Anckorn
Surrey Fire Brigade	Station Officer	
Surrey Heath Chamber of Commerce		Mr D Fuller
Brackendale Residents' Association		
Heatherside Community Association		
Mtychett, Frimley Green & Deepcut Society	Chairperson	Kevin Daley
Camberley Natural History society,		Jackie Down
Watchetts Residents Association		Angela Lonsdale
Camberley Society		Dr Eric Brigson
Yorktown Business Association		
Frimley Green Residents Society		Mrs A Taylor

The Mytchett Community Association		
Frimley Community Association		Mr M Rhodes
Thames Water	Development Planning Manager	Mark Dickenson
National Grid	Land and Development Manager	Mr B Green
Network Rail	Route Enhancement Manager - Network Rail Wessex Route	Gavin Johns
BT plc		Mr D Rees
Southern Electric	Wayleave Officer	
South East Water	New Connections Section in Business Planning	
Southern Gas Networks		
National Grid Company		
Blackwater Valley Countryside Partnership		Sue Dent
The Surrey Gardens Trust		Bernice Hall
Society for the Protection of Ancient Buildings		
Theatres Trust		
Victorian Society		
Twentieth Century Society		B. Edwards
Surrey and Hampshire Canal Society		Gareth Jones

APPENDIX 2 – Responses from consultees on the Draft SPD and Officer Comments

Stakeholder Comments			
Name	Organisation	Summary Comments	Officer Comments
Chris McDonald	Camberley Society	Society welcomes the general philosophy of the document and appreciates the thoroughness of the survey and study work and the logic of the characterisation methodology.	Noted
		The Society supports the draft identification of Character Areas	Noted
		The approach of defining specific features & development pressures in each area seems logical and correct so that they provide a firm basis for the detailed Principles. The Society does not wish to quibble over any of them	Noted
		There should be an express requirement in Principle WUA1 to, where practicable, supplement or improve positive features of an area, and not just pay regard to them.	Agree. Amend WUA2 as follows: “...negative features. Where practicable, new development should actively seek to add to the positive features of an area.
		There should be a requirement in WUA2 to offset, where practicable, existing negative features.	Developers will be expected to ensure that existing negative features will not be re-inforced and where possible, to enhance the existing positive features. This is considered proportionate. No change proposed.
		The wrong images have been inserted on page 31	Correct images to be inserted.
		Society expects the new standards will result in reaction and increased refusals until developers become accustomed to the requirements. The Council must resolve to adhere to its new guidance, resisting temptation to relax its new standards in the face of short term criticism.	Noted
Alan Kirkland	Southwell Park Residents Association	The SPD is welcomed. Association believes the guidance accurately reflects the character of the Western Urban Area and seeks to provide a much needed balance between preserving the historic context and encouraging new development. It is hoped that the SPD will be adopted.	Noted
S. Ashurst	Residents of Iberian Way, Burgoyne	Residents have consulted and in general approve of SPD. The guiding principles given under WUA1, WUA 2 and WUA 3 should be followed.	Noted

	Road, Chestnut Avenue and Mulroy Drive		
		Grouping of this estate under Post War open is not entirely correct. Historically the estate followed on from Elsenwood to the same designs of 4 bedroom 2 storey detached houses with garages on generous plots, the front gardens delineated by dwarf front walls. Elsenwood and Coppid Hall are no more hedged than Beaufort.	Grouping of the estate under Post War Open Estates Character Area is considered to be correct. Apart from the dwarf front walls this area has the open front gardens and most of the other characteristics of the Character Area. However, the dwarf walls are an important element of the estate and this should be recognised. The SPD is to be amended as follows: Specific Character – Post War Open Estates Boundary treatments ...On some estates a degree of enclosure has been achieved through the use of hedges, vegetation and dwarf walls.
		The following should apply to this estate: HE2 Development forms that are contrary to the prevailing development form of detached houses set in spacious individual plots will be resisted. Developments with closely set buildings, cramped or overly prominent appearances, minimal provision of side gardens and high plot ratios will be opposed.	Most of the houses on this estate were set closely together when built. Guiding Principle PO1 expects new development to pay particular regard to maintaining space between and around buildings and to be in the form of 2 storey detached buildings set in individual plots. PO1 is considered to provide the protection that residents are seeking. No further guiding principles are considered justified.
Sue Janota	Surrey County Council	Document is welcomed in that it pays significant regard to historic development and character of Western Urban Area	Noted
		Paras 1.10 – 1.17 should make specific reference to relevant national and local planning guidance on historic environment, especially the character assessment and protection sections of these documents.	Planning Policy Context to be amended in light of NPPF and adoption of Core Strategy and Development Management Policies DPD.
Martin Small	English Heritage	The document is seen as being important and valuable. The Council's recognition of the importance of place and character and its initiative in	Noted

		preparing this SPD is welcomed.	
		English Heritage considers the historic environment to include not only elements that are designated and enjoy statutory protection but all elements that help define an area's local distinctiveness. A more explicit recognition of the wider historic environment (including non-designated features) should be expressed in the Guiding Principles in addition to the specific references to designated heritage assets in Principles WUA4 and WUA5. This would be consistent with PPS5.	The need to explicitly acknowledge the wider historic environment is accepted. WUA 1 to be amended as follows: “... The local patterns involve the built, historic and natural environments and include types of uses, shapes of roads and linkage spaces, plot shapes and sizes, open spaces and space between buildings, age, type and heights of buildings, scale and massing, building lines, roof design, architectural detailing, garden provision, vegetation, boundary treatments, water features , parking and street scenes...”
		Reference should be made to the setting of listed buildings	Acknowledged. WUA 5 to be amended as follows: “All development involving either listed or locally listed buildings and their settings will need to ...”
Mike Waite	Surrey Wildlife Trust	Although SPD is predominantly concerned with conserving and enhancing the built environment it is felt that there is sufficient reference to the historic evolution of the development of the area to justify some expansion of policy on specifications for open space design and landscaping. E.g. alluding to former heathland identity of area and expectation to see landscaping specifications reflecting this to appropriate degree.	This is a matter that will more properly be addressed through forthcoming SPD's on Design and Green Infrastructure.
Jamie Melvin	Natural England	SPD is welcomed. NE believe that it is fundamental to sustainable development and quality of life that local needs should be met locally and that all new development is well designed to fit and enhance it context.	Noted
		SPD provides an opportunity to ensure integration of environmental considerations into development however many of comments made in response will also apply to forthcoming SPD which will deal with sustainable design issues.	Noted
		SPD does not go as far as it could in terms of incorporating support for delivery of green infrastructure throughout SPD	This is a matter that will more properly be addressed through forthcoming SPD on Green Infrastructure.
		Opportunity has been missed within SPD for enhancing new development for biodiversity and protected species. Practical measures such as incorporation of	This is a matter that will more properly be addressed through forthcoming SPD's on

bat boxes, swift boxes and retention and provision of garden ponds could be encouraged through specifying for all the need to have regard to the provision of biodiversity enhancement and new habitats.	Design and Green Infrastructure.
There are no criteria to guide the provision of new lighting. Restriction of lighting in estates on urban fringes should be considered as it reflects the character of heathlands and is likely to be less disruptive to wildlife.	This is a matter that will more properly be addressed through forthcoming SPD's on Design and Green Infrastructure.
Section 5.6 – 5.8 Edwardian Mosaic. Natural England supports the inclusion of measures to protect the loss of front boundaries, to stop the paving over of front garden areas and the provision of a green character through the retention of existing large trees and the provision of space for the planting of native hedges, large trees and shrubs.	Noted
5.9 – 5.12 Wooded Hills Natural England support principles which aim to protect the large trees, hedges and dense mature vegetation to give the area a predominantly soft, green character and create green tunnels along road corridors.	Noted
5.9 – 5.12 Wooded Hills Lack of publicly accessible open green space is negative feature of area. An additional principle could be added to support provision of public open green space should the opportunity arise to support provision of linkages to current open space recognised by the council	This is a matter that will more properly be addressed through forthcoming SPD on Green Infrastructure.
5.13 – 5.14 Post War Council Estates PC1 (d) refers to the “ <i>provision of space to enable the retention of existing trees and mature vegetation</i> ”. Natural England suggests this is rephrased to provide for the “ retention and provision of trees. ”	Agree with proposed change. Guiding principle PC1(d) to be amended as follows: “Provision of space to enable the retention and provision of trees and mature vegetation.”
5.17 – 5.18 Contemporary Paved Estates Supports maintenance of the open front gardens, and the retention of trees and mature vegetation. In particular, the intention for new development to pay regard to the provision of new amenity green space is supported.	Noted
5.17 – 5.18 Contemporary Paved Estates Criterion CP1 (f) “to enhance the Area” could be amended so that new development not only not retains but also provides for new native trees and mature vegetation of local provenance.	The detailed nature of landscaping schemes is a matter for the forthcoming Design SPD. Guiding principle PC1(d) to be amended as

	<p>follows: “Provision of space to enable the retention and provision of trees and mature vegetation.”</p>
<p>5.19 – 5.21 Intense Terraces Guiding principles supported but would welcome further emphasis on provision of trees, vegetation and soft landscaping.</p>	<p>Agree.</p> <p>Guiding principle IT1(a) to be amended as follows:</p> <p>“Provision of high quality hard and soft landscaped space around buildings. Provision of large scale soft landscaping elements such as swathes of low level planting and, where practicable, mature trees will be expected. Particular attention should be paid ...”</p> <p>Guiding principle IT1(c) to be amended as follows:</p> <p>“High quality hard and soft landscaping to be provided in parking areas. Provision of large scale soft landscaping that includes trees will be expected.”</p>
<p>5.31 – 5.32 Main Thoroughfares Measures to strengthen the green character of main thoroughfares and the protection of front garden areas supported. Add to criteria MT1(e) <i>“provision of space for the planting of native hedges, large trees and shrubs of local provenance”.</i></p>	<p>This is a matter that will more properly be addressed through forthcoming SPD’s on Design and Green Infrastructure.</p>
<p>5.33 – 5.34 Commercial Nodes Recognising the multiple negative features that are listed for this Character Area, Natural England recommends future support for the delivery and improvement of green infrastructure in these areas and other measures to enhance the area. The guiding principles should support the incorporation of Green Infrastructure into the civic spaces which exist in the Commercial Nodes and which are typically hard and urban in character.</p>	<p>This is a matter that will more properly be addressed through forthcoming SPD on Green Infrastructure.</p>

		<p>5.35 – 5.36 Lanes Include in criteria L1 (d) “and protection of hedgerows as boundaries”.</p>	<p>Agree.</p> <p>Policy L1(d) to be amended as follows:</p> <p>“ Provision of opportunities to soften the closely set buildings with vegetation and protection of hedgerows as boundaries””</p>
		<p>5.40 – 5.44 A30 Commercial Corridor Gardens and verges are often hard surfaced where present. Enhancement of these areas should be encouraged.</p>	<p>Agree</p> <p>Policy CC1(a) to be amended as follows:</p> <p>“New development to facilitate the enhancement of the London Road scene as the principle gateway to Camberley town Centre. The provision of very high quality architectural design with good articulation, careful proportioning and fine detailing will be expected. High quality hard and soft landscaping of the spaces around buildings will be expected and should include space for large structural soft elements elements including, where appropriate, mature trees.”</p> <p>Policy CC1(h) to be amended as follows:</p> <p>“Enhancement of existing off street parking areas and paved over gardens will be encouraged.”</p>
		<p>5.45 – 5.46 Industrial Estates and Infrastructure These areas have minimal landscaping and greenery. Additional efforts to incorporate green space would help mitigate against the negative environmental effects of traffic movement and other issues and provide possible benefits for local workers. Suggest adapt criteria IE1 c so it reads “incorporation of green infrastructure and landscaping..”</p>	<p>Agree</p> <p>Policy IE1(c) to be amended as follows:</p> <p>“Incorporation of green infrastructure and landscaping where possible, especially ...”</p>
Steve Bailey	Blackwater Valley Countryside	This is a very good piece of work which should help maintain and improve landscape character of Surrey Heath.	Noted

Partnership	As the industrial estate and infrastructure areas border or include the River Blackwater there should be some reference to this important aspect of landscape and the need to maintain its informal appearance and maximise its ecological function.	<p>Agree</p> <p>Amend Paragraph 5.45 as follows:</p> <p>“... post war period. The River Blackwater forms the edge of the Character Area. “</p> <p>Add a further positive feature as follows:</p> <ul style="list-style-type: none"> • Informal landscape feature provided by the River Blackwater <p>Amend IE2 as follows:</p> <p>...or visible from either the A30 or the Blackwater Valley, including the A331, the Blackwater Valley footpath and other green spaces. Development will be expected to maintain the informal appearance of the River Blackwater and maximise its ecological function.”</p>
	IE 1E should refer to visibility from roads and public areas	<p>Agree.</p> <p>Amend IE1(e) as follows: “Waste storage areas to be screened from roads and public areas”</p>
	IE 2 should refer to visibility from the Blackwater Valley footpath and other public greenspaces.	<p>Agree</p> <p>Amend IE2 as follows:</p> <p>...or visible from either the A30 or the Blackwater Valley, including the A331, the Blackwater Valley footpath and other green spaces. Development will be expected to maintain the informal appearance of the River Blackwater and contribute towards maintaining and</p>

			improving its ecological function.”
		The back gardens of the Historic Routes character area form a significant backdrop to the valley’s open landscape. The garden trees and hedges provide wooded appearance screening the urban area. this should be recognised. MT1 should refer to the role of rear gardens in providing screening vegetation to views from the Valley.	Agree Amend MT1(e) as follows: “Provision of a green character through the retention of existing hedges and large trees in front and rear gardens and the provision of space for the planting of hedges, ...”
Colin Smith	Maddox Associates	The character area of “Parkland Commercial” should not include Lyon Way; The guidance for Lyon Way as Parkland Commercial is inappropriate.	Disagree. Although Lyon Way does not meet the defining characteristics of the Parkland Commercial in every way, it does in most respects and particularly so in relation to the size and amount of space around buildings. No change proposed.
Patrick Blake	Highway Agency	No comment	Noted