



Neighbourhood Plan

18TH March 2020



Introduction – Ian Brown

- ❖ Start 7.00 pm – Finish 8.30 pm
- ❖ Strategic Overview Document distributed
- ❖ Copies are available
- ❖ Presentation Slides – Bill Nelson
- ❖ Questions at end of Slides
- ❖ Next Steps quantified

Purpose of Presentation

- Final stage before producing a Draft Neighbourhood Plan
- To ensure key stakeholders are aware of what is being proposed
- To give opportunity for further input and ideas
- The Future community – how do we want our area to be?

Goals and Visions

Neighbourhood Plan for
Development

Infrastructure and Amenities

Progression

Neighbourhood Planning – Legislation and Planning Policy Context



- Plan must conform to national and local strategic planning policies
- The National Planning Framework (NPPF) Governments planning policies for England
- Wider local planning authority – Guildford to 2034

National Planning Policy
Framework

Local Planning – Guildford
Local Plan

Seale and Sands
Neighbourhood Plan

Neighbourhood - Plans - Bill Nelson

Neighbourhood Plan

- Local development
- Design and Density
- Countryside
- Green Belt & AONB

Parish Plan

- Amenities
- Transport
- Conservation
- Community Facilities

A COMMUNITY FOR THE FUTURE

The Plan Preparation Process

- Publish a Pre-submission Plan for a statutory six week public consultation period
- Revise the Draft Plan where appropriate in line with consultee responses
- Submission of Plan to Guildford Borough Council for legal check
- Publication of the Plan by Guildford Borough Council for a further six weeks
- Examination by Independent Examiner
- Examiner recommends either:
 1. Approved - unchanged
 2. Approved - Be Modified
 3. Rejected - Cannot be modified
- Approval leads to a REFERENDUM of all the electorate in the Parish.
- If result is more than 50% YES, then the Plan is incorporated into Local Plan



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NPPF - What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

NPPF - What can communities use neighbourhood planning for?

Local communities can choose to:

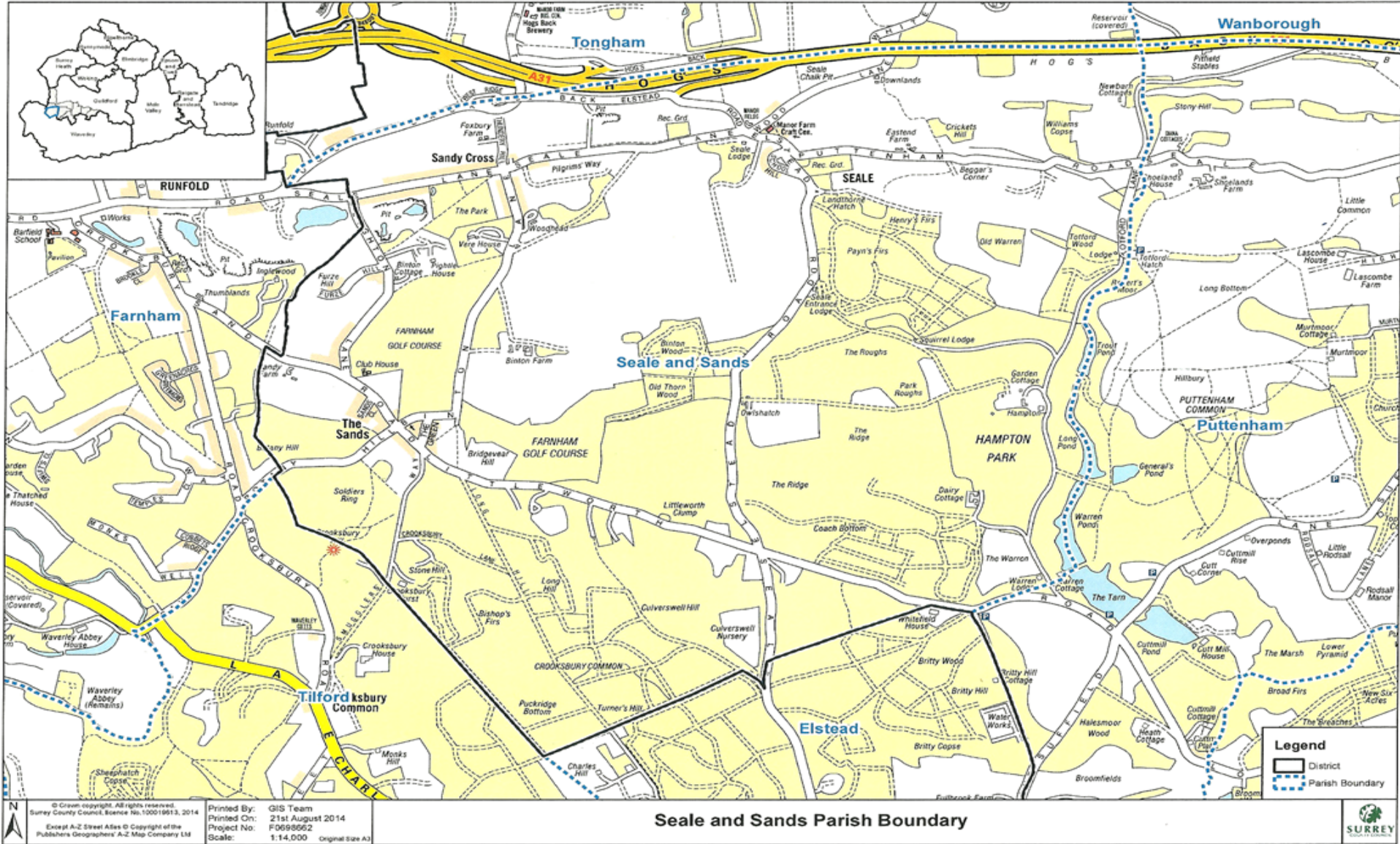
- set planning policies through a neighbourhood plan that forms part of the development plan used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Background





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Seale and Sands Parish Boundary



Background

- ❖ In Guildford Local Plan Seale & Sands is the only Parish without any development quotas identified
- ❖ Village Plan questionnaire and report
- ❖ Housing Needs survey
- ❖ Working Groups
- ❖ Other Local Plans and Neighbourhood Plans



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Goals, Visions and Objectives

Goals and Vision

- The environment for the future – vibrant and sustainable
- A distinct character - retaining a rural, village feel
- Instigate a stronger sense of community
- Promote changes that will benefit the whole community
- Influence the planning in the area
- Protect the Green Belt and AONB
- Local Green Spaces
- New Community Facilities
- Support sustainable transport
- Protect heritage and Assets of Community Value

Objectives



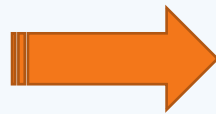
- ❑ Design and Development - Mix of dwelling types and design standards
- ❑ Transport - Transport links, cyclists, pedestrians, parking and traffic speed
- ❑ Local Economy - Support businesses and facilities
- ❑ Environment – protect and enhance the natural areas- conservation, habitats, heritage
- ❑ Facilities – retain and improve existing, supporting new initiatives that meet the changing needs of the Parish



Aspirations

- Non statutory community aspirations
- Not part of development or land policies
- Prepared & implemented alongside the Plan
- Projects which should be addressed
- How to seek to deliver goals and objectives

EXAMPLES



- Community Led Housing
- Transport improvements
- The countryside and green spaces
- Local Heritage & North Downs Way
- New footpaths to link villages
- New amenities
- Landfill sites restored
- Lost services



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Supporting Community Facilities

Infrastructure Investment

Infrastructure Investment



Parish Council

- Recreation Grounds
- Play and Fitness Equipment
- Public Transport
- Conservation

Other Assets of Community Value

- Village Halls
- Royal British Legion
- Sands Pub – Barley Mow
- Manor Farm Craft Centre

Others?



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QUESTIONS ?

Next Steps