

Surrey Heath Core Strategy and Development
Management Policies DPD –

Further consultation on proposed changes
June 2011



Representation Form (please use a separate sheet for each representation)

Name: WEST END PARISH COUNCIL

Representation on:

Policy CP3/ Plan for Growth

Objection

West End Parish Council has the following comments on the proposals and explanatory text as detailed in "Further Consultation on Proposed Changes" June 2010. References are made to the Supporting documents used for the proposals, and currently available evidence from Government websites.

We are disappointed the Inspector feels the 2502 figure is inappropriate, and indicates should be higher.

The Evidence Base and Housing needs survey produces conflicting views and projections that if they come to fruition will have devastating long term effects on the quality of life in Surrey Heath by not having infrastructure and services to support such inward migration.

Projection surveys from the past 20 years indicated in excess of 10,000 extra dwellings were needed in Surrey Heath; and were not built, without any major detrimental effects.

Clearly from the surveys, the vast majority of people move to Surrey Heath with Quality of Life being main reason.

Main migration is with adjoining boroughs according to evidence base, with a small difference between totals in and out of Surrey Heath.

The main future influx numbers appear to come from Greater London, UK generally and especially EU and Non EU immigration. Sustainability and quality of life for existing residents must come first in order to maintain the high standards Surrey Heath has attained, and not suffer due to massive increase in immigration.

Surrey Heath is a special case with constraints of large areas of conservation and special protection sites (much valued by the community), along with green Belt to maintain settlement Identities.

It is generally felt that local councils and the community know what is best for their needs, and as committed by the government, must have a greater influence in designing the long term future to ensure stronger more responsible/sustainable communities.

The documents "**Planning for Growth**" and "**Plan for Growth**" generally refer to economic growth and building our way out of recession. It does not specifically impose high housing provision in Surrey Heath. It promotes Growth for underperforming areas in the UK.

Surrey and Surrey Heath are by no means underperforming economically or in employment. Surrey is one of the largest sub-regional economies in the South East, and is in the top tier for GVA at £26.5 Billion (2010).

Surrey contributed £6.12 billion to the Exchequer in income tax in 2007/ 08 - 21% of the South East contribution - making it the largest contributor in the region.

The UK Local Competitiveness Index 2010 shows that six of Surrey's 11 boroughs and districts are ranked in the top 25 nationally.

According to the 2007/ 08 Transport Statistics for Surrey Report, the motorway system in Surrey is currently operating close to or above operational capacity, where flow breakdown is increasingly occurring, and resulting in congestion, wasting of fuel due with substantial increases in vehicle emissions as a result. Arguably Surrey has a deprived status in comparison to the UK regarding quality of road surface with pot holes and noise pollution.

The documents specifically require sustainability, protection and enhancement of our natural, built and historic/built environment, prudent use of natural resources and actions to mitigate and adapt to climate change, including moving to a low carbon economy.

Surrey's daily water consumption is 180 litres per person, compared to a national average of 129 litres. Drought and near drought conditions are becoming more frequent according to the Metrological Office, even though they are being pressurised not to report the facts due effects on water companies share prices as reported on BBC News.

The Practitioners Advisory Group has proposed the retention of the existing policy tests for the Green Belt and for the protection of the historic environment, and has proposed new policies to promote green spaces and wildlife corridors to halt the loss of habitats and restore biodiversity.

Clearly, over burdening the South East (almost the most densely populated region in Europe) serves no purpose. Planning relaxations and building increases are targeted at deprived underperforming regions to improve their economic contribution and quality of life to attain the levels of Surrey.

Equally, facilitating mass migration/immigration by provision serves to deprive those regions /nations of the resources they need to make their communities better places.

Surrey is the second smallest shire county in the South East. However, the county accounts for over 13% of the region's population and, with an approximate resident population of 1.1 million, are the most densely populated county in the South East region.

In summary the original proposal of 2502 dwellings is least damaging, and with its current allocations should prevail.

The Parish and community representatives are committed to working with the Borough Council Planners to shape and define its needs during future consultation. This approach is sound to our community.

Option 1. Higher housing figures are very likely to produce undue stresses and demands on the Surrey Heath services and infrastructure; which questions soundness. They will very likely conflict with the policies of some communities design plans, therefore risking the communities finding the CPD unsupportable. Government policy is to empower communities and get their commitment to appropriate and sustainable development. Inappropriate Housing quotas will have detrimental impact on the Borough, detrimental to the objective of “great place to live, learn and work”.

Options 2 and 3 are inappropriate and not supported.

It is the duty of the Parish Council to represent the community views and promote the wellbeing of the community. No doubt you are aware that virtually every household formally objected by petition to the reserve sites being used, and by some endorsed return to green belt status.

The status “Countryside beyond Green Belt” for the reserve sites cannot be supported as proposed by the document “Housing Land Supply 2011-2028”. The sites should be returned to Green Belt as resolved by the Councillors at Surrey Heath in 2010, supported by Ward Councillors, Village Society and 2,000 signature petition.

The Parish and Community as stakeholders are looking forward to playing a part in the “Surrey Heath Sustainable Community Strategy review 2010/2011”, to ensure community backed appropriate and sustainable development is provided for West End.

Our wish is for the Inspector to reconsider his view in light of this very dynamic period of change by virtue of Localism Bill, removal of inappropriate housing quotas, and accept the community has substantial influence in its future design with the new approach.

Reference sources:

Communities Website

Surrey Heath BC website

SCC Website

Surrey LEA 2010

Localism Bill

National Planning Policy Framework

Housing Needs Study

Infrastructure Needs Assessment

2011 Budget for Growth

Housing Land Supply 2011/28

Revised Sustainability Appraisal 2011

Strategic Housing Land Availability Assessment

END

Contact Details

Name and /or agent:

Contact address (for correspondence to be sent to):

Tel No:

E-mail:

Signature:

Date:

We would prefer to receive comments electronically as these are easier and faster to process. Please return your comment using this form by e-mail to: planning.policy@surreyheath.gov.uk

The closing date for comments is 5pm on Monday 11th July.

Late representations will not be accepted.