

West Horsley Neighbourhood Plan Decision Statement (Regulation 18)

September 2018

1. Background

- 1.1. Guildford Borough Council (the Council) formally designated the West Horsley Neighbourhood Area on 8 September 2014, following an application by West Horsley Parish Council (the parish council), and a six-week consultation in accordance with the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area matches the boundary of West Horsley Parish. The designation allowed the Parish Council to be the 'qualifying body' for the area, with the power to produce a neighbourhood plan.
- 1.2. The parish council submitted the draft West Horsley Neighbourhood Plan to the Council on 23 November 2017 for consultation, independent examination and the remaining stages of the draft Plan's preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 1.3. The Council publicised the Plan and invited representations during the Regulation 16 consultation period, which was held between 23 January and 7 March 2018.
- 1.4. In March 2018, the Council appointed an independent examiner, Mr David Kaiserman BA Hons; DipTP; MRTPI, to examine the Plan and consider whether it should proceed to referendum and whether it should be modified before doing so.
- 1.5. The examination took place in April and May 2018 and the Council received the final Examination Report on 30 May 2018. The examiner dealt with the examination by means of written representations. The Examination Report recommended that specific modifications are made to the plan and that the modified plan is progressed to a referendum. The Examination Report also recommended that the boundary of the referendum area should follow the boundary of the neighbourhood area. The Council published the Examination Report on the Council's website, alongside this Decision Statement [available at <https://www.guildford.gov.uk/westhorsley>].
- 1.6. The Examination Report contained the following recommendation at paragraph 64, in order to provide clarity in accordance with National Planning Practice Guidance.

64. I recommend that at an appropriate point in the supporting material to policies WH2 and WH3, a clear and explicit statement be made as to the way the Plan deals with the question of Green Belt/settlement insets. If the intention is, as is stated elsewhere, to achieve alignment with the Submission Local Plan, the Policies Map should be re-drawn accordingly. If, on the other hand, the WHNP is proposing to depart from the inset boundaries as shown on the Submission Local Plan, the

supporting material should draw attention to the detailed differences and contain an explanation.

- 1.7. The Council decided that the most appropriate approach to the Examiner's recommendation is to align the boundaries of Policies WH2 and WH3 with the Green Belt inset boundary as presented in the emerging Local Plan, as the Neighbourhood Plan states that the intention is to achieve alignment with the Submission Local Plan. The Council determined that this modification was significant and that further consultation was necessary on this particular proposed modification. A seven-week public consultation was held on the matter from 30 July 2018 to 17 September 2018.
- 1.8. Six representations were made to the consultation, which have been published on the Council's consultation webpage. Of the six representations made, two were provided by Statutory Bodies (Historic England and Natural England), which did not comment on the proposed modification. The remaining four representations expressed support in favour of resolving the ambiguity presented by the current boundaries as a response to the Examiner's recommendation. Two of these representations expressed support for aligning the boundaries to match the Submission Local Plan Green Belt inset boundary, whereas the remaining two representations proposed alternative modifications whereby the plan should show both the current settlement boundary and the proposed inset boundary and that the prevailing boundary should be used during planning decisions to decide where Policies WH2 and WH3 should be applied.
- 1.9. The proposed alternative solution has been rejected because it does not accord with the recommendations of the examiner. There is a presumption that planning authorities should accept the examiner's recommendations unless there are strong reasons not to do so. The Council does not believe that there are strong reasons to deviate from the examiner's recommendations in this instance, as the examiner's proposed solution effectively resolves the ambiguity highlighted. Additionally, the inclusion of two different sets of boundaries for Policies WH2 and WH3 would reduce the clarity of the plan and introduce ambiguity for those reading it, which would not accord with national policy¹ and would run counter to the examiner's recommendation that the clarity of the policy should be improved.
- 1.10. Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the Council to decide whether to reject a neighbourhood plan proposal or to progress the plan to a referendum, what the referendum area should be, what modifications (if any) to make to the plan, and what action to take in response to the examiner's recommendations.

2. The Council's decision

- 2.1. The Council agrees with the recommendations made in the Examination Report. It has decided to modify the plan as recommended, as well as to make additional minor modifications to correct errors in the plan that the report had not addressed².

¹ National Planning Policy Framework 2018, paragraph 16.

² These modifications were made in accordance with paragraph 12(6) of Schedule 4B of the Town and Country Planning Act 1990 (as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).

- 2.2. The Council has also decided to progress the modified plan to a referendum of eligible registered voters within the West Horsley Neighbourhood Area.
- 2.3. This decision has been made by the Director of Planning and Regeneration through delegated powers.
- 2.4. A complete list of the modifications to the plan is included at the end of this statement.

3. Documents

- 3.1 This Decision Statement and the Examination Report are on the Council's website at <http://www.guildford.gov.uk/westhorsley>
- 3.2 Both documents are also available for inspection at the Guildford Borough Council offices:
 - Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey, GU2 4BB (offices open between 9am to 5pm, Monday to Friday).
- 3.3 For any questions please contact the Planning Policy team on 01483 444 471 or e-mail planningpolicy@guildford.gov.uk.

Schedule of modifications to the West Horsley Neighbourhood Plan

Recommendation Paragraph of Examination Report	Policy / section	Modification	Reason for modification
N/A (Further modification recommended by Guildford Borough Council)	Front Cover; Title on Page 2; Footer; Throughout document text	<p>The Plan has progressed to the 'Referendum Version' and the appropriate amendments have been made as follows*:</p> <p>Front Cover: SUBMISSION VERSION<u>Referendum Version</u> October <u>November</u> 201<u>8</u><u>7</u>.</p> <p>Title on Page 2: West Horsley Parish Neighbourhood Plan 2016 – 2033 Submission Plan <u>Referendum Version</u> (October <u>November</u> 201<u>8</u><u>7</u>).</p> <p>Footer: West Horsley Parish Neighbourhood Plan – Submission Plan <u>Referendum Version</u> (October <u>November</u> 201<u>8</u><u>7</u>).</p> <p>The 'Chairman's Message' has been updated to reflect the progress of the Plan to 'Referendum Version'.</p>	<p>Factual update. The Plan is no longer the 'Submission Version'.</p> <p>References to the Plan as the 'Referendum Version' will be amended to read 'Adopted Version' (alongside amendments to the date of the Plan), should the plan be made.</p> <p>*Please note that further minor amendments have been made to reflect the progress of the Plan to 'Referendum Version' throughout the remaining text of the Plan. In particular, paragraphs 1.7 and 1.12.</p>
Paragraph 54	Plan Maps (throughout document)	<p>All Maps and Plans within the document have been renamed to apply a unified index - 'Figure X' - with ascending number assigned through the Plan. For Example, 'Plan A' becomes 'Figure 1'.</p> <p>Consequently, references to these 'Plans' and 'Maps' within the text of the Plan have been amended to reflect their new title.</p>	To improve the legibility of the document as a whole and reference to the maps within it.
Paragraph 55	Policies Map	The Policies Map has been moved to the beginning of Section 5 (page 22) as recommended by the Examiner.	To make reference to the Policies Map more legible

		<p>Consequently, Paragraph 5.5 in the Plan has been amended as follows:</p> <ul style="list-style-type: none"> - At the end of this document is a Policies Map <u>is provided on page 22 of this document</u> that indicates where the policies refer to specific sites or areas. 	in the document.
Paragraph 55	Locally Important Views Map	The Map has been produced at a higher resolution and produced at A3 size, which will be made available alongside the Neighbourhood Plan.	To improve the clarity of the map for development management.
Paragraph 59	Policies WH1, WH2 and WH3; Paragraph 5.4	<p>In accordance with the Examiner's recommendation, references to the implications of development within the 5km Zone of Influence of the Thames Basin Heaths SPA in Policies WH1, WH2 and WH3 were removed, as follows:</p> <ul style="list-style-type: none"> - 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). <p>Accordingly, paragraph 5.4 has been expanded to include an explanation of the continued relevance of the South East Plan Policy NRM6:</p> <p>5.4 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents, please refer to the National Planning Policy Framework <u>and Policy NRM6 of the South East Plan. Policy NRM6 states that where net new residential development is delivered within 5km of the Thames Basin Heaths Special Protection Area, adequate measures must be put in place to avoid or mitigate any potential adverse effects. Under the established approach (set out in Guildford Borough Council's Thames Basin Heaths Special Protection Area Avoidance Strategy 2017), avoidance and mitigation measures should take the form of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).</u></p>	To improve the clarity of the plan in line with the Examiner's recommendation.

<p>Paragraph 64</p>	<p>Policies WH2 and WH3; Paragraph 5.12; Policies Map</p>	<p>The Policies Map has been reproduced in order to align the area covered by Policies WH2 and WH3 with the Proposed Inset Green Belt boundaries in the Submission Local Plan, as recommended by the Examiner and as outlined in Appendix C of the Plan.</p> <p>Consequently, the wording of Policy WH2 has been amended to reflect this change, as follows:</p> <ul style="list-style-type: none"> - Development proposals in <u>the Settlement Area (covering areas of Character Areas 4, 7 and 8 and 9)</u>, as shown on the Policies Map, will be supported provided they have full regard <u>to the</u> West Horsley Character Area Report [...*] and the following design principles:... <p>Additionally, paragraphs 5.11 and 5.12 in the supporting material to Policy WH2 have been amended as follows:</p> <p>5.11 Policy WH2 <u>is</u> to be read in conjunction with Character Areas 4, <u>7, 8</u> and <u>9</u> as shown on <u>Figure 9 in Appendix C</u>the Policies Map and in Evidence Base: West Horsley Character Appraisal Report (2017), Evidence Base: West Horsley Housing Needs Survey 2014 and Evidence Base: West Horsley Household Survey 2015, Results and Comments.</p> <p>5.12 The Proposed Submission Local Plan 2017 proposes to inset West Horsley from the Green Belt. This would mean that development would no longer, by definition, be considered inappropriate. In accordance with national policy, the important character of West Horsley can instead be protected using development management policies. Policy WH2 and WH3 are intended to manage design quality in the village with or without inseting, and to ensure new development reflects its architectural styles and the historic development of the village. <u>Policy WH2 applies to the Settlement Area as shown on the Policies Map, which reflects the boundary of the areas proposed to be inset from the Green Belt in the Submission Local Plan.</u> There are a number of medieval framed buildings...</p>	<p>To reduce uncertainty for development management.</p> <p>*Additional text has been added here, but this relates to the recommendation made at paragraph 74 of the Examination Report.</p>
<p>Paragraph 72</p>	<p>Policy WH2</p>	<p>Policy criteria 'v) and 'vii)' have been removed in accordance with the Examiner's recommendation. The remaining criteria have been numbered accordingly.</p>	<p>To reduce uncertainty for development management.</p>

	Policy WH2 Supporting Text	<p>Paragraph 5.15 has been removed as a consequential change resulting from the recommendation at paragraph 72 of the Examination Report. The reference to 'Clause (e)' and density introduces uncertainty where there clause has been removed from the Policy.</p> <p>5.15 Policy D4 of the Proposed Submission Local Plan: Strategy and Sites June 2017 (Character and Design of new Development) sets out the key principles by which new development will be assessed. Clause (e) reflects the requirements of the NPPF and states that "All developments will ensure appropriate density to make the most efficient use of the land whilst responding to local character and context". The density parameters set out in policies WH2 and WH3 are a reflection of local character and the neighbourhood plans approach to housing density is set out in Evidence Base: West Horsley Density Background Paper (October 2017).</p>	To reduce uncertainty for development management.
Paragraph 73	Paragraph 3.5	<p>Paragraph 3.5 has been amended in accordance with the Examiner's recommendation, as follows:</p> <p>3.5 The emerging Local Plan – Guildford Borough Proposed-Submission Local Plan: Strategy and Sites June<u>December</u> 2017 – proposes to direct housing growth to the Parish which will increase the existing housing stock by 295 homes (or about 25%) and as a result, place additional pressures on what is considered locally to be already overloaded infrastructure. <u>Site Allocations A37, A38 and A40 in the Submission Local Plan propose approximately 295 dwellings within the Neighbourhood Area. Site Allocation A37 sits within the Southern Settlement Area (Character Area 4), while Site Allocations A38 and A40 sit within the Northern Settlement Area (Character Areas 7 and 8 respectively).</u> Planning policies are needed to ensure that development is sustainable, provides the required infrastructure, and protects local heritage and the natural environment.</p>	To improve the clarity of the Policy and its relationship with the proposed Site Allocations in the Submission Local Plan (2017).

<p>Paragraph 74</p>	<p>Policy WH2 and Policy WH3;</p>	<p>The Examiner has recommended that greater clarity is introduced into the relationship between the ‘Locally Significant Views and Gaps’ Map and Policies WH2 and WH3, in order to reduce uncertainty for development management.</p> <p>To resolve issues of clarity or uncertainty for development management, the following amendments have been made to the ‘Locally Significant Views and Gaps’ Map:</p> <ul style="list-style-type: none"> - The ‘Locally Significant Gap’ has been removed from the Map and the Legend, as there is no other reference to the Gap in the Plan or how the Gap should be regarded when determining a planning application; this amendment was recommended by the Parish Council. - The Map Legend has been amended to rename ‘Locally Significant View’ to ‘Locally important rural view’ and ‘General Green Views’ to ‘Locally important roadside view’. These amendments reduce uncertainty as to how these views should be regarded for development management. The terminology has been amended to ensure consistency and to provide clarification that the ‘Locally important roadside views’ are considered to be important views looking out from the roadside. - Consequently, the title of the map has been changed to “Locally Important-Significant Views and Gaps in West Horsley”. <p>To resolve issues of clarity in the relationship between the ‘Locally Important Views’ Map and Policies WH2 and WH3, the following amendments have been made:</p> <p><u>Policy WH2:</u></p> <p>Reference to the Locally Important Views identified in Figure 12 moved to the Policy text:</p> <ul style="list-style-type: none"> - Development proposals in the Settlement Area (Character Areas 4 and 8, and part of Character Areas 7 and 9), as shown on the Policies Map, will be supported provided they have full regard to the West Horsley Character Area Report, <u>the Locally Important Roadside and Rural Views identified in Figure 13</u>, and the following design principles:... 	<p>In accordance with the Examiner’s recommendation, the amendments improve the clarity of the relationship between Policies WH2 and WH3 with the Maps provided in Figures 12 and 13.</p> <p>The ‘Locally Significant Views and Gaps’ Map has been reproduced to reduce uncertainty for development management.</p> <p>These amendments should be read in conjunction with the amendments made in response to the recommendation made at paragraph 55 of the Examiner’s report.</p>
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Paragraph 76	Policy WH3	<p>Policy WH3 principle ‘v)’ has been amended to read:</p> <ul style="list-style-type: none"> v) <u>Where appropriate to its context, b</u>uilding materials include the significant use of red brick and clay tile hung elevations and plain clay terracotta roof tiles;... 	To reduce uncertainty for development management.

Paragraph 81	Policy WH4	<p>Reference to scheme viability in Paragraph 5.37 has been added to the Policy WH4 text as follows:</p> <ul style="list-style-type: none"> - ...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. <p><u>Where it is robustly demonstrated that abnormal costs would make a scheme unviable, an alternative mix of affordable housing may be considered, as set out by GBC, to assist with scheme delivery (See Paragraph 5.37).</u></p> <p>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...</p> <p>The original text in paragraph 5.37 is retained as the text outlines some examples of mechanisms that may be used to assist with scheme delivery.</p>	<p>Due to its significance, the Examiner recommended that this provision would be more appropriately added to the Policy, rather than solely addressed in the supporting text.</p>
Paragraph 83	Paragraphs 5.41 and 5.42	<p>In accordance with the Examiner's recommendation, Paragraphs 5.41 and 5.42* have been amended as follows:</p> <p>Paragraph 5.41:</p> <p>5.41¹⁰This policy allows for small scale schemes of affordable housing adjoining the settlement boundary within the Green Belt. For the purpose of the policy small scale is defined as 10 dwellings or fewer, <u>in accordance with Local Plan Policy H12.</u></p> <p>Paragraph 5.42:</p> <p>5.42⁴The policy sets this limit to ensure that the scale of the developments will be modest (the site does not exceed 0.4ha) and based on the local need, <u>in accordance with GBC Policy H12³...</u></p>	<p>To make clear that the Policy carries forward the provisions of Local Plan Policy H12.</p> <p>*Paragraphs 5.41 and 5.42 were originally paragraph 5.40 and 5.41 respectively when examined.</p>

Paragraph 83	Policy WH5	<p>In accordance with the Examiner’s recommendation, Policy WH5 principle ‘i.’ amended as follows:</p> <p>i. <u>Where open market housing is proposed, the scheme provides</u> comprises no more than the minimum number of open market dwellings necessary to ensure the delivery of affordable housing as part of the same development proposal, to be demonstrated by a viability appraisal of the full scheme;..</p>	To improve the clarity of the Policy.
Paragraph 84	Policy WH5; Paragraph 5.42	<p>The following amendment was recommended by the Neighbourhood Plan Steering Group as the preferable response to the options provided by the Examiner.</p> <p>Paragraph 5.42 has been amended to align the definition of what constitutes an applicant with a ‘Local connection’ to the criteria set in the Policy, as follows:</p> <p>Local connection for this purpose can be established if the applicant:</p> <p><u>a. The occupants currently live in the village; and/or</u></p> <p><u>b. The occupants have immediate family in the village (immediate is parents and/or children); and/or</u></p> <p><u>c. The occupants are employed in the village and have been for a minimum of three years.</u></p> <ul style="list-style-type: none"> • Is living in the village or parish at present, or • Is employed in the village or parish at present, or • Was born and brought up in the village or parish but now lives elsewhere, or • Has close family within the village or parish, for example, parents or siblings. 	To reduce uncertainty for development management.

Paragraph 87	Paragraph 5.44	<p>Paragraph 5.44 has been amended as follows:</p> <p>5.44 This is a policy that identifies those community facilities (buildings and land) that will be protected from a change of use and that encourages proposals to enable the facilities to remain viable community assets, in line with <u>Guildford Borough Council</u> Local Plan (2003) policy CF2 and emerging New Submission Local Plan (2017) Policy E5. <u>Note that Policy WH6 differs from Policy CF2 in that Policy WH6 does not allow the loss of community facilities where adequate alternative provision exists within the locality, or where the retention of the community use would prejudice the amenity of the occupiers of nearby properties.</u></p>	To improve the clarity of the Policy and its relationship with Local Plan Policy CF2.
Paragraph 94	Policy WH10	<p>In accordance with the Examiner's recommendation, the first paragraph of the Policy has been amended as follows:</p> <p>Proposals for the development of new B1 business uses and flexible start-up accommodation in the countryside, <u>for example</u> as part of farm diversification, will be supported provided they adhere to other policies of the development plan, and...</p>	To improve the clarity of the Policy.
Paragraph 101 and Paragraph 102	Policy WH12	<p>The Examiner recommended a 'general re-appraisal' of the wording and cross-referencing of Policy WH12 with the various maps and supporting material in the evidence base, in order to reduce uncertainty in development management.</p> <p>In doing this, the following actions have been undertaken:</p> <p>A new 'Green and Blue Infrastructure' Map has been produced, which draws together the elements of Green and Blue Infrastructure that are referenced in the Policy into a single map. This map has been placed at the back of the Policy for ease of reference.</p> <p>Consequently, references made to Green and Blue Infrastructure in alternative maps have been amended to refer to the Green and Blue Infrastructure Map where appropriate.</p> <p>The Policy text and Paragraph 5.62 have been amended in order to ensure consistency in the definition of 'Green and Blue Infrastructure', which also draws in what is displayed on the Policies Map.</p>	To reduce uncertainty for development management.

		<p>The text in the Policy and in Paragraph 5.62 has been amended as follows:</p> <p>Policy WH12</p> <p>The Neighbourhood Plan identifies a Green and Blue Infrastructure Network as shown on the <u>Green and Blue Infrastructure Policies</u> Map.</p> <p>The Network comprises a variety of open spaces (<u>as identified in the Local Plan</u>), <u>ancient woodlands, trees</u>, woodlands, water bodies, assets of biodiversity value (<u>including wildlife corridors and hedgerows</u>), footpaths (<u>including the Horsley Jubilee Trail</u>), bridleways and cycleways.</p> <p>Paragraph 5.63</p> <p>5.63 West Horsley's Green Infrastructure consists of ancient woodland, <u>trees</u>, woodland, <u>assets of biodiversity value (including wildlife corridors and hedgerows)</u>, <u>footpaths (including the Horsley Jubilee Trail)</u>, <u>bridleways</u>, <u>cycleways</u> hedgerows and open spaces (<u>as identified in the Local Plan</u>).</p> <p>Similarly, Paragraph 5.63 has been amended to add 'streams' to the definition of Blue Infrastructure as this is included on the Policies Map.</p>	
Paragraph 103	Paragraph 2.10; Policy WH12; Paragraph 5.77	<p>Surrey Wildlife Trust proposed minor amendments to the Plan in their Consultation representation. The Examiner provided the option for the Parish Council to adopt these amendments, which they have requested to do. The amendments made are as follows:</p> <p><u>Paragraph 2.10:</u></p> <p>2.10 The northern part of the Parish lies within the 5km buffer zone of the Thames Basin Heath SPA which includes the Ockham and Wisley Commons SSSI. South of the A246 lies the Sheepleas SSSI. To the east of the Parish, straddling the railway line is Lollesworth Wood Site of Nature Conservation ImportanceInterest (SNCI) and the majority of Lollesworth Wood as well as most of the Sheepleas' woodland is identified as Ancient woodland.</p> <p><u>Policy WH12:</u></p> <ul style="list-style-type: none"> - Development proposals on land that lies within or adjoining the Network will be required to demonstrate how they maintain or enhance itsthe 	<p>To improve the clarity of the Policy.</p> <p>The Neighbourhood Plan Steering Group recommended that the proposed amendments from Surrey Wildlife Trust were adopted.</p>

		<p>visual characteristics and biodiversity; and to ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements (such as pedestrian and cycle connections) that improve<u>contribute to improving</u> the connectivity; and maintenance and improvement of the Network.</p> <p><u>Policy WH14:</u></p> <p>The proposed amendments to Policy WH14 have not been applied, as the Examiner has recommended specific text to replace the current wording for this paragraph (Please see the response to the Examiner’s recommendation at paragraph 107 below).</p> <p><u>Paragraph 5.77:</u></p> <p>5.77 West Horsley is home to a variety of legally protected wildlife species, including the Hazel (or Common) Dormouse, the Great Crested Newt and several species of bats. It also hosts a wide range of reptiles, other amphibians and mammals, birds, butterflies and other insects, as well as an interesting flora, including wild orchids and further rare woodland species.</p>	
Paragraph 107	Policy WH14	<p>The second paragraph of Policy WH14 has been replaced by text recommended by the Examiner, as follows:</p> <p>Development proposals must contribute to, increase and enhance the natural environment by ensuring the protection of local biodiversity assets, and UK Biodiversity Action Plan Priority Habitats and the provision of additional habitat resources for wildlife and green spaces for the community.</p> <p><u>Development proposals must ensure the protection of local biodiversity assets and UK Biodiversity Action Plan Priority Habitats. In addition, wherever practicable, proposals should contribute to, increase and enhance the natural environment by providing additional habitat resources for wildlife and green spaces for the community.</u></p> <p>The final sentence of Policy WH14 has been amended as follows:</p> <p>All<u>Where possible,</u> development <u>proposals</u> must result in a biodiversity gain for the Parish.</p>	To improve the effectiveness of the Policy.

Paragraph 110	Policy WH15	<p>The first paragraph of Policy WH15 has been amended as follows:</p> <p>All development proposals and significant planning applications should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Engineers<u>Professionals</u> (IoL<u>PE</u>).</p>	<p>To improve the clarity of the Policy.</p> <p>Factual Update.</p>
N/A (Further modification recommended by Guildford Borough Council)	Chairman's Message	<p>The Steering Group requested this amendment as a consequential change arising from the response to the Examiner's recommendation at paragraph 64 of his report.</p> <p>The Chairman's Message has been amended as follows:</p> <p>There are currently proposals within the Guildford Borough Submission Local Plan 2017 (SLP) which, if implemented in full, will have a dramatic impact on the size and appearance of our village and our experience of living here. We are not allowed by the statute to produce a plan that conflicts with the strategic land use policies of the development plan of our Local Planning Authority. Furthermore, given its advanced stage, we have also chosen to align our Neighbourhood Plan with Guildford Borough's SLP. <u>However, if the Submission Local Plan is not adopted following Examination, the Parish Council may undertake a review of the Plan.</u></p>	Requested by the Parish Council.
N/A (Further modification recommended by Guildford Borough Council)	Supporting text to Policy WH3; New paragraphs 5.31 and 5.32	<p>Inserted new paragraphs 5.31 and 5.32 in to the supporting text of Policy WH3 at the request of the Parish Council in order to rectify a typographical omission.</p> <p><u>Character Area 7 – East Lane – East Side</u></p> <p>5.31 <u>Long Reach is an unusually straight road, which no doubt is derived from following a local geological ridge that formed a natural boundary to the down-sloping fields to the west. The first properties at the southern end, junction with The Street & East Lane, are recorded as 18 semi-detached Victoria artisan cottages with white render, arched lintels and timber window frames. Much of the road may date from earlier, as the 15th Century is a date given to Round Tree Farm. This building is only one visible dwelling on the west side of the road.</u></p>	Requested by the Parish Council in order to rectify a typographical omission.

		<p>5.32 <u>Long Reach to Green Lane forms a route from East Lane at The Street junction towards the adjoining villages of Ockham and Ripley. It runs along a raised ridge of land between the open pastures on the west, see also character area six, to the cul-de-sac developments on the east side. After the built developments, also along the east side, are football pitches, tennis courts and wooded area to the rear, known as Ben's Wood.</u></p>	
N/A (Further modification recommended by Guildford Borough Council)	Paragraph 5.40	<p>Factual update to paragraph 5.40* as follows:</p> <p>5.40 Policy WH5 <u>is</u> to be read in conjunction with Character Areas 1, 3, 6, 7 and 9 as shown on the polieies <u>Land Use Policies Defined Areas</u> Map <u>in Appendix C</u> and in Evidence Base: West Horsley Character Appraisal Report.</p>	<p>Factual update.</p> <p>*Paragraph 5.40 was originally paragraph 5.39 when examined.</p>
N/A (Further modification recommended by Guildford Borough Council)	Policy WH13, Paragraphs 5.70 and 5.71	<p>'Evidence Base' label added to prefix the description of the Maps in order to highlight that these Maps can be found in the evidence base rather than in the Plan itself. Additionally, typographical error describing Green rather than Blue Infrastructure corrected as follows:</p> <p>5.70 West Horsley lies at the foot of the Surrey Hills. Where these chalk hills meet the sand and gravel of the Thanet beds and are overlain with London Clay, a spring line has formed. It is from this spring line that a considerable number of streams and ponds spread northwards throughout the village, which during periods of rainfall lead to significant surface water flooding. This is illustrated in Evidence Base: Green Blue Infrastructure (Schematic of Water Courses, Streams, Ponds and Lakes in West Horsley), and shown on Evidence base Maps 5A Blue Infrastructure and 5B Surface Water Flooding in West Horsley.</p> <p>5.71 These threats have been manifest in the village at various times in recent years, resulting in the 'Horsley Hot Spots' identified in the Guildford Borough Surface Water Management Plan (2014) due to minimal sub-surface drainage and following heavy rainfall episodes. These are shown in Evidence base Map 5C - GBC Horsley Flooding 'Hotspots'. The Parish Council will continue to press the statutory authorities, landowners and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events.</p>	<p>To improve the clarity of the Plan and its relationship to the supporting evidence base.</p>

N/A (Further modification recommended by Guildford Borough Council)	Throughout document	Font changed on Copyright Information text to Century Gothic and Font Size changed to 8.	To improve the legibility of the text in the Plan.
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