

INDEPENDENT EXAMINATION OF THE WEST CLANDON NEIGHBOURHOOD PLAN

EXAMINER: Andrew Mead BSc (Hons) MRTPI MIQ

Paul Edwards
Clerk to West Clandon Parish Council

Kate Lines
Guildford Borough Council

Examination Ref: 02/AM/WCNP

6 September 2021

Dear Mr Edwards and Ms Lines

WEST CLANDON NEIGHBOURHOOD PLAN EXAMINATION

Having carried out my visit to the West Clandon Neighbourhood Plan (WCNP) Area, I have identified some matters on which clarification from West Clandon Parish Council (WCPC) and Guildford Borough Council (GBC) would assist me in my examination of the WCNP. May I request the submission of responses to my questions within **2 weeks** from the date of this letter, although an earlier response would be most welcome.

Questions for West Clandon Parish Council and Guildford Borough Council.

1. Regulation 14 consultation

Question to WCPC. The period of consultation under Regulation 14 ended on 31 March 2020 with 19 representations submitted. On which date did the consultation begin?

Question to GBC. 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.

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.”*

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.

4. Other Policies

Question to WCPC. I would welcome comments from WCPC on the other points raised in the GBC Statement for the examiner on Policies 1, 2, 3 (other than the Green Gap), 6 and 8 (other than parking standards).

National Planning Policy Framework July 2021

- 5. 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?

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the Parish Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andy Mead

Examiner