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**Regulation 12 Statement of Consultation West End Village Design Statement
Supplementary Planning Document**

June 2016

This Regulation 12 Statement sets out how Surrey Heath Borough Council undertook statutory consultation on the West End Village Design Statement Supplementary Planning Document (SPD).

Consultation on the SPD took place between the 4th May and 15th June 2016.

A Statutory Notice under the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulation 12 –Public participation was placed in the Woking Advertiser on the 6th May 2016. The Statutory Notice set out the dates of consultation and that copies of the SPD were available to view at Parish Councils and local libraries.

Letters and e-mails were sent out to those bodies prescribed as specific consultation bodies and those prescribed as Duty to Co-operate bodies in the Town and Country Planning (Local Planning) (England) Regulations 2012, including Neighbouring Local Authorities. E-mails were also sent to local developers and agents

Responses to the West End Village Design Statement Supplementary Planning Document		
Respondent	Comment	Council's Response
Mr Guy Consterdine	Considers it a first-class document, very well researched, and it is clear that it has been given a great deal of informed and intelligent thought. Recommends it for adoption	Noted
Runnymede Borough Council	No comment	Noted
Waverley Borough Council	No comment	Noted
Dr J.W. Llewellyn	Considers it to be well researched, thoughtful, and well presented. It sets out clear design guidelines for developers which if followed should maintain the present pleasant character of the Village for future generations.	Noted
Bisley Parish Council	Bisley Parish Council congratulates the West End Village Design Group, but has no further specific comments on the draft supplementary planning document.	Noted
Rushmoor Borough Council	No comment	Noted
Wokingham BC	No comment	Noted
Woolf Bond Planning on behalf of Taylor Wimpey	<p>Seeks amendment to Guideline 4 (Building Heights) to insert the word generally between the word should and not to allow flexibility when assessing schemes.</p> <p>Core Strategy seeks density of 40 dwellings per hectare therefore amend to reflect desire to make efficient use of land against desire to respect, not necessarily replicate the character of the surrounding area.</p>	<p>Agree to the addition of the word generally would allow flexibility when assessing schemes to enable good design.</p> <p>Paragraph 1.3(viii) of the Core Strategy refers to the South East Plan and the density requirements of the South East Plan, rather than to the Core Strategy. The South East Plan. The South East plan was revoked in March 2013 except for Policy NRM6: Thames</p>

	VDS should acknowledge that the reserve housing allocations in the existing development plan will potentially be developed in the plan period resulting in a change of character and appearance of open land at the edge of the settlements	Basin Heath SPA. No change proposed The role of the VDS is to provide design and character guidance. Guideline 14 -Avoiding Coalescence recognises that some areas of countryside beyond the green belt are identified in policy or on the Proposals Map. No change proposed
Woolf Bond Planning on behalf of Southern Homes	Seeks amendment to Guideline 4 (Building Heights) to insert the word generally between the word should and not to allow flexibility when assessing schemes. Core Strategy seeks density of 40 dwellings per hectare therefore amend to reflect desire to make efficient use of land against desire to respect, not necessarily replicate the character of the surrounding area. VDS should acknowledge that the reserve housing allocations in the existing development plan will potentially be developed in the plan period resulting in a change of character and appearance of open land at the edge of the settlements	Agree to the addition of the word generally would allow flexibility when assessing schemes to enable good design. Paragraph 1.3(viii) of the Core Strategy refers to the South East Plan and the density requirements of the South East Plan, rather than to the Core Strategy. The South East Plan. The South East plan was revoked in March 2013 except for Policy NRM6: Thames Basin Heath SPA. No change proposed The role of the VDS is to provide design and character guidance. Guideline 14 -Avoiding Coalescence recognises that some areas of countryside beyond the green belt are identified in policy or on the Proposals Map. No change proposed
Diane Doney	Since this document has been significantly delayed already in its adoption, and so much of the original information has been culled out at the request of the various SHBC reviewers over the last few years, I have kept my comments to the bare minimum; otherwise, we are in danger of it never reaching the stage of being adopted for use. My comment is therefore as follows:	The Council has worked with the West End Village Design Group to ensure the document can have status as a Supplementary Planning Document With regard to housing density this will vary within Character Areas. No change proposed

	<p>There needs to be a definition and consistency of the definitions of housing density, since Character Areas 6, 7, 8 & 10 do not state the current quantity of dwellings per hectare, and there seems to be some conflict between the dwellings per hectare and the rating between the various Character Areas.</p> <p>For example, how should 15 d/ha be interpreted?</p> <p>Character Area 9's density describes 15 d/ha as low (page 52), whereas elsewhere in the document, 15 d/ha is possibly described as medium (area 4, page 23), with low being described as 10 d/ha (area 4, page 24), relatively low being 12-15 (area 2, page 15).</p> <p>However, all of this appears somewhat irrelevant, given the statement in CSDMP para 1.3 (viii) "That wherever possible new housing development should aim to achieve a density of at least 40 dwellings per hectare."</p> <p>Since that is at least double the density found in West End, it is difficult to see how there can be any preservation of continuity with the existing West End character areas, except that setting such a high density target seems to be in conflict with para 59 of the NPPF:</p> <p>"Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the</p>	<p>Paragraph 1.3(viii) of the Core Strategy refers to the South East Plan and the density requirements of the South East Plan, rather than to the Core Strategy. The South East Plan. The South East plan was revoked in March 2013 except for Policy NRM6: Thames Basin Heath SPA. No change proposed</p> <p>The aim of the Village Design Statement seeks to promote local distinctiveness and as such is in line with Paragraph 60 of the NPPF. No change proposed</p>
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	<p>local area more generally."</p> <p>I am also a little concerned at the concept of the VDS, since para 60 of the NPPF states:</p> <p>"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness."</p> <p>It will be for the Planning Officer or the PAC to decide what is local distinctiveness that is worthy of conformity and what is not.</p>	
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