

West Clandon Parish Council

Neighbourhood Plan Working Group

Notes of the meeting held on-line Tuesday 26th May 2020.

The Group considered the recommended responses in the Neighbourhood Plan consultation report dated 7th April and agreed to recommend that the suggestions in the report (highlighted in bold) should be accepted with the following amendments/additions:

- (i) The reference to Merrow Lane/Park Lane should be deleted from Policy 2.2 but there should be a community aspiration in section 7 worded as follows: "Every opportunity should be taken to identify and evaluate alternatives routes for traffic, particularly heavy good vehicles, to the A247 through West Clandon . This should include possible routes to the East of Clandon Park opened up by any development at Gosden Hill and proposals to improve the A3 and its junctions and associated link roads.
- (ii) Document 9 Point 6: A list of the special features of each of the views in the Character Assessment will be drawn up and circulated to the Group for comment/suggestions with a view to adding these to the text of the Character Assessment. (JS) Note as this will entail working with Surrey Community Action (the CA's author) there may be an additional charge.
- (iii) Document 15: It was agreed that the boundary of the proposed strategic gap would not be extended to include the area around Clandon House and Temple Court as adding such a large area could reduce the chances of the strategic gap being accepted by the inspectorate. The inclusion of views from the House back towards West Clandon however should be included in the Character Assessment as requested by the National Trust. (Note comment on charges in (ii) above)
- (iv) Document 17 Point 3: It was agreed that 'unless required for highway works' should not be added.

It was also agreed that the following key development characteristics for each of the Areas in the Character Assessment should be added to the relevant Policies (as suggested by Historic England and Surrey County Council) but these should be published for consultation on the Clandon Plan website and announced in the Parish Magazine.

Policy 3

Area 1 Shere Rd (inc Glebe Cottages)

1. The area is adjacent to the Surrey AoNB and any development should be sensitive to the sensitive rural setting and scale of existing development.
2. Within Glebe Cottages any new or replacement development should respect the existing brick and tile, wall cladding and pitched roof construction with individual gardens with green boundary treatments and be no more than two stories.
3. Other properties within the area should be individually designed with one or two stories and significant private gardens. Reflecting the current mix, a range of styles and materials will be permitted. Green boundary treatments are preferred but boundaries directly facing the A25 may use timber fencing for acoustic shielding.

Policy 1

Area 2 Conservation Area

1. The semi-rural character of the Conservation Area is heavily dependent on the low density of development facilitated by large and vacant plots, extensive green boundary treatments and largely traditional architectural styles and treatments including timber framed/whitewashed render, corbelled ridge stacks, knapped flint infill half hipped roofs or red brick/tile hung with detailed window pediments.
2. The Parish Council will not support new development in the conservation area unless very exceptional circumstances are demonstrated. Any new or replacement development must reference and reflect the prevailing housing densities and the predominant styles and materials listed in 1, above
3. New or replacement developments should be a maximum of two stories with large gardens based on existing plot sizes.
4. Any acoustic boundary treatment along the A247 should be set back and shielded from view by appropriate green planting.

Area 3 Meadowlands and Waterfields

New development and redevelopment in this area should reflect the following predominant characteristics:

1. Red brick construction with the options of rendering and painting or with timber cladding.
2. 1-4 bedrooms.
3. Dedicated car parking in line with SCC standards.
4. Red/Clay tile roofs.
5. One or two stories.

Area 4 – The Street to Lime Grove

Although outside the Conservation Area, Character Area 4 includes a number of significant and historic buildings and structures. (See Character Assessment p21). Development in this Area should do nothing to detract from or obscure the setting of these assets.

Any new development or replacement development should adhere to the following:

1. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting.
1. 2-4 bedrooms.
2. Dedicated car parking in line with SCC standards.
3. One or two stories.
4. Private gardens to front and rear based on existing plot sizes with no further subdivision.
5. Boundary treatments should be open, green or green screened acoustic fencing along the A247.

Area 5 Dedswell Drive

Any new or replacement development should adhere to the following:

1. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting.
2. Individually architect designed houses.
3. Minimum 4 bedrooms.
4. Dedicated car parking on site.
5. Two stories or 2.5 stories.
6. Private gardens to front and rear based on existing plot sizes with no further subdivision.
7. Boundary treatments should be open or green.

Area 6 Lime Grove, Lime Close and Woodstock

Any new or replacement development should adhere to the following:

1. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting.
2. Individually architect designed houses.
3. Minimum 3 bedrooms.
4. Dedicated car parking on site.
5. Two stories or 2.5 stories.
6. Private gardens to front and rear based on existing plot sizes with no further subdivision.
7. Boundary treatments should be green or low brick/rendered walls to match the property (max height 1m).

Area 7 Oak Grange Road and Malacca Farm

Any new or replacement development should adhere to the following:

1. Individually architect designed houses.
2. Minimum 4 bedrooms.
3. Dedicated car parking on site.
4. Two stories or 2.5 stories.
5. Private gardens to front and rear based on existing plot sizes with no further subdivision.
6. Predominantly open boundaries with the option of low boundary treatments maximum 1m in height.

Area 8 Clandon Road and Highcotts Lane

Any new or replacement development should adhere to the following:

1. Individually architect designed houses.
2. Red Brick and Clay Tile construction with the option of vernacular features such as hanging tiles, timber cladding and part rendering/painting.
3. Minimum 4 bedrooms.
4. Dedicated car parking on site.
5. Two stories or 2.5 stories.
6. Private gardens to front and rear based on existing plot sizes with no further subdivision.

7. Boundary treatments should be green with the option of green screened acoustic fencing along the A247.
8. Development on the East Side of Clandon Rd, North of Green Lane will not be supported to protect open landscape views on the approach to the Village.

JS also undertook to update Guildford Borough Council on the proposed changes and report to the June meeting of the Parish Council.

John Stone
May 2020