

# View Response

## Response #1230965

From [REDACTED]  
[REDACTED]

Date Started: 18 Sep 2024 14:22. Last modified: 19 Sep 2024 10:22

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [REDACTED]

Address Line 2 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which of the following categories best describes you?  
Residents' Association

Which local areas of Surrey Heath are you specifically interested in?  
West End

Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity  
Heritage (conservation areas, historic ... Housing  
Health (doctors surgeries, dentists, he... Infrastructure  
Cultural facilities Neighbourhood planning  
Rural environment and Landscape Sustainability  
Transport Flood risk management  
Renewable energy development and ...

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.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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

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8

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

2.20

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.

Policy SS1, paragraphs 2.20 and 2.27. Also 1.66

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.

I trust the Council

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.

I trust the Council

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.

I trust the Council

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»

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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.

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«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.

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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.

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

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You must provide an answer to this question.

«No response»

## End of representation

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

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# View Response

## Response #1230968

From [Redacted]  
[Redacted]

Date Started: 18 Sep 2024 14:39. Last modified: 19 Sep 2024 17:22

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [Redacted]

Address Line 2 [Redacted]

Address Town [Redacted]

Address County [Redacted]

Address Post Code [Redacted]

Which of the following categories best describes you?  
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Visibility Unknown.

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## Part A - Personal Details

Part A - Personal Details

1

First name

You must provide an answer to this question.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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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

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

2.20, 2.27

9

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

You must provide an answer to this question.

SS1

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

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Policy SS1. Paragraphs 2.20, 2.27. Also 1.66

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You must provide an answer to this question.

I trust the Council

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.

Not applicable

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.

I trust the Council

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.

Not applicable

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.

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I trust the Council

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.

Not applicable

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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.

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You must provide an answer to this question.

Not applicable

## 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.

2.20: We agree with this paragraph, that development in the rural east of the Borough, which is mainly covered by the Green Belt, should be limited to infilling within existing settlements, and previously developed land. We are however concerned about the uncontrolled scope for development implied by 'rural exception sites' (discussed separately).

2.20: Table 4 – proposed dwellings by location. This includes 37 more dwellings in West End by 2038, after existing completions and commitments. We accept that this number is reasonable.

We note that 16 of these, east of Benner Lane, are on 'reserved land' and comply with planning regulations. Three other small potential developments are shown as land north of Oldhouse Lane, south of Fenns Lane, and to the rear of 32-34 Benner Lane, but these three were all subject to previous planning applications and all were rejected; we think they remain unsuitable. We think windfall sites are likely to supply the missing 21 houses during the remaining 14 years of the 2024-2038 period.

2.27: We support the policy of directing development away from the Green Belt.

1.66: We support all the strategic objectives shown in Table 2, and place special emphasis on Objectives C (enhance the viability and vitality of Camberley Town

Centre), D (adequate new infrastructure must accompany new developments), and I (protect the Green Belt and Countryside Beyond the Green Belt).

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?

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- ☐ Yes, I wish to participate at the oral examination.
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You must provide an answer to this question.

Not applicable

## 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.**

# View Response

## Response #1230992

From [REDACTED]  
[REDACTED]

Date Started: 18 Sep 2024 17:59. Last modified: 18 Sep 2024 17:59

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [REDACTED]

Address Line 2 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which of the following categories best describes you?  
Residents' Association

Which local areas of Surrey Heath are you specifically interested in?  
West End

Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity

Heritage (conservation areas, historic ... Housing

Health (doctors surgeries, dentists, he... Infrastructure

Cultural facilities Neighbourhood planning

Rural environment and Landscape Sustainability

Transport Flood risk management

Renewable energy development and ...

Visibility Unknown.

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## Part A - Personal Details

Part A - Personal Details

1

First name

You must provide an answer to this question.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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

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8

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

«No response»

9

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

You must provide an answer to this question.

«No response»

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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.

«No response»

## 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)

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

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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.

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«No response»

20

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«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.

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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.
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You must provide an answer to this question.

«No response»

## End of representation

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

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# View Response

## Response #1230994

From [REDACTED]  
[REDACTED]

Date Started: 18 Sep 2024 18:07. Last modified: 18 Sep 2024 18:07

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [REDACTED]

Address Line 2 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which of the following categories best describes you?  
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## Part A - Personal Details

Part A - Personal Details

1

First name



You must provide an answer to this question.

«No response»

2

Last name

You must provide an answer to this question.

«No response»

3

Job title (where relevant)

«No response»

4

Organisation (where relevant)

«No response»

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

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8

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

Paragraphs 3.107, 3.119

9

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

You must provide an answer to this question.

H9

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

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H9

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Not applicable

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You must provide an answer to this question.

Policy H9, Rural Exception Sites. Paragraph 3.107: We are very concerned that this policy may lead to excessive development within the Green Belt, outside an existing settlement area but adjacent to it. Although there are six criteria, all of which must be met, they are too easy for developers to argue in a particular case that all criteria are met. In effect, this is a backdoor way of changing the Green Belt boundary to allow settlement areas to expand. It could see villages in the rural east of the Borough having to take significant new housing round much of their settlement boundaries. We believe this is a damaging policy with inadequate protections for villages, and should either be scrapped or made much more difficult for developers to comply.

The six criteria are weakened even further in some of the succeeding paragraphs, such as 3.119 which would permit a developer to partially wriggle out of the housing mix requirement on the basis of non-viability without more market housing.

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See Q20, namely:

Policy H9, Rural Exception Sites. Paragraph 3.107: We are very concerned that this policy may lead to excessive development within the Green Belt, outside an existing settlement area but adjacent to it. Although there are six criteria, all of which must be met, they are too easy for developers to argue in a particular case that all criteria are met. In effect, this is a backdoor way of changing the Green Belt boundary to allow settlement areas to expand. It could see villages in the rural east of the Borough having to take significant new housing round much of their settlement boundaries. We believe this is a damaging policy with inadequate

protections for villages, and should either be scrapped or made much more difficult for developers to comply.

The six criteria are weakened even further in some of the succeeding paragraphs, such as 3.119 which would permit a developer to partially wriggle out of the housing mix requirement on the basis of non-viability without more market housing.

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.

Not applicable

## 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.**

# View Response

## Response #1231031

From [REDACTED]  
[REDACTED]

Date Started: 19 Sep 2024 10:40. Last modified: 19 Sep 2024 10:40

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [REDACTED]

Address Line 2 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which of the following categories best describes you?  
Residents' Association

Which local areas of Surrey Heath are you specifically interested in?  
West End

Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity  
Heritage (conservation areas, historic ... Housing  
Health (doctors surgeries, dentists, he... Infrastructure  
Cultural facilities Neighbourhood planning  
Rural environment and Landscape Sustainability  
Transport Flood risk management  
Renewable energy development and ...

Visibility Unknown.

## Introduction

This form has two parts:

Part A – Personal Details

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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.

«No response»

2

Last name

You must provide an answer to this question.

«No response»

3

Job title (where relevant)

«No response»

4

Organisation (where relevant)

«No response»

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.

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## 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")

3.108

9

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

You must provide an answer to this question.

H9

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.

H9, 3.108

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.

I trust the Council

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.

Not applicable

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.

I trust ther Council

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.



Not applicable

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.

I trust the Council

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.

Not applicable

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.

See answer to Q21

## 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.

Policy H9, Rural Exception Sites. Paragraph 3.108: We are very concerned that this policy may lead to excessive development within the Green Belt, outside an existing settlement area but adjacent to it. Although there are six criteria, all of which must be met, they are too easy for developers to argue in a particular case that all criteria are met. In effect, this is a backdoor way of changing the Green Belt boundary to allow settlement areas to expand. It could see villages in the rural east of the Borough having to take significant new housing round much of their settlement boundaries. We believe this is a damaging policy with inadequate protections for villages, and should either be scrapped or made much more difficult for developers to comply.

The six criteria are weakened even further in some of the succeeding paragraphs, such as 3.120 which would permit a developer to partially wriggle out of the housing mix requirement on the basis of non-viability without more market housing.

## 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.

Not applicable

## 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.**

# View Response

## Response #1231035

From [REDACTED]  
[REDACTED]

Date Started: 19 Sep 2024 10:54. Last modified: 19 Sep 2024 11:00

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [REDACTED]

Address Line 2 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which of the following categories best describes you?  
Residents' Association

Which local areas of Surrey Heath are you specifically interested in?  
West End

Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity  
Heritage (conservation areas, historic ... Housing  
Health (doctors surgeries, dentists, he... Infrastructure  
Cultural facilities Neighbourhood planning  
Rural environment and Landscape Sustainability  
Transport Flood risk management  
Renewable energy development and ...

Visibility Unknown.

## Introduction

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Part A – Personal Details

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**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.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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.

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## Part B - Representation

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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.

8

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

3.121

9

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

You must provide an answer to this question.

H10

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.

3.121, 3.122, 3.123



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.

I trust the Council

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.

Not applicable

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.

I trust the Council

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.

Not applicable

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.

I trust the Clouncil

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.

Not applicable

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.

See Q21 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.

3.121: Policy H10, First Home Exception Sites. This policy would permit the addition of First Homes around the edges of the settlement areas of villages. Five criteria would have to be met but even some of this requirement is relaxed in section 2) of Policy H10 by allowing market housing into the mix. However the note in paragraph 3.122 is very important.

3.122: This includes the statement that “First Homes Exception Sites cannot come forward in areas designated as Green Belt”. This is a vital statement and must, we feel, be retained.

3.123: This paragraph goes on to make the important statement that “First Home Exception Sites are therefore limited to sites adjacent to the settlement boundary in the Countryside Beyond the Green Belt”. We support this statement. In practice the scope is limited because much of the CBGB is covered by the Thames Basin SPA, the 400m buffer zone, and other constraints.

## 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.

Not applicable

## 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.**

# View Response

## Response #1231047

From [redacted]  
[redacted]

Date Started: 19 Sep 2024 11:55. Last modified: 19 Sep 2024 12:00

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [redacted]

Address Line 2 [redacted]

Address Town [redacted]

Address County [redacted]

Address Post Code [redacted]

Which of the following categories best describes you?  
Residents' Association

Which local areas of Surrey Heath are you specifically interested in?  
West End

Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity  
Heritage (conservation areas, historic ... Housing  
Health (doctors surgeries, dentists, he... Infrastructure  
Cultural facilities Neighbourhood planning  
Rural environment and Landscape Sustainability  
Transport Flood risk management  
Renewable energy development and ...

Visibility Unknown.

## Introduction

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## Part A - Personal Details

Part A - Personal Details

1

First name

You must provide an answer to this question.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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.**

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## Part B - Representation

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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.

8

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

7.3

9

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

You must provide an answer to this question.

GBC1

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.

7.3, 7.2

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.

I trust the Council

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.

Not applicable

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.

I trust the Council

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.

Not applicable

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.

I trust the Council

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.

Not applicable

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.

See response to Q21

## 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.

7.2: Green Belt. We strongly support the policy that “The Green Belt in Surrey Heath will be preserved and enhanced in line with national policy”.

7.3: Policy GBC1. We recognise that the National Planning Policy Framework permits development within the Green Belt in certain exceptional circumstances. Section 5) of Policy GBC1 refers to infilling and states that “Limited infilling will only be acceptable within the Green Belt outside of settlements areas... where it can be demonstrated that the site is considered to be within the village”. This is a weak requirement, partly because it involves considerable subjectivity. We think it should be strengthened by a requirement that the infilling should not result in there being no view of open countryside, because that would harm the previous open character of the area, as seen from the road outside the proposed infilling. (This is also relevant to 7.15.)

## 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.

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You must provide an answer to this question.

Not applicable

## 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.**

# View Response

## Response #1231052

From [REDACTED]  
[REDACTED]

Date Started: 19 Sep 2024 12:12. Last modified: 19 Sep 2024 12:15

Status Complete

Title Mr

First Name Guy

Last Name Consterdine

Organisation West End Village Society

Job Title Acting Chairman

Address Line 1 [REDACTED]

Address Line 2 [REDACTED]

Address Town [REDACTED]

Address County [REDACTED]

Address Post Code [REDACTED]

Which of the following categories best describes you?  
Residents' Association

Which local areas of Surrey Heath are you specifically interested in?  
West End



Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity  
Heritage (conservation areas, historic ... Housing  
Health (doctors surgeries, dentists, he... Infrastructure  
Cultural facilities Neighbourhood planning  
Rural environment and Landscape Sustainability  
Transport Flood risk management  
Renewable energy development and ...

Visibility Unknown.

## Introduction

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**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.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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

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## 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")

8.37

9

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

You must provide an answer to this question.

DH5

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.

8.37, 8.40

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.

I trust the Council

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.

Not applicable

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.

I trust the Council

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.

Not applicable

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.

I trust the Council

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.

Not applicable

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.

See response to Q21

## 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.

8.37: Policy DH5, trees and landscaping. We fully support this policy.

8.37: We agree that “it is important that... existing trees are safeguarded”. Few trees on land or on the boundaries of land subject to proposed developments have tree preservation orders, and developers have a tendency to fell inconvenient trees before submitting a planning application. We urge that a programme of assessing trees on land likely to come forward for development is undertaken, with a view to imposing tree preservation orders on relevant sound trees. This is also relevant to 8.39.

8.40: This paragraph rightly stresses the importance of discussions between developers and the Council about which trees should be retained and which felled (and compensated for). Unfortunately there are many cases where a developer fells inconvenient trees before consulting the Council or putting in a planning application. We propose that the Council should take account of pre-application felled trees, and hold them as a negative factor in considering an application. This may deter developers from felling trees too readily. Tree preservation orders would also be helpful, as mentioned in 8.37.



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.

Not applicable

## 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.**

# View Response

## Response #1231118

**From**

[REDACTED]  
[REDACTED]

**Date**

Started: 19 Sep 2024 16:59. Last modified: 19 Sep 2024 17:06

**Status**

Complete

**Title**

Mr

**First Name**

Guy

**Last Name**

Consterdine

**Organisation**

West End Village Society

**Job Title**

Acting Chairman

**Address Line 1**

[REDACTED]

**Address Line 2**

[REDACTED]

**Address Town**

[REDACTED]

**Address County**

[REDACTED]

**Address Post Code**

[REDACTED]

**Which of the following categories best describes you?**

Residents' Association

**Which local areas of Surrey Heath are you specifically interested in?**

West End

Which topic areas  
are you specifically  
interested in?

Design Environment and Biodiversity

Heritage (conservation areas, historic ... Housing

Health (doctors surgeries, dentists, he... Infrastructure

Cultural facilities Neighbourhood planning

Rural environment and Landscape Sustainability

Transport Flood risk management

Renewable energy development and ...

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.

Guy

2

Last name

You must provide an answer to this question.

Consterdine

3

Job title (where relevant)

Acting Chairman

4

Organisation (where relevant)

West End Village Society

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.

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.

8

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

8.37

9

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

You must provide an answer to this question.

DH7

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.

DH& Section 16, Areas of High Archaeological Potential

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.

I trust the Council

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.

Not Applicable

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.

I trust the Council

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.



Not applicable

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.

I trust the Council

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.

Not applicable

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.

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You must provide an answer to this question.

See response to Q21

## 21

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You must provide an answer to this question.

Policy DH7, paragraphs 8.57-8.62: Heritage Assets –Section 16, Areas of High Archaeological Potential. We are pleased that the area around the top of Fairfield Lane, West End, has rightly been designated as an Area of Archaeological Potential (East Sheet of Policies Map). Excavations in 2017-2018 found the remains of a substantial Iron Age settlement, where iron ore was smelted; its position in the north-east corner of what is now The Maltings strongly suggests that further Iron Age remains exist under the soil of the designated area.

We endorse the requirement in 8.57 for research and, where necessary, excavations in all such areas of High Archaeological Importance before development of such land can proceed.

## 22

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You must provide an answer to this question.

Not applicable

## 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.**