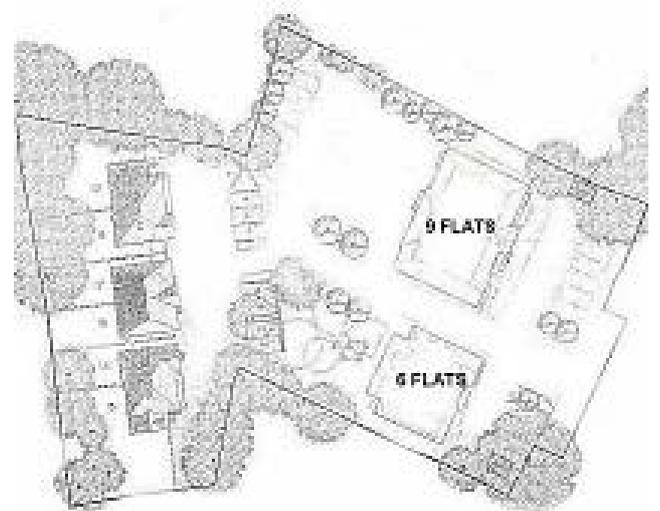
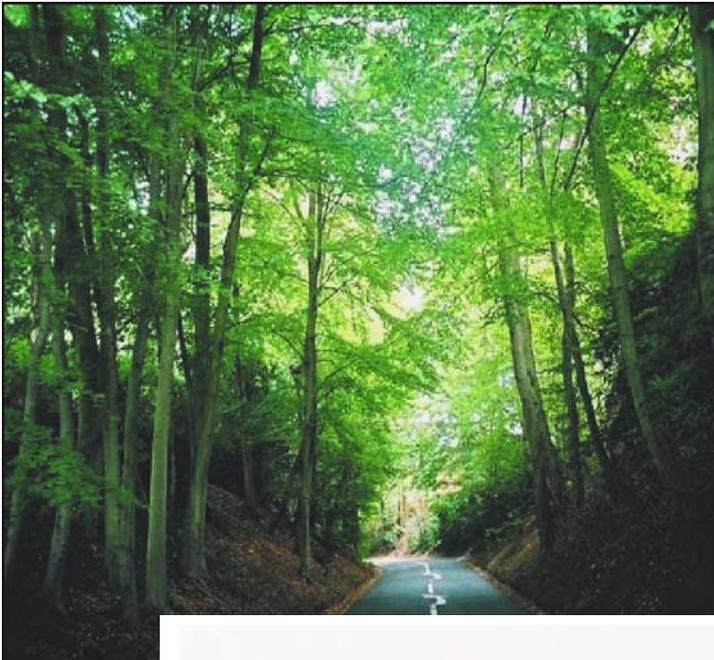


Surrey Heath Local Development Framework 2006-2026

Development Control Policies/Issues and Options Paper October 2007



'leading for tomorrow'



DC Issues and Options Paper

Foreword

This document is the first stage in the preparation of a Development Control Policies Development Plan Document that will form part of the Surrey Heath Local Development Framework.

Comments received on this document will be used to inform the draft policies and preferred options that will be included in the Development Control Policies Preferred Options Paper that will be published early in 2008.

Please send your comments to the following **FREEPOST** address:

Business Reply Post Licence No CJM37
Planning Policy and Conservation Team
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD

Telephone: 01276 707100

Or use the response form on our website:

www.surreyheath.gov.uk/planning/LocalDevelopmentFramework.htm

The closing date for comments is Friday 21st December 2007

Contents

1	Introduction	1
2	The Surrey Heath Local Development Framework.....	1
3	Planning Policy.....	1
	The Planning System: General Principles	1
	Draft South East Plan.....	2
	Surrey Structure Plan	2
	Surrey Heath Community Plan 2004-2014	2
4	Background to Development Control Policies in Surrey Heath	3
	What have the public told us so far?.....	4
5	Development Control Policy Issue and Options	6
	Design.....	6
	Telecommunications.....	8
	Energy conservation and renewable energy	9
	Flooding and Drainage.....	10
	Green Corridors.....	11
	Urban Environment.....	11
	Structures of Local Significance	12
	Listed Buildings	14
	Archaeology	15
	Countryside	15
	Agriculture	18
	Horse related activities.....	18
	Nurseries and Garden Centres.....	19
	Polytunnels.....	21
	Biodiversity.....	21
	Landscape Character	21
	Recreation	23
6	Comments.....	36

1 Introduction

- 1.1 A new system of Local Development Frameworks (LDFs) is replacing Local Plans. Surrey Heath Borough Council has begun to prepare a Development Control Policies Development Plan Document (DPD) that will be included within the Surrey Heath Local Development Framework. This will replace the Surrey Heath Local Plan. The Councils programme of work for the LDF is set out in the Local development Scheme. This can be viewed at the Council Offices or on the website at:
www.surreyheath.gov.uk/planning/LocalDevelopmentFramework/LDS.htm .
- 1.2 This document addresses the Issues and Options for Development Control policies. Where existing policies need to be rethought or where new issues not covered by policies have emerged, these are set out below. At the beginning of this document there are some more general questions to consider about how policies should be approached and formulated. With each individual policy there are a number of specific questions.

2 The Surrey Heath Local Development Framework

- 2.1 In 2004, the old development plan system was abolished and was replaced by a new system. Structure Plan and Local Plans are being replaced. For Surrey Heath the Development Plan will now comprise: Regional Spatial Strategy for the South East, Surrey Heath Core Strategy, other Local Development Documents and the County Minerals and Waste Development Plan Documents. Unlike the Local Plan which is one document, the Local Development Framework (LDF) will comprise several documents.
- 2.2 The Council has produced a Statement of Community Involvement which sets out :
- Principles for community involvement
 - Standards for community involvement
 - Community and stakeholder groups that will be consulted
 - Methods of community engagement
- 2.3 The Statement of Community Involvement can be viewed at the Council offices or on the website at:
www.surreyheath.gov.uk/planning/LocalDevelopmentFramework/SCI.htm .

3 Planning Policy

- 3.1 This section gives a brief summary of the key policy documents at national, regional, county and local levels that will inform the Development Control Policies DPD.

The Planning System: General Principles

- 3.2 National planning policy is set out in a series of Planning Policy Statements (PPSs), Planning Policy Guidance Notes (PPGs) and government circulars. The Council must have regard to these when preparing DPDs. Wherever relevant, reference is made to these in the section setting out the Development Control Policies Issues and Options.

- 3.3 However, general advice on the approach that should be taken is set out in Planning Policy Statement 12: Local Development Frameworks, as follows.

The local development framework should contain a limited suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered. Such policies will ensure that development accords with the spatial vision and objectives set out in the core strategy. These policies may be included as part of the core strategy or in a separate development plan document.

Local planning authorities should avoid producing a compendium of use-related development control policies which can be repetitive and quickly become out of date. The focus, instead, should be on topic-related policies such as protecting residential amenity; protecting landscape and natural resources; nature conservation; addressing accessibility; highway and transport issues; protecting vitality and viability; and addressing visual impact etc.

Generic policies should not repeat national planning policy statements but should explain how they apply to the local area. Policies should define clearly the circumstances in which planning permission will, or will not, be granted and should focus on achieving the outcomes required to meet the authority's spatial vision.

- 3.4 This provides the guiding principles for the review of existing policies and the introduction of new ones.

Draft South East Plan

- 3.5 The regional planning guidance for the South East (RPG 9) is currently being updated. The draft South East Plan (SEP) when adopted, will be the new Regional Spatial Strategy (RSS) for the South East. It does not include detailed development control policies but does give a steer as to issues that should be considered. The Core Strategy and Development Plan Documents for Surrey Heath must be in conformity with the RSS. The draft South East Plan can be viewed at the Council offices or on the website at www.southeast-ra.gov.uk/southeastplan/index.html.

Surrey Structure Plan

- 3.6 The Structure Plan is produced by Surrey County Council and was adopted December 2004. This document includes detailed policies for the county of Surrey and is currently relied on for policies for issues such as renewable energy. Structure Plan policies will be replaced by the RSS. The Surrey Structure plan can be viewed at the Council offices or on the website at www.surreycc.gov.uk.

Surrey Heath Community Plan 2004-2014

- 3.7 The Community Plan, prepared by the Local Strategic Partnership, aims to promote the economic, social and environmental well-being of the Borough. One of the objectives identified in the Community Plan is to improve the quality of the

Surrey Heath streetscene. Priorities actions identified include enhancing the character of the area; the preservation of buildings of architectural and historic importance and conservation areas, requiring new development to pay due regard to the character of an area.

4 Background to Development Control Policies in Surrey Heath

- 4.1 Surrey Heath Borough Council currently receives 1,185 planning applications per year. The policies of the Surrey Heath Local Plan 2000 are used to determine all of these.
- 4.2 The Development Control Policies DPD will sit within the framework provided by the Core Strategy. The Core Strategy identifies 10 basic policy areas that need to be reflected in the Development Control Policies as follows: Sustainable Development; Environmental Protection; Biodiversity; Local Character, Design and Heritage; Community and Physical Infrastructure; Housing; Employment; Retail; and, Movement.
- 4.3 The Development Control policies will also address the objectives of the Core Strategy, which are as set out in Table 1.

Table 1 Objectives of the draft Surrey Heath Core Strategy

- 1 – To promote a sustainable pattern of development in the Borough.
- 2 – Provide sufficient housing to meet the requirement of 2,780 (net dwellings) arising from the Surrey Structure Plan 2004 and any requirement arising from the Regional Spatial Strategy for the period up to 2026.
- 3 – Maintain the economic role of the Borough within the Western Corridor and Blackwater Valley sub-region.
- 4 – Maintain the role of Camberley town centre as strategic town centre of sub-regional importance, and as a safe and attractive retail, cultural and entertainment centre with a high quality of environment.
- 5 – Protect and enhance bio-diversity within the Borough and identify and protect sites of local importance for bio-diversity.
- 6 – Ensure that new development contributes to environmental, infrastructure and service improvements.
- 7 – Ensure new development respects the essential character of the local area, including historic structures and environment.
- 8 – Provide housing that meets the needs of all sections of the community.
- 9 – Maintain the role of Bagshot and Frimley as district centres for local shops ,services and community facilities and protect these elsewhere in the Borough.
- 10 –Support the community through: protection from crime and the fear of crime, reflection of cultural diversity, improved facilities for health, well being and life-long learning.
- 11 – Maintain and protect the Green Belt and Countryside beyond the Green Belt within the Borough.
- 12 – Protect and enhance the Borough’s Green Spaces in settlement areas.
- 13 – To develop a waste strategy that improves levels of recycling and minimises waste production.
- 14 – Improve travel choice and, in particular, reduce reliance on the private car.
- 15 – Identify sites on which employment use should be maintained and growth encouraged.
- 16 – Provide and support leisure and cultural facilities that are accessible to all.
- 17 – Minimise impact on climate change through a reduction of greenhouse gas emissions and adoption of more environmentally friendly technologies and practices in both new and existing developments, including the use of energy from renewable resources.

What have the public told us so far?

- 4.4 As part of the early work on the Local Development Framework in 2004, an initial consultation was carried out on the key Issues and Options for DC policies. A total of 79 responses were received in respect of Development Control policies. In order of importance, based on the proportion of respondents supporting them, there was support for inclusion of the following issues as identified in the questionnaire:
- The effect on the amenity of neighbours (89%)
 - Ensuring good design (88%)
 - Parking and access arrangements (88%)
 - Respecting the privacy of neighbouring properties (86%)
 - The impact of noise, dust or other forms of pollution on the surrounding properties and area (85%)
 - Impact on character and quality of the street scene (82%)
 - Encouraging energy conservation in new developments (82%)
 - Protecting trees (82%)
 - Form, pattern and scale of development in the surrounding areas (81%)
 - Deterring crime by good design (81%)
 - Retaining usable amenity space on larger sites or conversions (79%)
 - Minimising loss of sunlight or daylight received by neighbouring properties (79%)
 - Bricks, tiles and other materials to match the existing property (79%)
 - The character design and scale of the surrounding area (78%)
 - The character, design and scale of neighbouring properties (75%)
 - Are environmental conditions suitable for residential use (74%)
 - Does the change of use help to preserve a building of architectural or historic merit (67%)
 - Can self containment of the residual residential unit be satisfactorily provided (57%)
 - Retaining a residential unit in conversions of housing to non-housing uses (54%)
 - Providing new works of art with new development (17%)
- 4.5 The other matters identified by the respondents themselves, related to:
- Protecting ecology and biodiversity
 - Protection of the countryside
 - Flooding
 - Protecting green spaces and play spaces
 - Providing community facilities in new developments
 - Air quality
 - Protecting archaeological sites
 - The impact of new development on local communities
 - Control of private helicopter flying from residential developments and control of flight paths
 - The impact of new development upon crime and disorder
 - Infrastructure provision
 - Effect of new development on schools, hospitals etc
 - Proximity to local shops
 - Adequate provision of foul drainage and sewerage treatment
 - Sustainability including ecohomes, breem standards, SUDS, energy efficiency
 - Car parking provision

- Transport issues including minimising car journeys

General Approach

- 4.6 The approach being taken in this document is to look at those existing Local Plan development control policies where there are new issues to consider and those issues for which new policies may be required. In so doing, the questions set out in table 1 below will be addressed for each policy. It may be helpful to refer to these in making comments on the policies set out in Section 5. Where reference is made to 'generic' policies these are policies that will apply to all development proposals, regardless of the nature of the proposals themselves. 'Criteria-based' policies include a set of principles or standards against which relevant development proposals will be judged. In addition, specific questions will be raised for individual policies.

Table 2 General Questions

- | |
|---|
| <ol style="list-style-type: none"> 1) Is the policy necessary? 2) Is it consistent with the promotion of sustainable development? 3) Is it compatible with current national (i.e. PPGs, PPSs, RSS, Structure Plan or Community Plan objectives) 4) Does it address issues that are not planning issues? 5) Should the issue be addressed through other legislation? 6) Does it duplicate a higher order policy e.g. PPS or RSS? 7) Does it duplicate other local plan policies? 8) Are the issues addressed still relevant? 9) Should the policy be a Core Strategy policy rather than a Development Control policy? 10) Has the policy been effective in practice? 11) Should the policy be amalgamated with others? 12) Should any limiting clauses (e.g. reference to protection of residential amenity) attached to a topic based policies be removed where they refer to generic issues? 13) In such cases should reliance be only on the generic policies without further provisos or cross references; or 14) Should the policy or associated text cross refer to generic policies. Could such an approach be misleading? 15) Should the policy incorporate targets or performance measures? 16) Is the detailed policy wording compliant with that of parent policies in PPSs, the RSS etc? 17) Is the wording clear and unambiguous? 18) Is the policy unduly negative? 19) Is the policy wording misleading? 20) Should the policy wording be changed in any way? (Please specify) 21) Any other matters? |
|---|

5 Development Control Policy Issue and Options

5.1 Set out below are the Issues and Options that we are seeking comments on. In each of the topic based sections are set out existing saved Local Plan policies. The issues and questions raised are based upon:

- policy approaches that arise from the comments received in 2004; and
- policy issues arising from discussions with the Development Control team.

The Council is seeking comments on all of the above and also suggestions for anything that is missing. Please note that where policies contain cross references to other policies, these will be updated at a later stage to reflect changes in policy numbering.

Design

5.2 Improving the quality of design in new development is now a key national planning policy as set out in PPS1 and PPS3. Good design is considered to be indivisible from good planning and fundamental to the development high quality and inclusive design for all new development. In summary the criteria contained in these guidance documents are as set out below.

5.3 A well designed scheme should be:

- Easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.
- Provide or enable good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.
- Be well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
- Facilitate the efficient use of resources, during construction and in use, and seek to adapt to and reduce the impact of, and on, climate change.
- Take a design-led approach to the provision of car-parking space, that is well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.
- Create, or enhance, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.
- Provide for the retention or re-establishment of biodiversity within environments.

5.4 In addition the “Building for Life” award was launched by the government in 2003. The criteria for new buildings schemes are as follows.

Character

1. Does the scheme feel like a place with a distinctive character?
2. Do buildings exhibit architectural quality?
3. Are streets defined by a coherent and well structured layout?
4. Do buildings and layout make it easy to find your way around?
5. Does the scheme exploit existing buildings, landscape or topography?

Roads, parking and pedestrianisation

6. Does the building layout take priority over the roads and car parking, so that highways do not dominate?
7. Are the streets pedestrian, cycle and vehicle friendly?
8. Is car parking well integrated so it supports the street scene?
9. Does the scheme integrate with existing roads, paths and surrounding development?
10. Are public spaces and pedestrian routes overlooked and do they feel safe?

Design and construction

11. Is the design specific to the scheme?
12. Is public space well designed and does it have suitable management arrangements in place?
13. Do buildings or spaces outperform statutory minima, such as Building Regulations?
14. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
15. Do internal spaces and a layout allow for adaptation, conversion or extension?

Environment and community

16. Does the development have easy access to public transport?
17. Does the development have any features that reduce its environmental impact?
18. Is there a tenure mix that reflects the needs of the local community?
19. Is there a mix of accommodation that reflects the needs and aspirations of the local community?
20. Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes?

5.5 Which of the above criteria, if any, should be reflected in the Development Control Policies DPD? In addition how should design issues arising from climate change, energy efficiency, renewable energy technology and the code for sustainable homes be addressed? For comparison the current Local Plan policies dealing with design are set out below.

<p>POLICY G4: DESIGN PRINCIPLES</p> <p>The Borough Council will, in considering proposals for new development and redevelopment, ensure that:</p> <ul style="list-style-type: none"> a) The scale, mass, density, quality, character, materials and landscape design of development is compatible with the adjoining development and that in the surrounding area; b) In settlement areas, development should not be of a height that would appear incongruous; c) In the countryside, development will be restricted to two storeys unless the characteristics of the site and surrounding area are such that no harmful visual impact or harm to the area's rural character would arise; d) Vehicular and servicing access is unobtrusive; and e) Special attention is given to the quality of public spaces.
<p>POLICY G5 DESIGN PRINCIPLES FOR RESIDENTIAL AREAS</p> <p>When considering planning applications for new residential development, the Borough Council will pay due regard to the principles established in the Surrey Design Guide.</p>
<p>POLICY G6: DESIGN AGAINST CRIME</p> <p>All new developments shall be designed with a view to reducing the likelihood of crime, by allowing for the surveillance of streets, footpaths and communal areas and the creation of areas of defensible space.</p>

Q1. What issues should be addressed by the design policies?

Telecommunications

- 5.6 The existing policy in the Surrey Heath Local Plan 2000 is set out below. The Structure Plan policy to which refers has now been superceded. Government advice is set out in PPG 8. This advises that in considering planning applications account can be taken of the following: evidence regarding the need for the proposed development, protection of urban and rural areas, visual intrusion, implications for subsequent network development, evidence to show that where new masts are proposed that it is not possible to use an existing mast, building or other structure. Proposals within the Green Belt will need to show that it maintains openness. Lack of suitable alternative sites to one in the Green Belt might be considered as a very special circumstance but this is not automatically the case.
- 5.7 The effect of masts on health is an issue frequently raised in objections. PPG8 is quite clear that where a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection guidelines it should not be necessary for a local planning authority to consider further the health aspects and concerns about this issue.

POLICY G8: TELECOMMUNICATIONS MASTS AND ANTENNAS

Development for non-network telecommunications masts and antennas will be permitted where there is no adverse impact on:

- a) The visual appearance of the building;
- b) The surrounding area;
- c) The amenity of neighbouring properties;
- d) The character, appearance or setting of any listed buildings either within or in the vicinity of the site;
- e) The character and appearance of any Conservation Area either surrounding or in the vicinity of the site.

The proposal should not result in any significant electrical interference.

The Borough Council will require mast sharing and the use of existing buildings and structures where reasonably possible. The Borough Council will require the demolition of obsolete masts and removal of obsolete antennas. Development for network telecommunications will be considered in accordance with Policy DP8 of the Surrey Structure Plan 1994.

Account will be taken of the need to include additional structural capacity in any proposed telecommunications mast to take account of the growing demands for network development.

- Q2 Is there a need for a design requirement particularly with regard to materials and colours and also the issue of landscaping of sites? Is highway safety an issue? Should the policy give more detailed guidance on visual impact with regard to views and impact on the streetscene by virtue of their height, materials etc?**

Energy conservation and renewable energy

- 5.8 Policies G9 and G25 deal with energy conservation and renewable energy. However these policies do not adequately address the increasing emphasis on energy efficiency and the growth in interest in sources of renewable energy and technology that could be used at home, such as wind turbines and solar panels.
- 5.9 In applying these policies the wording currently refers to all developments. Should house extensions be included in this and what about extensions to existing commercial properties? Should policies differentiate between large schemes such as wind farms and smaller domestic microgeneration projects? Is guidance needed on which projects are most likely to be appropriate within Surrey Heath?
- 5.10 The policy as currently worded is an advisory policy. If it were considered that this should be used as a reason for refusal how would this work? One possibility might be to include targets and suggestions in accompanying guidance as to how these could be met. Planning applications would need to be accompanied by a sustainability statement.

<p>POLICY G9: ENERGY CONSERVATION Development proposals will be assessed against the need to conserve finite resources, and should incorporate energy saving measures wherever possible.</p>
<p>POLICY G25: RENEWABLE ENERGY SCHEMES In assessing proposals for renewable energy schemes, the Borough Council will have particular regard to the following issues:</p> <ul style="list-style-type: none"> a) The immediate and wider impact of the proposed development on the landscape; b) The need to protect features and areas of natural, cultural, historical and archaeological interest; c) The measures that would be taken, both during and after construction, to minimise the impact of the development on local land use and residential amenity; d) The local and wider benefits that the proposal may bring; e) Certain renewable energy resources can only be harnessed where the resource occurs.

Q3. What are your views on this issue?

Flooding and Drainage

5.11 Policies G14, G16 and G17 taken together deal with flooding and drainage issues that apply to the consideration of most planning applications for new development. These could be brought together into a single generic flooding and drainage policy? This approach would simplify referencing and bring all relevant factors together making it easier to take account of them. This would also reduce the risk of duplication between policies.

5.12 The current policies do not address issues such as Sustainable Urban Drainage Systems. Should they also address matters such as increasing permeable surfaces to slow down the rate of surface run off during heavy rainstorms?

<p>POLICY G14: AREAS LIABLE TO FLOOD In areas liable to flood, as shown on the Proposals Map, development (including the extension or redevelopment of existing properties), which after consultation with the Environment Agency, is considered likely to materially:</p> <ul style="list-style-type: none"> a) Impede the flow of flood water; or b) Increase the risk of flooding elsewhere; or c) Increase the number of people or properties at risk; will not be permitted. d) Developers will, where found to be necessary, be required to make provision for adequate flood alleviation and prevention measures.
<p>POLICY G16: DEVELOPMENT IMPACT ON WATERCOURSES Development affecting rivers, canals and streams must safeguard their character and quality, including bank sides and adjoining habitats.</p>
<p>POLICY G17: SURFACE WATER RUN OFF Development which, after consultation with the Environment Agency, is found to result in levels of surface water run-off likely to increase the risk of flooding, must include appropriate attenuation or mitigation measures to the Borough Council's and the Environment Agency's satisfaction. The cost of such works, as well as the cost of any assessments of surface water drainage impacts required, and any long term monitoring and management, will be met by the developer.</p>

- Q4 Should these policies be combined?**
Q5 Are all the criteria relevant or helpful?

Green Corridors

- 5.13 The Green Corridor policy seeks to identify the most widely used routes through the Borough and ensure that particular attention is paid to preserving and where necessary enhancing the environment. This policy does not restrict development along these routes. The policy is often misunderstood and there is a question as to whether it has achieved its intentions. Is it right to single out only these routes as areas for paying particular attention to the environment? Would it be better to have a generic policy about landscaping and environmental enhancement in new development?

POLICY G23: GREEN CORRIDORS

The Borough Council will seek to ensure that any development in the vicinity of green corridors, as shown on the Proposals Map, preserves their landscape character. The Borough Council will encourage, where necessary, the enhancement of the character of the area through landscape design.

- Q6 Is there a continuing requirement for this policy?**
Q7 What should be the criteria for including a route as a Green Corridor?

Urban Environment

- 5.14 Policies UE2 – UE4 require a review in the light of PPS3 . That guidance advises that local planning authorities should develop local housing density policies. However in so doing the advice is that:

“ Local Planning Authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. Where Local Planning Authorities wish to plan for, or agree to, densities below this minimum, this will need to be justified,...”

- 5.15 One of the justifications for addressing densities is the character of an area. One approach might be to identify character areas within the Borough with guidance on what forms of development within them and the resulting densities for those areas. The identification of these areas would be undertaken through a Supplementary Planning document.

POLICY UE2:AREAS OF URBAN LANDSCAPE QUALITY

Within Areas of Urban Landscape Quality, as defined on the Proposals Map, the Borough Council will resist development which would result in the loss of existing landscape features and will encourage development which would enhance the existing appearance and character of these areas.

POLICY UE3: LOW DENSITY POLICY AREAS

Within the low density policy areas of Camberley and Windlesham (Snows Ride), as defined on the Proposals Map, the Borough Council will restrict the density of

proposed housing development to within a range of 2.5 (or less) to 8.7 dwellings per hectare, as measured exclusive of surrounding roads. The Borough Council will determine the appropriate density of individual developments having regard to the individual circumstances of each case, including the prevailing density of the area, features of the site and the character of the surrounding area.

POLICY UE4: AREAS OF GOOD URBAN CHARACTER

Within the Areas of Good Urban Character, the Borough Council will permit new development provided that:

- (a) It complements its surroundings;
- (b) It is designed as infill development respecting prevailing densities, the existing scale, massing and detailing of buildings in the area;
- (c) It respects the relationship of existing buildings to the street scene and adjoining buildings; and
- (d) Meets the requirements of Policy H17.

- Q8 Do you agree with the suggestion to replace Policies UE2 – UE4 with a character area policy?**
- Q9 What criteria should be used to identify character areas, or where these areas should be and why?**
- Q10 What circumstances might warrant densities of less than 30 dwellings per hectare being allowed?**

Structures of Local Significance

- 5.16 Policy HE 10 sets out the policy for treatment of structures of local significance. Structures of local significance are those having a local historical interest but which are not considered to be of sufficient quality or importance to warrant statutory protection. The criteria for statutory recognition and protection are heavily in favour of buildings built before 1840. Much of the local historic environment was built after that date and it has proved difficult to achieve statutory protection for local buildings.
- 5.17 The Local Plan policy does not alter the permitted development rights for such structures. It does, however, explain that the Council will seek to retain such structures as part of any proposed new development. In addition the policy does not specify the criteria that will apply in selecting Structures of Local Significance.
- 5.18 The current selection criteria are based on the approach adopted by English Heritage for the statutory list. The significance of a buildings architectural character and its historic associations are assessed with regard to the built environment and historic development of Surrey Heath. The criteria used for selecting Structures of Local Significance are as follows:
 - a) All buildings built before 1840 which survive in anything like their original condition.
 - b) Buildings built between 1840 – 1914 – only those that are of definite quality and character. Selection is necessary to ensure that poor examples are not included. Examples of “local styles” will be particularly relevant.
 - c) Buildings built between 1914 – 1939 - only buildings of particular quality and character will be considered. The selection should include

particularly fine examples of the contemporary architectural style and the principal works of any notable local architects.

- d) Buildings built after 1939 – only outstanding buildings that represent a particular architectural style will be considered.

5.19 In considering the above criteria factors that may be taken into account include significant internal features where known, significant local historic or community associations (e.g. schools, village halls, or places of worship) and group value, where a building, which may be of a marginal quality, has its significance enhanced due to its proximity to other good buildings or to some formal planning layout of historic significance.

5.20 Does the explanation for the choice of building or structure need to be expanded to provide a clearer guidance? The following example is taken from Supplementary Planning Guidance produced by Cheltenham Borough Council:

The Local List for Cheltenham includes the following categories:

1 BUILDINGS

These include:

- Buildings designed by a particular architect or designer of regional or local note.
- Good examples of well designed domestic buildings which retain their original details and materials
- Good examples of educational, religious or community buildings which retain their original details and materials
- Landmark buildings or structures of notable design
- Buildings or structures which contribute to our understanding of the development of an area

2 STRUCTURES

These include:

- Notable walls or railings
- Street lighting
- Bollards
- Street surfaces
- Post boxes

3 HISTORIC ASSOCIATION

These must be well documented and include:

- Any building or structure which has a close association with famous people or events
- Any building or structure which has a close association with an important local feature including statutorily protected sites or buildings

5.21 The current Local Plan policy is worded as follows:

POLICY HE10: STRUCTURES OF LOCAL SIGNIFICANCE

The Borough Council will maintain a list of structures which it considers to be of local architectural or historic significance. The list is to be reviewed periodically with a view to amendments or alterations. The Borough Council will seek to retain and preserve the stock of structures on the local list and will apply the following criteria in relation to proposals affecting them:

- a) Works of repair, alterations and additions to structures of local significance should be sympathetic to, and in character with, the structure; and

b) Alterations and additions to structures of local significance or development within their curtilage should not detract from the character or setting of the building concerned, particularly with regard to its surrounding gardens, landscape, street scene or relationship to adjoining buildings or significant views.

- Q11. Do you agree that there is a continuing requirement for this policy?**
Q12. Are any changes to the wording required – is the purpose of this policy clear?
Q13 Should the selection criteria for Structures of Local Significance be included in the policy wording, do the criteria need altering?

Listed Buildings

- 5.22 Many of the Local Plan policies duplicate national guidance on listed buildings and accordingly will no longer be included. This includes policies on development which affects listed buildings, changes of use to listed buildings, demolition of listed buildings and development which affects the setting of a listed building. All of these issues are dealt with in PPG 15: Planning and the Historic Environment as part superceded by Circular 01/2007 “Revisions to principles of selection for Listed Buildings”.
- 5.23 Policies HE11 and HE12 also deal with buildings that are protected by statutory listing but address issues that are inadequately dealt with in national guidance. Do the policies below adequately address the issues arising in respect of the treatment of advertisements and shop fronts on listed buildings? In respect of shop blinds and security grilles the policy only refers to steel roller shutters, the implication being that non-steel roller shutters are acceptable, this is not the case and the policy wording needs to be amended. Neither policy addresses the issue of lighting which can add to as well as detracting from Listed buildings.

POLICY HE11: ADVERTISEMENTS AND SHOP FRONTS ON LISTED BUILDINGS

The erection of advertisements and insertion of new or replacement shop-fronts on listed buildings will not be permitted, except where the building is in commercial use and within an established commercial area. In these circumstances the Borough Council may allow the erection of advertising considered necessary for the purpose of identifying the business of that premises subject to the normal considerations of control in the interests of amenity and public safety, provided that the following criteria are complied with:

- (a) The scale, colour, materials, detailing and number of signs are sympathetic to the character of the listed building; and
- (b).The signs do not detract from or conceal any significant architectural features; and
- (c) Internally illuminated signs will not normally be permitted on listed buildings.

Where existing advertisements are considered to be detrimental to the character of a listed building, the Borough Council will undertake the necessary discontinuance action to ensure their removal.

POLICY HE12: SHOP BLINDS AND SECURITY GRILLES

The Borough Council will not permit the installation of modern plastic canopies on listed buildings and shop fronts in conservation areas. In addition the installation of external steel roller shutters will not be permitted on listed buildings and shop fronts in conservation areas.

- Q14 Could policies HE11 and HE12 be combined into one generic policy?**
Q15 Should the policy address lighting, is lighting only an issue for shop fronts and advertisements or a general issue for listed buildings?
Q16 Are there any other local issues that the policy should address?

Archaeology

- 5.24 Local Plan policies HE14 and HE15 deal with archaeology. Areas of High Archaeological Potential are identified by the County Archaeologist. Do these policies adequately deal with issues arising? Could these policies be combined?

POLICY HE14: AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL

In considering proposals for development within areas of high archaeological potential, as defined on the Proposals Map, the Borough Council will, in consultation with Surrey County Council:

- a) Request that an initial assessment of the archaeological value of the site be submitted as part of any planning application; and
- b) Where as a result of the initial assessment important archaeological remains are considered to exist, request the developer to arrange an archaeological field evaluation to be carried out prior to the determination of any planning application; and
- c) Where important archaeological remains are found to exist and preservation of the remains in situ is not justified, seek agreement for a full archaeological investigation of the site in accordance with a scheme of work, such scheme to be agreed in writing with the local planning authority prior to the granting of planning permission; and
- d) Where remains are to be left in situ, impose conditions or seek agreement, where appropriate, to this effect and ensure that damage to the remains is minimal or will be avoided; and
- e) Require that the results of the investigation and any excavation be made available for display at either the Surrey Heath Museum or other suitable location.

POLICY HE15: SITES OUTSIDE AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL

Outside the areas of high archaeological potential, the Borough Council may request, where appropriate, that an initial assessment of the site for archaeological potential be submitted as part of any planning application. Archaeological assessment and, where appropriate, field evaluation will be required prior to development on sites of 0.4 ha or more. Where evidence of significant archaeological remains is found then the criteria set out in Policy HE14 will apply.

- Q17 Could policies HE14 and HE15 be combined into one policy?**

Countryside

- 5.25 In general policies for Green Belt and other countryside are written as negative policies and applicants have to demonstrate “special” or “exceptional” circumstances to justify receiving planning permission. Whilst this approach accords with government guidance on Green Belts, the Council would be interested to receive views on whether it is possible to write a positively worded policy that accords with government guidance. Also whilst it is not possible to

identify what might constitute “special” or “exceptional” circumstances would it be helpful to identify what would not? If so what might this include?

Q18 What are your views on the above matters?

5.26 Policy RE5 sets out current policy for extensions and redevelopment of existing dwellings in the countryside. This policy is regularly used by the Development Control team and both officers and applicants have indicated that clarification of some aspects of this policy would be welcomed.

POLICY RE5: EXTENSION, ALTERATION AND REPLACEMENT OF DWELLINGS IN THE COUNTRYSIDE

(a) Proposals for the extension or alteration of dwellings will not be permitted where this would result in disproportionate additions over and above the size of the original building;

(b) Proposals for the replacement of an existing dwelling will not be permitted where this would result in a new dwelling materially larger than the dwelling it replaces.

In addition, such proposals should:

1. Not detract from the rural character of the area;
2. Not contribute to a reduction in the stock of small dwellings;
3. Alterations or extensions should not detract from the appearance of the existing property and its setting, and accord with Policy H17;
4. Replacement dwellings should be located on, or immediately adjacent to, the footprint of the existing dwelling so as not to detract from the open character of the site or surrounding countryside.

5.27 Policy RE5 does not set a size limit on the increase in floorspace allowed. The value of houses in the countryside within Surrey Heath is such that some applicants will demolish a dwelling and rebuild a larger one, then extend using permitted development rights and then apply for a further extension. The resulting dwelling will be considerably larger than the originally existing dwelling.

5.28 The definitions of some terms used in the policy and the supporting text require clarification. In particular the following terms require a clearer definition:

- “Disproportionate” – what does this mean, Some local authorities set a maximum on the increase in dwelling size allowed, such as 35% of gross floorspace.
- “Original building” – is this the building existing on the site at the time of the planning application or should an alternative definition be used? The policy in effect applies a double standard with original for extensions being different to original for replacement. One suggestion is to adopt the same approach as for replacement dwellings, with the date of the original building then being that of the building that was replaced.
- “Materially” what does this mean? Would it be better to include a maximum percentage figure for increases in floorspace?

5.29 Criterion 4 of the policy requires replacement dwellings to be on the same footprint as the existing dwelling. Are there any circumstances where an exception should be made to this policy? For example where a building is close to a motorway and experiences high levels of traffic noise is it reasonable to require the applicant to rebuild on the same footprint?

5.30 The issue of how outbuildings should be treated is also the subject of a great deal of discussion with applicants? Many applicants have argued that this should be included as part of the floor space. This allows trading off e.g. demolishing an outbuilding in return for an extension thus resulting in no net change to the openness of the countryside. Should outbuildings be permitted e.g. where no outbuildings exist should applicants be permitted to erect a garage?

Q19 Should a maximum size be set for extensions and if so what should this be?

Q20 Should existing outbuildings be included to allow floorspace “trade off”?

Q21 How should the definition of “original building” be defined?

Q22 Are there any circumstances where an exception to criterion 4 of the Policy RE5 should be made and what might these be?

5.31 Policy RE6 deals with the re-use of rural buildings and this includes farm diversification. The policy addresses both re-use for residential use and commercial. In considering this policy there are a number of issues to be considered:

- Would it be better to have separate policies for residential and commercial uses?
- Are there any uses or activities that would not be acceptable in a converted rural building?
- The policy does not address sustainability issues and some rural buildings are isolated with poor access to services, should the re-use of such buildings be permitted?
- Should the policy include guidance on when re-use may not be acceptable and when might this be?
- Should this policy address the issue of alteration and replacement of non-residential buildings e.g. where existing dilapidated rural buildings are replaced with new in an industrial/business use?

POLICY RE6: RE-USE AND ADAPTATION OF RURAL BUILDINGS

The re-use and adaptation of buildings in the countryside will be considered according to the following criteria:

- (a) The use or retention of the building(s) will not detract from the character or appearance of the area, particularly taking account of:
 - (i) The scale of the building(s) and the combined impact of groups of buildings;
 - (ii) The existing character and condition of the building(s);
 - (iii) The activities associated with the proposed uses, including traffic and car parking;
- b) If the building is in the Green Belt, the proposed use must be capable of being contained within the existing accommodation, without any extension or external storage;
- c) Permission will not be granted for the re-use of buildings which detract from the rural character of the area, or have been erected in abuse of permitted development rights;
- d) The proposed use should not be detrimental to the amenity of the occupiers of adjacent or nearby properties by reason of noise, dust, vibration, fumes and traffic;
- e) The proposal must demonstrate that the rural character of the remaining land or buildings associated with the proposed development will be retained and the land appropriately managed in the future. To achieve this the local planning authority

- may seek land management agreements;
 - f) The replacement or extension of non-residential buildings outside settlements will constitute inappropriate development in the Green Belt.
 - g) In the case of horse related uses, the proposal would not lead to over-use and deterioration of bridleways or open spaces in the area.
- Appropriate measures should be taken to secure the protection of species protected under the Wildlife and Countryside Act 1981 (as subsequently amended). Where protected species could be harmed, Natural England will be consulted.

Q23 What changes, if any, should be made to this policy?

Agriculture

5.32 PPS7 advises that the presence of the best and most versatile agricultural land should be taken into account alongside other sustainability considerations. Best and most versatile agricultural land is defined as grades 1, 2 and 3a as set out in the national Agricultural Land Classification. No grade 1 or 2 land exists within Surrey Heath and there is very little Grade 3, none of which is known to be Grade 3a. The policy is now considered to add nothing to national policy. Accordingly it is proposed that this policy should be deleted from the Plan.

POLICY RE7: AGRICULTURE

The use of the best and most versatile agricultural land for any form of development not associated with agriculture or forestry will not be permitted unless it can be demonstrated to the satisfaction of the Council that there are overriding material considerations in favour of such development. Where development is permitted on the best and most versatile land it should be on the lowest grade available. Any such other use of land, as may take place in conjunction with agriculture, should not impair the efficiency or productivity of the agricultural unit concerned.

Q24 Do you agree this policy should be deleted?

Horse related activities

5.33 Within the Local Plan Policy RE8 deals with horse related development.

POLICY RE8: NEW HORSE RELATED DEVELOPMENT

New stables will only be permitted in the countryside where it can be shown that:

- a) The site does not contain existing buildings which could be used for horse keeping purposes;
- b) The proposal would not result in the loss of the best and most versatile agricultural land;
- c) The nature conservation value of the land would not be significantly damaged;
- d) The design, scale and materials of buildings would be in keeping with the character of the area;
- e) The proposed development and horse related activities would not be detrimental to the amenities of adjacent residential properties;
- f) Buildings should be small scale in character in order to ensure the openness of the land is maintained, and regard will be had to the cumulative impact on the character of the area of the proposal and any existing buildings on adjacent land;

g) Traffic generation, access and parking at the site could be satisfactorily accommodated;
There would be adequate exercise facilities, so that the proposal would not result in the over-use and deterioration of bridleways and open spaces in the area.

5.34 Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7), advises that local planning authorities should set out in Local Development Documents policies for supporting equestrian enterprises that maintain environmental quality and countryside character. The policies should provide for a range of suitably located recreational and leisure facilities and where appropriate the needs of training and breeding businesses. They should also facilitate the re-use of farm buildings for small-scale horse enterprises (those involving up to ten horses) that provide a useful form of farm diversification. Policy RE8 permits erection of new stables in the countryside and therefore goes beyond PPS7.

Q25 Should the policy wording be amended to comply with PPS7 in respect of only allowing horse related development where this involves the reuse of existing buildings?

5.35 Within Surrey Heath there are both small scale equestrian facilities mainly for private use and large scale commercial facilities. Policy RE8 does not distinguish between these. In addition the current policy fails to address the following issues:

- Whether there are any circumstances in which there may be a need for a residential dwelling on the site, and
- Control of activities associated with horse related development e.g. erection of fencing and floodlighting, construction of ménages, levelling of land for these activities, the location on site and relation to adjoining properties of these activities, on site vehicle storage and manure storage.

5.36 The current policy refers to a requirement for adequate exercise facilities. However, the need for exercise varies depending on the breed of horse and the purpose for which it is being kept. In practice it is difficult to make an assessment of what constitutes adequate exercise facilities and this part of the policy is rarely applied.

5.37 It is therefore intended to amend the policy to take account of the matters outlined above.

Q26 Do you agree that the policy should refer to the matters set out above?

Q27 What criteria do you think should apply in considering the activities outlined above?

Nurseries and Garden Centres

5.38 The horticultural trade has traditionally been important within Surrey Heath. However, competition for abroad and changing demands from consumers has meant that practices within the horticultural industry are changing. The traditional local nursery with large open growing areas has all but disappeared and been replaced by garden centres and nurseries.

5.39 Garden centres and nurseries present a particular problem in respect of control of activities and incremental changes of use, particularly growth of the retail trade element. They also include large areas of greenhouses or polytunnels to help control and optimise the growing conditions for plants. Many planning permissions for nurseries link the sale of plants to the growing of stock on the land. However, the nature of such activities is changing as new practices in the horticultural industry change how and where plants are grown. Many nurseries now import plant plugs and pot these up often with little or no growing on of the plants on site. Where the growing on of plants does take place, this is often in greenhouses or polytunnels. Many nursery and garden centres now contain a significant element of retail with non-plant sales representing a substantial proportion of income. The changing nature of this land use also has implications for the level of activity associated with the site, particularly numbers of vehicles and lorries visiting the sites.

POLICY RE9: NURSERIES AND GARDEN CENTRES

Nurseries

1. Proposals for the erection of buildings or other forms of development to form new nurseries or to alter or extend existing nurseries will be considered appropriate in the countryside, provided that such proposals:

- a) Would be reasonably necessary for the purposes of horticulture;
- b) Are sited and, where appropriate, landscaped in order to minimise the impact on the appearance of the countryside; and
- c) Retail sales are limited and provided that the goods to be sold are directly related to the propagation and nurture of garden plants and shrubs and that the area used for the display of goods for sale is small in relation to the area used for horticultural activity.

Proposed Garden Centres

2. Proposals for the erection of buildings for use as a garden centre or for the change of use of existing buildings and land from nursery to garden centre will not be permitted in the countryside.

Existing Garden Centres

3. Proposals for the erection of buildings or other forms of development, which would extend existing garden centres, will not be permitted in the countryside.

4. Retrospective planning permission for the use of existing garden centres will not be granted as of right, but permission may be granted having regard to the following criteria:

- a) The extent to which the garden centre has existed over time;
- b) The contribution made to local employment and the local economy;
- c) The degree of harm which continuation of the use would cause to the character of the countryside and the extent to which this could be minimised by alterations to the built form and layout of the garden centre; and
- d) The extent to which retail sales can be limited either by condition or legal agreement.

- Q28 What changes if any need to be made to Policy RE9?**
- Q29 Should the use of these sites for retail be restricted?**
- Q30 Should garden centres and nurseries be linked to the use of surrounding land by conditions about growing of plants, and how should “growing of plants” be defined?**

Polytunnels

- 5.40 These are increasingly a feature of British agriculture and horticulture. The Countryside and Rights of Way Act 2000 (as subsequently amended) specifically includes polytunnels within the stated definition of 'building'. Whilst their erection is considered to be "development" where this is for the purposes of agriculture and forestry it has generally been held that these fall to be considered as what is known as "Permitted Development" and so do not require planning permission. However, the Inspector in the Tuesley Farm decision (Appeal A: APP/R3650/C/04/1160262 and Appeal B: APP/R3650/C/04/ 1160263, Tuesley Farm, Tuesley Lane, Godalming, GU7 1UG dated 15th December 2005) concluded that in certain circumstances, polytunnels are development requiring planning permission. The Inspector found this to be the case where polytunnels:
- were substantial in size and proportion;
 - have a substantial degree of physical attachment to the ground; and,
 - are likely to remain in place for sufficient time to have a characteristic of permanence about them.

The Inspector concluded that in these circumstances, polytunnels facilitate the use of land for agriculture rather than constituting operational development. As such where these circumstances apply, polytunnels do not benefit from permitted development rights.

- Q31 Does the use of polytunnels within the Borough represent an issue that should be addressed by the DC Policies DPD?**
- Q32 Is the situation in respect of polytunnels sufficiently clear that it need only be referred to in supporting text, or would it be helpful to have a policy on this issue?**

Biodiversity

- 5.41 The loss of natural habitats and wildlife is an issue that is frequently raised issue in comments concerning planning applications. The issue of biodiversity is of strategic importance within this Borough and the Core Strategy contains detailed policies concerning the conservation, enhancement and protection of biodiversity in the Borough. An Environmental Sites Allocations Development Plan Document will be produced to support the Core Strategy policies.

Landscape Character

- 5.42 Policy RE14 addresses the issue of local landscape character. The advice in PPS7 on landscape character is set out below. Policies RE14 – RE16 will be reviewed in accordance with the approach in PPS7.

Local Landscape Designations

24. The Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. The Government believes that carefully drafted, criteria-based policies in LDDs, utilising tools such as landscape character assessment, should provide sufficient protection for these areas, without the need for rigid local designations that may unduly restrict acceptable, sustainable development and the economic activity

that underpins the vitality of rural areas.

- 25.** Local landscape designations should only be maintained or, exceptionally, extended where it can be clearly shown that criteria-based planning policies cannot provide the necessary protection. LDDs should state what it is that requires extra protection, and why. When reviewing their local area-wide development plans and LDDs, planning authorities should rigorously consider the justification for retaining existing local landscape designations. They should ensure that such designations are based on a formal and robust assessment of the qualities of the landscape concerned.

POLICY RE14: LANDSCAPE CHARACTER

The Borough Council will seek to ensure that development proposals and country-side improvement schemes respect, and where possible enhance, the character of the countryside landscape. Account will be taken of the visual impact of the proposed development on the landscape in terms of siting, design and new planting and whether existing landscape features should be retained.

POLICY RE15: AREAS OF LANDSCAPE IMPORTANCE

Development proposals must respect the landscape value of Areas of Landscape Importance as identified on the Proposals Map or as subsequently identified. The Borough Council will, where necessary, encourage the sensitive management of these areas.

POLICY RE16: BASINGSTOKE CANAL

The Borough Council will seek to preserve and enhance the landscape of the Basingstoke Canal Policy Area as defined on the Proposals Map. The Borough Council will encourage the provision of suitable informal recreational and navigational uses and facilities provided that they do not adversely affect the landscape, ecological or historic character of the area.

- 5.43 No change to Policy RE17 is proposed at this time, however it would be helpful to have comments on how well this policy has worked.

POLICY RE17: MAJOR DEVELOPED SITES IN THE GREEN BELT

The following "Major Developed Sites" in the Green Belt are identified on the Proposals Map:

- i) The DERA Test and Evaluation Centre, Chobham Lane, Longcross;
- ii) Gordon's School, West End;
- iii) Fairoaks Airport.

Further development at Fairoaks Airport will be subject to Policy M21 of this Plan.

Within the other Major Developed Sites the following criteria for infilling and redevelopment will apply:

Infilling should;

- (a) Have no greater impact on the Green Belt than the existing development;
- (b) Not exceed the general height of the existing buildings; and
- (c) Not lead to a significant increase in the developed part of the site or give rise to off-site infrastructure problems;

Redevelopment should:

- (d) Have no greater impact than the existing development on the openness of the Green Belt and the purposes of including the land in it, and where possible have less;
- (e) Contribute to the achievement of the objectives for the use of the land in the Green

Belt;
(f) Not exceed the general height of the existing buildings;
(g) Not occupy a larger area of the site than the existing buildings;
(h) Ensure that the new buildings are located to have regard to the openness of the Green Belt, existing landscape features and the need to integrate with the surroundings;
(i) Be part of a comprehensive scheme; and
(j) Not give rise to off-site infrastructure problems.

Q33 Have the criteria within this policy been sufficient to control development on these sites?

Q34 Are the criteria appropriate to the needs of these sites?

Recreation

5.44 Policy R1 and R2 address the need for recreation in the Borough. There is in general a shortage of recreational open space. Policies R3 addresses issues already covered by Policy R1 and could be combined with that policy.

5.45 Policy R9 addresses issues arising from the development of new golf courses. This was a significant issue nationally in the 1990's. Many of the criteria in the policy are equally applicable to other types of recreational development. Policy R10 addresses criteria that are in part covered in PPG24 (see below) with some additional references in PPG17. It is considered that all of these issues can also be addressed in a combined policy.

Noise from recreational and sporting activities

22. For these activities (which include open air pop concerts), the local planning authority will have to take account of how frequently the noise will be generated and how disturbing it will be, and balance the enjoyment of the participants against nuisance to other people. Partially open buildings such as stadia may not be in frequent use. Depending on local circumstances and public opinion, local planning authorities may consider it reasonable to permit higher noise emission levels than they would from industrial development, subject to a limit on the hours of use, and the control of noise emissions (including public address systems) during unsocial hours. A number of sports activities are the subject of Codes of Practice, and further details of these can be found in annex 7. Some noisy activities enjoy permitted development rights granted by Part 4 of Schedule 2 to the Town and Country Planning General Development Order 1988, and so may not require specific planning permission provided that they only occur on a temporary basis. However, this permission may be withdrawn by making a direction under Article 4 of the Order. Further details are contained in annex 7. Additional advice on sport and noise can be found in PPG17 "Sport and Recreation".

POLICY R1: RETENTION OF RECREATION FACILITIES

The Borough Council will not permit development which would result in the loss or reduced availability of existing recreation facilities except where suitable alternative provision is being made.

POLICY R2: DEVELOPMENT FOR RECREATION

The Borough Council will permit development for public or private recreation use, where:

- (a) There would not be any unduly adverse environmental effects on the proposal site, or on adjacent areas. Proposals will be considered in accordance with normal development control criteria with special reference to the following:
 - (i) The nature and built form of the proposal will pay due regard to the character of the surrounding area;
 - (ii) Disturbance to the surrounding area in terms of direct impact from noise, lighting and other forms of pollution will be minimised;
 - (iii) Safety aspects of the proposed use;
 - (iv) Built recreation facilities will not be permitted in the countryside except in the case of those buildings which are genuinely ancillary to an outdoor use. Proposals should aim to make the best use of existing redundant buildings; and
- (b) The Borough Council will seek to achieve the full potential from recreation land, buildings and water features in accordance with this Policy.

POLICY R3: ENHANCEMENT OF OUTDOOR PLAYING SPACE

The Council will not permit development which would result in the loss or reduced recreational value of existing outdoor playing space; and will undertake a programme of enhancement of existing outdoor playing space, with the intention of securing the provision of new play opportunities to meet any identified deficiency.

POLICY R9: GOLF

Proposals for the development of golf facilities will be considered according to Policy R2 and the following criteria:

- (a) Proposals for built development will be restricted to those activities which are genuinely ancillary to the golf use;
- (b) The Council will seek to secure by legal agreement the maintenance or, where desirable, the introduction of public access to golf course land;
- (c) Golf development must pay due consideration to its visual impact;
- (d) Golf development will not be permitted where it adversely affects landscape character, nature conservation interests, water courses, historic landscapes, conservation areas or buildings of historic or architectural interest;
- (e) Proposals for the development of golf facilities on the best and most versatile agricultural land will be determined in accordance with Policy RE7;
- (f) Golf development must give due consideration to the effects of traffic generation on the surrounding areas; and
- (g) Further development unrelated to golf, including indoor recreation facilities and overnight accommodation, will not be permitted.

POLICY R10: NOISY SPORTS

Proposals for noisy sports will be considered according to Policy R2 and will have regard to:

- (a) The amenities of the surrounding area and especially noise-sensitive developments such as housing, hospitals and schools; and
- (b) Whether the proposal will materially harm the amenity and character of areas which are valued for their quietness; and
- (c) The level and frequency of noise generation and adequacy of noise mitigation measures; and
- (d) Guidelines for noise control adopted by the County Council.

Q35 Do you agree that these policies could be combined?

5.46 Policy R8 seeks to protect allotments. Allotments fulfil a recreational need, not all allotments are protected as statutory allotments and without a policy to protect them could be lost.

POLICY R8: ALLOTMENTS

The Council will normally resist the loss of, and will encourage the further provision of allotments in suitable locations having regard to areas of evident demand, accessibility and other detailed planning considerations.

Q36 Do you agree that this policy should be retained?

Q37 Are there any circumstances in which the loss of allotments would be acceptable?

Hotels and Guest Houses

5.47 The Council receives very few applications for hotel development and these address the accommodation needs arising from visitors to the Borough associated with local businesses. In most cases the key issues are the impact of the activity upon the amenity of neighbouring properties and traffic generation. Annex A of Planning Policy Guidance Note 21: Tourism (PPG 21) addresses hotels but in association with tourism rather than business. PPG21 advises that care should be taken to ensure that such development is compatible with neighbouring uses. The PPG advises as follows.

Whatever the type of hotel or its location, it should:

- fit well with its surroundings, having regard to its siting, scale, design, materials and landscaping; and
- be in harmony with the local environment (taking account of noise, traffic and parking in the vicinity).

5.48 The PPG also addresses the issue of hotels in rural areas and historic towns and cities. The issue of loss of residential accommodation is covered by policies elsewhere in this document. Accordingly it is considered that this policy duplicates national guidance and accordingly should be deleted.

POLICY R11: HOTELS AND GUEST HOUSES

The Council will resist the loss of hotels and guest houses. Proposals for hotel development (including the change of use of existing premises to use as a hotel) will be considered subject to the other policies of the plan and as follows:

- (a) In settlement areas, new hotel developments, ancillary conference facilities and extensions to existing hotels will normally be permitted if they do not have an unduly adverse effect on the environment. Changes of use which would result in the loss of residential accommodation will normally be resisted; and
- (b) In the countryside, the erection of new hotel buildings and/or conference facilities will not normally be permitted. Limited extensions to existing hotels may be permitted if they comply with other policies of the Plan. The re-use of

existing buildings for hotel purposes may be permitted in accordance with Policy RE6.

Q38 Do you agree that this policy should be deleted?

Housing

5.49 Policy H9 deals with new housing in settlements in the Green Belt. It is proposed to retain this policy in the Plan. However, one question which is often asked by the public is why is Chobham treated differently from other villages in this policy Planning Policy Guidance Note 2: Green Belts (PPG2) advises that Development Plans should treat villages in the Green Belt in one of the following ways.

If it is proposed to allow **no new building** beyond the categories in the first three indents of paragraph 3.4, the village should be included within the Green Belt. The Green Belt notation should be carried across ("washed over") it.

If **infilling only** is proposed, the village should either be "washed over" and listed in the development plan or should be inset (that is, excluded from the Green Belt). The local plan should include policies to ensure that any infill does not have an adverse effect on the character of the village concerned. If the village is washed over, the local plan may need to define infill boundaries to avoid dispute over whether particular sites are covered by infill policies.

If **limited development** (more than infilling) **or limited expansion** is proposed, the village should be inset. Development control policies for such settlements should be included in the local plan.

5.50 Of the Green Belt settlements Bisley, West End and Windlesham (including Snows Ride) are inset or excluded from the Green Belt. These settlements have in the past been identified for limited expansion and for this reason were inset from the Green Belt. Chobham remains washed over by Green Belt and only infilling is permitted. However, the Local Plan does not define infill boundaries or site. At this time it would be helpful to have views on whether future work on development site allocations should include the definition of infill boundaries with the wording of this policy reflecting that or whether the approach should remain as at present with no such areas being identified?

POLICY H9: NEW HOUSING IN GREEN BELT SETTLEMENTS

Within the rural settlements of Bisley, West End and Windlesham (including Snows Ride), new housing development outside of the provisions of Policies H2 and H3 will only be allowed in the following cases:

- a) Infilling; or
- b) Small scale housing developments especially those providing for special needs and affordable social housing.

Within the rural settlement of Chobham, new housing development will normally only be allowed in the form of:

- c) Infilling; or
- Small scale affordable social housing developments.

- Q39 Do you agree that this policy should be retained?**
Q40 What do you think “infilling” means?
Q41 Should Chobham be treated differently from other settlements?

Conversion to institutional uses

5.51 Policy H15 deals with the conversion of houses to institutional uses and is proposed to be retained. There are no other policies in the Local Plan dealing specifically with the issue of institutional uses; however, many such uses fall to be considered as community uses covered elsewhere in this document. The Town and Country Planning (Use Classes) Order 1987 includes the following definitions.

Class C2. Residential institutions
 Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

Use as a hospital or nursing home.

Use as a residential school, college or training centre.

"care" means personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment;

Class C3. Dwellinghouses
 Use as a dwellinghouse (whether or not as a sole or main residence) —
 by a single person or by people living together as a family, or
 by not more than 6 residents living together as a single household (including a household where care is provided for residents).

5.52 The Council is now seeing a change in the type of residential accommodation being sought for the elderly or older persons. With the increase in the elderly population nationally, there is increasing demand for housing that supports older people in an independent lifestyle but that recognises that these people are now likely to live into very old age at which time they will require care or support. Many of these will be physically frail or suffering from dementia and accordingly require a high level of care. As a result local planning authorities are now seeing increasing numbers of schemes that offer the opportunity of housing offering independent living from which occupiers can transfer to accommodation offering a higher level of care, often referred to as extra care, on the same site. Such schemes cross the definitions of land use within the use classes order. The resulting developments can include a mixing of housing linked to a much larger building offering both flatted and communal accommodation for the elderly. Such schemes may also have staff living on site. The Council would welcome views on how such accommodation should be defined, what particular issues might it give rise to and what does “care” or “extra care” mean for such developments?

POLICY H15: CONVERSION OF HOUSING TO INSTITUTIONAL USES

Within the settlement areas, as defined on the Proposals Map, proposals for the conversion of houses to institutions (as defined by Classes C2 or D1 of the Town and Country Planning (Use Classes) Order 1987) will be determined in accordance with the following criteria:

- a) Type and size of property;
- b) Nature of adjoining uses and character of the area;
- c) Effects on the amenities of neighbours;
- d) Effects on the amenities of occupants of the property;
- e) Highway matters, particularly parking provision and access arrangements;
- f) A unit of self contained residential accommodation should be retained;
- g) and
- h) Accessibility of existing services and facilities.

Q42 Do you agree that Policy H15 should be retained?

Q43 How should the emerging new Class C2/C3 that is care/extra care housing, be dealt with in policy terms, what key issues should any policy address?

House Extensions

5.53 This policy is frequently used in determining planning applications and is proposed to be retained.

POLICY H17: HOUSE EXTENSIONS

Proposals for house extensions will be considered according to the following criteria:

- a) Extensions should respect the scale, character and detailed design of the property. External materials should be sympathetic to and match where possible those of the property;
- b) Extensions should be sympathetic to the scale and character of neighbouring properties and to the character of the surrounding area;
- c) Extensions should not adversely affect the privacy of neighbouring properties;
- d) Extensions should not seriously affect the amount of daylight or sunlight available to neighbouring properties;
- e) Extensions should not have an overbearing effect on neighbouring properties;
- f) Extensions should not prejudice the retention of usable amenity space in accordance with Policy H23 (Provision of Amenity Space);
- g) Extensions should not adversely affect trees which make a significant contribution to the environment of a site or street;
- h) Extensions should not prejudice the retention of adequate parking within the curtilage of the property;
- i) Extensions within the Green Belt and Countryside Beyond the Green Belt must be in accordance with Policy RE5 (Replacement or Extension of Dwellings in the Countryside).

Q44 Do you agree that Policy H17 should be retained?

Q45 Are any changes to the policy required?

Residential development in settlement areas

5.54 This policy is frequently used in determining planning applications occupancy and is proposed to be retained. The policy is supported by a Supplementary Planning Document and that will be rolled forward for re-adoption.

Policy H18: Residential development in settlement areas

Applications for housing development within the defined settlement areas should seek to achieve the highest density having regard to the following criteria:

- (a) The character and quality of the street scene, taking into account:
 - (i) The contribution the application site currently makes; and
 - (ii) The contribution the proposal will make if implemented;
- (b) The relationship of the existing and new built form(s), taking into account:
 - (i) New development should not have a significant adverse effect on the level of privacy of neighbouring properties; and
 - (ii) New development should not materially affect the amount of sunlight or daylight available to neighbouring properties; and
 - (iii) New development should respect the form and pattern of existing development in the surrounding area; and
- (c) Existing site and landscape features;
- (d) Listed buildings, locally listed buildings and conservation areas as identified in Policies HE1, HE3, HE9 and HE10;
- (e) Species and habitats of nature conservation interest as identified in Policies RE10, RE11, RE12 and RE13;
- (f) Any extant planning permission and/or Council approved development briefs for the site; and
- (g) Traffic and infrastructure aspects associated with the proposal.

Q46 Do you agree that Policy H18 should be retained?

Q47 Are any changes to the policy required, for example additional criteria and if so what?

Play Space provision

5.55 The requirement for play space provision is currently being reviewed as part of the work on the Surrey Heath Open Space and Recreation Study 2006. Further work will be undertaken on the level of need and requirement for play space in the Borough following the approval of that Study for policy purposes. At this time whilst the standards contained in Policies H20, H21 and H22 may change, it is considered that there is still a need for policies that cover this issue.

POLICY H20: CHILDREN'S PLAYING SPACE WITHIN LARGE HOUSING DEVELOPMENTS

Children's playing space and play equipment will be required to be provided as part of any new residential development of 20 dwellings (net) or more, or on sites of 1 hectare or more where these dwellings are designed for family occupation.

POLICY H21: PROVISION OF OUTDOOR PLAYING SPACE ON NEW HOUSING DEVELOPMENTS

New housing developments on sites of 5.0 hectares and over will be required to allocate a minimum provision of one tenth of the developable site area as

<p>outdoor playing space where appropriate. The requirements of Policy H20 (children's play space) can be incorporated within this area. The areas should be provided to adoptable standards as specified by the Borough Council.</p>
<p>POLICY H22: COMMUTATION OF DIRECT CHILDREN'S PLAYING SPACE PROVISION In areas of children's playing space deficiency, where appropriate provision is not made on site, the Borough Council will require commuted payments in respect of small housing schemes to contribute to playspace improvements in the vicinity.</p>

Q48 Do you agree that a policy on play space should be included?

Q49 What sizes and types of site do you think should provide play space??

Provision of amenity space

5.56 Amenity space requirements have changed and this needs to be reflected in the policy. Communal external drying areas are rarely used by residents and many homes, particularly flats, use tumble dryers. Is there still a need to ask for external drying areas where these would be communal and unlikely to be used?

5.57 In respect of external storage space, what should be allowed for? The increasing emphasis on recycling raises storage problems for multiple dustbins or recycling boxes and bags for garden waste. The increasing emphasis on using alternatives to the car for travel, means that residents should now be trying to cycle more which also give rise to bicycle storage requirements. How should new residential development accommodate these requirements? Do any implications for housing layouts arise from the changing storage requirements? For example is rear access to gardens now required? Should all new dwellings now be required to provide a recycling bin and bicycle store?

<p>POLICY H23: PROVISION OF AMENITY SPACE Proposals for new dwellings must ensure that an appropriate amount of amenity space is provided for the dwelling. Proposals for extensions to dwellings or the conversion of dwellings to multiple residential occupation must ensure that an appropriate level of amenity space is retained with the dwelling. Proposals will be required to:</p> <ul style="list-style-type: none"> a) Provide a usable area which can satisfactorily accommodate the "passive" recreational requirements of the residents; b) Allow for the external drying areas; and c) Allow for external storage space.

Q50 What are your views on amenity space requirements for new dwellings?

Employment

5.58 Policies E1, E4, E5 and E7 deal with employment sites outside the identified Core Employment Areas. These policies are proposed to be retained.

<p>POLICY E1: EXISTING INDUSTRIAL AND COMMERCIAL SITES OUTSIDE CORE EMPLOYMENT AREAS, CAMBERLEY TOWN CENTRE AND CHOBHAM Within the settlement areas (excluding Core Employment Areas, Camberley town centre and Chobham), proposals for industrial and commercial</p>

<p>development including changes of use and intensification of sites currently in those uses will normally be permitted where:</p> <ol style="list-style-type: none"> The development is within the curtilage of existing industrial or commercial premises; or It is to meet the expansion needs of an existing firm and can be satisfactorily accommodated within the existing premises or on immediate adjoining land within the settlement area; and Any additional traffic can be satisfactorily accommodated on the existing road network; and <p>It can be demonstrated that there will be no serious adverse effects on the environment or amenity of the surrounding area of adjoining residential properties.</p>
<p>POLICY E4: LOSS OF INDUSTRIAL AND COMMERCIAL SITES</p> <p>Outside of the Core Employment Areas, loss of land in industrial and commercial use to other uses will be permitted only where it can be demonstrated that the site is unsuitably located, for any of the following reasons:</p> <ol style="list-style-type: none"> The existing access and immediately adjoining routes into the site are inadequate to serve any industrial and commercial use on the site; The impact of the use and associated activities of this site adversely affects the amenity or character of the adjoining area.
<p>POLICY E5: EXISTING INDUSTRIAL AND COMMERCIAL SITES WITHIN THE SETTLEMENT OF CHOBHAM</p> <p>Within the settlement area of Chobham, as defined on the Proposals Map, development will only be permitted where it is for:</p> <ol style="list-style-type: none"> The erection of replacement buildings; Changes of use of existing buildings; and Suitable small scale extensions to buildings in industrial and commercial uses where proposals do not detract from the character of the surrounding area and no other policies of the Plan are prejudiced.
<p>POLICY E7: UNSUITABLY LOCATED ACTIVITIES</p> <p>Where industrial and commercial development is unsuitably located and gives rise to disturbance, the Borough Council will seek to achieve a reduction in the activities in order to reduce any problems to an acceptable level, where necessary through the use of legal agreements. Where the problem cannot be resolved, the Borough Council will, in appropriate circumstances, seek the discontinuance or relocation of the activity and its replacement by a more acceptable use.</p>

Q51 Do you agree that Policies E1, E4, E5 and E7 should be retained?

Q52 Are any changes to the policies required?

Local Shopping Provision

5.59 The Core Strategy identifies the retail hierarchy within the Borough in accordance with Planning Policy Statement 6: Planning for Town Centres (PPS6). Within Surrey Heath the hierarchy is proposed as follows.

- Camberley is the main town centre and policies for that area are contained in a Camberley Town Centre Area Action Plan which is currently being prepared.
- District centres have been identified at Bagshot, and Frimley
- Local centres are Chobham, Frimley Green, Lightwater and Windlesham.

- Neighbourhood centres are Bisley and West End.
- Local shopping parades are as identified in Local Plan Policy S5 below.

5.60 Policies S3, S4 and S5 deal with the retail areas outside of Camberley Town Centre.

<p>POLICY S3: LOCAL SHOPPING PROVISION Within existing shopping centres as defined in Policy S5, proposals for small scale shopping development may be permitted. Such developments should:</p> <ol style="list-style-type: none"> Cater for the needs of local shoppers; and Not significantly increase the overall shopping floorspace of the centre; and Be of a high standard of design which makes a positive contribution to the environment; and Make provision for pedestrians, cyclists and people with disabilities; and Accord with the other provisions of this Plan.
<p>POLICY S4: DISTRICT CENTRES Within the primary shopping areas of Frimley and Bagshot the loss of A1 (retail) ground floor uses to other retail uses (Use Classes A2 and A3) will be assessed with regard to the following criteria:</p> <ol style="list-style-type: none"> Whether the proposed use is appropriate to the character and function of the area; and Whether the proposed use is (cumulatively with others) prejudicial to the character and function of the area; and Whether the proposal is prejudicial or contrary to highway safety, local residential amenity or other policies of this plan. <p>The primary shopping frontages comprise:</p> <ol style="list-style-type: none"> Nos 1-17 High Street, including the Parade and from 62 High Street up to and including the (Waitrose) Supermarket, Frimley; Nos 24-40, 3-21 and 33-45 High Street and the (Somerfield) Supermarket, Bagshot. <p>Except where it can be satisfactorily demonstrated that adequate alternative local convenience shopping facilities are available in the immediate vicinity, planning permission will not be granted for development which would result in the loss of a retail unit (Use Classes A1, A2 and A3), within the following secondary shopping frontages of Frimley and Bagshot:</p> <ol style="list-style-type: none"> Nos 64-68 and 19-53 High Street, Frimley Nos 47-69, 1 and 42 High Street and 1a, 1b and 1c The Square, Bagshot.
<p>POLICY S5: LOCAL SHOPPING CENTRES AND PARADES Except where it can be satisfactorily demonstrated that adequate alternative local convenience shopping facilities are available in the immediate vicinity, planning permission will not be granted for development which would result in the loss of a retail unit (Use Classes A1, A2 and A3) within the following local shopping centres and parades:</p> <ol style="list-style-type: none"> Nos 1-16 Dean Parade and 193-199 Upper College Ride, Camberley; Nos 1-19 Heatheridge Arcade, Cumberland Road, Camberley; Nos. 369 London Road and nos 1– 13 Frimley Road, Camberley; Nos 114-146 Frimley Road, Camberley;

- (e) Nos 1-5 Beaumaris Parade, Balmoral Drive, Frimley Green;
- (f) Nos 208-228 Frimley Green Road, 1- 17 Guildford Road and 1-7 and 2 Wharf Road, Frimley Green;
- (g) Nos 57(A) - 57(D), 63, 69, 79, 83-93 and 74 Mytchett Road, Mytchett;
- (h) Nos 201, 204 and 206 Guildford Road, Bisley;
- (i) Nos 1-5 Bagshot Road and Nos 14- 84, 9-31 and 45-77 High Street, Chobham (excluding St. Lawrence's Church);
- (j) Nos 30-36 Chertsey Road, Chobham;
- (k) Nos 1-7 The Square and 37-49, 50- 62, 65-83 Guildford Road, Lightwater;
- (l) Nos 9-13 and 12-20 Updown Hill, and 2-8 Chertsey Road, Windlesham;
- (m) Nos 1-11 Gosden Road, West End;
- (n) Nos 9-19 Farm Road, Frimley;
- (o) Nos 36-40 Updown Hill, Windlesham; and
- (p) Nos 51-61 Deepcut Bridge Road, Deepcut

Q53 Should any changes be made to this policy?

Proposals for A3 Uses

5.61 Policy S6 deals with A3 uses, since the adoption of the Local Plan the definition of A3 uses as set out in the use Classes Order has changed and the policy needs to be amended to reflect this. The new use classes as amended by the The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2005 are as follows:

- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restuarants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not a night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

5.62 It is therefore proposed to amend the existing policy as set out below to refer to the new use classes.

POLICY S6: PROPOSALS FOR A3 USES

Within any existing shopping centres, parades and individual retail units, changes of use of premises to A3 use will be assessed with regard to the following criteria:

- a) Whether the proposed use (individually or cumulatively with others) is prejudicial to the character, function and amenities of the area;
- b) Whether the proposed use (individually or cumulatively with others) would be likely to lead to a significant adverse effect on the occupiers of any neighbouring residential premises by reason of increase in noise and disturbance;
- c) Whether the proposal would adversely affect conditions of highway safety.

Q54 Do you agree that this policy, as amended to reflect changes to the Use Classes Order, should be retained?

Q55 Should the policy or supporting text specify what circumstances might be considered prejudicial in applying criterion (a)?

Movement

- 5.63 Policies M5 and M6 deal with the impact of new development on demand for travel and transport improvements. It is proposed to retain these policies . However, they make no reference to the need or Travel Plans to be produced where new development that is likely to give rise to any significant increase in demand for travel is proposed. This could include residential as well as industrial and commercial developments. In addition the policies make no reference to the need to produce Traffic Impact Assessments for such developments. Further consideration will be given to the need to include reference to these matters within these policies. Finally consideration will also be given to combining these policies which address related issues.

POLICY M5: IMPACT ON TRAVEL DEMAND

Significant development will satisfy movement requirements where:

- a) Development locations are highly accessible to public transport and other alternatives to the car; and
- b) Development provides appropriate improvements such as to the highway, public transport, cycleways, pedestrian areas and facilities for the disabled.

On roads operating above their operational and environmental capacities, and where Surrey County Council, as Highway Authority, advise that major development would result in unacceptable impact upon the local highways, only small scale development will be permitted, where this results in little new traffic generation.

POLICY M6: DEVELOPMENT RELATED TRANSPORT IMPROVEMENTS

In respect of development schemes that would exacerbate existing transport problems or make conditions more hazardous for highway users, where works on the transport system are deemed by the Highway Authority to be necessary to accommodate the development related traffic safely, such works will be fully funded by the developer, and designed to the satisfaction of the Highway Authority.

- Q56 Do you agree that Policies M5 and M6 should be retained?**
Q57 Are any changes to the policies required?
Q58 Do you agree that these policies could be combined?

Community Buildings and Facilities

- 5.64 Policies CS 1 and CS 2 deal with the provision of community buildings and facilities. Policy CS1 addresses the issue of need but in practice it has often proved difficult to obtain evidence of need for a building. Policies CS3 and CS5 are worded in a negative manner that seems to discourage provision of community facilities. However, it is recognised that such facilities can have an effect on adjoining properties where late night usage occurs. It is considered that these policies address should be combined to set out a general approach to community facilities. .
- 5.65 The current policies are also unclear about whether private uses should count as community uses and thus their loss be prevented. In particular there is the issue of whether nursing homes are a community use. The nature of care for the

elderly is changing with many schemes now providing for independently owned homes within an overall scheme which also provides supported care for the vulnerable elderly. Such uses do not fit neatly within the definitions of land uses provided in government guidance. Many provide specialist care for residents with dementia or limited mobility. In some cases schemes benefit from reductions in car parking or other standards reflecting the limited mobility of residents and the occupiers of such schemes need to be defined in the planning permission. Should such private care schemes be considered to be a community use?

<p>POLICY CS1: LOSS OF COMMUNITY BUILDINGS AND USES The Borough Council will resist the loss of community buildings or uses unless it is demonstrated that:</p> <ul style="list-style-type: none"> a) There is no longer a need for that facility; or b) Adequate alternative provision exists within the local area or is to be made elsewhere in the locality; c) No other community facility or service can make use of the premises or site.
<p>POLICY CS2: ENHANCEMENT OF COMMUNITY FACILITIES The Borough Council will seek to enhance and develop the existing community facilities within the Borough including their relocation where appropriate. Proposals should normally comply with the other policies of this Plan.</p>
<p>POLICY CS3: PROVISION OF COMMUNITY FACILITIES WITHIN SETTLEMENTS Within settlement areas, as defined on the Proposals Map, development for community facilities will only be permitted where:</p> <ul style="list-style-type: none"> a) It does not detract from the character of the surrounding area; b) It has no adverse impact on the amenity of any adjoining residential area; and c) It meets the adopted car parking standards and satisfactory vehicular access can be achieved or satisfactory alternative transport to the car can be provided.
<p>POLICY CS5: HEALTH FACILITIES The Borough Council, in co-ordination with the Health District and other relevant bodies, will encourage and support the provision of additional health facilities. Proposals for the enhancement and extension of existing facilities will be sympathetically received and proposals for new facilities, in appropriate locations, will be encouraged.</p>

5.66 Policy CS5 whilst supporting health facilities does not assist or promote the provision of such facilities. It is considered that this issue would be better addressed through the combined policy suggested above, with the inclusion of a criterion relating to need for facilities.

Q59 Do you agree that policies CS1, CS2, CS3 and CS5 should be combined?

Q60 Do you have any views on whether private care facilities for the elderly should be defined as community uses?

- 5.67 Policy CS 8 addresses the need to improve usage of existing facilities in the Borough for community use. This is a policy that encourages but does not set criteria or promote such facilities. Many of the issues that would arise are dealt with in other policies and it is considered that this policy is not required and should be deleted.

POLICY CS8: DUAL USE OF FACILITIES

The Borough Council will promote the dual use of existing and proposed educational and military facilities within the Borough with the aim of making better use of the valuable resources of land and buildings available, subject to there being no harm to the environment and to the amenities of adjoining residential areas, and no infringement of highway or road safety standards.

Q61 Do you agree this policy should be deleted?

6 Comments

- 6.1 Please remember to use the Comments Form supplied. It is not essential to respond to every question.
- 6.2 Please return your comments to the following **FREEPOST** address:

Business Reply Post Licence No CJM37
Planning Policy and Conservation Team
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD

Comments should be returned by **Friday 21st December 2007**