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**What is a Neighbourhood Plan and why have one for West Clandon?**A Neighbourhood Plan would put in place specific planning policy for the Parish of West Clandon. Although it would not allow us to overturn the requirements of the Guildford Local Plan we would be able to specify local planning guidance and policies which have equal weight and status to it when planning applications were decided.

**CIL and Gosden Hill**

On large sites such as Gosden Hill the CIL income could potentially amount to many millions of pounds. In practice, however, there is likely to be a balance between CIL and its predecessor, Section 106 and we don’t yet know where the balance will be. Waverley decided to collect all the planning obligations for Dunsfold through S106 so the site was effectively zero rated for CIL. Guildford point out that it’s possible that the same may happen to our large sites. The inspector will be considering the viability evidence presented and the infrastructure funding gap as part of the Local Plan examination, and this will ultimately inform local CIL rates.

Another consideration is that Martin Grant Homes could get planning permission before our CIL comes in because development and adoption of our CIL rates will be undertaken after the Local Plan has been adopted. That would mean Gosden Hill would not be liable for CIL.

Areas with a neighbourhood plan also keep a greater proportion of the Community Infrastructure Levy (CIL) developers pay towards new community facilities and infrastructure and can spend it on local priorities.

A neighbourhood plan has to be drawn up in consultation with residents and local stakeholders and be supported in a local referendum following approval by a Neighbourhood Planning Examiner.



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**Road Map**

1. Designate an Area- Parish of West Clandon (*including those elements of Gosden Hill within the Parish.)*
2. Publicise intention to develop and ask for volunteers
3. Set up small steering group (Councillor/Clerk/residents)
4. Apply for Grant (£9,000 available)
5. Circulate a Questionnaire to residents
6. Undertake Visioning Exercise
7. Build up Evidence Base (as required)
8. Draw up first Draft Plan
9. Discuss at open Parish Meeting
10. Revise and Finalise
11. Approval by Parish Council
12. Pre-submission consultation (Reg 14)
13. Independent Examination
14. Referendum (organised by GBC)

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**Plan Headings**

* Introduction – Benefits of an NP
* Vision and Aims
* Evidence base overview
* Summary of Community Engagement
* Designated Green Space (eg Recreation Ground, Village Green, Shere Rd Recreation Ground, Gosden Hill SANG)
* *No site allocations to be included*
* Planning Policies
* Infrastructure Polices (including Policies for new footpaths/cycle routes etc)
* Aspirational Matters/Projects outside the scope of the Plan (Traffic Management etc.)

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**Draft Vision and Aims** (*an indication of what a plan might cover*)

The Village of West Clandon lies wholly within the Green Belt with a conservation area at its core. Any development within the village and its immediate surroundings should maintain and enhance its rural identity and character and protect its architectural heritage.

Any developments within the parish, but separate from the village, such as those envisaged in the local plan should be well planned and integrated into their immediate surroundings.

All developments should aim to offer housing, community facilities and sustainable transport links which meet the needs of current and future residents and respect the environment in which we live.

In support of this our polices could aim to promote:

* the maintenance of a ‘green buffer’ between West Clandon Village and the Guildford/Woking Urban areas;
* the safeguarding and development of a network of sustainable transport links (including footpaths and cycle routes) through the village and between West Clandon, Neighbouring Villages and Guildford;
* enhanced /Recreational/Community/Local Retail facilities particularly at the Centre of the Village;
* a broad mix of housing types with more opportunities for first-time/affordable housing including rural exception housing for those with a connection to the area.

*We could also seek to encourage:*

measures which manage traffic on the A247 including schemes which diver through traffic away from the village;  
improved Public/Shared Transport. ****

**Evidence Base**

Evidence required will depend on the polices adopted. Could include Population Trends, Land Use, Transport, Community Facilities, Land Use, Heritage Assets, Housing requirements from Local Plan, Maps.

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**Community Engagement**

* ***Questionnaire***
* ***Public meeting***

*Sample Questions to explore*

* Do you want to see in a Neighbourhood Plan for West Clandon?
* What do you most value in living in Clandon?
* What would you most want to change?
* Do you support (each element of) the draft vision statement?
* What other key features would you like to see included/addressed?
* Would you want to see local neighbourhood policies in the following areas…? (High/Medium/Low/No/Don’t Know)



**Policies Areas for consideration**

* Design Management (Village Settlement, Gosden Hill, Rural Area and the Conservation Area)
* Housing Mix (inc affordable and rural exception housing)
* Transport, Traffic and Connectivity ( including cycle/pedestrian routes through the village and to Burpham through the Gosden Hill Sang)
* Local Green Spaces & Community Facilities (Protection and Development)
* Educational Provision (Support for the development of the Local School)

**Appendix**

**Policy examples from West Horsley**

***Policy WH1: West Horsley Conservation Area***Development proposals within the West Horsley Conservation Area will be supported provided they have full regard to the West Horsley Character Appraisal Report and the following design principles:

1. Proposals demonstrate an empathy with the diverse style of the existing built environment as detailed in Evidence Base: West Horsley Character Appraisal Report (October 2017);
2. Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment. They should seek to include the use of locally used and prominent materials such as natural clay red brick roof and tile hanging, timber weatherboarding, painted roughcast render and knapped flint;
3. Proposals retain or re-provide as appropriate low boundary walls, hedges and front gardens to match the existing arrangement on the same alignment; and iv. Proposals retain or re-provide as necessary natural verges to the highway.

Proposals that will result in the unnecessary loss of mature trees and established hedgerows will be resisted.

For any development of 10 or more dwellings, within the 5km Zone of Influence of the Thames Basin Heaths Special Protection Area, the development will only proceed once appropriate Suitable Alternative Natural Greenspace has been provided and approved (see Policy NRM6 of The South East Plan).

***Policy WH2: Design Management within Village Settlement***

1. Where adjoining the boundaries of the built-up area of the village, the emphasis will be on the provision of housing types and built forms that help maintain an appropriate transitional edge to the village and maintain local character and countryside views;
2. Buildings should be of good design and use high quality materials. Scales, heights and form of buildings should be sympathetic to the existing built environment;
3. Within the areas to the of west of The Street, on Silkmore Lane and Ripley Lane, development shall be designed to retain the open feel and significant views across open farmland;
4. East of The Street, proposals should conform to the existing stronger building line regarding frontages and building height and form;
5. Dwellings will essentially comprise single or two storey buildings, with gardens to the front and rear and the redevelopment of single storey dwellings into larger two or more storey homes will be resisted;
6. Building plots will have low front boundary structures, landscape buffers, low walls or mature hedging rather than timber close-boarded fencing. Footpaths on frontages should be provided along key routes within the area to encourage walking;
7. The current density of housing within the village does not generally exceed 10-15 dwellings per hectare and new scheme densities will be required to demonstrate the protection of local character and context while making efficient use of land, and with an appropriate distance between dwellings to avoid overly cramped development;
8. Retain established healthy trees and avoid overly extensive tree surgery unless the tree condition has made it unsafe, in which case replacement should be made with suitable native species;
9. Housing design criteria to reflect the locale, reference being made to the established housing styles in each specific area with particular reference to arts and crafts features and use of natural materials common in the area, as defined in Evidence Base: West Horsley Character Appraisal Report (October 2017);
10. Where appropriate, the provision of ‘pocket parks’ and natural green spaces for wildlife should be included; xi. Parking provision should not overly dominate the streetscene and should maintain the character of the area. Garages should be visually subservient to the main dwelling or other principal.

***Policy WH4: Housing Mix***

Proposals for new residential development within the defined settlement boundary of West Horsley will be supported, provided they have had full regard to the need to deliver the following housing types:

1. Open market one, two and three bedroom market homes and bungalows suited to occupation by younger families and older households;
2. At least 40% affordable housing as defined nationally.

In addition to meeting the affordable housing requirements of the development plan, proposals for fully serviced plots for individual or community led schemes will be supported.

Where planning permission is required, proposals to extend or improve an existing two or three bedroom home that will result in additional bedrooms will be resisted.

John Stone

Oct 2018