Elmbridge Borough Council

... bridging the communities ...

Elmbridge Design Code

Initial Consultation Statement

Website: www.elmbridge.gov.uk/planning/local-plan/designcode
Email: designcode@elmbridge.gov.uk

Produced by Planning and Environmental Health April 2022

Contents

1. Introduction....3
The purpose of this document....3
2. Design Code – Initial Consultation....4
The aim of the consultation....4
The Initial Consultation process....4
The Public Consultation....4
3. Consultation Responses....5
4. Appendices....9
Appendix 1: Consultation letter and e-mail content....9
Appendix 2: Consultation webpage information....11
Appendix 3: The survey....13
Appendix 4: The Design Code webpage....14
Appendix 5: Social media....15
Appendix 6: Consultation representations and Council's response....17

1. Introduction

1.1 Design codes have been part of the planning system for several years. However, the Government's 'Planning for the Future' White Paper (August 2020) has brought them back to the forefront of our plan-making and design-taking responsibilities.

1.2 The purpose of a Design Code is to set out clear expectations for design, beauty and sustainability. It is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

1.3 The aim of a Design Code is to help local authorities and communities decide what good quality design looks like in their area based on the local aspirations for how this area shall develop. Once created, the Design Code will be taken into account when determining planning applications.

The purpose of this document

1.4 This Initial Consultation Statement and Consultation Strategy is a record of the first consultation associated with the creation of the Elmbridge Design Code, the results of which inform the Consultation Strategy to be used until the end of the Project. The document sets out:

- the aim of the consultation;
- who was involved in the consultation;
- the stakeholders' responses;
- the Council's response to representations; and
- the framework on how the Council will engage with communities during the remaining two consultations.

2. Design Code – Initial Consultation

The aim of the consultation

2.1 The initial consultation relates to the plan of engagement with the communities throughout the project of creation of the Elmbridge Design Code. The aim of the consultation was to provide residents, local businesses and other stakeholders with information about what a design code is and how it is development. Furthermore, it was to find out how all stakeholders wish to be involved in this process.

2.2 ‘How do you, as a resident or local business, want to be involved or informed about the process of this code?’ We provided participants with a survey (see Appendix 3) which sets out some options as to how they may wish to be informed. We also asked for their comments should they have any ideas of other communication channels which had not been listed in the survey.

The Initial Consultation process

2.3 The public consultation ran from 9am on Friday 21 January until 9am on Friday 11 February 2022.

2.4 Letters and e-mails were sent to specific and general consultees and to everyone registered on the planning database informing them of the consultation (see Appendix 1 for a copy of the letter and e-mail). It notified consultees of our plans to create a Design Code and asked how they would like us to engage with them throughout the process of creating such a code.

2.5 The consultation link provided people with a description as to what a Design Code is and how they could get involved (see Appendix 2). We also created a short survey for respondents to answer, which listed possible engagement tools, with a space for additional comments (see Appendix 3).

The Public Consultation

2.6 Before conducting the Initial Consultation with the stakeholders, a Member Briefing was held on 11 January 2022 to inform Members about the Elmbridge Design Code Project and to discuss the potential engagement techniques.

2.7 The Project will support the delivery of the emerging Local Plan and specifically its design related policies, and therefore the Council utilised the existing stakeholder contacts database associated with the creation of the new Local Plan that was previously used at Regulation 18 consultations.

3. Consultation Responses

3.1 Emails using the Council's Local Plan contacts database were sent to over 8,000 stakeholders. The Council received 289 survey responses from residents and organisations, 31 of which provided bespoke comments. Appendix 6 sets out summaries of the individual comments and includes the Council's response to those comments. 20 responses were submitted by stakeholders based outside of the Borough.

3.2 In total, the consultation respondents consisted of:

- 252 residents

- Residents' organisations & groups
  - ✓ Wrens Hill Residents' Association
  - ✓ Cobham and Downside Residents' Association
  - ✓ VOX (Oxshott Residents Association/Group)
  - ✓ FEDORA (Community Group)
  - ✓ Long Ditton Residents' Association
  - ✓ Hersham Village Society
  - ✓ Weybridge Society
  - ✓ Triangle Residents' Association
  - ✓ Ruxley Heights Residents' Association (Surrey) Limited
  - ✓ Hersham Residents' Association
  - ✓ Oxshott Way Residents' Association Ltd
  - ✓ Ashley Park Residents' Association
  - ✓ Weybridge Park Residents' Association
  - ✓ Soroptimist International Weybridge and District (Amenity Group/Club)
  - ✓ Elmbridge Friends of the Earth
  - ✓ Brexit Party
  - ✓ Surrey Gypsy and Traveller Communities Forum

- Statutory and Non-Statutory bodies and organisations
  - ✓ Historic England (South East Region)
  - ✓ Natural England
  - ✓ Guildford Borough Council (Planning Team)
  - ✓ Surrey County Council (Environment, Transport and Infrastructure Directorate)
  - ✓ National Highways
  - ✓ Conservation Area Advisory Committees
    - Thames Ditton & Giggs Hill Green Conservation Area Committee
    - Weston Green Conservation Area Advisory Committee
  - ✓ Woodland Trust
  - ✓ St Charles Borromeo Catholic Primary School

- Businesses and consultants
  - ✓ Malcolm Jenkins Associates
  - ✓ Carter Jonas
  - ✓ Kona Planning Consultancy Ltd
  - ✓ Iconic Architectural Design
  - ✓ West Waddy Archadia (Archadia (UK) Ltd)
  - ✓ Charterhouse Strategic Land
  - ✓ Michael Conoley Associates
  - ✓ hgh Consulting
  - ✓ Wynngate ltd
  - ✓ Epsom Allsorts Running Club (Claygate)
  - ✓ Iceland Traveller (Hinchley Wood)

3.3 The results from the survey (Figure 1) are as follows:

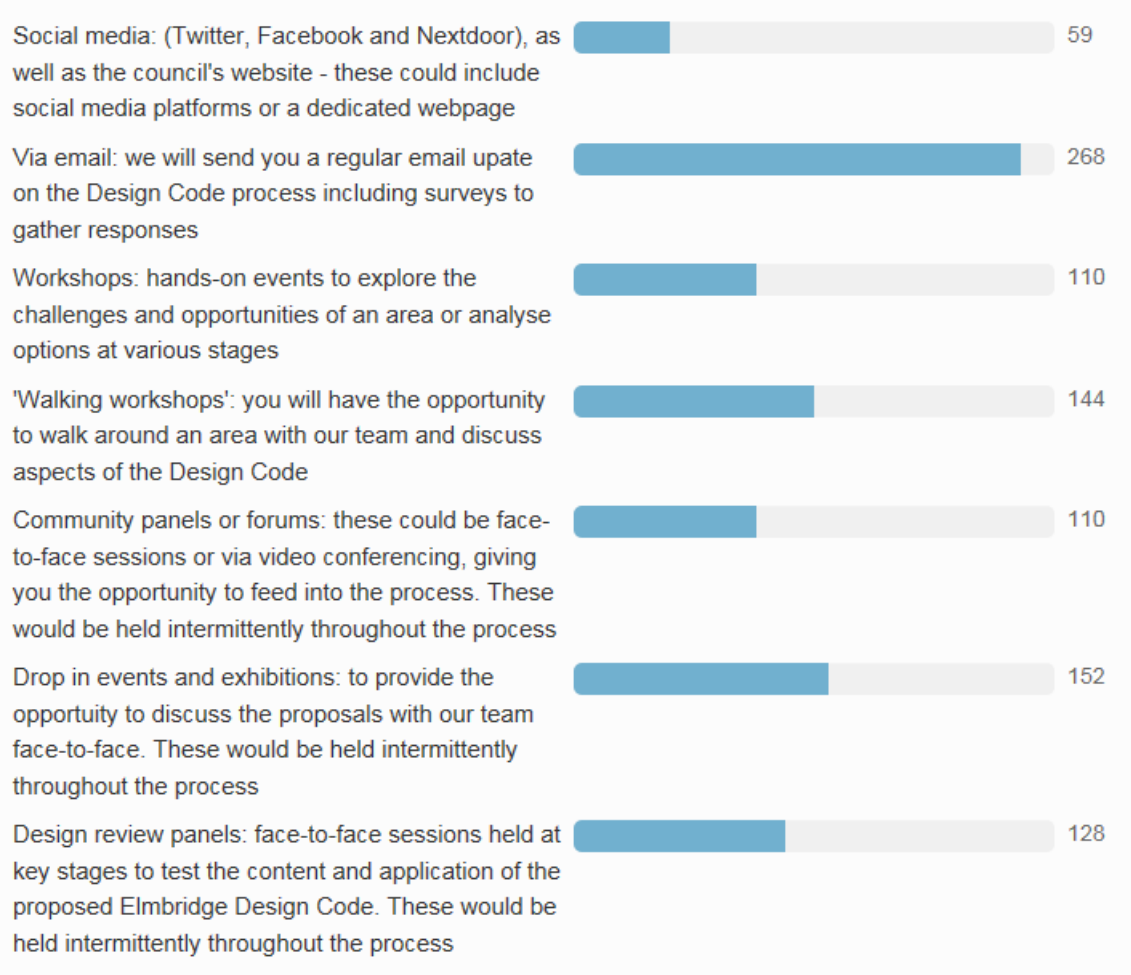


Figure 1: Initial Consultation survey results.

3.3 The survey results indicate that most respondents prefer regular email updates on the Design Code process including surveys. The next most popular options include face-to-face opportunities of discussing the proposals with the Design Code Team in the form of drop in events and exhibitions closely followed by “walking workshops”, design review panels and workshops. Community panels/forums, which could be in a face-to-

face or a virtual form attracted the same level of interest as workshops. The least favourable form of engagement was via the social media channels.

3.4 When creating a Design Code, the representation of stakeholders across the borough settlements is important. Whilst numerous representative groups, such as Residents Associations and Groups have responded, it is important that the individual residents or businesses have an input too. As such we also assessed the geographical spread of the stakeholders' interest across the Borough.

3.5 The chart (Figure 2) and Map 1 below indicate that in terms of the number of responses some settlements have a greater representation than others. Therefore, when forming the Consultation Strategy this aspect of the engagement process will need to be addressed.

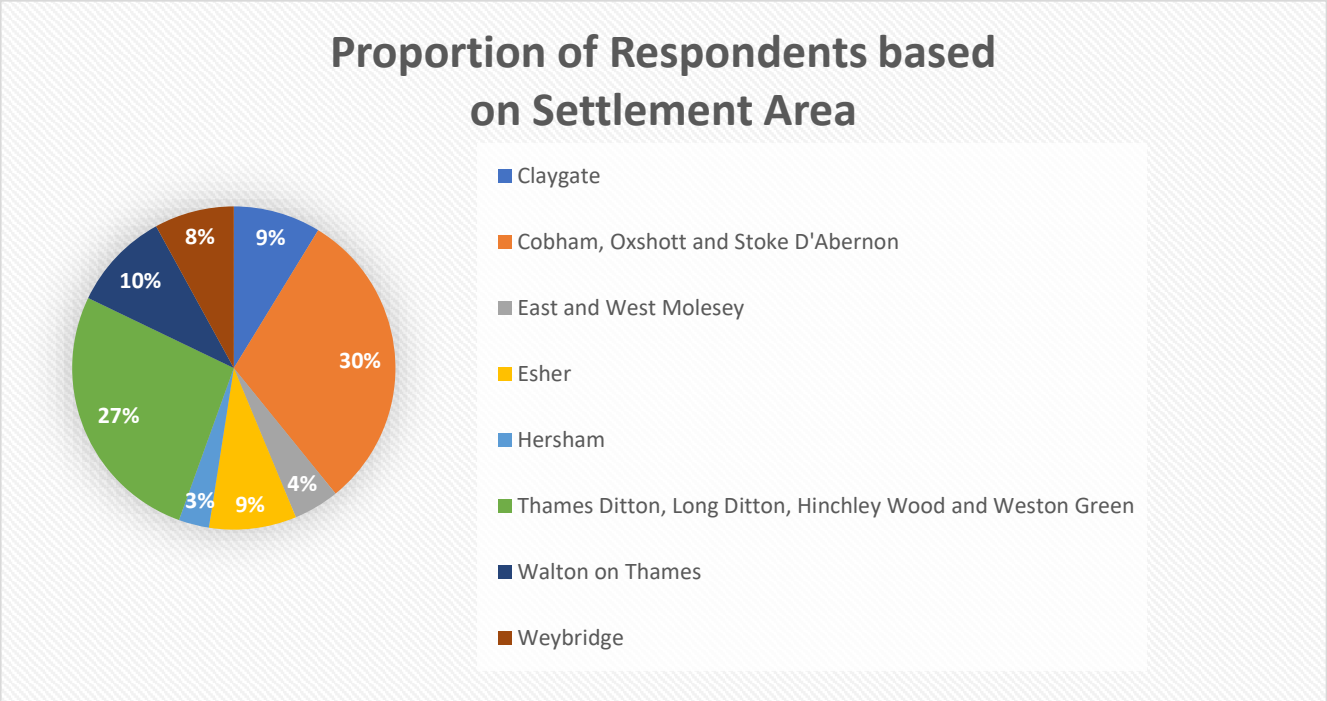
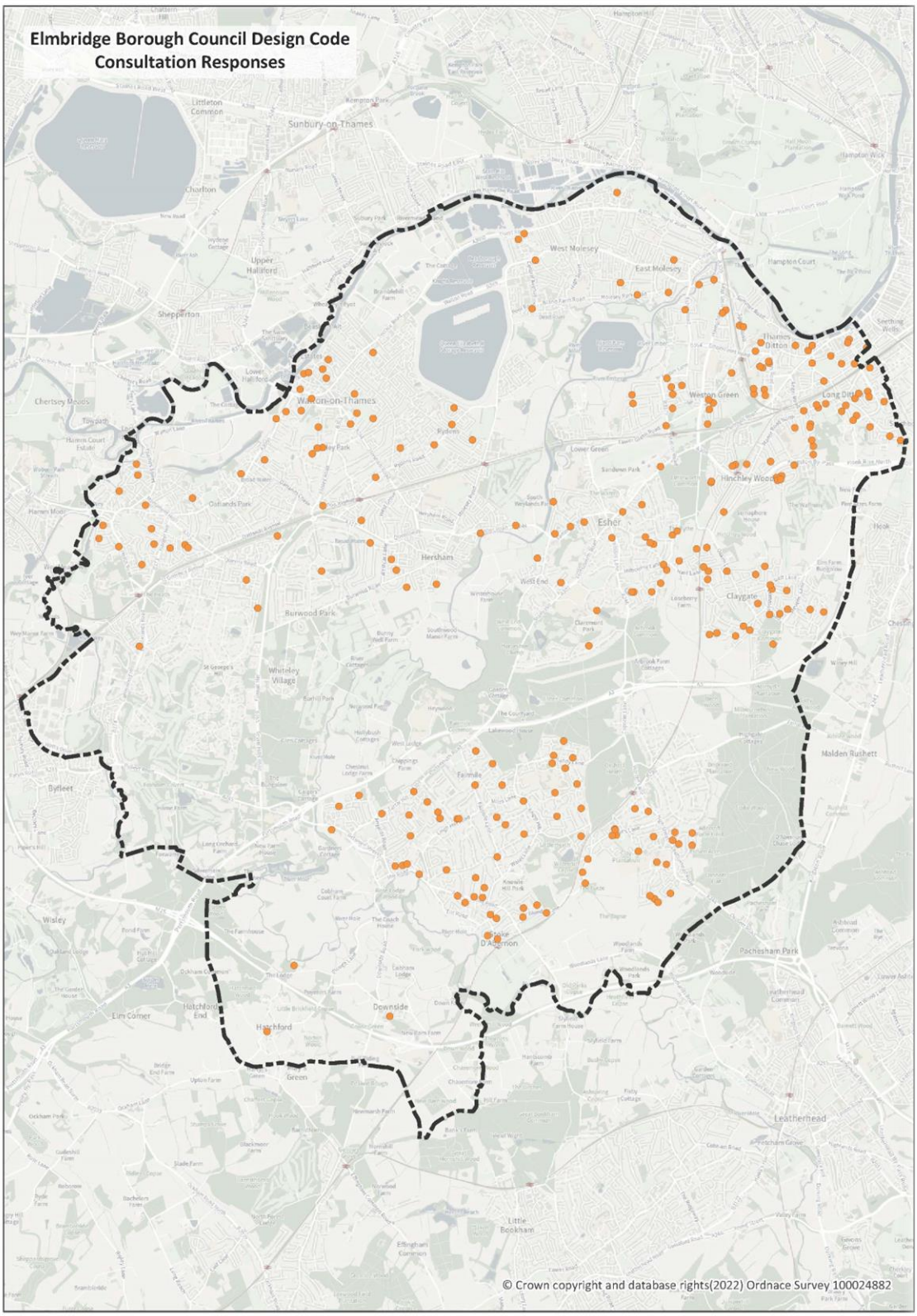


Figure 2: Initial consultation – proportion of respondents based on settlement area



Map 1: Geographical representation of the consultation respondents within Elmbridge Borough boundary.

4. Appendices

Appendix 1: Consultation letter and e-mail content

Dear Mr Smith

Initial Consultation on the Elmbridge Design Code is now open

Are you interested in design and planning in Elmbridge? Do you have a view on the value of design to the community? Would you like to share your thoughts and views with us and to contribute to the creation of Elmbridge's own Design Code? If your answer is 'yes' then we would like to hear from you.

Elmbridge Borough Council is preparing a new Local Plan which will include policies to shape development in the borough for the next 15 years. Among the strategic and high-level Development Management policies within the Local Plan, there will be other Supplementary Planning Documents (SPDs) with the aim of providing more specific details and guidance on how these policies will be implemented. The Design Code is one such document; it will support the implementation of policies relating to design matters in Elmbridge.

Producing of a 'Design Code' for the borough is only possible with the involvement of our residents and businesses and its success depends on that collaboration.

What is a Design Code?

A design code is a set of simple, concise, design requirements providing specific and detailed parameters for the physical development of an area.

The aim of the Elmbridge Design Code is to reflect local character and design preferences; providing a framework for creating high-quality design in the borough.

Design codes would be expected to include some of the following:

- **Context** - Local character and built heritage
- **Nature** - Design of green infrastructure, play spaces and the protection of biodiversity
- **Built Form** - Density, built form and urban design
- **Identity** - Character of buildings
- **Public space** - Design of streets and public spaces

Your involvement

If you are interested in finding out more about the Design Code and participating in the process of creating one for Elmbridge, please go to our online consultation portal (www.consult.elmbridge.gov.uk/system/userHome). This initial consultation focuses on how you would like us to engage with you throughout this process and includes a short survey of options.

Please note that this consultation will **close at 9am on Friday 11 February 2022**

If you have any queries, wish to have a hard copy of the survey sent to you, or require any assistance then please email designcode@elmbridge.gov.uk or call the Business Support Team in Planning on 01372 474474.

Please note that your comments, including name and organisation if applicable, will be published after the consultation ends. You can see more on this under our Privacy Notices on our website (www.elmbridge.gov.uk/privacy-notices/planning-services)

Yours Sincerely,

Suzanne Parkes (Planning Policy & Strategy Manager)

Note: If you wish to stop receiving information about this consultation or other planning policy consultations, please log-on to the consultation portal and under your profile "I would like to be contacted about future planning policy consultations" select 'No'. Alternatively, email us at designcode@elmbridge.gov.uk and ask us to remove your details.

Appendix 2: Consultation webpage information

Design Code - initial consultation

Are you interested in design and planning in Elmbridge? Do you have a view on the value of design to the community? Would you like to share your thoughts and views with us and contribute to the creation of Elmbridge's own Design Code? If your answer is 'yes' then we would like to hear from you.

The council is preparing a new Local Plan which will include policies to shape new development in the borough for the next 15 years. The new Local Plan will contain several strategic and high-level development management policies however, it will be the role of other planning documents to provide additional details and guidance on how these policies will be implemented. The Design Code will support the implementation of policies relating to design matters.

What is a Design Code?

A Design Code is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The aim of the Elmbridge Design Code is to reflect local character and design preferences; providing a framework for creating high-quality design in the borough.

The graphic and written components of the code should build upon a design vision for an area. Its content should be informed by 10 specific features of good places, called characteristics, set out in the National Design Guide, and the National Model Design Code.

These are:

1. **Context** – local character and built heritage
2. **Movement** – design of the street network, active travel and public transport
3. **Nature** – design of green infrastructure, play spaces and the protection of biodiversity
4. **Built form** – density, built form and urban design
5. **Identity** – character of buildings
6. **Public space** – design of streets and public spaces
7. **Homes and buildings** – type and tenure of homes
8. **Uses** – mix of uses and active frontage
9. **Resources** – environmental design, renewable energy provision and low energy networks
10. **Lifespan** – management and adoption of standards

What will I need to do?

The community engagement and the views of those who live and work in the area are the key to the success of our Design Code. To enable local communities to be involved in this process and as wide participation as possible, there will be **3 consultations** carried out at different stages of the project.

This initial consultation relates to our plan of engagement with the community along this journey. How do you, as a resident or a local business, want to be involved or informed of the process of this code?

This initial consultation will run for 3 weeks and will open at 9am on Friday 21 January and close at 9am Friday 11 February 2022

We have set out some options as to how you may wish to be informed and ask that you take the time to complete the short survey below, to guide us.

Complete the survey here

Next steps

Following the Initial Consultation, all survey answers will be considered, and a Consultation Strategy formed setting out how our residents and local businesses will be involved moving forward. This will be published on our website.

The next key consultations will be based on the analysis of areas and creating of the vision for those areas. For more information on these next consultations as well as to keep up to date with this project please visit our website.

If you have any queries, please contact us on 01372 474474.

Appendix 3: The survey

Design Code (Initial Consultation)

Design Code Survey

We have put together a list of potential types of engagement options below. Please note that we will always be mindful to make any face-to-face interaction COVID secure.

Please let us know, using the comments box further down, of any other communication channels you would prefer it not referenced below.

Following this consultation, we will assess the results and prepare a communications and engagement plan and timetable to share with you.

Please select one or more of the following:

- [ ] Social media: (Twitter, Facebook and Nextdoor), as well as the council's website - these could include social media platforms or a dedicated webpage
- [ ] Via email: we will send you a regular email upate on the Design Code process including surveys to gather responses
- [ ] Workshops: hands-on events to explore the challenges and opportunities of an area or analyse options at various stages
- [ ] 'Walking workshops': you will have the opportunity to walk around an area with our team and discuss aspects of the Design Code
- [ ] Community panels or forums: these could be face-to-face sessions or via video conferencing, giving you the opportunity to feed into the process. These would be held intermittently throughout the process
- [ ] Drop in events and exhibitions: to provide the opportuity to discuss the proposals with our team face-to-face. These would be held intermittently throughout the process
- [ ] Design review panels: face-to-face sessions held at key stages to test the content and application of the proposed Elmbridge Design Code. These would be held intermittently throughout the process

Please enter any additional comments

Appendix 4: The Design Code webpage

Background information

Design Codes have been part of the planning system for several years. However, the Government's Planning for the Future White Paper (August 2020) has brought them back to the forefront of our plan-making and decision-taking responsibilities.

Elmbridge Borough Council is preparing a new Local Plan which will include policies to shape development in the borough for the next 15 years. Among the strategic and high-level Development Management policies within the Local Plan, there will be other Supplementary Planning Documents (SPDs) with the aim of providing more specific details and guidance on how these policies will be implemented. The Design Code is one such document; it will support the implementation of policies relating to design matters in Elmbridge.

What is a Design Code?

The purpose of Design Codes is to set out clear expectations for design quality, beauty and sustainability. It is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The visual and written components of the code should build upon a design vision for an area. Its content informed by 10 specific features of good places, called characteristics, set out in the National Design Guide, and the National Model Design Code.

The aim of these documents is to help local authorities and communities decide what good quality design looks like in their area based on the local aspirations for how this area shall develop. Once created, the Design Code will be taken into account when determining planning applications.

The requirement for every local planning authority to produce a Design Code or a Design Guide is set out by the Government in its National Planning Policy Framework (NPPF 2021).

Preparing a Design Code

The process of preparing a Design Code is split into 3 stages, each comprising of 2 steps:

Stage 1: Analysis

- Scoping: agreeing on the geographical area to be covered by the code.
- Baseline: the analysis that will underpin the code and inform its contents.

Stage 2: Vision

- Design Vision: dividing the area covered by the code into a set of typical 'area types' and deciding on a vision for each of these area types.
- Coding Plan: preparing a plan that maps out each of the area types.

Stage 3: Code

- Guidance for area types: developing guidance for each area type.
- General guidance: agreeing on a set of policies that will apply equally across all area types.

Community engagement

Community engagement and the views of those who live and work in the area are key to the success of our Design Code. To enable local communities to be involved in this process and as wide participation as possible, there will be 3 consultations carried out at different stages of the project:

1. **Initial engagement with local communities, developers and other stakeholders.** The aim is to provide residents and local businesses with information about what a code is and how it is developed; and to find out who wishes to be involved and how.
2. **Analysis of areas.** The opportunity to ascertain what residents and businesses views are of their areas, how these are experienced and what is the reality.
3. **Design vision**. Based on how Elmbridge will develop in the future, as set out in the new Local Plan, and to be developed with the community.

Progress so far

We undertook the initial consultation on the preparation of a Design Code and this ended on 11 February 2022. We are currently reviewing your responses which will inform the Consultation Strategy.

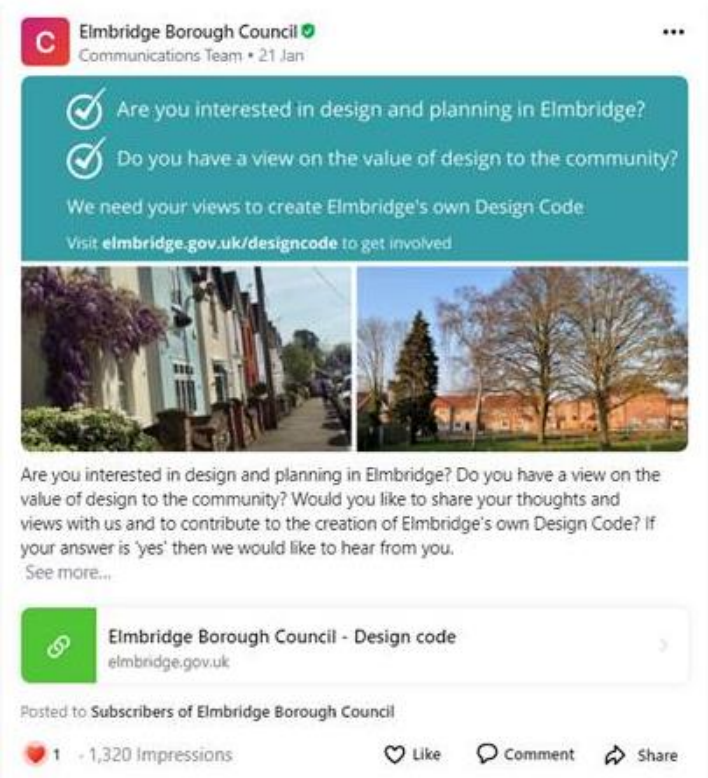
Throughout the Design Code process up until its adoption, a dedicated email address is available where you can send your Design Code project related enquiries: designcode@elmbridge.gov.uk

Appendix 5: Social media

Twitter and Facebook;



Nextdoor;



Elmbridge News link:
https://news.elmbridge.gov.uk/Home/News/are-you-interested-in-design-and-planning-in-elmbridge

Elmbridge news email:
https://content.govdelivery.com/accounts/UKELMBC/bulletins/3073629

Appendix 6: Consultation representations and Council's response.

Schedule of bespoke representations received on the Design Code Initial Consultation. Please note that some parts of the 'Comments/Notes' below have been redacted due to sensitive content.

Ref No	Organisation/ Resident Representation	Comments/ Notes	Council's Response
1	Conservation Area Advisory Committee	Our main concern over recent years has been the failure to show adjoining properties on elevations or plans, and indeed it was included in many of our responses to applications. We feel that it is important, in trying to conserve the character of the Conservation Area that the visual relationship of building work to adjoining properties is important to the public view from the street and Conservation Area, and it is also important to clarify the relationship of the new development with neighbours. Interestingly, recent applications (not many these days!) have included adjoining properties in elevations and plans, so maybe that is something you have been requesting following our comments. In which case thank you very much. We also believe that there should be strict control over "Permitted Development" which would also be helpful in protecting the Conservation Area. I hope these comments are helpful and thank you for consulting us.	The first point raised within this representation relates to validation requirements that are set out on the Council's website. The issues that relate to permitted development rights sit outside of the Council's planning remit
2	Resident	I have ticked most of the engagement options as it will be helpful to understand the process as it evolves – but would stress that my participation would be concentrated on my particular locality rather than Borough wide.	Noted

3	Planning Consultant/Agent	In bringing forward a Design Code, it is imperative that the Council engages with all relevant stakeholders from the outset. This will allow a robust document to be produced that ensures developments reflects local character and a design/layout that fits in with the surrounding context.	The Consultation Strategy that builds on the Initial Consultation seeks to achieve the highest possible level of engagement with all stakeholders throughout the Project.
4	Education	In gauging my views, email is best due to meeting/work commitments. However, if considering all of the stakeholders of our school, then any of the above would be relevant and helpful.	Noted
5	Resident	Here are the things I feel strongly about in our villages and surrounding areas: 1. The character of our villages + around should be kept + not disfigured with unsympathetic new builds or out of character extensions. 2. Velux windows should only be allowed in rooves only where not in view from the road as they are so ugly (I believe some areas do not have them on view from the front). 3. Small properties, including flats, small semis + terraces should not be allowed extensions or loft conversions as they are too pricey for the 1st time buyer + the young cannot get on the property ladder + builders tend to build the properties. We don't want to be all oldies in the village. 4. Builders should not be allowed to demolish large properties and crow [sic.] several instead on the old site, eroding precious wildlife habitat and putting concrete foundation where water take up would have before (more risk of	Most of these issues relate to specific design standards that will be subject to the next consultation/s as part of the Project. Some of the raised issues do not fall within the scope of a Design Code. Extensions and change of use proposals might be subject to permitted development, which the Council has no control over; or subject to planning applications, which are determined on their own merits.

		flooding, where is having more rain due to the o-zone environmental damage its is causing). 5. Plant more trees and do not allow large ones to be removed in planning applications. Old trees take up a lot of water and help air quality. 6. Electric gated entrances to a several house complex is not in around Thames Ditton we are not London or a and we are a village of old character with a lot of history. 7. Villages need shops in its heart for community convenience and they should not be turned into offices or residential once gone will never return as a shop and villages die! 8. Conservation areas should have properties protected more from alterations and disfigurement eg. On refurbishment factors such as original door furniture, air grills, boot scrappers etc. should have to be reinstalled and traditional paintwork colour used so important to preserve the character of our village high street doors should also blend with others not stand out like a sore thumb. 9. New build homes should not have roof higher than ones next door as these would look overpowering to those next door! 10. Loft conversion to Maisonette more people there walking and driving around causing noise nuisance to those below and next door (shouldn't be permitted). 11. Should not build on green belt only on brownfield sites – green belt was put in to never be built on, we need green belt to remain to help our air quality and wildlife. Important for health and survival. Areas for recreation and wellbeing.	Elmbridge Design Code will set design standards for new development in urban areas, outside of Green Belt. Whilst there will be some overarching design principles applicable also to the areas designated as the Metropolitan Green Belt, Design Code cannot restrict development, as this is not its role. Instead, this issue as well as the delivery of certain infrastructure will be addressed directly by the policies in the new Local Plan.

		12. Less markings and disfiguring and distractive road signs and more enforcement of the regulations (speeding, litter e.g. fag ends which block our and pollute our waterways and the fish we eat!) enhance not disfigure our area. 13. Where any large housing complex is put in make sure there is all the infrastructure needed - doctors surgeries, shops, public transport, schools, shops and a distance from the older character properties otherwise. That area would overpower and dominate and our village would disappear [sic.]. 14. Improve the look and walk ability of our pavement which are so uneven, any old holes and even new smooth [sic.] Are then immediately marked to be due up to alterations to facilities. Can't the utilities coordinate jobs with others and not keep patching up in any odd colour or different texture and make the pavement smooth and even for the elderly to be safe walking. 15. Driveways ought to have flower beds and trees not all covered over to look like a parking lot. (our wildlife suffer – part of our food chain!) <u>The character in our area is essential</u> to keep and with everything handy, shops, buses, trains, doctors, care houses etc for our well-being. We must respect our environment.	
6	Resident	The only thing I would like to say is the dreadful parking of cars in Cardinal Drive, the road is not as wide as Holly Avenue there will be a very bad accident before long, […] people coming out of Cardinal can't see cars coming up and down Holly	Design of parking areas will be subject to the forthcoming consultation/s as part of the Design Code Project. Please note however that Design

		venue,[…]. There will be more cars parked and the house not in our opinion big enough for a nursery and all the noise.	Code will be applicable to new development only.
7	Resident's Association	I would like to be engaged in the Design Code consultation. I'm keen to ensure that the character of Cobham housing and the green and open spaces are maintained.	Noted
8	Resident	The Community Panels and Drop-in events are possible but depend very much on timing and location. I would like to hear when they are arranged and exercise an option to attend	Noted
9	Resident	Residents involvement has to be valued and not done as part of a 'requirement' for the process. We live in the area the planners will create/alter so are best placed to give considered constructive views.	Noted
10	Resident	Specific meetings with councillors and local residents groups in each are required to establish a coordinated leadership group for each area that requires a design code and to decide on the number and boundaries of that design code.	Noted
11	Resident	My actual level of engagement in these platforms will depend on my state of health at the time and the degree to which my local residents' group wish to draw together a collective response.	Noted
12	Resident	Helpful to hold sessions that those working full time can attend. Useful if there can be a variety of locations to view the detail, i.e. near to train station for easy access for those without cars.	Noted

13	Environment/Charity	The Woodland Trust welcomes the opportunity to respond to and advise on local Design Codes. Trees and green infrastructure form an important part of the National Model Design Code. The Woodland Trust can advise on policies to protect existing trees & integrate them with development, as well as maximising the benefits of green infrastructure for wider benefits to health and wellbeing.	Noted
14	Resident	Specific meetings with residents groups and councillors for each specific area of Elmbridge to address needs of those areas.	Noted
15	Resident	It's great you are asking this question - well done!	Noted
16	Resident	It would be helpful to have options presented in an easily accessible way so that a non-specialist can understand by careful reading of a single document (and supporting maps/charts) what is proposed. Multiple overlapping documents are difficult to grasp. I'm wary of surveys as they tend to steer you in the desired direction and don't always catch your views properly. Always good to have some free comment space.	We will consider these suggestions in carrying out the forthcoming consultation/s as part of the Design Code Project.
17	Resident	It would be a shame if due to working commitments people couldn't participate in face to face sessions/ walking workshops etc surely that would defeat the objective of obtaining the views of a diverse section of the population. Similarly, social media is not something that all ages can get to grips with, as such I believe that email communication is the best option as you can address the surveys etc at a time that suits you.	This comment has been considered as part of the Consultation Strategy for the forthcoming consultation/s as part of the Design Code Project.

18	Resident	A rather weirdly described opt out selection I guess - so I am happy with all of the above as means of communication and engagement but would prefer not to be contacted via Facebook/social media.	Noted
19	Resident	Thank you for the opportunity to be involved with this. It is important that an area maintains it characteristics for why people have chosen to live in it and also for it to remain in keeping and homogenous to its surrounds.	Noted
20	Resident	Thank you for the invitation. I am particularly interested in the landscaping aspect of our environment	Noted
21	Resident	It is vital that local residents have meaningful input as the ultimate consequences will affect us all. I am concerned that this could become another "tick box" process and that our legitimate concerns will not make any difference to the final outcome.	The aim of the Design Code Project is to enable a genuine engagement with all stakeholders and to create a code taking into account their views.
22	Resident	Although I would like to attend various meetings/ forums, it may not always be possible to do so. I hope that's OK?	Noted
23	Resident	Not understanding the wording of "any other communication channels I would prefer it not referenced." Choosing Twitter, already following Department of Levelling Up, Housing and Communities. The results to communication channels help with an audio understanding on the importance to listening and mindfulness with an engagement plan. This timetable after the facsimile ought to help find myself living accommodation either with a social care assessment or through Elmbridge borough council.	Noted

24	Resident	Please do not place too much dependency on Surveys with pre-prepared answer options. To be meaningful, these would require the questions that are set to thoroughly explore the subject, which is hardly ever the case with pre-prepared questionnaires.	Noted
25	Resident	I very much welcome the opportunity to get involved in this - any of the methods above would be acceptable to me, but I've tried to select the most relevant ones, which is most of them!	Noted
26	Resident	I feel that an online portal for consultation is required like Skype, Zoom or Teams, web is a costed portal so might not fit the free and not fit the costing bill requirements. Face to face meeting are a danger these days with Covid mutating and Omicron BA .1, .2,.3. 4 on the rise with other variants coming this for me is not possible so my comments of a secure online link is vital.	Noted
27	Resident	I am particularly concerned that Developers and others are not taking seriously the most recent updates of the EBC's SPD and core strategy requirements (CS21 etcetera) and consistently try the opportunistic approach to overturn well established policy.	Noted
28	Resident	Allow residents to raise concerns issues and ideas from their own perspective without having to fit them into a pre-set proforma, which can be used to skew the collected data against the intent of those who offered the information and	The aim of the Design Code Project is to enable a genuine engagement with all stakeholders and to create a

		have a legitimate expectation that it should be properly taken into account and consideration.	code taking into account their views.
29	Architect	I am an architect and local resident. I have worked with clients in Elmbridge, but this is not the reason for registering. I will declare at any point there is a conflict of interest	Noted
30	Resident	I am interested in participating in the Design Code programme both in a personal capacity and as Chair of New Road Esher Ltd. I recognise the pressures on the Council from Central Gvt. for extra dwellings but believe very strongly that this must be done sensitively and with due care to preserve the special identity of Esher and the Borough in general. The risk of being swallowed up in an ever expanding urban sprawl is all too real and must be resisted. Proper strategic development must be the answer. Additionally, Esher High Street is in urgent need of investment and improvement.	Noted
31	Communities Forum	Surrey Gypsy and Traveller Communities Forum fully support the building of new Traveller sites within new housing developments. There is a housing crisis within the community and sites are badly wanted. We feel that careful consideration needs to be given to the design of sites and the number of pitches. Generally, a self-contained area in a cul-de-sac, seems to work well. An attractive design, for example with chalet type dwellings, can improve the visual impact of the site. Access roads needs to be wide enough to allow for living trailers to be brought on and off the site without inconveniencing other road users. It is important that such sites should be clearly shown as part of the original plan, not added afterwards so that other	Some of these issues relate to specific design standards that will be subject to the next consultation/s as part of the Project. The site allocations are set out in the new draft Local Plan.

		residents are unaware of them. It is also important to require the developer to follow through on providing the accommodation. In the past, councils and councillors have been reluctant to agree to such sites, fearing reluctance from voters. New sites have been successfully and amicably established recently despite initial opposition. We feel that now is a time for councils to shoulder their responsibility to provide accommodation for all sections of the population without prejudice or discrimination.	