	<p>Surrey Heath Borough Council</p> <p>Pre-Submission Surrey Heath Local Plan (2019 – 2038) : (Regulation 19)</p> <p>Representation Form</p>	<p>Ref:</p> <p>(For official use only)</p>
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OR

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

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*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		Richard	
Last Name		Boother	
Job Title (where relevant)		Associate Director	
Organisation (where relevant)	Kingsbury Investment & Development Group	RPS	
Address Line 1	c/o agent	[REDACTED]	
Line 2		[REDACTED]	
Line 3			
Post Code		[REDACTED]	
Telephone Number		[REDACTED]	

E-mail Address

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

	Yes	No
• The Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?	x	
• The independent examiner's recommendations are published?	x	
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Name or Organisation :	Kingsbury Investment & Development Group
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3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph	<input type="checkbox"/>	Policy	<input type="checkbox" value="SS1"/>	Other, e.g. policies map, table, appendix	<input type="checkbox"/>
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4.(1) Legally compliant (please refer to guidance notes)	Yes	<input type="checkbox" value="x"/>	No	<input type="checkbox"/>
4.(2) Sound (please refer to guidance notes)	Yes	<input type="checkbox"/>	No	<input type="checkbox" value="x"/>
4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)	Yes	<input type="checkbox" value="x"/>	No	<input type="checkbox"/>

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Paragraph

Policy

HA1

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

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Yes

x

No

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

Yes

No

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

Yes

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Pre-Submission Surrey Heath Local Plan (2019 – 2038) : (Regulation 19)

Castle Grove Nursey, Chobham

Representations on behalf of Kingsbury Investment & Development Group

Policy SS1 Spatial Strategy

Paragraph 2.5 states that the Local Housing Need figure for Surrey Heath is 321 homes per year between 2019 and 2038, which is a total of 6,111 new homes. Paragraph 2.8 states that this should be reduced by 41 dwellings per annum to make a total of 5,578 homes. 1,501 dwellings have been provided between 2019 and 2023. 1,990 homes have got permission. Therefore, 3,491 have either been built or have permission, leaving the council to find new sites for just 2,087 new homes. Table 4 states that a total of 6,012 new homes will be provided in the plan period.

Clearly, these figures do not take account of the new Governments consultation draft of the National Planning Policy Framework (NPPF) published in July 2024 (“the draft NPPF”), which makes it clear that, if the target of 1.5 million new homes in the next 5 years is going to be reached, every council is going to have to meet its own housing need in full. Paragraph 62 states that local plans must plan to meet local housing need as set out in the standard method. In the updated version of the standard method, which the Government intends to use, the housing target for Surrey Heath is increased to 658 dwellings per annum, an increase in the overall target to 12,502 dwellings. If 1,501 dwellings have been built since 2019 and 1,990 dwellings have got permission, this leaves a shortfall of 9,011 dwellings, which is almost 7,000 more than the proposed number.

It is considered that the council needs to look at delivering considerably more housing in the plan period. Additional allocations should include significant numbers of dwellings on ‘grey belt’ sites in the east of the Borough.

This Policy as currently drafted (and the evidence base underpinning it) has paid insufficient regard to the ‘direction of travel’ of Green Belt policy as set out in the draft NPPF. While the draft NPPF makes clear that development must look to brownfield first, prioritising the development of previously used land wherever possible, it also recognises that brownfield development alone will not be enough to meet our housing need. At present, beyond the existing brownfield category, Green Belt policy doesn’t differentiate between poor-quality and ‘ugly’ areas and nature-rich, environmentally valuable land.

To deliver the homes and commercial development this country desperately needs, the targeted release within existing Green Belts of ‘grey belt’ land is proposed. This is defined in the draft NPPF as:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the green belt comprising Previously Developed Land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes (as defined in para 140 of this Framework), but excluding those areas or assets of particular importance listed in footnote 7 of this Framework (other than land designated as Green Belt).”

Such sites can make a valuable contribution to the provision of housing land. Typically, these areas currently don’t have significant levels of biodiversity, and are inaccessible and not used for public enjoyment. Releasing these sites, or providing a framework for them to come forward through the development management process, will help to balance the provision of housing across the Borough. By the Plan’s own acknowledgement, the plan focuses new development in

the west of the Borough. Releasing 'grey belt' sites in the east of the Borough will ease pressure on infrastructure and local services and facilities in the west, and assist in providing much needed affordable housing in the eastern part of the Borough (one of the 'golden rules' of the draft policy is that proposals for residential development should make at least 50% affordable housing provision). Releasing 'grey belt' land will also help to preserve the integrity of more valuable Green Belt land within Surrey Heath.

As such Policy SS1 1 (c) should be amended to state: “...*within the Green Belt, including the development of grey belt land*”.

Paragraph 2 should replace “*at least 5,578 new homes in the Borough*” to “***at least 12,502 new homes in the Borough***” and 2(b) should be changed from “*approximately 727 homes in the east of the Borough*” to a considerably higher figure to include significant delivery of new homes on 'grey belt' sites.

Policy HA1 Site Allocations

It is noted that the site allocation in the draft Local Plan have been informed by the conclusions of the Strategic Land Availability Assessment 2023 ('SLAA'). This has discounted many sites within the Green Belt that would accord with the definition of 'grey belt' land in the draft NPPF. In the event that the 'grey belt' policy is adopted, the evidence base underpinning the housing allocations in the draft Local Plan would be fundamentally flawed.

In this context, Kingsbury Investment & Development Group **object** to the omission of land at Castle Grove Nursery from the list of allocated sites under Policy HA1.

The site, as shown on Site Location Plan 00297-0001-01, is located on Scotts Grove Road, to the south of the village of Chobham. The Nursery is bounded by the road to the south-east, open fields to the north west, and residential dwellings to the south-west and north-east.

The site currently contains a Plant Nursery, which imports circa 70% of all its goods and then sells them wholesale to several large regional Garden Centres. The existing development on the site is mainly comprised of large glass houses, Vehicular and pedestrian access is provided from Scotts Grove Road, and this leads into a small area of parking at the centre of the site. The boundaries of the site are well screened by vegetation.

The site does not lie within a Conservation Area, does not contain any Listed Buildings and is not close to any other listed buildings, or heritage assets.

The site is not within a Special Protection Area (SPA) and is not within a 400m SPA buffer zone. It lies within the 400m to 5-kilometre zone around the SPA, where appropriate mitigation is required.

The entirety of the site is within Flood Zone 1, where the risk of flooding is very low.

The site is approximately a 1.0 km walk, all on pavement, from the centre of the village of Chobham. The village centre contains a range of shops and services, including pubs, restaurants, hairdressers, supermarkets and a primary school. The nearest supermarket is Tesco Express, which is approximately 1.0km from the site.

The nearest bus stops to the site are on Guildford Road, and are approximately 400m from the site. These are served by the 39A and 73 buses. The 39A runs twice per day in each direction on Mondays, Wednesdays and Fridays between Chobham and Woking. The 73 is an hourly service to Woking. The nearest railway station is Brookwood, which is approximately 4.8km to the south of the site. This is served by frequent train services to London Waterloo, Woking, Farnborough, Guildford and the rest of the UK rail network.

In terms of planning history, there have been greenhouses on the site for over 35 years. Most recently, an appeal was dismissed the erection of residential development of 40 dwellings (APP/D3640/W/19/3235041 refers) on the grounds that the combined weight of the harm identified

to the openness of the Green Belt would not be clearly outweighed by the collective weight of the other considerations advanced in favour of the scheme.

However the Inspector nevertheless concluded that: *“that the is a suitable location for residential development with regard to access by future occupants to services, facilities and employment by means other than private vehicles, and that no unacceptable environmental harm would be caused in this context.”*

In this context, and in the context of the direction of travel with regard to the release of ‘grey belt’ land, this site merits inclusion as an allocation for new dwellings in the emerging Local Plan.

With reference to the definition of ‘grey belt’ land in the draft NPPF, while the site does not constitute previously developed land (the previous planning Inspector held that the existing buildings were agricultural use), the site makes only a limited contribution to the five Green Belt purposes (as defined in para 140 of draft Framework). This matter was given very full consideration by the previous Planning inspector, who found that the site only contravened one of the 5 purposes, which was *“c) to assist in safeguarding the countryside from encroachment”*. The scheme the subject of the appeal was for 40 no. dwellings. Any concerns over conflict with criterion c) could be addressed with a reassessment of the site’s overall capacity.

Paragraph 147 of the draft NPPF states that where Green Belt land is released for development through plan preparation or review, development proposals on the land concerned should deliver the contributions set out in paragraph 155. This states that:

“Where major development takes place on land which has been released from the Green Belt through plan preparation or review, or on sites in the Green Belt permitted through development management, the following contributions should be made:”a. In the case of schemes involving the provision of housing, at least 50% affordable housing [with an appropriate proportion being Social Rent], subject to viability;

b. Necessary improvements to local or national infrastructure; and

c. The provision of new, or improvements to existing, green spaces that are accessible to the public. Where residential development is involved, the objective should be for new residents to be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.”

The allocation of land at Castle Grove Nursey would be able to deliver all of these contributions. The previous scheme considered by the Planning Inspector included on-site provision of affordable housing, a play area, pavement and footpath upgrading, and the provision of crossing points and bus stop poles, which would all help to better connect the development to Chobham, and to existing public transport infrastructure. Further contributions could be agreed between the developer and the LPA through detailed discussion.

The introduction of residential development that is in the local vernacular would be similar to other residential dwellings found adjacent to the site. The magnitude of change on the landscape character is determined to be minimal.

As such it is proposed that Policy HA1 allocates land at Castle Grove Nursery as follows:

“1) Castle Grove Nursey is allocated for up to 40 dwellings, or a care home, sheltered housing, or other specialised residential uses.

2) Development proposals are required to:

a) retain as far as practicable the existing landscaping,

b) provide improved pedestrian access to Chobham Town Centre from the site;

c) be sympathetic to the surrounding context of the site with regard to scale, height, and massing;

d) provide high-quality, usable private and communal amenity spaces.

Policy GBC1 Development of new buildings within the Green Belt

As noted in our representations on draft Policy SS1, draft Policy GBC1 does not reflect the 'direction of travel' of Green Belt policy as set out in the draft NPPF. The Policy should be expanded to apply also to the development of 'grey belt' land in line with the draft NPPF (paragraph 152). The policy should be amended, after paragraph 3, to include the following:

“In addition to the above (listed types of appropriate development), housing, commercial and other development in the Green Belt should not be regarded as inappropriate where:

a. The development would utilise grey belt land in sustainable locations, the contributions set out in paragraph 155 of the NPPF are provided, and the development would not fundamentally undermine the function of the Green Belt across the area of the plan as a whole; and

b. The local planning authority cannot demonstrate a five year supply of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 76) or where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years; or there is a demonstrable need for land to be released for development of local, regional or national importance.

c. Development is able to meet the planning policy requirements set out in paragraph 155 of the NPPF.”

Whilst it is appreciated that the new NPPF is currently only a draft, it is considered that the document needs to be given significant weight in the planning balance, because the proposed amendments align with the manifesto promises made by the Labour party, which included the proposal to amend the planning system to ensure that it will deliver 1.5 million new homes in the next 5 years. The council needs to take full account of the new NPPF and ensure that it is “doing its bit” to help the country tackle the current housing crisis by delivering more new housing where it is most needed.

The proposed amendments to the 3 policies set out above, will help to ensure that the council aligns itself with the Governments housing objectives. If it fails to do so, the emerging Local Plan is likely to be found unsound.

Notes

1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
3. i. The plans shown are for planning purposes only.
ii. All buildings shown are subject to further detailed design for construction purposes.
4. For the purposes of this plan, RPS is not appointed as principal designer for the purposes of the Construction (Design & Management) Regulations 2015 (or its successors).
5. The design and layout of the buildings shown will be subject to relevant Building Regulation requirements and Construction (Design & Management) Regulations requirements, and any other relevant regulations and requirements including fire safety and other health and safety regulations and requirements. This may result in further changes to the final design and construction of the development.
6. The information shown on these drawings is reliant upon the details, plans, drawings, elevations and other information provided to RPS by and/or on behalf of the client.

Legend

 Application Boundary

FOR PLANNING PURPOSES ONLY.
NOT FOR CONSTRUCTION.

Rev	Description	By	CB	Date



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
 T: +44(0)1235 821 888 E: rps@rpsgroup.com

Client Kingsbury Investment & Development Group

Project Castle Grove Nursey, Scotts Grove Road, Chobham, Woking, GU24 8DY

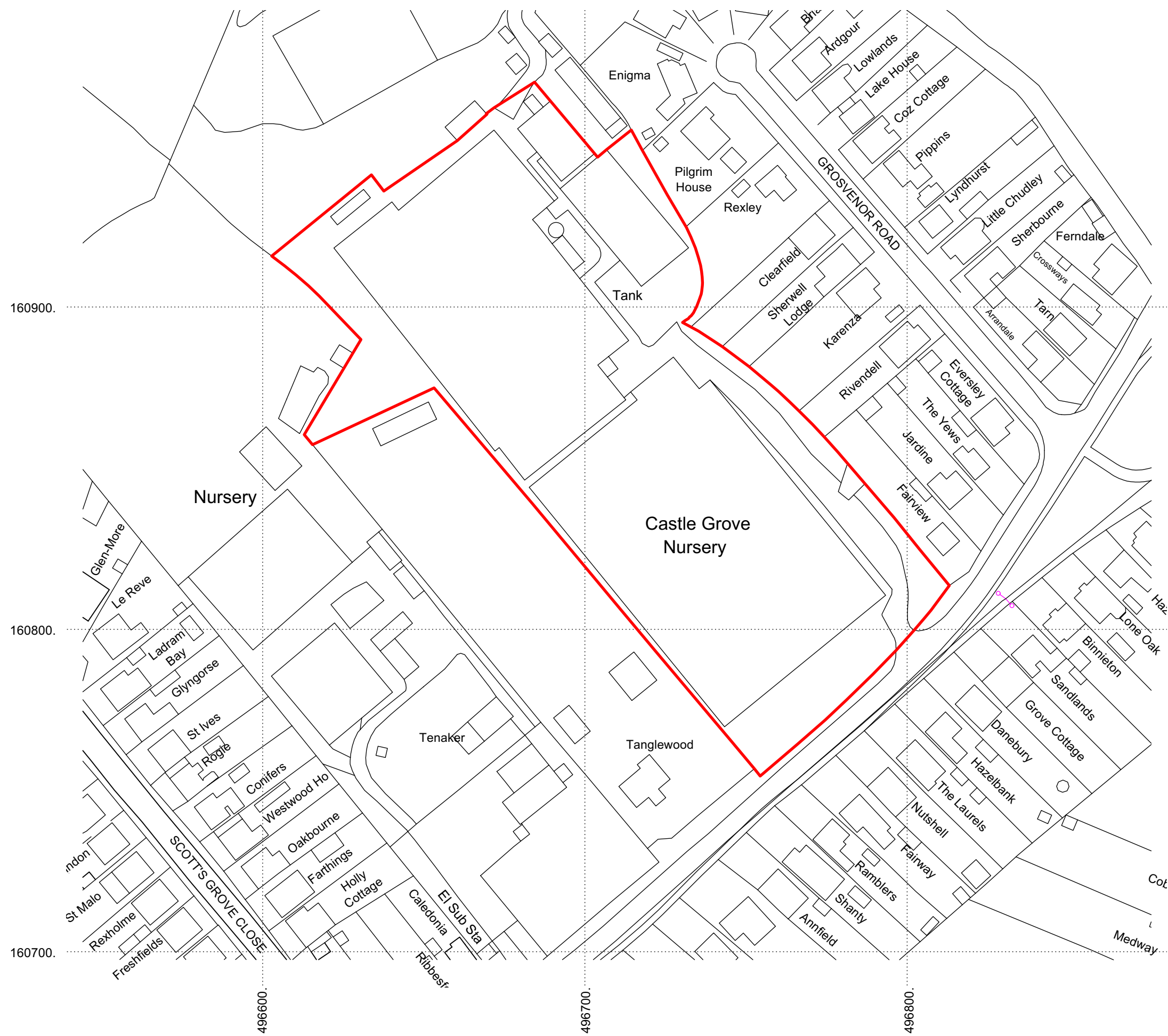
Title Site Location Plan

Status Drawn By PM/Checked by
 FINAL AJC RB

Job Ref Scale @ A3 Date Created
 794-PLN-NPI-00297 1:1250 Sept 2024

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