

Surrey Heath Draft Local Plan Response Form

Introduction

This response form contains questions which ask about the Council's preferred approaches outlined in the Draft Local Plan, in respect of future development and conservation in Surrey Heath over the plan period 2016-2032.

You can view the Draft Local Plan document by downloading a its as PDF from under the Consultation Documents list on the Draft Local Plan Issues, Options/Preferred Options consultation homepage.

Question 1: Vision and Objectives

Paragraphs 2.28 - 2.29 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the Vision and Objectives for Surrey Heath over the plan period 2016-2032.

Do you agree with the preferred approach to the Vision and Objectives? If not, please specify why, including any alternative approaches that the Council should consider.

- Chobham Parish Council is broadly in agreement with the Vision and Objectives.
- It is felt that there could be specific mention of the vision for the Borough's Parishes within the text in paragraph 2.28.
- There are concerns that there may be risks associated with the unmet need of 731 homes being fulfilled by Housing Market Area partners. Whilst the Parish Council agrees with the approach in principle, this is provided it does not give rise to negative consequences elsewhere.
- In line with the new National Planning Policy Framework, Chobham Parish Council would like to see the strategic importance of Fairoaks as a General Aviation (GA) Airport recognised by including this in the Vision and Objectives of the new Local Plan. The opening paragraph of the Vision section of the Government's General Aviation Strategy (2015) states that: "The Government's vision is of the UK being the best place in the world for GA as a flourishing, wealth generating and job producing sector of the economy."

Question 2: Spatial Strategy

Paragraphs 2.30 - 2.35 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the Spatial Strategy for Surrey Heath over the plan period 2016-2032.

Do you agree with the preferred approach to the Spatial Strategy for the Borough? If not, please specify why, including any alternative approaches that the Council should consider.

- The Parish Council notes that the Government's new policy on exception sites for entry-level homes appears to apply "unless the need for such homes is already being met within the authority's area". The Parish Council 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 noted that the Draft Local Plan's approaches make no mention of this policy, which would appear to put the spatial strategy at risk.
- Chobham Parish Council would like to see the strategic importance of Fairoaks Airport recognised by including it in the Spatial Strategy of the new Local Plan.

Question 3: Delivery of Homes over the plan period

Paragraphs 3.13 - 3.24 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and an alternative approach to the delivery of homes in Surrey Heath over the plan period 2016-2032.

Do you agree with the approach that the Council has taken in identifying how much housing can be delivered within Surrey Heath over the plan period? Are there any other approaches the Council should consider?

- Chobham Parish Council generally supports the provision of housing on brownfield sites, provided that this relates only to the built portion of such sites and excludes land occupied for agricultural buildings.
- The Parish Council strongly supports the conclusion that there are not any overriding Exceptional Circumstances to warrant the alteration of Green Belt boundaries.
- The Parish Council also strongly supports the conclusion that there is “no opportunity to release Strategic (Core) Employment sites or Locally Important Employment sites for housing.”
- In order to properly consider whether the Parish Council agrees with the approach for delivery of homes as it relates to the Parish of Chobham, it would need to have sight of how the new dwellings would be distributed within the Borough.

Question 4: Other Site Opportunities for Homes

Paragraphs 3.13 - 3.24 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and an alternative approach to the delivery of homes in Surrey Heath over the plan period 2016-2032.

Are there any other site opportunities for future homes, not included in this section that Council should have regard to?

- Chobham Parish Council supports the preferred approach provided new homes meet relevant policy in all respects.
- The Parish Council would welcome clarity on whether the new national policy for “entry level exception sites” applies in Surrey Heath due to there being a published unmet housing need within the Borough.

Question 5: Gypsy, Traveller and Travelling Showpeople Sites

Paragraphs 3.28 - 3.30 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and an alternative approach to the delivery of Gypsy, Traveller and Travelling Showpeople sites in Surrey Heath over the plan period 2016-2032.

Do you agree with the approach that the Council has taken to the provision of Gypsy and Traveller and Travelling Showpeople sites?

- It is noted that a Gypsy and Traveller Accommodation Assessment is currently being undertaken. In order to properly consider whether the Parish Council agrees with the approach for delivery of Gypsy, Traveller and Travelling Showpeople sites, it would need to have sight of the results of the assessment.
- It is felt that new pitches or sites within settlement areas may not always be the most appropriate option, e.g. a single additional pitch may be better located on an existing out of settlement site rather than in isolation within a settlement area.

Question 6: Other Sites for Gypsies, Travellers and Travelling Showpeople

Paragraphs 3.28 - 3.30 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred

Options Local Plan set the preferred approach and an alternative approach to the delivery of Gypsy, Traveller and Travelling Showpeople sites in Surrey Heath over the plan period 2016-2032. Are there any other site opportunities for Gypsies and Travellers and Travelling Showpeople that the Council should have regard to?
In order to support the Borough's objective of planning for an appropriate mix of housing, the Parish Council recommends that policy ensures site distribution for Gypsies, Travellers and Travelling Showpeople be proportionate across the Borough.
Question 7: Rural Exception and Specialist Housing Paragraphs 3.32 - 3.39 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and an alternative approach to rural exception housing and specialist housing types in Surrey Heath. Do you agree with the approach that the Council has taken in identifying the approach to rural exception and specialist housing types? Furthermore, are there any other approaches the Council should consider?
- Chobham Parish Council supports the delivery of Rural Exception sites in principle provided that applicants can demonstrate they have a strong and ongoing connection to the Parish and can afford the homes, and that evidence is sufficient that there remains a genuine community need for such housing in the Parish that has not been met on existing sites. - It is felt that the "no more than 30% market housing" on sites will be seen as a target of 30% rather than a maximum, and perhaps there could be other ways of ensuring affordable housing is deliverable. It is noted that currently Rural Exception sites are to consist of 100% affordable housing and this does not appear to have been prohibitive for sites already built or under construction. - As previously mentioned, the Parish Council has concerns that the government's policy for entry level exception sites may undermine the case for rural exception sites.
Question 8: Loss of Housing Policy Paragraphs 3.40 - 3.41 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and an alternative approach to loss of housing in Surrey Heath. Do you agree with the approach that the Council has taken in identifying the approach to loss of housing? Furthermore, are there any other approaches the Council should consider?
The Parish Council supports the approach of resisting the loss of homes and would seek in particular to minimise the loss of small dwellings and single-storey homes.
Question 9: Housing Mix Paragraphs 3.43 - 3.46 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and an alternative approach to the mix of housing in Surrey Heath over the plan period. Do you agree with the approach that the Council has taken in identifying the approach to housing mix? Furthermore, are there any other approaches the Council should consider?
The Parish Council supports the approach of delivering a mix of dwelling types to meet local needs and particularly the policy approach of ensuring the delivery of adaptable homes to meet changing circumstances.

While it is noted that the size of homes is not set out, the Parish Council feels it would be appropriate to consider setting out the requirement for single-storey homes.
Question 10: Affordable Housing Paragraphs 3.47 - 3.51 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred approach and alternative approaches to the provision of housing in Surrey Heath over the plan period. Do you agree with the approach that the Council has taken in identifying the approach to affordable housing? Furthermore, are there any other approaches that the Council should consider?
- There is concern that with the removal of an affordable housing requirement on sites of 5-9 units that developers may attempt to avoid providing affordable housing by dividing a site, or by reducing the density of housing or increasing size of homes provided on a site. - Chobham Parish Council would welcome clarity on whether any “commuted sums” secured from development sites in Chobham would be retained for provision of affordable homes within Chobham.
Question 11: Employment Land Paragraph 4.13 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach and alternative approaches to employment land in Surrey Heath over the plan period. Do you agree with the preferred policy approach to employment land in Surrey Heath? If not, please specify why (including any alternative policy approach).
- It is felt that by allocating “employment land at Fairoaks Airport” as a Locally Important Employment Site rather than a Strategic Employment Site that the role of the Airport in the national network of general aviation is not properly recognised. - The new National Planning Policy Framework (NPPF) states that planning policies should: “recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy.” - The Parish Council seeks a policy approach in line with the new NPPF as it relates to Fairoaks Airport, noting that the majority of employment at Fairoaks is runway-dependent and that there is potential to increase employment in the specialist engineering and aeronautical engineering sector. The potential for growth in employment in the training of pilots should also be encouraged in line with the Government’s strategy.
Question 12: Employment Allocations Paragraph 4.13 (inclusive of any subsequent tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach and alternative approaches to employment site allocations in Surrey Heath over the plan period. Do you agree with the preferred policy approach to employment site allocations in Surrey Heath? If not, please specify why (including any alternative policy approach).
- As per its response to Question 11 (repeated in the following bullet points), The Parish Council seeks increased recognition of the national importance of Fairoaks Airport and its airport-dependent businesses in line with national policy. - It is felt that by allocating “employment land at Fairoaks Airport” as a Locally Important

Employment Site rather than a Strategic Employment Site that the role of the Airport in the national network of general aviation is not properly recognised. • The new National Planning Policy Framework (NPPF) states that planning policies should: “recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time – taking into account their economic value in serving business, leisure, training and emergency service needs, and the Government’s General Aviation Strategy.” • The Parish Council seeks a policy approach in line with the new NPPF as it relates to Fairoaks Airport, noting that the majority of employment at Fairoaks is runway-dependent and that there is potential to increase employment in the specialist engineering and aeronautical engineering sector. The potential for growth in employment in the training of pilots should also be encouraged in line with the Government’s strategy.
Question 13: Employment Land in Rural Areas Paragraph 4.13 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach and alternative approaches to employment land located in rural areas of Surrey Heath over the plan period. Do you agree with the preferred policy approach to employment land located in rural areas of Surrey Heath? If not, please specify why (including any alternative policy approach).
• Chobham Parish Council supports the introduction of a policy for employment land located in rural areas, subject to employment development being on an appropriate scale, respecting the character of the area and in accordance with Green Belt policy where applicable.
Question 14: Restriction of Permitted Development Rights in Relation to Conversion of Employment Uses The General Permitted Development Order (GPDO) currently allows the conversion of office and light industrial space to residential accommodation, without the requirement for planning permission. This is subject to limitations and conditions including the prior approval of the Local Planning Authority in respect of certain matters including highways, flooding and contamination. Article 4 Directions can be used to withdraw automatic permission granted by the General Permitted Development Order. Should the Council seek to restrict permitted development rights for converting office and light industrial uses to residential accommodation, through the use of an Article 4 Direction, for allocated employment sites?
• The Parish Council supports the issuing of an Article 4 Direction in respect of allocated employment sites in order to afford additional protection to key employment sites and help avoid negative impact on business and economic growth.
Question 15: Retail Centres Paragraph 5.12 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach and alternative approaches to the retail centres in Surrey Heath over the plan period. Do you agree with the preferred policy approaches to retail centres in Surrey Heath? If not, please specify why (including any alternative policy approaches).
• The Parish Council disagrees with the policy approach of setting a percentage for A1 (shops) and other uses in primary shopping frontages. While it agrees that a high percentage of

retail uses is desirable, it has been reported that the level of business rates in the High Street places a prohibitive burden on Chobham's High Street retail businesses. The High Street has seen the loss of many retail businesses and it is felt that introducing a quota would be inappropriate in this setting. The Parish Council also disagrees that development at first floor level or above should consider office or residential accommodation in the first instance. It feels this is unnecessarily restrictive in Chobham High Street and that applications for first floor and above uses should be considered on a case-by-case basis.
Question 16: Hierarchy of Centres Paragraph 5.2 of the Draft Issues, Options/Preferred Options Local Plan sets the proposed hierarchy of retail centres in Surrey Heath. Do you agree with the hierarchy of centres in Surrey Heath? If not, please specify why (including any alternative policy approaches).
The Parish Council agrees with the hierarchy of centres.
Question 17: Biodiversity Paragraph 6.15 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach and an alternative approach to Biodiversity in Surrey Heath, over the plan period. Do you agree with the preferred policy approach to Biodiversity in the Borough? If not, please specify why (including any alternative policy approach).
- As mentioned in the text, the approach to biodiversity in respect of designated sites is governed by international and national law, and as such any policy at local level must reflect and uphold relevant law. - The Parish Council agrees with introducing opportunities to improve biodiversity in new development by the use of native planting and landscaping and construction methods. - It is felt that it is worth recognising that Surrey County Council bought Chobham Common in 1968 as a public open space for informal recreation and the biodiversity value was only recognised following the introduction of the Wildlife and Countryside Act in 1981. Any policy approach should ensure that the Common's importance for recreation is not diminished. - It is also felt that it should be clear that Surrey Heath's habitat sites link to sites outside of the Borough as well as being important in their own right and "as part of a matrix of wildlife sites across the Borough which provide wildlife corridors".
Question 18: Pollution Issues Paragraph 6.27 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets out the preferred approach to addressing potential pollution issues in the Borough, in respect of air quality, contaminated land, noise, lighting and odours. Do you agree with the preferred policy approach to addressing recognised and potential pollution issues in the Borough? If not, please specify why (including any alternative policy approach).
The Parish Council agrees with the preferred policy approach on pollution issues.
Question 19: Flood Risk Paragraph 6.41 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options

Local Plan sets the preferred approach to addressing flood risk issues in the Borough. Do you agree with the preferred policy approach to addressing recognised and potential flood risk issues in the Borough? If not, please specify why (including any alternative policy approach).
• The Parish Council supports the policy approach on flood risk issues. • There have been occasions where flood risk assessments accompanying planning applications have given incorrect information, particularly in relation to number of historic flooding events affecting a site. In some instances the number of recorded flooding events is not the same as the number of actual flooding events. It is felt that better use could be made of local knowledge in relation to flooding events. • There are concerns that by approving basement development in flood zones, the flood plain's purpose is being compromised as this restricts the volume of water able to be soaked up. • It is suggested that the importance of maintaining ditches and watercourses is recognised in development policies.
Question 20: Renewable and Low Carbon Energy Schemes Paragraph 6.52 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach to addressing renewable and low carbon energy proposals in the Borough. Do you agree with the preferred policy approach to renewable and low carbon energy proposals? If not, please specify why (including any alternative policy approach).
• The Parish Council agrees with the preferred policy approach on renewable and low carbon energy schemes.
Question 21: Infrastructure Delivery Paragraph 6.66 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred approach and an alternative approach to the delivery of infrastructure in the Borough. Do you agree with the preferred policy approach to infrastructure delivery in Surrey Heath? If not, please specify why (including any alternative policy approach).
• The Parish Council feels that the policy approach for infrastructure would benefit from greater focus and a widened scope to ensure it meets the needs of not only new development but enhances (or at least does not negatively impact) the quality of life of existing residents. For example, there appears to be no mention of the policy approach for water supply and wastewater when Surrey Heath is known to be within a water stressed area. • It is agreed that new development should provide or contribute to appropriate infrastructure. The Parish Council would welcome the opportunity to engage with the planning authority to help ensure that infrastructure delivery meets local need. • The Parish Council agrees that a bespoke approach is likely to be required for strategic sites, but that this should not be considered for the site in isolation and should involve stakeholders to ensure the that correct on site and off site infrastructure is delivered.
Question 22: Transport Infrastructure Paragraph 6.78 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach and an alternative policy approach to transport

infrastructure in the Borough.

Do you agree with the preferred policy approach to transport infrastructure in Surrey Heath? If not, please specify why (including any alternative policy approach).

- It is felt that a preferred policy approach for bridleways and byways should be included within this section. The Parish Council supports the introduction of multi user routes wherever possible to enable equestrians and pedestrians to enjoy the same consideration as is proposed for cyclists. Chobham accommodates a very large number of horses, and their owners make a significant contribution to the local economy. New large developments in Chobham should provide multi user routes linking up wherever possible with the existing Rights of Way network and/or Chobham Common.
- The Parish Council supports the approach of seeking provision of opportunities for non-car means of transport and would particularly welcome policy detail to include the more remote settlement areas of the Borough.
- The Parish Council recommends that the Local Plan reflects and makes appropriate reference and use of the Surrey Cycling Strategy (Surrey County Council).
- Clarification to be made as to what constitutes a “severe” impact on the highway network, particularly in locations such as Chobham village where traffic congestion is already severe.

Question 23: Community Infrastructure

Paragraph 6.89 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach and an alternative approach to community infrastructure in the Borough.

Do you agree with the preferred policy approach to ensuring provision of community uses in Surrey Heath? If not, please specify why (including any alternative policy approach).

- The Parish Council agrees with the preferred policy approach on community infrastructure subject to emphasis being placed on making sure that facilities will be accessible to all residents.

Question 24: Green Infrastructure and Open Space

Paragraph 6.99 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach and alternative approaches to green infrastructure and green open space designations in Surrey Heath.

Do you agree with the preferred policy approach to green infrastructure and green open space designations? If not, please specify why (including any alternative policy approaches).

- The Parish Council broadly agrees with the preferred policy approach to green infrastructure and open space, but strongly opposes the use of Common land as Suitable Alternative Natural Greenspace (SANG) and recommends that policy states that SANG cannot be land with existing public access or land that is recognised as important for nature conservation.

Question 25: Recreational Facilities

Paragraph 6.110 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach and an alternative approach to recreational facilities in Surrey Heath.

Do you agree with the preferred policy approach to recreational uses in Surrey Heath? If not, please specify why (including any alternative policy approach).

Chobham Parish Council agrees that new development should provide or contribute to recreational facilities, subject to provision being made such that well-equipped play areas and recreational facilities are available throughout the Borough and not only in locations with high levels of developer contributions.
Question 26: Telecommunications and Broadband Paragraph 6.120 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach and an alternative approach to telecommunications and broadband in Surrey Heath. Do you agree with the preferred policy approach to the provision of telecommunications and broadband? If not, please specify why (including any alternative policy approach).
This section appears to focus on telecommunications and broadband provision as it relates to new developments. Chobham Parish Council would like to see the inclusion of a policy for setting out how high quality digital infrastructure should be delivered, expanded and upgraded for the benefit of all consumers in the Borough.
Question 27: Green Belt and Countryside Paragraph 7.6 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approaches and an alternative approach to Green Belt and countryside beyond the Green Belt in Surrey Heath. Do you agree with the preferred policy approaches to addressing the Green Belt and countryside beyond the Green Belt in Surrey Heath? If not, please specify why (including any alternative policy approach).
- Chobham Parish Council seeks complete clarity in the Local Plan in respect of the following points: - The factors that determine whether a wall, gate or fence is deemed "adjacent" to a highway for planning permission purposes. - The factors that determine whether greenhouses, polytunnels, sheds, log stores and other seemingly temporary structures may or may not be used in floorspace calculations for replacement/redevelopment purposes. - Guidance as to the extent of hardstanding allowable on a Green Belt site. - Confirmation that backland development will still be resisted and does not constitute "infill". - Whether there are limits relating to the number of times a building may be replaced in the Green Belt with the associated "up to 10%" increase in size. - Whether there are situations other than the re-use of buildings within the Green Belt where the removal of permitted development rights would be appropriate. - While basement development may not in itself have a materially greater impact on the physical openness of the Green Belt, the enlargement of a dwelling via basement floorspace is likely to still create a materially larger property, capable of housing larger numbers of people and generating more cars and vehicular movements. - It is noted that policy RE17 - Major Developed Sites within the Green Belt is scheduled to be replaced by the new Local Plan, but there appears to be no mention of Major Developed Sites and the proposed future Green Belt policy approach for these sites. - Chobham Parish Council recommends that equestrian related developments, as well as being proportionate to the activity proposed, should be proportionate to the site itself and to the host residential dwelling (if applicable), and that the operation as a whole (not only

manèges and outdoor lighting) should not have a detrimental impact on residential properties.
Question 28: Design and Character Paragraph 8.10 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approaches and an alternative approach to design in Surrey Heath. Do you agree with the preferred policy approaches to addressing design in Surrey Heath? If not, please specify why (including any alternative policy approach).
- While it is noted that the current policy DM9 is considered to lack detail, it is felt that the principles are sound, and that the full spirit of the policy should be retained and strengthened with no loss of any of the points. - The policy approach to trees should also include hedges to help ensure the retention of hedges that make a positive contribution to the character of the Borough. - It is noted that Surrey Heath lies within a water stressed area. While the preferred policy approach to sustainable water use is supported and the 2017 Water Cycle Study noted, the Parish Council would like to see greater detail at policy level on the issues and plans for infrastructure for water supply and wastewater.
Question 29: Space Standards for New Homes Paragraph 8.10 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach to space standards for new homes in Surrey Heath. Do you agree with the preferred policy approach to addressing space standards for new homes in Surrey Heath? If not, please specify why (including any alternative policy approach).
The Parish Council supports this approach.
Question 30: Vehicular Parking Standards Paragraph 8.10 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approach and alternative approaches to parking and highway safety in Surrey Heath. Do you consider that the Borough needs its own vehicular parking standards? If not, please specify why (including any alternative policy approach).
- The Parish Council supports the introduction of a Parking and Highway Safety policy, which should have due regard to the reality of car reliance in areas of the Borough with limited public transport options. - Vehicular parking standards scope should include cycles, mobility scooters etc. - There should be no loss or weakening of the content from the current policy DM11. - Particular emphasis given to the avoidance of parking on Common land, which is illegal without the owner's consent.
Question 31: Heritage Assets Paragraph 8.24 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan sets the preferred policy approaches and alternative approaches to heritage assets in Surrey Heath. Do you agree with the preferred policy approach to addressing heritage assets in Surrey Heath? If not, please specify why (including any alternative policy approach).

The Parish Council agrees with the policy approach to heritage assets. It would welcome the opportunity to be involved in the assessment and review of the local list.
Question 32: Heritage Strategy Paragraphs 8.22 - 8.24 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan discuss the opportunity for introducing a Heritage Strategy in Surrey Heath. Do you agree that the Council should introduce a Heritage Strategy? If so, what should it include?
- The Parish Council agrees in principle with the introduction of a Heritage Strategy. It recommends making good use of the knowledge of members of the local community and stakeholder groups to help shape the strategy and understand the historic environment. - Encourage development which offers a distinct local design. - Recognise that excellent examples of contemporary design will play a part in our heritage for the future. - Recognise that there are a range of unlisted heritage assets worthy of protection. - The removal of permitted development rights where appropriate, to ensure that the impact of development on the character of the area can be considered.
Question 33: Local Area Policies – West of the Borough Paragraphs 9.7 – 9.41 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred policy approaches for local areas in the west of Surrey Heath Borough. Do you agree with the preferred policy approaches to local area policies in the west of the Borough? Are there any relevant issues not covered by the preferred approaches for the local areas? If you do not agree with the preferred approaches, please specify why (including any alternative policy approaches).
No comment to make on this section as it does not affect Chobham.
Question 34: Local Area Policies – East of the Borough Paragraphs 9.43 – 9.73 (inclusive of any tables and maps) of the Draft Issues, Options/Preferred Options Local Plan set the preferred policy approaches for local areas in the east of Surrey Heath Borough. Do you agree with the preferred policy approaches to local area policies in the east of the Borough? Are there any relevant issues not covered by the preferred approaches for the local areas? If you do not agree with the preferred approaches, please specify why (including any alternative policy approaches).
- The Parish Council agrees in principle with the policy approach for Chobham. - It appears that the bullet point relating to Eli Lilly should fall under the local policy approach for Windlesham rather than Chobham, and the bullet point relating to Frazer Nash should be appear in Chobham rather than Windlesham. - It is felt that mention should be made in the Chobham section of ensuring appropriate gaps between Chobham and its neighbouring villages are maintained (in a similar manner to those included in policies for Lightwater, Windlesham, Bagshot and others), as well as maintaining the character of these gaps and approaches to the villages. - Consideration to be given as to whether the list of green spaces for allocation is complete. It is noted for example that Chobham Common, including its pockets of land outside the Special Protection Area (such as Burrow Hill) is not included and Benham's Corner is also

not included.

- It is suggested that greater emphasis be given to ensuring the openness of footpaths and bridleways. Many sections are becoming enclosed by fencing and screening due to development.
- It is suggested that recognition be given to the traffic issues in Chobham village centre.