

West Clandon Neighbourhood Plan Examination Decision Statement (Regulation 18)

17 November 2021

1. Background

- 1.1. Guildford Borough Council (the Council) formally designated the West Clandon Neighbourhood Area on 15 March 2019, following an application by West Clandon Parish Council, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) (**‘the regulations’**). The Neighbourhood Area covers the same area as West Clandon parish. The designation allowed West Clandon parish council to become a ‘qualifying body’ for the area, with the power to produce a neighbourhood plan.
- 1.2. The Pre-Submission Plan was published for consultation under Regulation 14 of the 2012 Regulations on 1 February 2020 for a period of over eight weeks until 31 March 2020. The Plan was then revised and updated. West Clandon Parish Council submitted the draft West Clandon Neighbourhood Plan (WCNP) to the Council on 7 January 2021 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 12 May and 12 July 2021.
- 1.4. In July 2021, 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 August to October 2021 and the Council received the final Examination Report on 20 October 2021. The examiner dealt with the examination by means of written representations. The Examination Report recommended that specific modifications be 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/Westclandon>
- 1.6. Regulations 17A and 18 of the regulations require the Council to decide whether to reject the WCNP 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 West Clandon 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 17 November 2021.
- 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/Westclandon>
- 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 possible.
- 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).

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
<p>PM1 Policy 1 Insert additional sentence at the end of criterion (i): “New developments should also take account of the National Design Guide and National Model Design Code;” Delete criteria (xiv), (xvi), (xvii) and (xviii).</p>	Policy 1	WCNP modified as per recommendation.	As set out in Examiner's Report.
<p>PM2 Policy 2 Criterion (i) replace the second sentence with: “A footpath/cycleway route connecting Footpath 66 in West Clandon through Frithys and Cotts Woods through the Gosden Hill development will be supported.” Replace criterion (iii) with: “Existing trees should be retained wherever possible and incorporated within the development. The Ancient Woodland in Frithys and Cotts Woods should be protected.”</p>	Policy 2	WCNP modified as per recommendation.	As set out in Examiner's Report.
<p>PM3 Policy 3 Delete criterion (xi).</p>	Policy 3	WCNP modified as per recommendation.	As set out in Examiner's Report.
<p>PM4 Policy 4 Delete clauses (i), and (ii) and replace with: “Subject to the exceptions provided by Policy P2 of the Local Plan Strategy and Sites, development proposed which would result in significant or cumulative erosion of the separation of West Clandon and other settlements and the protected views in Appendix 2 will not be supported”. Amend the first sentence of criterion (iv) to: “Other than proposals within the Strategic Site at Gosden Hill Farm, the location of development which would be bulky and would visually intrude into this character area should be avoided.” Amend the second sentence of criterion (v) to: “Other than as provided for in Policy P2 of the Local Plan Strategy and Sites and proposals within the Strategic Site at Gosden Hill Farm, development which would cause a significant impact on the open character of these views will not be supported.” Appendix 2: West Clandon Protected Views Delete Views 4, 6 and 10 from the list.</p>	Policy 4	WCNP modified as per recommendation. Additional text deleted that refers to Views 4,6 and 10. Views renumbered.	As set out in Examiner's Report.

<p>PM5 Policy 6 Delete (ii) and replace with: “Proposals which include bird nesting boxes, bat roosting boxes and bee bricks will be supported, where appropriate.”</p> <p>Delete (v) and replace with: “Fences, walls and other barriers should be permeable to wildlife, where appropriate.”</p>	Policy 6	WCNP modified as per recommendation.	As set out in Examiner’s Report.
<p>PM6 Policy 7 Delete second sentence and replace with: “Managing development within a Local Green Space will be consistent with that for the Green Belt.”</p>	Policy 7	WCNP modified as per recommendation.	As set out in Examiner’s Report.
<p>PM7 Policy 8 Delete the phrase: “... appropriate to the needs of the household ...” and replace with “... characteristics of the development ...”.</p> <p>Delete the phrase “... the Guildford Borough Parking Supplementary Planning Document and Surrey County Council Parking Guidance for Development.”; and replace with “... the Surrey County Council Parking Guidance (2018) until the emerging Guildford Borough Council Parking Supplementary Planning Document is adopted.”</p>	Policy 8	WCNP modified as per recommendation except ‘appropriate to the...’ wording retained.	As set out in Examiner’s Report, and retained text to make sentence logical.

Schedule of other amendments

Policy / section	Amendment
All	Text has been repositioned and formatted to improve the readability of the plan.
Cover	Add 'Updated November 2021' to reflect changes since document approved by West Clandon Parish Council in September 2020.
Para 1.1	Delete 'or' to read: 'national planning policies'.
Para 2.4	Revised reference to the July 2021 NPPF.
Para 3.4	Section iv): Insert '2019' to give correct date.
Policy 1	Policy paragraph numbering updated.
Policy 1	In para 7.4 replace 'are' with 'were'.
Policy 2	For clarity Policy 2 criteria (i) reference to 26(6) is updated to A25(6).
Policy 4	Within the text, renumber views in light of views 4, 6 and 10 being deleted. Renumber view 5 view 4, renumber view 7 view 5, renumber view 8 view 6, renumber view 9 view 7.
Policy 4	Delete specific text in paragraph 7.11 as it refers to view 4.
Policy 4	Delete specific text in paragraph 7.13 as it refers to view 6, and delete reference to view 7.
Policy 4	Delete specific text in paragraph 7.14 as it refers to view 10, and delete additional text relating to an appeal which is specific to views 6 and 10. Add word 'are' before 'therefore'.
Appendix 1	Delete reference to views 4, 6 and 10. Renumber view 5 view 4, renumber view 7 view 5, renumber view 8 view 6, renumber view 9 view 7.
Appendix 1	Delete repeated sentence in paragraph 1.2.
Appendix 1	Delete part of sentence in paragraph 7.6.1 referring to view 4.
Appendix 1	Amend Oak Farm Grange to read Oak Grange Road in paragraph 10.2.1.
Appendix 1	Delete part of sentence in paragraph 12.7.2 referring to view 10.
Appendix 2	Add title: 'West Clandon Neighbourhood Development Plan 2020-34 Appendix 2 Protected Views Document'.
Appendix 2	Delete reference to and photographs and maps of views 4, 6 and 10. Renumber view 5 view 4, renumber view 7 view 5, renumber view 8 view 6, renumber view 9 view 7.
Appendix 2	Add map numbers for ease of reference.
Appendix 2	Update summary to say ten views assessed and seven protected (page 12).
All	Some minor typographical errors have been corrected.
All	Page numbers have been updated within the Contents list as a result of the changes to the plan and appendices.