

	Surrey Heath Borough Council Surrey Heath Local Plan (2019 – 2038) Main Modifications Consultation Response Form	Ref: (For official use only)
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Please return:

By email: planning.consultation@surreyheath.gov.uk

OR

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

By 9th July 2026 at 12:00 noon

NO LATE REPRESENTATIONS WILL BE ACCEPTED

This form has two parts:

Part A – Personal Details- need only be completed once.

Part B – Your representation(s). **Please fill in a separate sheet for each representation you wish to make.**

Surrey Heath Borough Council's Privacy Statement is [here](#)

Background

The Surrey Heath Local Plan 2019-38 was submitted to the Secretary of State for examination in December 2024. Subsequent Examination in Public hearing sessions were held between 16th September 2025 and 8th December 2025.

As a result of the examination thus far, the Planning Inspector appointed to examine the Local Plan has recommended a number of Main Modifications to make the plan sound and legally compliant.

These are shown on the Schedule of Main Modifications that has been published for consultation. These have been subject to a further Sustainability Appraisal and Habitats Regulation Assessment.

The Main Modifications are proposed without prejudice to the Inspectors' final conclusions which will take account of all representations submitted in response to this consultation.

The Council will send responses to the consultation directly to the Inspector by the Council for review.

Part A

You must provide your contact details. We are unable to accept anonymous comments. The names of respondents and submitted comments will be submitted to the inspectors and published on the Council's examination website. Personal information such as telephone numbers, addresses, and email addresses will not be published.

1. Personal Details*

2. Agent's Details (if applicable)

**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.*

Title	Mr	
First Name	Graham	
Last Name	Alleway	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	█	
Line 2	██████████	
Line 3	██████	
Post Code	██████	
Telephone Number	██████████	
E-mail Address	████████████████████	

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 – Representations

Please note:

- Representations should only relate to Proposed Main Modifications, Map Changes or the associated addenda of the Sustainability Appraisal and/or Habitats Regulations Assessment, and not to other aspects of the Plan.
- This is not an opportunity to repeat or raise matters that were or could have been part of earlier representations or hearings on the submitted Plan.
- In your representation you should succinctly provide all the evidence and supporting information necessary to support your representation and your suggested modification(s).
- You should not assume that you will have a further opportunity to make submissions.
- Please use a separate sheet for each representation

Part B – Please use a separate sheet for each representation

Name or Organisation:	
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3. To which Main Modification does this representation relate?

Main Modification Reference Number:	MM51
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4. Do you consider the Main Modification is:

4.(1) Legally compliant
(delete as applicable)

Yes / No

4.(2) Sound
(delete as applicable)

Yes / No

5. Please give details of why you consider the Main Modification does not assist in achieving legal compliance or soundness or provide any other comments. Please be as precise as possible.

MM51 4)5) Presumably this is deleted as permission for type of use would be subject to existing Planning Controls.

Back Garden Development, 5) Doesn't seem to make sense.

MM58 8.45) I would expect Natural England and CPRE must have objected to cancellation of this clause, and should not be deleted.

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

6. Please set out the change(s) to the Main Modification that you consider necessary to make it legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each change will make the 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.

Please ensure change of use can only apply to a building that is in an existing use.
This is in contrast to leap frogging to a granted permission that has never been built, but is sited as a reason to grant further permissions that would not necessarily have been granted permission from scratch.

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

7. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification?

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

Part B – Please use a separate sheet for each representation

Name or Organisation:	
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3. To which Main Modification does this representation relate?

Main Modification Reference Number:	Various
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4. Do you consider the Main Modification is:

4.(1) Legally compliant
(delete as applicable)

Yes / No

4.(2) Sound
(delete as applicable)

Yes / No

5. Please give details of why you consider the Main Modification does not assist in achieving legal compliance or soundness or provide any other comments. Please be as precise as possible.

Apologies the whole Housing sections with modifications may not provide assurance that the demographic of elderly, well, locally connected are able to stay in their community, and will not have to move due to construction standards not accommodating mild mobility needs.

This is distinct from disabled people that are registered disabled.

Gypsy and Traveller site proposals must make efficient use of land for primary purpose.

May I leave it to the Plan experts to confirm or include provision of policy surety to deliver appropriate no wiggle room wording please.

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

6. Please set out the change(s) to the Main Modification that you consider necessary to make it legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each change will make the 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.

All new or replacement developments (excluding flats that should have lifts) be designed to facilitate stair lifts to be accommodated if needed.
Now that Home Lifts are an option such as Stiltz there needs to be a suitable location in the layout that will facilitate such a facility.
Mobility or accessibility provisions in such housing must not be removed or degraded.
Single level dwellings shall form part of any new build developments in an appropriate number for inclusiveness and demographic need.
Any existing single level properties must be retained but can be improved as a single level property.

Housing must not be demolished in order to provide commercial space, such as used car lots.

Gypsy and Traveller sites of 3 pitches will be better incorporated into local communities, and efficient use of the land must be applied just like any other development land. No HGV or large equipment on site as these should be stored in commercial yards adjacent to major highways for safe access. Touring vans to be also located off housing sites to free up pitch space for residential units. So a pitch equals 1 space not 2. This will significantly help address any shortfall as 2 units can be located on a current pitch classification.

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

7. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification?

No

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

Part B – Please use a separate sheet for each representation

Name or Organisation:	
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3. To which Main Modification does this representation relate?

Main Modification Reference Number:	MM7 2)h)
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4. Do you consider the Main Modification is:

4.(1) Legally compliant
(delete as applicable)

Yes / No

4.(2) Sound
(delete as applicable)

Yes / No

5. Please give details of why you consider the Main Modification does not assist in achieving legal compliance or soundness or provide any other comments. Please be as precise as possible.

Removal of this clause may well be refused by the Planning Inspector. Provision for integration is required.

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

6. Please set out the change(s) to the Main Modification that you consider necessary to make it legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. You will need to say why each change will make the 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.

Restore the deleted clauses to be compliant.

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

7. Do you have any comments on the Sustainability Appraisal, Habitats Regulations Assessment or Policies Map changes in respect of this particular Main Modification?

No

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