
General comments report

Comment ID	Respondent Organisation	Comment
WHNPM/2	Dagero Ltd	<p>Two of the biggest factors affecting future planning policy in West Horsley are the proposals under the Guildford draft Local Plan (i) to “inset” (i.e. take out) the village from the Green Belt and (ii) extend the settlement boundaries within the village. It is therefore strange that neither is addressed in the current draft Neighbourhood Plan (NP).</p> <p>The Examiner is right to suggest that any ambiguity over settlement boundaries should be cleared up, and that this is a fundamental issue that deserves further public consultation.</p> <p>The solution is simple. The text of the draft NP, along with the Policies Map on page 55, should be amended to make clear that the relevant NP policies (WH2 and WH3) will apply strictly to the “prevailing settlement boundaries at the time”. Instead of showing just the extended boundaries, or just the current ones, the map should show both, so that residents are clear which zone they live in – the current zone of settlement, the proposed extended one or neither. This would future-proof the NP in a way analogous to traders who warn customers that VAT will be charged “at the prevailing rate”, whatever that may be.</p> <p>West Horsley Parish Council proposes the alternative solution of aligning the map to the extended boundaries “as set out in the Submission Local Plan”.</p> <p>This would be premature and undemocratic. Guildford Borough Council has made clear that parish councils have no power to determine settlement boundaries, and the Submission Local Plan is still only an unapproved draft, despite being treated by planning officials as an “emerging” working document. Should a local referendum on the NP be held this year, an anomalous situation could arise in which West Horsley residents could be deemed to have approved boundary extensions that are not yet agreed policy at borough level. Given the vicissitudes to date of the Guildford draft Local Plan, and possible future delays and challenges, this could be a recipe for confusion and challenge when policies WH2 and 3 come to be implemented.</p> <p>It should be noted in passing that, in the context of the Local Plan process, boundary extensions (like Green Belt inseting) have been fiercely contested by West Horsley residents since 2013. In his recent examination of the Local Plan, the government inspector commented that he was unable to query the proposed extensions “strange as that may seem”. Nevertheless, the proposal remains contentious and it is not at all necessary for the NP to take it as a <i>fait accompli</i>. Developers would be quick to exploit this, given that</p>

		<p>the proposed boundary extensions would have the effect of weakening planning restrictions in areas adjacent to Local Plan Sites A37, A38 and A40 where 395 new houses are proposed. Presumably, it is not the intention of the NP to support these new housing estates.</p> <p>To sum up, it would be unnecessary, contentious and confusing for the Parish Council, who say they have no powers over settlement boundaries, to anticipate or prejudice the eventual terms of the Local Plan, which are still being discussed. The draft NP is a good plan, and a lot of work has gone into it. Residents want to feel they can vote for it without any qualms. Appearing to endorse unapproved boundaries that some feel will threaten their properties and lifestyle will not help achieve the requisite majority in any village referendum.</p>
WHNPM/3		<p>I write to SUPPORT the proposed modifications to the West Horsley Neighbourhood Plan.</p> <p>I note that the current consultation is limited to the proposed modification to align the boundaries of Policies WH2 and WH3 to the proposed Green Belt boundaries as set out in the Submission Local Plan. I support these modifications following the independent examiners report raising the issue that the boundaries of these two specific policies did not match the proposed inset boundaries in the Submission Local Plan, which could lead to a lack of clarity in assessing planning applications should the Submission Local Plan be adopted without change, which is something that I feel should be best avoided.</p> <p>In supporting this modification to the West Horsley Neighbourhood Plan however, I would confirm that I do not endorse the proposals in the Submission Local Plan to inset the village into the Green Belt and remain opposed to the proposal. Should the Guildford Borough Submission Local Plan not be adopted as currently drafted in respect of West Horsley then I believe that the West Horsley Neighbourhood Plan should be further reviewed and modified in order to realign the boundaries of WH2 and WH3 to reflect the changed circumstances.</p>
WHNPM/4		<p>While we agree that it is logical that the West Horsley Neighbourhood Plan is aligned with the local plan, it does not follow that this means accepting the removal of large parts of the village from the Green Belt contrary to national planning guidance and without any convincing case.</p> <p>By retaining the existing Green Belt boundaries, the Local Plan will be consistent with the Neighbourhood plan.</p>

		[Name redacted]
WHNPM/5	Natural England	<p>Modification to the West Horsley Neighbourhood Plan</p> <p>Thank you for your consultation request on the modifications to the West Horsley Neighbourhood Plan, which was received by Natural England on 25th July 2018.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England does not consider that these modifications to your proposed neighbourhood plan pose any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>
WHNPM/6	Historic England	<p>Thank you for consulting Historic England on the proposed main modification to the settlement boundary in the West Horsley Neighbourhood Plan. In our view the change is unlikely to have significant effects on the historic environment in the area and therefore offer no substantial comments on the boundary change.</p>
WHNPM/7		<p>As a resident of Green Lane, the border between Ockham and West Horsley, I'm concerned about ambiguity over boundaries and the inseting of our villages from the Green Belt.</p>

		<p>I'm not sure why this isn't addressed in the current draft Neighbourhood Plan (NP) and that why any ambiguity over these settlement boundaries has not been cleared up and that this is an issue which need public consultation.</p>
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To simplify matters why can't the maps be altered to clearly show where NP policies WH2 and WH3 will apply. Why can't the maps show both the existing and the new, extended boundaries so that we all know where sit in the scheme of things.

Local residents have been contesting Green Belt inseting since 2013, along with unreasonably large housing development proposals. any inseting would make it easier for potential developers to gain planning permission over and above the sites already earmarked in the local plan.

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