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Mr Andrew Mead BSc (Hons) MRTPI MIQ
Intelligent Plans and Examinations (IPE) Ltd

Via email
(copied to West Clandon Parish Council)

14 September 2021

Dear Mr Mead,

WEST CLANDON NEIGHBOURHOOD PLAN EXAMINATION

Thank you for your preliminary questions for Guildford Borough Council and West Clandon Parish Council in your email dated 6 September 2021 (Examination ref. 02/AM/WCNP) in respect of your examination of the West Clandon Neighbourhood Plan.

I have attached the response on behalf of the Borough Council to four of these questions, which were directed to us to answer. I am sending this ahead of the arranged date for submission of responses, which is 20 September 2021.

I will arrange for our response to be published on Guildford Borough Council's website at: <https://www.guildford.gov.uk/article/25328/Neighbourhood-planning-in-West-Clandon-more-information> . I will also arrange to publish the response of West Clandon Parish Council on the same web page as soon as they have sent me a copy.

If you have any further questions that I can assist with then please do not hesitate to contact me.

Yours sincerely

Kate Lines MRTPI
Policy Planner

INDEPENDENT EXAMINATION OF WEST CLANDON NEIGHBOURHOOD PLAN

GUILDFORD BOROUGH COUNCIL'S RESPONSES TO THE EXAMINER'S PRELIMINARY QUESTIONS

1. I note that the Plan was submitted to GBC on 7 January 2021 and that the Regulation 16 consultation period extended from 12 May 2021 until 12 July with 13 representations submitted together with a Statement for the examiner from GBC. I would be grateful if that could be confirmed.

Response:

We can confirm that West Clandon Parish Council submitted the West Clandon Neighbourhood Plan to the Council on 7 January 2021. The Council consulted on the proposed Neighbourhood Plan from 12 noon 12 May to 12 noon 12 July 2021. The Council received a total of 13 representations alongside the GBC Statement for the examiner.

2. **Policy 4. The Green Gap.** Without prejudice to my final recommendations, my initial conclusion is that the definition of the extensive Green Gap around the west and north of West Clandon is a strategic policy which is inappropriate for the neighbourhood plan. I note that the Green Gap is within the Metropolitan Green Belt. I would welcome comments from both Councils on the deletion of the Green Gap and its replacement in Policy 4 with the following: "Subject to the exceptions provided by Policy P2 of the Guildford Borough Local Plan Strategy and Sites 2015 - 2034, development proposed which would result in a significant erosion of the separation between West Clandon and other settlements will not be supported."

Response:

The Council consider that the Examiners proposed wording for Policy 4 is a sensible way forward.

3. **Policy 8. Parking standards.** Question to WCPC and GBC. Policy 4 (i) refers to determining parking standards using the "Guildford Borough Parking Supplementary Planning Document and Surrey County Council Parking Guidance for Development." GBC indicate in paragraph 4.22 of the Statement for the examiner the various relevant documents and it is clear there could be confusion over which one the Plan is seeking to apply. One possibility is that the Surrey County Council Parking Guidance (2018) should apply until the GBC emerging Parking SPD is adopted; in which case the policy could say so. An alternative is that the GBC Vehicle Parking Standards SPD (2006) should apply until the emerging GBC Parking SPD is adopted, thereby setting aside the Surrey County Council Parking Guidance. I would be grateful for comments from WCPC and GBC on these suggestions.

Response:

The Council's preference is for the Surrey County Council Parking Guidance (2018) to apply until the emerging GBC Parking SPD is adopted.

The parking standards in the Guildford Development Framework Vehicle Parking Standards SPD (2006) provided policy guidance on Policy G1 (1) Parking Provision and Policy M1 Parking Provision of the 2003 Local Plan which were superseded by the GBC Local Plan: Strategy and Sites (2019). Surrey County Council Parking Guidance (2018) is a more up to date document, and whilst it does not have SPD status it has been written by the Highway Authority and provides a reasonable starting point for development proposals.

4. **National Planning Policy Framework July 2021. Question for WCPC and GBC. A revised version of the National Planning Policy Framework was published by the government on 20 July 2021, alongside a final version of the National Model Design Code. I would be grateful if you could please advise me whether you consider any modifications in relation to the non-strategic matters covered by the draft WCNP are necessary as a result of the publications and, if so, what these are?**

Response:

The Borough Council are not aware of any changes that are needed to the draft WCNP as a result of the recent revisions to the National Planning Policy Framework or the publication of the National Model Design Code.