

Puttenham Neighbourhood Plan Examination Decision Statement (Regulation 18)

16 October 2020

1. Background

- 1.1. Guildford Borough Council (the Council) formally designated the Puttenham Neighbourhood Area on 03 December 2014, following an application by Puttenham Parish Council and a six-week consultation in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) (**‘the regulations’**). The Neighbourhood Area covers the same area as Puttenham parish. The designation allowed Puttenham parish council to each become a ‘qualifying body’ for the area, with the power to produce a neighbourhood plan.
- 1.2. Puttenham Parish Council submitted the draft Puttenham Neighbourhood Plan (PNP) to the Council on 19 February 2020 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the regulations.
- 1.3. The Council publicised the Plan and invited representations during the Regulation 16 consultation period, which was held between 09 March and 27 April 2020.
- 1.4. In July 2020, the Council appointed an independent examiner, Mr Andrew Mead BSc (Hons) MRTPI MIQ, to examine the Plan, to consider whether it should proceed to referendum and whether it should be modified before doing so.
- 1.5. The examination took place from July to September and the Council received the final Examination Report on 07 September 2020. 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 Examination Report and this Decision Statement are available online at: <https://www.guildford.gov.uk/Puttenham>.
- 1.6. Regulations 17A and 18 of the regulations require the Council to decide whether to reject the PNP or progress it to a referendum, what modifications (if any) to make to it, what the referendum area should be and what action to take in response to the examiner’s recommendations. The decisions must be set out in a “decision statement” (this document).

2. The Council's decision

- 2.1. The Council agrees with the reasoning set out in the examination report and accordingly agrees with recommendations made by the examiner. As a result, the Council has decided to modify the plan as per the recommended modifications, as well as to make additional minor modifications to correct errors in the plan that the report had not addressed¹.
- 2.2. The Council has also decided to progress the modified plan to a referendum of eligible registered voters within the Puttenham Neighbourhood Area, as recommended in the examination report, as the Council agrees that this is the most appropriate area for the referendum.
- 2.3. This decision has been made by the Planning Policy Manager through powers delegated by the Council's constitution dated 3 June 2020.
- 2.4. A complete list of the examiner's recommendations, the actions taken in response to each recommendation and the reason for doing so is included in the first schedule at the end of this statement. A list of other minor changes made is included in the second schedule.

3. Documents

- 3.1 This Decision Statement and the Examination Report are on the Council's website at <https://www.guildford.gov.uk/Puttenham>.
- 3.2 Both documents will be made available for inspection at the Guildford Borough Council offices at Millmead House, Millmead, Guildford, Surrey, GU2 4BB during opening hours, where this is possible².
- 3.3 For any questions please contact the Planning Policy team on 01483 444 471 or e-mail planningpolicy@guildford.gov.uk.

¹ 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 The UK is currently subject to lockdown as a result of the Covid-19 pandemic. Documents will be made available to view in the Council offices where this is in accordance with government advice.

Schedule of recommendations, actions taken in response and the reason for doing so

Examiner's recommendation	Policy / section	Action taken in response	Reason for the action
Delete the first phrase "New development ... the following:".	Policy P-TI1	PNP modified as per recommendation.	As set out in Examiner's Report.
Delete: "Provision of soft landscaping". Substitute: "Provision of associated hedgerow and tree planting of native species to soften the visual impact of parked vehicles within the AONB" .	Policy P-TI3 Bullet point (a)	PNP modified as per recommendation.	As set out in Examiner's Report.
Delete: "as defined on Figure 3 above".	Policy P-NE1	PNP modified as per recommendation.	As set out in Examiner's Report.
Delete: "of special significance". Substitute: "with statutory protection" .	Policy P-NE3 (1)	PNP modified as per recommendation.	As set out in Examiner's Report.
Amend to: "Where the loss of a tree(s) or hedgerow is accepted, on-site replacement tree(s) of native species or hedges of at least the same biodiversity/arboricultural value ..." .	Policy P-NE3 (2)	PNP modified as per recommendation.	As set out in Examiner's Report.
Add to the second sentence of paragraph 2: "Proposals should facilitate linkages between sites of high biodiversity to establish coherent ecological networks that are more resilient to current and future pressures. " Add to the final sentence of paragraph 3: "... outweigh the harm caused and results in a biodiversity net gain for the parish, where appropriate. "	Policy P-NE4	PNP modified as per recommendation.	As set out in Examiner's Report.
Amend heading to "Community Aspirations" . Amend the Aspirations references to "CA1, CA2, etc..." .	Community Aspirational Policies	PNP modified as per recommendation.	As set out in Examiner's Report.

Schedule of other amendments

Policy / section	Amendment
All	Images and text have been repositioned and formatted to improve the readability of the plan
All	Some minor typographical errors have been corrected
All	Page numbers have been updated within the Contents list as a result of the re-formatted plan