

View Response

Response #1229076

From [REDACTED]
[REDACTED]

Date Started: 03 Sep 2024 14:49. Last modified: 16 Sep 2024 14:31

Status Complete

Title Mr

First Name Peter

Last Name Weatherhead

Organisation Peter Weatherhead Planning

Address Line 1 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which local areas of Surrey Heath are you specifically interested in?
[REDACTED]

Which topic areas are you specifically interested in?
[Employment and Economy] [Housing]

Visibility Unknown.

Introduction

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). (Please be aware that this together with your name will be made publicly available)

Please fill in a separate form for each representation you wish to make.

To view Surrey Heath Borough Council's Privacy Statement, please visit our [website](#).

Please read the separate guidance notes found under "supporting documents" before completing and submitting this form.

Part A - Personal Details

Part A - Personal Details

1

First name

You must provide an answer to this question.

2

Last name

You must provide an answer to this question.

3

Job title (where relevant)

Principal

4

Organisation (where relevant)

Peter Weatherhead Planning

5

Do you wish to be notified when the Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?

You must provide an answer to this question.

☒ Yes

☐ No

6

Do you wish to be notified when the independent examiner's recommendations are published?

You must provide an answer to this question.

☒ Yes

☐ No

7

Do you wish to be notified when the Local Plan has been adopted?

You must provide an answer to this question.

☒ Yes

☐ No

Please note

After completing Part A of this Online Response Form, please click "Save answers" below to ensure your information is submitted correctly.

Please note that your formal comments (known as representations) and your name will be made available on the Council's website. All other details in Part A of this form containing your personal details will not be shown.

The Council cannot accept confidential comments as all representations must be publicly available.

Part B - Representation

Your representation should cover all the evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations following this publication stage.

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8

What paragraph does your representation relate to? (E.g., "2.14")

2.5-2.23

9

What policy does your representation relate to? (E.g., "SS1")

You must provide an answer to this question.

SS1

10

What else does your representation relate to? (E.g., any other detail, such as "policies map", "table", "appendix", etc.)

To which part of the Pre-Submission Local Plan does this representation relate? You must include: (1) the paragraph number; (2) the policy; or, (3) any other detail, e.g., policies map, table, appendix, etc.

Section relating to policy SS1

11

Do you consider the Pre-Submission Local Plan to be legally compliant? (please refer to guidance notes)

You must provide an answer to this question.

- ☒ Yes
- ☐ No
- ☐ Don't know

12

Do you consider the Pre-Submission Local Plan to be sound? (please refer to guidance notes)

You must provide an answer to this question.

- ☐ Yes
- ☒ No
- ☐ Don't know

13

Do you consider that the Pre-Submission Local Plan complies with the Duty to Co-operate? (please refer to guidance notes)

You must provide an answer to this question.

- ☒ Yes
- ☐ No
- ☐ Don't know

14

Please give details of why you consider the Pre-Submission Local Plan to be legally compliant. Please be as precise as possible.

You must provide an answer to this question.

«No response»

15

Please give details of why you consider the Pre-Submission Local Plan is **not** legally compliant. Please be as precise as possible.

You must provide an answer to this question.

«No response»

16

Please give details of why you consider the Pre-Submission Local Plan to be sound. Please be as precise as possible.

You must provide an answer to this question.

«No response»

17

Please give details of why you consider the Pre-Submission Local Plan to be **not** sound. Please be as precise as possible.

You must provide an answer to this question.

«No response»

18

Please give details of why you consider the Pre-Submission Local Plan to be compliant with the Duty to Co-operate. Please be as precise as possible.

You must provide an answer to this question.

«No response»

19

Please give details of why you consider the Pre-Submission Local Plan to **not** be compliant with the Duty to Co-operate. Please be as precise as possible.

You must provide an answer to this question.

«No response»

20

Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan legally compliant, having regard to the matters you have identified.

(Please note that non-compliance with the Duty to Co-operate is incapable of modification at examination)

You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

You must provide an answer to this question.

«No response»

21

Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan sound, having regard to the matters you have identified.

(Please note that non-compliance with the Duty to Co-operate is incapable of

modification at examination)

You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

You must provide an answer to this question.

«No response»

22

If your representation is seeking a modification to the Pre-Submission Local Plan, do you consider it necessary to participate at the oral part of the examination?

You must provide an answer to this question.

- ☐ Yes, I wish to participate at the oral examination.
- ☐ No, I do not wish to participate at the oral examination.

23

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

(Please note, the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.)


You must provide an answer to this question.

«No response»

End of representation

Thank you for answering the above questions and completing this representation.

You should receive a confirmation email once you have submitted your representation.

	<p align="center">Surrey Heath Borough Council</p> <p align="center">Pre-Submission Surrey Heath Local Plan (2019 – 2038) : (Regulation 19)</p> <p align="center">Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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Please return to: planning.consultation@surreyheath.gov.uk

OR

Planning Policy and Conservation, Surrey Heath Borough Council,
Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD.

By 12.00 noon 20th September 2024 NO LATE REPRESENTATIONS WILL BE ACCEPTED

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). (Please be aware that this together with your name will be made publicly available)

Please fill in a separate sheet for each representation you wish to make.

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Please read the [separate guidance notes](#) before completing this form.

Part A

1. Personal Details*		2. Agent's Details (if applicable)	
<small>*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.</small>			
Title	Mr		Mr
First Name	Steve		Peter
Last Name	Page		Weatherhead
Job Title (where relevant)			Principal
Organisation (where relevant)	Kingswood Pallets Ltd		Peter Weatherhead Planning
Address Line 1			[REDACTED]
Line 2			[REDACTED]
Line 3			[REDACTED]
Post Code			[REDACTED]
Telephone Number			[REDACTED]

E-mail Address

Do you wish to be notified of when any of the following occurs? (place an X in the box to indicate which applies)

	Yes	No
• The Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?	X	
• The independent examiner's recommendations are published?	X	
• The Local Plan has been adopted?	X	

Please note that your formal comments (known as representations) and your name will be made available on the Council's website. All other details in Part A of this form containing your personal details will not be shown.

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Part B – Please use a separate sheet for each representation

Your representation should cover all the evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations following this publication stage.

After this stage, further submission will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Name or Organisation :

Peter Weatherhead

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph

2.5-
2.23

Policy

SS1

Other, e.g.
policies map,
table, appendix

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)

Yes

☐

No

☐

4.(2) Sound (please refer to guidance notes)

Yes

☐

No

☒

4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)

Yes

☐

No

☐

5. Please give details of why you consider the Pre-Submission Local Plan is not legally compliant or does not meet the tests of soundness or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Pre-Submission Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. You are advised to read our Representations Guidance note for more information on legal compliance and soundness.

We contend that the Local Plan is unsound and not positively prepared because it fails to accommodate either the Borough's full housing need based on the standard method or the greatly increased housing requirement proposed under the new draft National Planning Policy Framework. The housing needs calculated according to Government guidance would double that in this Local Plan and require the Borough to find sites for another 389 dwellings per annum. Paragraph 2.11 confirms that providing the lower figure is "challenging". It is evident that there will be a need for an immediate review of the Local Plan's housing delivery which is described as a key element of the Spatial Strategy. This demonstrates that the Plan is not positively prepared or effective and is unsound.

Surrey Heath cannot meet its own housing needs without requiring Hart District Council to find land for 533 houses during the plan period. We contend that the Local Plan should positively plan to meet all realistic development needs and the full housing requirement. This would suggest that it is imperative for Surrey Heath to fully utilise all development opportunities within its own boundaries.

The review of housing policy will require an immediate search for sites and will inevitably require a review of Green Belt boundaries. There are a number of 'grey

belt' PDL sites including Kingswood Pallets in Oldhouse Lane and adjoining land which have already been recognised in the Council's SLAA as developable and which could help meet housing need.

Paragraph 2.20 states that opportunities to deliver new homes in the Green Belt are limited to infilling within villages, redevelopment of previously developed land and rural exception sites. We contend that there is an immediate need for a review of Green Belt boundaries in line with paragraph 142 of the consultation draft NPPF.

It is relevant that inspectors examining the Bournemouth, Christchurch and Poole local Plan have advised the Council to consider the implications of the proposed National Planning Policy Framework changes as the plan only meets 54% of the housing required under the revised assessment. Inspectors examining the Solihull Local Plan have recommended that the Council that they pause their plan-making or withdraw their plan and review their Green Belt boundaries in a search for further housing sites. Similarly, the inspector dealing with the Elmbridge Local Plan has found it unsound and advised that the Green Belt is not a strong reason for restricting the overall scale, type or distribution of development in the plan area. She has advised the Council to revisit its Sustainability Appraisal, the options for meeting local housing need and consideration of all alternative sites, including the potential release of Green Belt sites.

Surrey Heath should adopt the same approach.

(Continue on a separate sheet / expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan legally compliant and sound, having regard to the matters you have identified at 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination)

You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy SS1 Should be amended to accept that Green Belt boundaries should be reviewed to identify suitable sites for the delivery of houses, including previously developed land

(Continue on a separate sheet / expand box if necessary)

Please note your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification to the Pre-Submission Local Plan, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

☒


Yes, I wish to participate at the oral examination

Please note - whilst this will provide an initial indication of your wish to participate in the examination, you may be asked at a later point to confirm your request to participate.

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

In order to fully participate in the discussion on suitability of the strategy and the evidence on which it is based.

Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

	<p align="center">Surrey Heath Borough Council</p> <p align="center">Pre-Submission Surrey Heath Local Plan (2019 – 2038) : (Regulation 19)</p> <p align="center">Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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Please return to: planning.consultation@surreyheath.gov.uk

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By 12.00 noon 20th September 2024 NO LATE REPRESENTATIONS WILL BE ACCEPTED

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). (Please be aware that this together with your name will be made publicly available)

Please fill in a separate sheet for each representation you wish to make.

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Part A

1. Personal Details*		2. Agent's Details (if applicable)	
<small>*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.</small>			
Title	Mr		Mr
First Name	Steve		Peter
Last Name	Page		Weatherhead
Job Title (where relevant)			Principal
Organisation (where relevant)	Kingswood Pallets Ltd		Peter Weatherhead Planning
Address Line 1			[REDACTED]
Line 2			[REDACTED]
Line 3			[REDACTED]
Post Code			[REDACTED]
Telephone Number			[REDACTED]

E-mail Address

Do you wish to be notified of when any of the following occurs? (place an X in the box to indicate which applies)

	Yes	No
• The Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?	X	
• The independent examiner's recommendations are published?	X	
• The Local Plan has been adopted?	X	

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Part B – Please use a separate sheet for each representation

Your representation should cover all the evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations following this publication stage.

After this stage, further submission will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Name or Organisation :

Peter Weatherhead Planning

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph

3.1-3.8

Policy

HA1

Other, e.g.
policies map,
table, appendix

Sites Table

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)

Yes

☐

No

☐

4.(2) Sound (please refer to guidance notes)

Yes

☐

No

☒

4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)

Yes

☐

No

☐

5. Please give details of why you consider the Pre-Submission Local Plan is not legally compliant or does not meet the tests of soundness or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Pre-Submission Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. You are advised to read our Representations Guidance note for more information on legal compliance and soundness.

We consider that the Local Plan is unsound because it fails to properly consider all reasonable options for allocation sites to meet housing need. Kingswood Pallets site and adjoining land included in the site submission to the Call for Sites should be specifically allocated for housing under policy HA1. Paragraph 3.3 states that only SLAA sites that are projected to deliver 25 new homes or more have been allocated.

The Local Plan evidence base assesses the SLAA sites and identifies Kingswood Pallets and adjoining land as site 799. It assesses the capacity as 6 units without any justification other than a statement that in line with the NPPF the assessment is based on existing permanent buildings and structures on PDL areas of the site and consideration of the impact on the openness and character of the Green Belt. The evidence base does not include any evidence to justify this assertion.

The land is some 1.8ha in extent with significant areas of buildings, hardstanding and storage, constituting previously developed land. The submission in the Call for Sites assessed the capacity as some 60 dwellings, making the land appropriate for site allocation. In the words of the draft NPPF it is 'Grey Belt' land comprising

previously developed land and other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes.

The Local Plan's evidence base includes an assessment of Green Belt sites. The Kingswood Pallets site is within parcel WE11 which is described as having a degree of ribbon and other development lying within the gap between Bisley and West End. The assessment adds that there are some areas of commercial land with an urbanising character. The separate Landscape Assessment identifies it as within landscape area RF5a which is judged as only having moderate sensitivity.

The 'Discussion of Findings' comments that an alternative Green Belt boundary could be re-provided by woodland to the south-east of the parcel but this is considered to lack robustness in areas. We contend a robust boundary would be formed by existing woodland and hedgerows to the south-east. This could be reinforced by additional planting and landscaping as part of any development proposals. This would not undermine the gap between settlements to any greater extent than the existing commercial development.

Previously developed land within the Green Belt such as this should be given greater priority to meet help local housing needs in accordance with national policy and the Kingswood Pallets site and adjoining land should be allocated for housing development.

(Continue on a separate sheet / expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan legally compliant and sound, having regard to the matters you have identified at 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination)

You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Kingswood Pallets site and adjoining land north of Oldhouse Lane should be allocated for housing.

(Continue on a separate sheet / expand box if necessary)

Please note your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification to the Pre-Submission Local Plan, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

☒


Yes, I wish to participate at the oral examination

Please note - whilst this will provide an initial indication of your wish to participate in the examination, you may be asked at a later point to confirm your request to participate.

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

In order to provide full justification for site selection and participate in discussions on which sites are suitable for meeting housing need.

Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

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Part A

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E-mail Address

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• The independent examiner's recommendations are published?	X	
• The Local Plan has been adopted?	X	

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Name or Organisation :

Peter Weatherhead Planning

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph

7.9

Policy

GBC1

Other, e.g.
policies map,
table, appendix

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)

Yes

☐

No

X

4.(2) Sound (please refer to guidance notes)

Yes

☐

No

X

4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)

Yes

☐

No

☐

5. Please give details of why you consider the Pre-Submission Local Plan is not legally compliant or does not meet the tests of soundness or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Pre-Submission Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. You are advised to read our Representations Guidance note for more information on legal compliance and soundness.

Paragraph 7.9 is unsound because it is inconsistent with national policy set out in the NPPF. The Framework accepts that affordable housing is not an inappropriate form of development in the Green Belt provided that harm to openness would be **less than substantial**. The Framework does not apply a need test limiting affordable housing need to the local settlement/parish and the need can be a general need for affordable housing and this is underlined in several appeal decisions.

(Continue on a separate sheet / expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan legally compliant and sound, having regard to the matters you have identified at 5 above.
(Please note that non-compliance with the duty to co-operate is incapable of modification at examination)
You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The second sentence of paragraph 7.9 needs to be reworded so that it complies with and is consistent with national policy. References to local settlement/parish need should be deleted.

(Continue on a separate sheet / expand box if necessary)

Please note your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification to the Pre-Submission Local Plan, do you consider it necessary to participate at the oral part of the examination?

☐

No, I do not wish to participate at the oral examination

☒

Yes, I wish to participate at the oral examination

Please note - whilst this will provide an initial indication of your wish to participate in the examination, you may be asked at a later point to confirm your request to participate.

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To support the position with evidence from appeal decisions and seek rewording of the policy.

Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.