

Consultation response form

This is the response form for the consultation on the draft revised National Planning Policy Framework. If you are responding by email or in writing, please reply using this questionnaire pro-forma, which should be read alongside the consultation document. The comment boxes will expand as you type. Required fields are indicated with an asterisk (*)

Your details

First name*	Caroline
Family name (surname)*	Cooper
Title	Ms
Address	Chobham Parish Council, Chobham Parish Pavilion, Recreation Ground, Station Road
City/Town*	Chobham, Woking, Surrey
Postal code*	GU24 8AJ
Telephone Number	01276 856633
Email Address*	planning@chobhamparishcouncil.org

Are the views expressed on this consultation your own personal views or an official response from an organisation you represent?*

Organisational response

If you are responding on behalf of an organisation, please select the option which best describes your organisation. *

Neighbourhood Planning Body / Parish or Town Council

If you selected other, please state the type of organisation

[Click here to enter text.](#)

Please provide the name of the organisation (if applicable)

Chobham Parish Council

Chapter 1: Introduction

Question 1

Do you have any comments on the text of Chapter 1?

[Click here to enter text.](#)

Chapter 2: Achieving sustainable development

Question 2

Do you agree with the changes to the sustainable development objectives and the presumption in favour of sustainable development?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 3

Do you agree that the core principles section should be deleted, given its content has been retained and moved to other appropriate parts of the Framework?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 4

Do you have any other comments on the text of Chapter 2, including the approach to providing additional certainty for neighbourhood plans in some circumstances?

[Click here to enter text.](#)

Chapter 3: Plan-making

Question 5

Do you agree with the further changes proposed to the tests of soundness, and to the other changes of policy in this chapter that have not already been consulted on?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 6

Do you have any other comments on the text of chapter 3?

[Click here to enter text.](#)

Chapter 4: Decision-making

Question 7

The revised draft Framework expects all viability assessments to be made publicly available. Are there any circumstances where this would be problematic?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 8

Would it be helpful for national planning guidance to go further and set out the circumstances in which viability assessment to accompany planning applications would be acceptable?

Please select an item from this drop down menu

Please enter your comments here:

[Click here to enter text.](#)

Question 9

What would be the benefits of going further and mandating the use of review mechanisms to capture increases in the value of a large or multi-phased development?

Please enter your comments below

[Click here to enter text.](#)

Question 10

Do you have any comments on the text of Chapter 4?

[Click here to enter text.](#)

Chapter 5: Delivering a wide choice of high quality homes

Question 11

What are your views on the most appropriate combination of policy requirements to ensure that a suitable proportion of land for homes comes forward as small or medium sized sites?

Please enter your comments here

[Click here to enter text.](#)

Question 12

Do you agree with the application of the presumption in favour of sustainable development where delivery is below 75% of the housing required from 2020?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 13

Do you agree with the new policy on exception sites for entry-level homes?

No

Please enter your comments here

Paragraph 72 - Chobham Parish Council does not agree with the new policy on exception sites for entry-level homes. It feels this has the potential to lead to an erosion of settlement boundaries, create a merging of villages and settlements, and undermine the case for rural exception sites. It is felt to be particularly inappropriate in a rural and/or village setting, and that development of entry-level homes should be encouraged in existing suitable sites instead.

Question 14

Do you have any other comments on the text of Chapter 5?

Paragraph 73 – It is felt that the proposed policy for larger scale development does not respect the particular value and character of existing rural/village settings and that greater emphasis should be placed on ensuring that developments of significant size do not irrevocably damage or engulf villages.

Paragraph 75 – It is unclear whether the five-year supply of deliverable housing sites

(with buffer) may include supply met by neighbouring areas. Suitable safeguards should be in place to ensure that larger developments with the potential to cause significant harm to an area are not simply “waved through”.

Chapter 6: Building a strong, competitive economy

Question 15

Do you agree with the policy changes on supporting business growth and productivity, including the approach to accommodating local business and community needs in rural areas?

No

Please enter your comments here

Paragraph 85 – What constitutes an “unacceptable impact” on local roads is not suitably defined. Without clear top level guidance, this policy is open to wide interpretation.

Question 16

Do you have any other comments on the text of chapter 6?

[Click here to enter text.](#)

Chapter 7: Ensuring the vitality of town centres

Question 17

Do you agree with the policy changes on planning for identified retail needs and considering planning applications for town centre uses?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 18

Do you have any other comments on the text of Chapter 7?

[Click here to enter text.](#)

Chapter 8: Promoting healthy and safe communities

Question 19

Do you have any comments on the new policies in Chapter 8 that have not already been consulted on?

[Click here to enter text.](#)

Question 20

Do you have any other comments on the text of Chapter 8?

[Click here to enter text.](#)

Chapter 9: Promoting sustainable transport

Question 21

Do you agree with the changes to the transport chapter that point to the way that all aspects of transport should be considered, both in planning for transport and assessing transport impacts?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 22

Do you agree with the policy change that recognises the importance of general aviation facilities?

Yes

Please enter your comments here

Paragraph 105 – Chobham Parish Council strongly supports the retention of a national network of general aviation facilities. It feels this paragraph could be strengthened to ensure that no operating and/or viable aviation facility is unnecessarily lost.

Question 23

Do you have any other comments on the text of Chapter 9?

Paragraph 109 - What constitutes a “severe” impact on the road network or road safety is not suitably defined. Without clear top level guidance, this policy is open to wide interpretation.

Chapter 10: Supporting high quality communications

Question 24

Do you have any comments on the text of Chapter 10?

[Click here to enter text.](#)

Chapter 11: Making effective use of land

Question 25

Do you agree with the proposed approaches to under-utilised land, reallocating land for other uses and making it easier to convert land which is in existing use?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Question 26

Do you agree with the proposed approach to employing minimum density standards where there is a shortage of land for meeting identified housing needs?

No

Please enter your comments here

Paragraph 123 – It is felt that the approach to avoiding homes being built at low densities and taking a flexible approach to guidance on daylight and sunlight is not always suitable in a rural or village setting. Distinctions should be made to ensure that the special character and quality of living in villages and countryside is not eroded or lost.

Question 27

Do you have any other comments on the text of Chapter 11?

[Click here to enter text.](#)

Chapter 12 : Achieving well-designed places

Question 28

Do you have any comments on the changes of policy in Chapter 12 that have not already been consulted on?

Paragraph 127 – Chobham Parish Council supports greater emphasis being given to pre-application engagement. It would welcome measures and guidance to be introduced to ensure such engagement is transparent, effective and meaningful, and not just a “tick in the box” for applicants.

Question 29

Do you have any other comments on the text of Chapter 12?

[Click here to enter text.](#)

Chapter 13: Protecting the Green Belt

Question 30

Do you agree with the proposed changes to enable greater use of brownfield land for housing in the Green Belt, and to provide for the other forms of development that are ‘not inappropriate’ in the Green Belt?

Yes

Please enter your comments here

Paragraph 136 – Chobham Parish Council welcomes the proposed changes relating to the justification of changing of Green Belt boundaries.

Question 31

Do you have any other comments on the text of Chapter 13?

Paragraph 144 – It is felt that the phrase “limited infilling in villages” would benefit from greater clarity as to what constitutes “limited infill” and what constitutes “in villages”. The phrasing as it stands is open to wide interpretation.

Chapter 14: Meeting the challenge of climate change, flooding and coastal change

Question 32

Do you have any comments on the text of Chapter 14?

Paragraph 161 – It is unclear whether “safe access and escape routes” relate only to the immediate building/site in a planning application, or whether planned escape routes should show a method of escape from an entire flood zone (which may cover a wide area outside the site boundary) in the event of a flooding incident.

Question 33

Does paragraph 149b need any further amendment to reflect the ambitions in the Clean Growth Strategy to reduce emissions from building?

Please select an item from this drop down menu

Click here to enter text.

Chapter 15: Conserving and enhancing the natural environment

Question 34

Do you agree with the approach to clarifying and strengthening protection for areas of particular environmental importance in the context of the 25 Year Environment Plan and national infrastructure requirements, including the level of protection for ancient woodland and aged or veteran trees?

Not sure

Please enter your comments here

Paragraph 173 – It is felt that the phrase “development on land within or outside a Site of Special Scientific Interest” is unclear and requires a definition of what land is considered to be “outside” in this context. If it relates to buffer zones, then these should be stated.

Question 35

Do you have any other comments on the text of Chapter 15?

Click here to enter text.

Chapter 16: Conserving and enhancing the historic environment

Question 36

Do you have any comments on the text of Chapter 16?

Click here to enter text.

Chapter 17: Facilitating the sustainable use of minerals

Question 37

Do you have any comments on the changes of policy in Chapter 17, or on any other aspects of the text in this chapter?

Click here to enter text.

Question 38

Do you think that planning policy in minerals would be better contained in a separate document?

Please select an item from this drop down menu

Please enter your comments here

Click here to enter text.

Question 39

Do you have any views on the utility of national and sub-national guidelines on future aggregates provision?

Please select an item from this drop down menu

Please enter your comments here

Click here to enter text.

Transitional arrangements and consequential changes

Question 40

Do you agree with the proposed transitional arrangements?

Please select an item from this drop down menu

Please enter your comments here

Click here to enter text.

Question 41

Do you think that any changes should be made to the Planning Policy for Traveller Sites as a result of the proposed changes to the Framework set out in the consultation document? If so, what changes should be made?

Please select an item from this drop down menu

Please enter your comments here

Click here to enter text.

Question 42

Do you think that any changes should be made to the Planning Policy for Waste as a result of the proposed changes to the Framework set out in the consultation document? If so, what changes should be made?

Please select an item from this drop down menu

Please enter your comments here

[Click here to enter text.](#)

Glossary

Question 43

Do you have any comments on the glossary?

Previously developed land – Chobham Parish Council would welcome clarity on whether polytunnels, glasshouses and similar structures are to be considered “previously developed land” or not. It feels that at present there is no consistent approach in the planning system concerning structures in this category.