

# SURREY HEATH LOCAL PLAN

## Site Allocations

### ISSUES AND OPTIONS PAPER

### Consultation Responses



A Statement under Regulation 18 of the Local Planning Regulations 2012

**November 2013**



**Great Place • Great Community • Great Future**

## Table of Contents

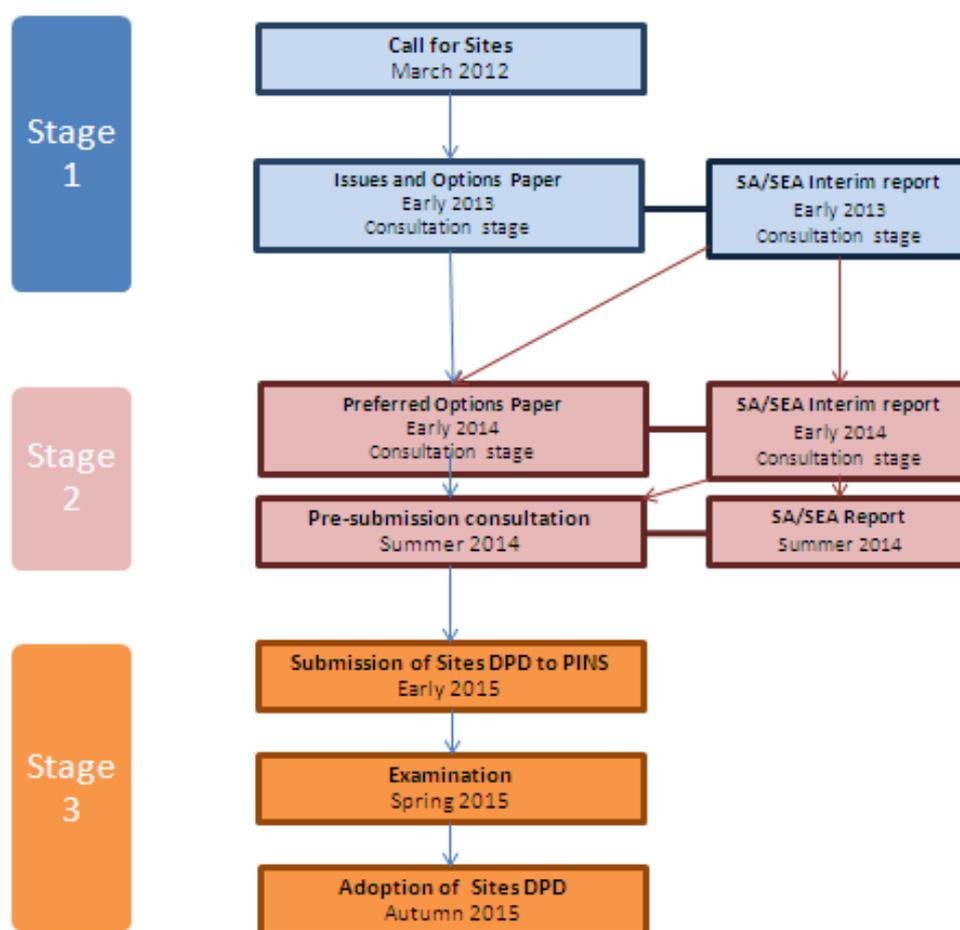
1	Introduction	3
2	Consultation	5
3	Representations Received	7

### Appendices

1.	Responses relating to specific sites identified in Issues and Options Paper:	13
	• Bagshot	13
	• Bisley	26
	• Camberley	31
	• Chobham	50
	• Deepcut	69
	• Frimley	80
	• Frimley Green	89
	• Lightwater	97
	• Mytchett	100
	• West End	108
	• Windlesham	122
2.	Responses relating to non-site specific questions	130
3.	Suggested New Sites	178

# 1. Introduction

- 1.1 Surrey Heath has begun the process of preparing a Site Allocations Local Plan. This document will allocate sites within the Borough to help deliver the policies of the Surrey Heath Core Strategy & Development Management Policies Development Plan Document (CS&DMP DPD).
- 1.2 The process for preparing the Site Allocations Local Plan is set out in Diagram 1.1 below.



**Diagram 1.1 – The Site Allocations Process**

- 1.3 Stage 1 of this process is an examination of the issues and options surrounding the potential allocation of sites in the Borough. As part of this the Council produced an Issues and Options Paper with supporting documents and published these for formal consultation in Spring 2013 under Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012.
- 1.4 This document is a Regulation Statement for the Issues and Options stage. It sets out the details of who was consulted, how they were consulted, the

representations received and the Council's initial responses to the points raised.

## 2. Consultation

2.1 The Issues and Options Paper and supporting documentation were prepared in the latter half of 2012 and the early part of 2013. The documents consisted of:

- Issues and Options Paper; March 2013
- Interim Sustainability Appraisal/Strategic Environmental Assessment
- Guidance for the Selection of SNCIs in Surrey 2008
- Technical Background Paper - Provision for Housing 2012 – 2028
- Technical Background Paper - Provision for Housing Urban Green Space Site Survey; 2012
- Technical Background Paper - Provision for Housing Retail Site Survey; July 2012

2.2 These documents were formally consulted on in a period running from 28<sup>th</sup> March 2013 until 26 May 2013. The consultation sought views on the following:

- The suitability of sites that have been submitted to the Council and how well they help deliver the Core Strategy requirements
- Whether the Council have correctly identified all the issues and options that arise from the Core Strategy requirements and the sites that are currently being submitted.

2.3 The consultation was advertised via:

- A statutory notice in the local press,
- Press article
- Letters to statutory consultees and other organisations
- Council's website
- Information flyers to most households and businesses in the Borough

2.4 During this period the Council also ran 7 public exhibitions on the Issues and Options consultation. The Exhibitions were run in various locations across Borough and were designed to give a local area approach to the site allocations work. In all, around 1200 people visited the exhibitions while they were running.

2.5 Details of the Exhibitions are given below:

AREA	DATE	EXHIBITION VENUE	TIME
BAGSHOT	26 April 2013	Brook Church Hall, The Square, Bagshot	12:30 – 8pm
BISLEY	15 May 2013	Sports Pavilion, Benner Lane, West End	12:30 – 8pm
CAMBERLEY	29 April 2013	Café, Camberley Adult Education Centre, France Hill Drive, Camberley	12:30 – 8pm
CHOBHAM	7 May 2013	Chobham Parish Pavilion, Recreation Ground, Station Road, Chobham	1pm – 8pm
DEEPCUT	13 May 2013	Frimley Green Methodist Church Hall, The Green, Frimley Green	12:30 – 8pm
FRIMLEY	11 May 2013	Frimley Community Centre, Balmoral Drive, Frimley	10am – 2:30pm
FRIMLEY GREEN	13 May 2013	Frimley Green Methodist Church Hall, The Green, Frimley Green	12:30 – 8pm
LIGHTWATER	15 May 2013	Sports Pavilion, Benner Lane, West End	12:30 – 8pm
MYTCHETT	13 May 2013	Frimley Green Methodist Church Hall, The Green, Frimley Green	12:30 – 8pm
WEST END	15 May 2013	Sports Pavilion, Benner Lane, West End	12:30 – 8pm
WINDLESHAM	23 April 2013	St John's Link, Church Road, Windlesham	12:30 – 8pm

Exhibition	No.s attending	Borough Cllrs present	County Cllrs present	Others
Windlesham	101			
Bagshot	117			Michael Gove MP
Camberley	185			
Chobham	199			
Frimley	111			
Frimley Green, Mytchett and Deepcut	223			
West End, Lightwater & Bisley	224			
<b>TOTAL</b>	<b>1160</b>			

## 3. Representations Received

3.1 The Issues and Options consultation presented 37 questions for consideration. Stakeholders were encouraged to use specific consultation forms to answer these questions. These were available in hard copy, online or downloadable formats. Respondents were asked to concentrate their responses on those areas of interest to them, or where they felt they wished to make a representation.

3.2 A total of 249 representations were received. Some representors responded on a number of matters while others confined themselves to just a single question.

### **The Respondents**

3.3 The representations came from a range of stakeholders including:

- Local residents;
- Landowners and the development industry;
- Local community and interest groups; and
- Statutory stakeholders

3.4 182 representations were received from residents. Residents mainly confined their responses to questions about specific sites.

3.5 32 representations were received from landowners and the development industry.

3.6 21 representations were received from statutory stakeholders including:

- Bisley Parish Council
- Bracknell Forest Council
- Blackwater Valley Countryside Partnership
- Chobham Parish Council
- Environment Agency
- Guildford Borough Council
- Hampshire County Council
- Highway Agency
- National Express
- Natural England
- Runnymede Borough Council
- Rushmoor Borough Council
- Sport England
- Surrey County Council Heritage
- Surrey County Council Highways
- Surrey County Council Planning

- Surrey Wildlife Trust
- Thames Water
- Windlesham Parish Council
- Wokingham Borough Council

3.7 14 representations were received from community and local interest groups which included:

- Camberley Preservation Society
- Chobham Society
- Campaign for the Preservation of Rural England
- Cross Lane Allotments
- Dunstall Green Association
- Horsell Common Preservation Society
- Mytchett, Frimley Green and Deepcut Society
- Surrey Heath Open Award Centre for Duke of Edinburgh
- National Rifle Association
- Southwell Park Residents Association
- West End Village Society
- Windle Valley Youth Project

3.8 The remainder of this document sets out in more detail the responses received to the questions asked in the consultation. The responses have been broken down into two parts:

- Responses relating to specific sites.
- Responses relating to non-site specific questions

### **Responses on Specific sites**

3.9 The Issues and Options Paper identified 335 sites for potential inclusion within the Site Allocations Local Plan. The sites broke down as follows:

- 93 Housing
- 6 Broad areas of search
- 16 Employment
- 19 Retail centres
- 5 New Retail
- 3 Transport
- 118 Urban green spaces
- 58 SNCI's
- 14 SANG
- 3 Major Developed Sites in the Green Belt

3.10 The consultation asked the following questions relating to these sites:

- Which of the identified sites would you like to see allocated, and why?

- Which of the identified sites would you not like to see allocated, and why?
- In relation to housing, do you feel the Council has correctly identified the capacities and/or phasings for the sites?
- In relation to retail centres, should the boundaries be amended?
- In relation to green spaces, are there any green spaces in the Borough which should be identified as Local Green Spaces?

3.11 The sites were grouped by the local areas of Bagshot, Bisley, Camberley, Chobham, Deepcut, Frimley, Frimley Green, Lightwater, Mytchett, West End and Windlesham.

3.12 Key points to note from site specific responses are:

- Housing sites attracting high levels of attention from respondents were<sup>1</sup>:
  - Chobham Rugby Club, Windsor Road, Chobham (H/CHO/11)
  - Mincing Lane, Nursery, Chobham (H/CHO/9)
  - North of Chobham Lakes, Castle Grove, Chobham (H/CHO/16)
  - Land at Flexlands Farm, Station Road, Chobham (H/CHO/17)
  - Little Heath Nursery, Burr Hill Lane, Chobham (H/CHO/19)
  - Land east of St Catherines Road, North of Lake Rd, west of Bellew Road, Deepcut (H/DPC/2)
  - 188-190 (allotment) Frimley Green Road, Frimley Green (H/FG/13)
- Housing sites in Camberley, Frimley & Lightwater on the whole attracted very little attention, with most stakeholders focusing on housing sites in Chobham, Deepcut, West End and Windlesham.
- Responses on housing sites which had attracted attention were in almost all instances mixed, with some arguing for their allocation while others were opposed. This was particularly notable in Chobham.
- Opinion is strongly divided on whether the Camberley Sewage Treatment works (E/CAM/9) should be allocated for employment.
- All of the employment sites in West End attracted a range of strongly divergent views on whether the sites should be allocated for employment or not.
- Many of the employment sites across the borough were suggested as potential traveller sites
- The potential amendment of the retail parade and centre boundaries attracted very little attention. Where it did, the response was generally positive.
- The identified stand-alone retail sites in all locations were almost universally opposed on need and justification grounds.

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<sup>1</sup> High level of interest was taken as at least 20 people/organisations making comments on the site

- The Sturt Chord, Frimley Green (T/FG/1 and Flexlands Farm, Chobham (T/CHO/1) transport sites attracted some comment. Opinion on allocation was mixed with some arguing for their allocation while others were opposed.
- Urban Green space sites and SNCI sites attracted little or no comment. SANG sites attracted some informed responses. Opinion was generally divided as to whether they should be allocated or not.
- The MDS sites attracted comments, particularly Fair Oaks Airport. Views on the future of the MDS sites and their potential allocation were mixed.

3.13 A detailed summary of the responses received on each of the identified sites is contained in Appendix 1. For ease of reference the responses are broken down by local area.

### **Responses on Non-site Specific questions**

3.14 The Issues and Options Paper asked a number of non-site specific questions relating to the future allocation of sites. The questions were grouped by topic and generally sought views on the options which had been identified as being available to the Council for allocation of general housing, travellers', employment, retail, transport, green spaces and Major Developed Sites in the Green Belt (MDS) sites.

3.15 Key points to note from non-site specific responses are:

3.16 A notable number of respondents did not consider that the Council had identified all the possible policy options with regard to housing allocation. A number of alternative options were suggested. These included:

- Review of the Core Strategy to identify and allocate sufficient land to meet full objectively assessed needs;
- Providing a 5 year housing land supply by:
  - Phasing forward existing sites; or
  - Strategic housing releases at an early stage of plan period
- Creation of flexible options to deal with the urgent need for SANG. These included:
  - Releasing large greenfield sites (including greenbelt sites) in the short term that are capable of delivering SANG
  - Early release of CBGB sites capable of delivering SANG
- Release of green belt sites/Green belt review
- Use of long term redundant office and commercial properties for housing

3.17 Many of the respondents did not feel that any of the identified housing options were appropriate, mainly because they did not provide a 5 year housing land

supply, did not meet full objectively assessed needs and did not address the SANG problem.

- 3.18 Respondents provided a very mixed response when asked which Broad Areas of Search the Council should consider if it had to release sites in the CBGB for housing. A number of respondents suggested that the area of search for sites should extend beyond CBGB.
- 3.19 A number of respondents did not consider that all the options for traveler housing allocation had been identified. Suggested alternatives included:
- No more traveller sites in eastern parts of the borough
  - Council to supply sites through CPO, using under-utilised council land, selling surplus Council land and using money to purchase new sites
  - Provide site only in the urban areas
  - Accommodate sites on countryside brownfield land close to settlements
- 3.20 Policy Option 1 (Do nothing) for Traveller site allocation was generally not supported. All the other policy options (Allocation of sites across the borough, Expand existing sites and Provision of new large sites) attracted a range of supporters and detractors. However there was a strong sense that existing sites were unfairly concentrated in the Chobham area and a more equitable distribution of traveller sites across the borough was required.
- 3.21 There was support for utilising vacant office space for other uses. Amendment of the Core Employment Area boundaries was the only employment policy option that attracted support.
- 3.22 Amendment of the existing retail centre boundaries (as suggested in the Issues and Options Paper) was generally supported. No new retail site designations were identified and the 'Do Nothing' approach with the proposed retail sites was supported.
- 3.23 There was support for the retention of the Sturt Road Chord as a transport site
- 3.24 There was general support for amending the urban green space and SNCI boundaries.
- 3.25 The SANG options attracted considerable attention. There was limited support for Option 1 (Do Nothing), Option 3 (Designate Existing and proposed SANG) and Option 4 (Designate Existing and proposed SANG and create policy relating to site selection). A number of respondents felt that none of the options were appropriate and felt the Council should not be so reliant on 3<sup>rd</sup> parties to deliver SANG given that housing delivery is so dependant on SANG.
- 3.26 A number of sites were identified as potential Local Green Spaces, including several at Deepcut.

- 3.27 No comments were received on the site Selection criteria for the Green Spaces in Settlements, Sites of Nature Conservation Importance or any of the other technical background documents (excluding the SA/SEA).
- 3.28 A number of respondents identified alternative policy options for the MDS in the Green Belt sites. These included new policies for Fair Oaks Airport and the inclusion of 2 sewage treatment works as MDS's.
- 3.29 The MDS Policy Options attracted a range of views with support and opposition for almost all of them.
- 3.30 The SA/SEA attracted a wide range of detailed comments on sites and approach.
- 3.31 A detailed summary of the responses received on each of the non-site specific questions is contained in Appendix 2.

#### **New sites**

- 3.32 A number of new sites were suggested during the Issues and Options Paper consultation which were not identified in the Issues and Options Paper.
- 3.33 These new sites are identified in Appendix 3. At this stage it is not known how many of these new sites are actually available as not all of them were suggested by the landowners. Their suitability for allocation will be considered along with all of the other sites identified in the Issues and Options Paper.