

Send Neighbourhood Development Plan 2019 – 2034



Referendum Version

October 2020



Foreword

Fellow Residents,

Welcome to the Send Neighbourhood Development Plan (SNDP) covering the three settlement areas of Send, Send Marsh and Burnt Common,

Since being designated a Neighbourhood Area in mid-2015, residents, business owners, local workers, parish councillors and professional advisers have contributed to the making of this plan. On behalf of Send Parish Council I want to extend my thanks for all the support they have provided.

Our Neighbourhood Development Plan must align with national legislation and with the Adopted Guildford Borough Local Plan in order to be accepted by the external examiner and incorporated into the statutory development plan. The Local Plan includes allocations for Send which are significant in scale when measured against the existing dwellings, employment and infrastructure. These allocations are planned to meet the development needs of the borough up to 2034, and as such, the SNDP does not allocate further development but seeks, via its policies, to influence the type, style, tenure and design of the allocated developments, and to secure the best outcomes for our parish.

The plan includes non-statutory community aspirations which are not finite, but will inform an action plan that together with the policies will guide residents and other stakeholders on how the community seeks to plan for and deliver its objectives.

Having an adopted neighbourhood development plan will ensure that, in addition to Section 106 contributions, at least a quarter of the Community Infrastructure Levy (CIL) collected for chargeable development in Send will be re-invested in the parish. The Guildford CIL is expected to be put to consultation in late 2021.

I believe the Send Neighbourhood Development Plan is a positive contribution to sustainable development in our parish and the borough.

Guida Esteves

Chairman Send Parish Council Neighbourhood Development Plan Working Group

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Non-Technical Summary

In May 2015, Send Parish Council considered whether to prepare a Neighbourhood Development Plan and announced its intentions on its stand at the Annual May Fair. On 2nd July 2015, Guildford Borough Council designated a Neighbourhood Area for the whole of the Parish of Send to enable Send Parish Council to prepare the Send Neighbourhood Development Plan. Working Groups were formed to look at the issues and a series of community engagement events carried out from 2016, including a public survey in 2018.

The Send Neighbourhood Development Plan is required to be in general conformity with the strategic policies of the Guildford Local Plan,

which was adopted in April 2019. The Local Plan includes housing and employment allocations for Send. The Send Neighbourhood Development Plan cannot override these allocations. Because these allocations are of a significant scale and planned to meet the development needs for the Borough up to 2034, the Send Neighbourhood Development Plan does not allocate further development but rather seeks to influence the type, style, tenure and design of these allocated developments and any other future windfall developments.

The Send Neighbourhood Development Plan includes the following Planning Policies and Community Aspirations:

Planning Policies

Policy Send 1 - Design

High quality and sustainable design is expected in Send and shall conserve and enhance its heritage and environmental assets including the Wey & Godalming Navigations Conservation Area and its setting. All development proposals will be expected to demonstrate how they promote and reinforce the local distinctiveness and high quality built and natural environment of Send with reference to the Send Neighbourhood Development Plan Character Assessment. Proposals should seek to ensure that development does not result in significant adverse effects on the key views identified in the maps on pages 25 to 32 and respects and retains key natural landscape assets. In particular, in the following Character Areas:

- A) Wey Navigation and River Wey – proposals must conserve and enhance the Wey & Godalming Navigations Conservation Area;
- B) A247 and Sanger Drive – proposals must retain its open green feel with wide verges and trees, stretches of hedging and swathes of wild-flowers and daffodils;

- C) Church Lane, Vicarage Lane and Woodhill – proposals must retain and respect the very attractive buildings, the beautiful and ancient church and graveyard, and the stud farm;
- D) Potters Lane and Fishing Lakes – proposals must reflect its rural and unspoilt character with many trees and beautiful lakes and very little light pollution;
- E) Send Hill – proposals must reflect its very green and rural character as a result of many mature trees and hedges;
- F) Tannery Lane – proposals must retain its narrow country lane character and rights of way through farmland linking to Send Marsh Road and beyond;
- G) Polesden Lane, Send Marsh Green and Send Marsh Road (west) – proposals must demonstrate how they have been designed to conserve, or where possible enhance, the significance of the oldest surviving buildings in Send, many of which are listed, and the oldest part of the village at Send Marsh Green;
- H) Send Marsh Road (south) and Send Marsh Estate – proposals must reflect the variety of two storey dwelling types in this area;
- I) The area from the stream by the Villages Medical Centre along Send Barns Lane including the roads to the left and Boughton Hall Avenue - Proposals must include retaining the open and green appearance of the roads leading off Send Barns Lane where the majority of the front gardens are open plan with the rest having low hedges in a setting of mature trees. Proposals must include the retention of grass verges along Send Barns Lane and along the roads leading off it except where highways improvement schemes may be required. Boughton Hall Avenue proposals must retain the generous number of mature trees along both sides of the road and in private gardens with the low-level density character of trees, hedges and large gardens in the area;
- J) Portsmouth Road, Burnt Common (south) and Clandon Road – outside of the Local Plan strategic housing allocation, proposals should reflect the variety of styles in this area, and in the whole of area J) the aim should be to retain the healthy mature trees along the roads;
- K) Fell Hill and Potters Lane South – proposals must reflect its rural character of farmland and woodland with scattered development;
- L) London Road – proposals must retain the trees and hedges along both sides of the road;
- M) Sandfields – proposals must retain the green character and open space, particularly the Upper Sandfields Green.

Policy Send 2 – Housing Development

Housing development in Send Parish will be supported provided that:

- a) It is on site allocated in the Local Plan or other subsequent Development Plan Documents which complies with the development guidelines or briefs adopted by Guildford Borough Council; or
- b) Within the settlements of Send, Send Marsh and Burnt Common inset from the Green Belt it comprises development that reflects the character and settlement pattern of the surrounding area and avoids or mitigates increased pressure on community or transport infrastructure in the area; or
- c) Within the Green Belt it comprises development that complies with the exceptions set out in paragraphs 145 and 146 of the NPPF; or
- d) It is a rural exception site which complies with Policy H3 of the Guildford Local Plan.

Policy Send 3 – Supporting the local economy

In addition to the Strategic Employment Sites in Guildford Local Plan, proposals for new business or retail development of under 100sqm (gross) within the settlements of Send, Send Marsh or Burnt Common will be supported provided that:

- a) the site is suitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport and its link with the infrastructure, its impact on the amenity of the area or adjoining occupiers; and
- b) if the site is within or adjacent to Send Local Centre, as defined on the Policies Map, it supports the existing uses within that Centre and its role as a community hub.

Policy Send 4 – Green and Blue Infrastructure

Proposals for development within Send Parish that comply with other Development Plan policies will be supported provided that:

- a) they protect the countryside setting of the settlements of Send, Send Marsh and Burnt Common;
- b) wherever possible they include the provision and enhancement of green and blue infrastructure within Send Parish, including wildlife habitats and corridors, proportionate to the scale of development; and
- c) they seek to achieve net biodiversity gain proportionate to the scale of development and, where appropriate, they contribute to meeting the objectives of the River Wey Biodiversity Opportunity Area.

Proposals to promote greater use of the River Wey or Wey Navigation as a leisure and recreational resource, and other development proposals within the vicinity of either watercourse, will only be supported if they do not harm local biodiversity or water quality.

Policy Send 5 – Local Green Space

The following locations are allocated as Local Green Spaces, as shown on the Policies Map:

1. The area around the Scout Hut off Sanger Drive
2. Sandfields Green & Playground
3. Heathfield Nature Area - off Sanger Drive
4. Bush Lane Woods, Send Hill
5. Send Lakes (fishing lakes) off Potters Lane
6. Land by Heath Drive near Wey Navigation
7. Allotments Polesden Lane.

Development in the designated Local Green Spaces should be managed in a manner compatible with their designation.

Policy Send 6 – Supporting Community Facilities

Proposals for the provision of new community facilities that provide for everyday needs within Send Parish will be supported. Proposals that would result in the loss of existing community facilities will only be acceptable if evidence is provided that the facility is no longer needed by the community or it would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or if evidence is provided that the current facility is unviable and there has been an active and comprehensive marketing of the site for its current use for a continuous period of at least 12 months prior to submission of a planning application.

The following community facilities are of particular importance to Send and are identified on the Proposals Map:

1. Send Evangelical Church
2. The New Inn
3. Lancaster Hall
4. Scout Hut
5. Fishing Lakes
6. Church Rooms
7. Recreation Grounds
8. Pavilion on the recreation ground
9. Send Primary School
10. The Villages Medical Centre
11. The Saddlers Arms
12. St Marys C of E Church
13. Cemetery
14. Send Ex-servicemen's and Social Club
15. Wey Navigation, Broadmeads and Footpaths
16. Sandmore Hall
17. Cricket Ground at Sendholme
18. St Bedes (Old School Site)

Policy Send 7 – Supporting sustainable transport

Proposals that enhance sustainable and accessible transport opportunities and help address the transport issues within Send Parish will be supported. Examples of these could include:

- a) The provision or improvement of public transport facilities;
- b) The provision or improvement of public footpaths and cycleways;
- c) The provision of electric charging points at publicly accessible locations or within developments; and
- d) The provision of park and ride facilities for local stations.

Policy Send 8 – Car parking provision

Proposals will only be supported where they provide off-street vehicle parking such that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users. This provision will apply the standards set out in the Surrey County Council 'Vehicular and Cycle Parking Guidance' as a minimum.

Community Aspirations

Community Aspiration 1 – Community Led Housing

To support the investigation of options for Community Led Housing in consultation with the Borough Council's housing team, including the option of setting up a Community Land Trust.

Community Aspiration 2 – Improvements to transport in Send

The Parish Council will seek to represent residents' concerns about transport issues in Send by doing the following:

- lobbying the County Council and train and bus providers for the retention and provision of good public transport services and facilities;
- lobbying the Local Transport Authority to provide improved facilities for pedestrians and cyclists;
- lobbying the Local Transport Authority for measures to reduce traffic speed and congestion; and
- engaging with the Council's transport planners to see whether there are opportunities to identify further sustainable transport and air quality schemes.

Community Aspiration 3 – Voluntary involvement in maintaining green and blue spaces

To encourage local volunteer groups to assist with the maintenance of the natural green and blue spaces and corridors including litter picking.

Community Aspiration 4 – Registering Assets of Community Value

To submit applications to Guildford Borough Council to register the facilities listed in Policy Send 6 as Assets of Community Value where they meet the qualifying criteria.

Community Aspiration 5 – Local Heritage

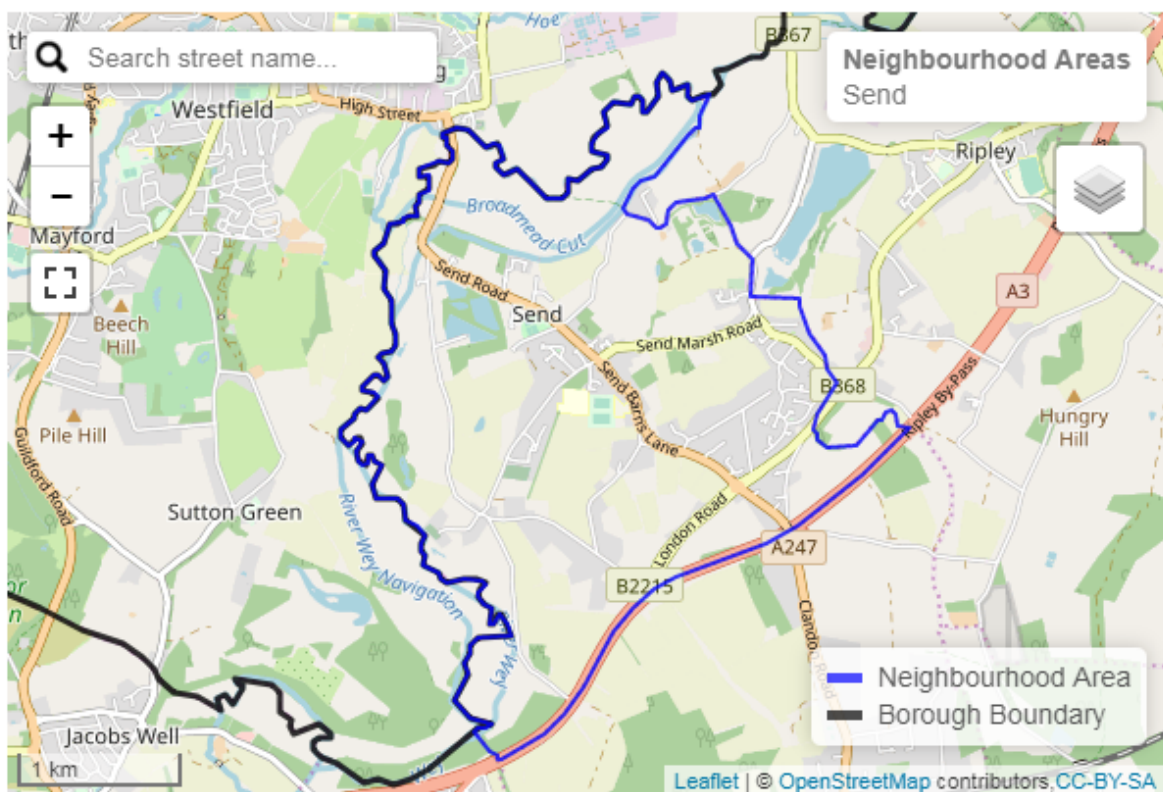
To encourage local community groups with an interest in heritage to draw up an inventory of historic buildings and other structures that may be worthy of either national listing or local listing, and to submit this inventory to Historic England and/or Guildford Borough Council as appropriate for assessment..



1.0 How to Read and Use the Send Neighbourhood Development Plan

- 1.1 Neighbourhood Development Plans are a new type of document that enable local people, who know and love the area, to write planning policies for their area. A neighbourhood development plan cannot override national or local authority policies; however, it becomes part of the legal planning framework and works alongside national and local authority policies in determining planning applications. Neighbourhood Development Plans are therefore powerful documents.
- 1.2 The Send Neighbourhood Development Plan sets out a vision and the objectives for the future of Send up to 2034 (time period in line with that of the new Guildford Local Plan).
- 1.3 On 2nd July 2015, Guildford Borough Council designated a Neighbourhood Area for the whole of the Parish of Send to enable Send Parish Council to prepare the Send Neighbourhood Development Plan. The designated area is shown below:

Send Neighbourhood Area



Send Neighbourhood Development Plan designated area

- 1.4 A Non-Technical Summary has been inserted at the front of the Plan to provide the reader with a quick summary of the planning policies and other recommendations. The rest of the Plan has been set out as follows:
- 1. How to Read and Use the Send Neighbourhood Development Plan**
 - 2. Neighbourhood Planning: Legislative and Planning Policy Context**
 - 3. Community Consultation**
 - 4. The Parish of Send**
 - 5. Vision & Objectives**
 - 6. Planning Policies**
 - 7. Non-Statutory Community Aspirations**
 - 8. Delivery Plan**
 - 9. Appendices**
- 1.5 This Plan, and its associated maps and policies should be used by residents, local authorities, developers and other stakeholders to understand how the local community wishes future development to occur. Attention should be paid to the aspirations and objectives set out within this document, whether or not the development requires planning permission. For applications that require planning permission, whether proposing a scheme or assessing the acceptability of a scheme, the policies contained within this document are key. For a planning application to be considered favourably, all relevant policies contained within this plan should be considered and complied with.



2.0 Neighbourhood Planning: Legislation and Planning Policy Context

- 2.1 The legislation and planning framework described below need to be seen within the context of Government policy which in essence seeks to:
- Delegate decisions on planning as close as possible to local people; and
 - Address the severe shortage of homes to rent and to buy.
- 2.2 The Send Neighbourhood Development Plan must be in general conformity with both national and local strategic planning policies. Neighbourhood Development Plans are influenced by various higher-level plans, policies and guidance. The legal basis for the preparation of Neighbourhood Development Plans is provided by:
- the Localism Act 2011
 - Neighbourhood Planning (General) Regulations 2012
 - Planning and Compulsory Purchase Act 2004
 - Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) and
 - the Town and Country Planning Act 1990.
- 2.3 The following is a summary of the key planning policy context for the Send Neighbourhood Development Plan.

National Planning Policy Framework

- 2.4 The National Planning Policy Framework (NPPF) 2019 sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption has implications for how communities should engage in neighbourhood planning. Critically, it means that neighbourhoods should:
- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
 - plan positively to support local development, shaping and directing development in their area that is outside

the strategic elements of the Local Plan; and

- identify opportunities to enable developments that are consistent with their neighbourhood plan to proceed.

Local Planning Context

- 2.5 The ambition of the Neighbourhood Development Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the local planning authorities. The key documents are:
- Guildford Local Plan 2003 (saved policies)
 - Guildford Local Plan to 2034.
- 2.6 The Guildford Local Plan to 2034 was adopted on 25 April 2019

prior to the examination of the Send Neighbourhood Development Plan, and therefore is the most critical document in terms of demonstrating general conformity with the strategic policies. It includes housing and employment allocations for Send which are detailed in Chapter 6. The Send Neighbourhood Development Plan cannot override these allocations. Because these allocations are of a significant scale and planned to meet the development needs for the Borough up to 2034, the Send Neighbourhood Development Plan does not allocate further development but rather seeks to influence the type, style, tenure and design of these allocated developments and any other future windfall developments¹.

The Link between Development and Infrastructure

- 2.7 Currently provision and contributions towards infrastructure and affordable housing are secured via legal agreements known as Section 106 agreements which are negotiated at the planning application stage. These can include financial contributions towards local infrastructure such as schools and libraries and physical works such as highway improvements. It is understood that Guildford Borough Council will be

progressing the adoption of a Charging Schedule for Community Infrastructure Levy. This is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver community infrastructure to support the development of their area. On-site infrastructure and affordable housing will continue to be delivered through Section 106 agreements. Communities with a made neighbourhood development plan will receive at least 25% of the Community Infrastructure Levy to spend on infrastructure in their areas.

Strategic Environmental Assessment and Habitats Regulations Assessment

- 2.8 Guildford Borough Council has screened the scope of the Send Neighbourhood Development Plan and determined that it does not require a Strategic Environmental Assessment under the EU Directive 2001/42. However, it will require a Habitats Regulations Assessment because the parish is within the zone of influence of the Thames Basin Heaths Special Protection Area and therefore mitigation for development will be required. This assessment process will be undertaken by Guildford Borough Council before the Send Neighbourhood Development Plan is submitted for examination.

¹ Mainly infill developments that comply with policies in the Guildford Local Plan and the Send Neighbourhood Development Plan.

The Plan Preparation Process

- 2.9 The process of preparing the Send Neighbourhood Development Plan is set out in the Neighbourhood Planning (General) Regulations 2012. This comprises:
- Undertaking background research and evidence baseline work, and informal public and stakeholder consultation;
 - Publishing a Pre-Submission Plan for a statutory six-week public consultation period;
 - Revising the draft Plan where appropriate in line with consultee responses;
 - Submission of the Plan to Guildford Borough Council for a legal check;
 - Publication of the Neighbourhood Development Plan for a further 6 weeks by Guildford Borough Council;
 - Examination by an independent Examiner appointed by the local planning authorities in consultation with Send Parish Council (see section below).

The Examination Process

- 2.10 The independent Examiner must consider whether the Neighbourhood Development Plan meets the 'Basic Conditions'. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood development plans by section 38A of the Planning and Compulsory

Purchase Act 2004. They are that:

1. *"Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;*
2. *The making of the neighbourhood plan contributes to the achievement of sustainable development;*
3. *The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.*
4. *The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.*
5. *Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan".*

- 2.11 With regard to Basic Condition 5 above, this includes that "The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(3)²." This means that, if the neighbourhood development plan is likely to have a significant effect on a European protected site, such as Thames Basin Heaths Special Protection

² The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which amends The

Neighbourhood Planning (General) Regulations 2012(1).

Area (SPA), even if that effect could be mitigated, a full Habitats Regulations Assessment of the plan needs to be undertaken.

2.12 The Examiner must also consider whether other legislative requirements are met namely:

- *"The Neighbourhood Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 (the Plan must specify the period to which it has effect, must not include provisions relating to 'excluded development', and must not relate to more than one Neighbourhood Area) and*
- *The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of the Planning and Compulsory Purchase Act 2004 Section 38A".*

The Approval Process

2.13 The Examiner must recommend one of three things:

- That the Neighbourhood Development Plan goes forward to referendum unchanged;
- That the Neighbourhood Development Plan be modified and then goes forward to referendum;
- That the Neighbourhood Development Plan should not go forward to referendum (because it does not meet the legislative requirements above and cannot be

modified to make it compliant).

2.14 If the examination is successful then Guildford Borough Council in consultation with Send Parish Council will consider making any modifications recommended by the Examiner. Guildford Borough Council will then make arrangements for a referendum of all the electorate in Send Parish on whether the Neighbourhood Development Plan should be used to help make decisions on planning applications. If the referendum result is more than 50% 'Yes' then Guildford Borough Council will make the Send Neighbourhood Development Plan part of the statutory Development Plan for the area.



3.0 Community Consultation

- 3.1 The Send Neighbourhood Development Plan Working Group consists of parish councillors and residents. The working group has identified 5 key areas: Design and Development, Transport and Travel, Local Economy, Environment and Facilities. Focus Groups were set up to gather information and evidence on these areas to support emerging issues and concerns raised by residents.
- 3.2 As part of the plan making process, the Working Group and Focus Groups have undertaken a number of public events as part of their consultation activities. These open days were advertised to the residents through flyers, websites, notice boards and local publications.
- 3.3 In May 2015, Send Parish Council considered whether to prepare a Neighbourhood Development Plan and announced its intentions on its stand at the Annual May Fair. Once the decision to go ahead with the Plan was taken, a launch event was organised in September 2015. The event comprised displays of the key aspects of the proposed Plan and sought attendees' views.
- 3.4 In Autumn 2016, consultants (Tibbalds and Action in rural Sussex) were appointed to support the Parish Council and its working groups to prepare the plan and in late November 2016 there was a walkabout to familiarise Tibbalds with the Parish.
- 3.5 The preparation of the Neighbourhood Development Plan, the Consultation Process and the timing and location of events have been advertised via a number of varied methods in the hope of reaching as many different groups of residents and individual residents as possible. These methods include but are not limited to a website, regular newsletters, Parish noticeboards, updates at Parish Council meetings, use of local social websites, village Facebook Page, word of mouth and parish wide surveys.
- 3.6 Consultations were designed to ask open questions of the community regarding their likes and dislikes regarding the Parish, identify areas where they thought the Parish could be improved and ask them what their vision of Send was in 15-20 years' time.
- 3.7 Presentations and appeals for volunteers using story boards as a backdrop were made to the Send Amateur Dramatic Society attended by more than 200 people over its three performances. Presentations were also made to some local Clubs & Societies including the Ripley and District Horticultural Society and the local Rotary Club, many of whose members live in Send or use its facilities. There was a manned neighbourhood planning stand at the Clean-up Day organised by the Parish Council including display boards briefly describing the Plan process and visitors to the stand were asked to indicate where they lived and to comment on what they liked or disliked in the Parish as well as what they would like to see improved in the Parish. They were also given opportunities to comment on the proposed vision for Send.

- 3.8 The Plan was re-launched at the Send Parish Council's Annual Parish Meeting which took place in early April 2017. Boards were displayed at the rear of the Hall showing the scope and topics to be covered by the Plan and appealing for volunteers for sign up to assist with the plan preparation. A presentation on neighbourhood planning was delivered by Action in rural Sussex. A total of 75 people attended the meeting.
- 3.9 The Plan was also publicised at the Send May Fair held on Send Recreation Ground on 2017 May Day Bank Holiday. There were opportunities for children to enter a balloon painting competition whilst parents viewed the stands. At least 70 members of the public visited the stand. There was a similar stand at the Fair at the Send School in June 2017. The event was publicised by the School, which advertised it to all parents and displayed a banner outside the School. The stand was visited by approximately 30 adults. Members of the Working Groups also attended the 'Gone Country' Music Festival held at the Saddlers Arms in June 2017 to raise awareness about the Plan.



- 3.10 In spring 2018 a survey was developed and undertaken by Action in rural Sussex working in conjunction with the Working Group. The survey was conducted using a questionnaire consisting of both closed and open-ended questions. This mix allows questions to focus on obtaining specific pieces of information tailored at responding to certain issues or themes (closed questions), whilst allowing a degree of freedom in the responses which people provide (open questions).
- 3.11 A total of 1665 paper survey forms were distributed by post on the 23rd April 2018 to each household in Send Parish including pre-paid envelopes for returns. There was also an option to complete the survey online via Survey Monkey. Residents were asked to complete and return their forms by the 23rd May 2018 (which was later extended to 31st May 2018) so that the results

could be analysed. The same deadlines applied to those who aimed to complete the survey online.

- 3.12 A total of 353 responses were received to the survey of which 294 were returned by post and 59 completed online. This provides the survey with a response rate of 21.2%.
- 3.13 In the summer of 2018 the Working Group in collaboration with Send Church of England Primary School undertook a short and simple questionnaire with pupils of 6-11 years. 16 completed forms were returned. An online survey with businesses was also carried out aimed at businesses operating from and within Send Parish as well as those working from home. The purpose was to gather further evidence from this target group to help draw up policies about local business in the Parish. 5 businesses responded to the survey of which 2 had been in operation for over 21 years, 2 had been operating between 10-12 years and 1 had been operating between 6 months and 3 years so fairly new.
- 3.14 The outcomes of the consultation activities referred to above are detailed in the Consultation Statement published alongside this Neighbourhood Development Plan. They have been used to inform the vision and objectives set out in Chapter 5 of the Plan and the policies and community aspirations set out in Chapters 6 and 7.
- 3.15 In the spring of 2019 a draft Send Neighbourhood Development Plan was published for public consultation for 6 weeks between 8th April and 28th May 2019. The responses received informed the final version of the Plan submitted for examination as detailed in the Consultation Statement.



4.0 The Parish of Send

- 4.1 The Civil Parish of Send comprises the three settlements of Send, Send Marsh and Burnt Common together with surrounding countryside. It is located in the north-west corner of Guildford Borough in the centre of Surrey. Primarily a rural area, the settlements are bordered by both green belt and sections of the River Wey which separate it from adjacent settlements. It has a long history and was first recorded in the Domesday Book of 1086 as Sande.
- 4.2 The Parish is adjacent to the main A3 road which runs north east to south west and forms its entire southern border. This road provides connectivity to Portsmouth via Petersfield and Guildford (located approximately 5 miles to the south west) and to the M25 London Circular located approximately 5 miles to the north east. In addition, there are A and B road links to nearby villages and the towns of Guildford and Woking.
- 4.3 Send has no train station of its own, but the Parish is located relatively close to Guildford, Woking, Worplesdon and West Clandon stations, which offer (stopping, semi-fast and fast) main line rail services to London and to south coast destinations including Portsmouth and Southampton.
- 4.4 The population of Send Parish was 4,245 people at the time of the 2011 Census. Compared to the average for Guildford Borough, Send Parish had a higher proportion of people over 65, a lower proportion of those aged 16-64 and a lower proportion of 20-44 year olds.
- 4.5 The population live in 1,700 dwellings, nearly 83% of which are owner-occupied. Compared to the rest of Guildford Borough it has lower levels of social rented, private rented and shared ownership properties. A significantly higher proportion of households occupy detached housing (54.8%) when compared to the rest of the Borough (33.6%). A significantly lower proportion of households occupy terraced housing (5.3% compared to 13.9%) and flats (7.0% compared to 19.3%) than the rest of the Borough.
- 4.6 The Census showed that economic activity rates of those aged 16-74 were slightly higher in Send Parish than the Borough average and it had a slightly lower proportion of those who are full-time employees. Unemployment rates were marginally lower than those for the Borough. There were a higher proportion of people in higher paid occupations compared to the Borough average. A survey carried out in Send in 2018 found that nearly 76% of respondents travel outside of Send to work, and nearly 42% work from home for at least some of the time. Less than 6% work at a business premises within Send.
- 4.7 According to the Census motor vehicle ownership in Send is high in comparison to the

Borough average. Health levels were similar to the average for Guildford Borough.

- 4.8 Send is served by a range of amenities and services. This includes a Medical Centre, a Primary School (The Village Medical Centre and the Primary School serve all three settlements and a wider geographical area of neighbouring villages), a Post Office, 2 Public Houses, 2 churches, meeting rooms, social club, a recreation ground, two well-equipped play areas and a few retailers and eateries. In addition to the amenities, the community has a number of active sports clubs and community societies, including a football club and cricket club.



- 4.9 There are two Sites of Special Scientific Interest in Send, some areas identified by Natural England as Priority Habitats and 21 Grade II and two Grade II* listed buildings. The parish is within the zone of influence of the Thames Basin Heaths Special Protection Area (SPA), which is a network of heathland sites that covers 8,274 hectares of Berkshire, Hampshire and Surrey. The SPA provides a habitat for three internationally important bird species; woodlark, nightjar and Dartford warbler. The SPA is protected from adverse effects under European and UK law.



5.0 Vision & Objectives

The Send Neighbourhood Development Plan Working Group has developed a vision and a set of objectives for the plan. The vision and objectives came about as a result of public consultation activities

Vision

By 2034, Send Parish will be vibrant and sustainable with a distinct character, good facilities, a strong sense of community and retain a rural village feel. Send will have an enhanced local centre and provide a mix of housing types for all, whilst retaining the character, environmental and heritage assets of the parish and separate identities of the various settlements, which have not merged into surrounding towns and villages.

Objectives

1. Design and Development

- a. Support the provision of a mix of dwelling types including in particular smaller dwellings for young families or those downsizing, and encourage a proportion of development which enables people to live independently within their home.
- b. Encourage and support sensitive design standards that reflect the rural character of the Parish.

2. Transport and Travel

- a. Support improvements to transport links and create measures to promote and improve access for pedestrians and cyclists.
- b. Provide more parking facilities (preferably on-drive/off road) within all new developments and reduce traffic speed and congestion on our roads.

3. Local Economy

- a. Support and promote the growth of our local centre and encourage new business start-up premises and facilities within the centre.

4. Environment

- a. Protect and enhance the natural and built environment in particular our blue and green corridors, listed buildings, conservation areas and other non-designated heritage assets.
- b. Support the conservation objectives of the designated habitats affected by development and activities within the Parish.

5. Facilities

- a. Retain and improve existing facilities and support initiatives that meet the changing needs of the Parish.

6.0 Planning Policies

Introduction

- 6.1 This chapter sets out the planning policies that will be applied to applications for planning permission. Some of the issues are also addressed in the following chapter, which sets out aspirations for those matters which cannot be addressed through the planning system.
- 6.2 As set out in Chapter 2, the Send Neighbourhood Development Plan must have regard to national planning policy and be in general conformity with the Guildford Local Plan. It does not need to duplicate matters already covered by these existing policies but rather complements them by providing local detail and clarifying how they should be applied in the specific circumstances of Send Parish. Each policy is preceded by explanatory text which refers to the national and Local Plan context and clarifies the intent of the policy to aid decision-makers.

Design

- 6.3 The National Planning Policy Framework states in paragraph 124 that “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations and how these will be tested is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”. In paragraph 125 it says “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”.
- 6.4 The Guildford Local Plan includes Policy D1: ‘Place shaping’, which includes the requirement that “All new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set” and that “Proposals will take account of local design guidance contained within conservation area appraisals, DPDs, neighbourhood plans and SPDs”.
- 6.5 In order to assist the appropriate application of the above policy in Send, a Character Assessment has been produced which describes the distinct appearance and feel of Send and communicates the key physical features and characteristics that combine to give Send its local distinctiveness and unique identity. This assessment has been carried out using a combination of approaches in the 2004 Natural England guidance “An Approach to Landscape Character Assessment” and Planning Aid England’s “Character

assessment – Putting the pieces together". It drew on the results of the 2018 public survey, which asked people to identify what they valued about Send and was carried out by a group of residents who surveyed the area and identified the key characteristics. This work was assisted by Action in rural Sussex, who pulled the information together into the published assessment. This work was then verified by Guildford Borough Council to ensure that it was accurate, clear and user-friendly for developers and decision-makers. Representations made during the Regulation 14 public consultation also informed the Character Assessment.

Policy Send 1 – Design

High quality and sustainable design is expected in Send and shall conserve and enhance its heritage and environmental assets including the Wey & Godalming Navigations Conservation Area and its setting. All development proposals will be expected to demonstrate how they promote and reinforce the local distinctiveness and high quality built and natural environment of Send with reference to the Send Neighbourhood Development Plan Character Assessment. Proposals should seek to ensure that development does not result in significant adverse effects on the key views identified in the maps on pages 25 to 32 and respects and retains key natural landscape assets. In particular, in the following Character Areas:

- A) Wey Navigation and River Wey – proposals must conserve and enhance the Wey & Godalming Navigations Conservation Area;**
- B) A247 and Sanger Drive – proposals must retain its open green feel with wide verges and trees, stretches of hedging and swathes of wild-flowers and daffodils;**
- C) Church Lane, Vicarage Lane and Woodhill – proposals must retain and respect the very attractive buildings, the beautiful and ancient church and graveyard, and the stud farm;**
- D) Potters Lane and Fishing Lakes – proposals must reflect its rural and unspoilt character with many trees and beautiful lakes and very little light pollution;**
- E) Send Hill – proposals must reflect its very green and rural character as a result of many mature trees and hedges;**
- F) Tannery Lane – proposals must retain its country lane character and rights of way through farmland linking to Send Marsh Road and beyond;**
- G) Polesden Lane, Send Marsh Green and Send Marsh Road (west) – proposals must demonstrate how they have been designed to conserve, or where possible enhance, the significance of the oldest surviving buildings in Send, many of which are listed, and the oldest part of the village at Send Marsh Green;**
- H) Send Marsh Road (south) and Send Marsh Estate – proposals must reflect the variety of two storey dwelling types in this area;**

I) The area from the stream by the Villages Medical Centre along Send Barns Lane including the roads to the left and Boughton Hall Avenue - proposals must include retaining the open and green appearance of the roads leading off Send Barns Lane where the majority of the front gardens are open-plan with the rest having low hedges in a setting of mature trees. Proposals must include the retention of grass verges along Send Barns Lane and along the roads leading off it except where highways improvement schemes may be required. Boughton Hall Avenue proposals must retain the generous number of mature trees along both sides of the road and in private gardens with the low level density character of trees, hedges and large gardens in the area;

J) Portsmouth Road, Burnt Common (south) and Clandon Road – outside of the Local Plan strategic housing allocation, proposals should reflect the variety of styles in this area, and in the whole of area J) the aim should be to retain the healthy mature trees along the roads;

K) Fell Hill and Potters Lane South – proposals must reflect its rural character of farmland and woodland with scattered development;

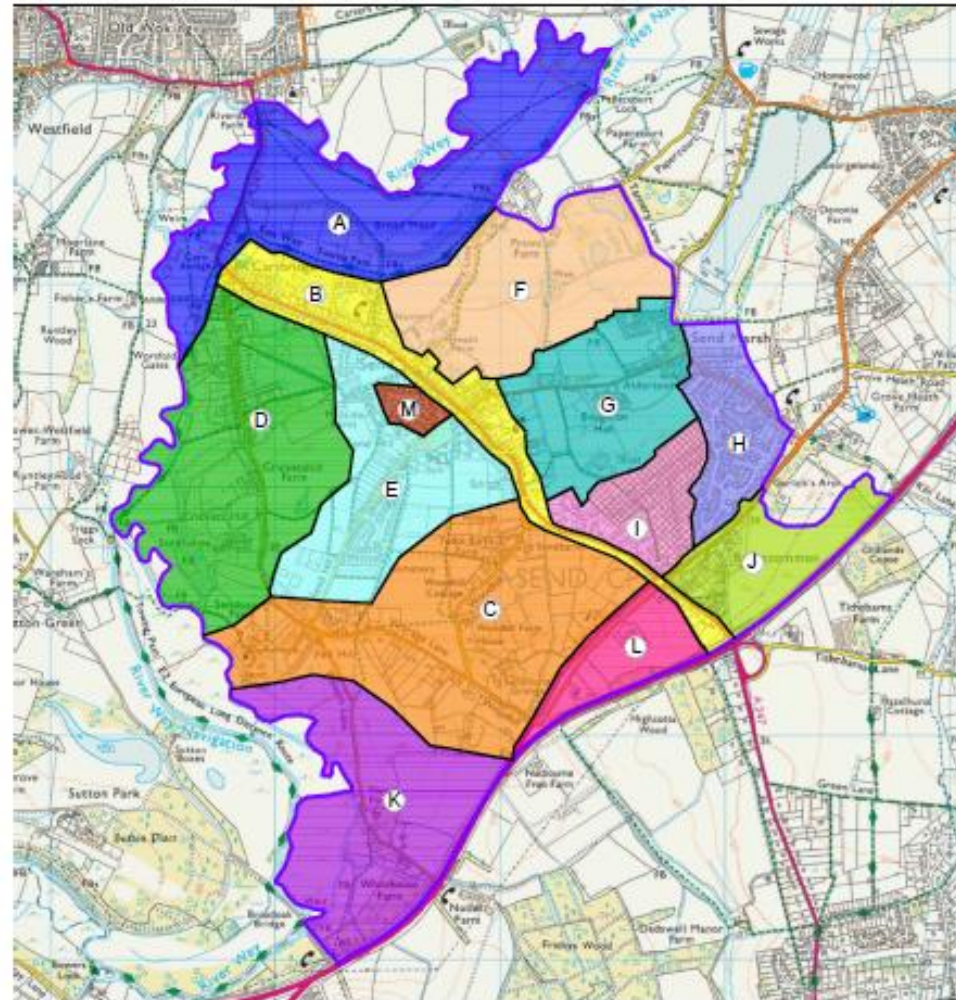
L) London Road – proposals must retain the trees and hedges along both sides of the road;

M) Sandfields – proposals must retain the green character and open space, particularly the Upper Sandfields Green.

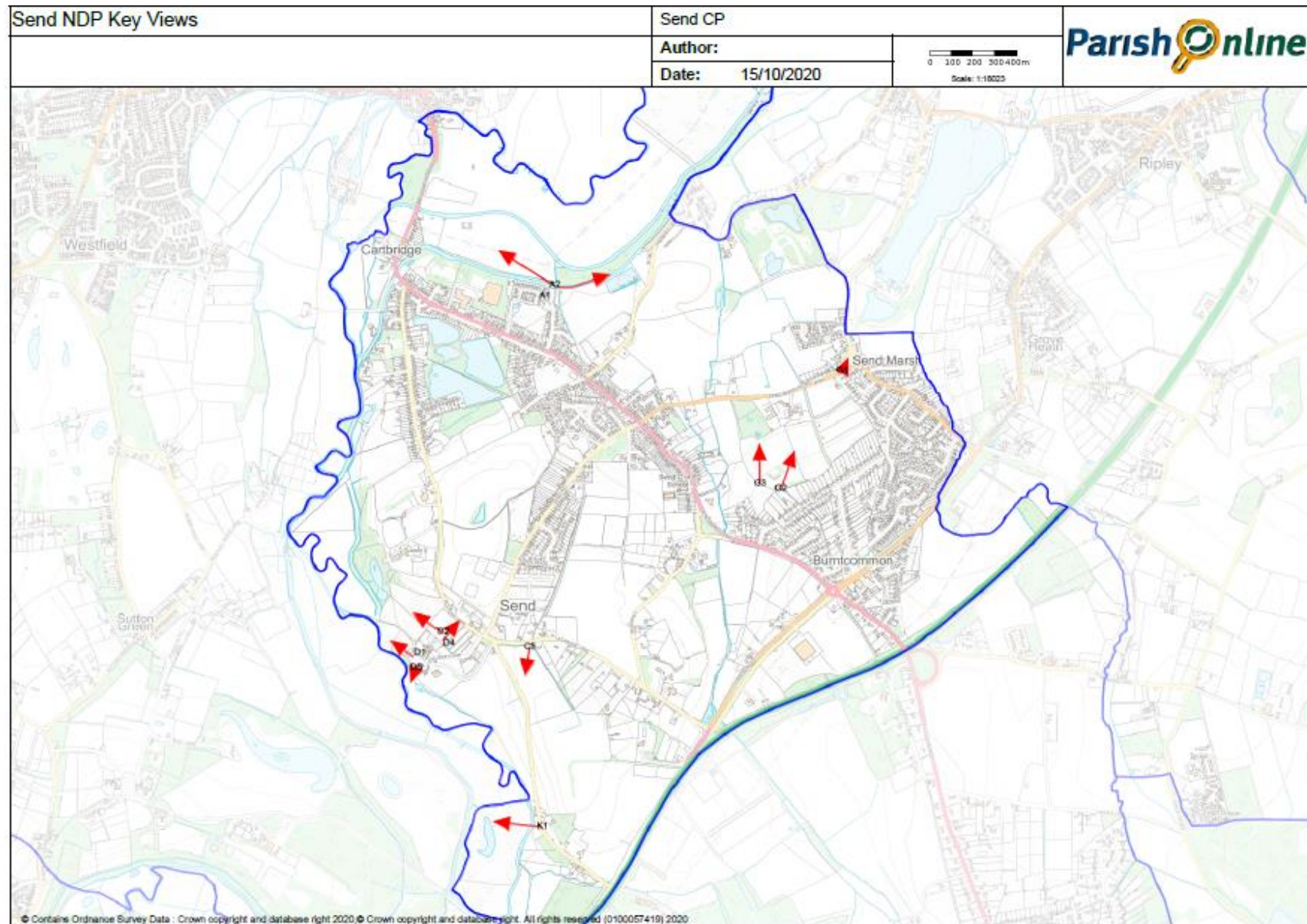


Send NDP Character Areas map

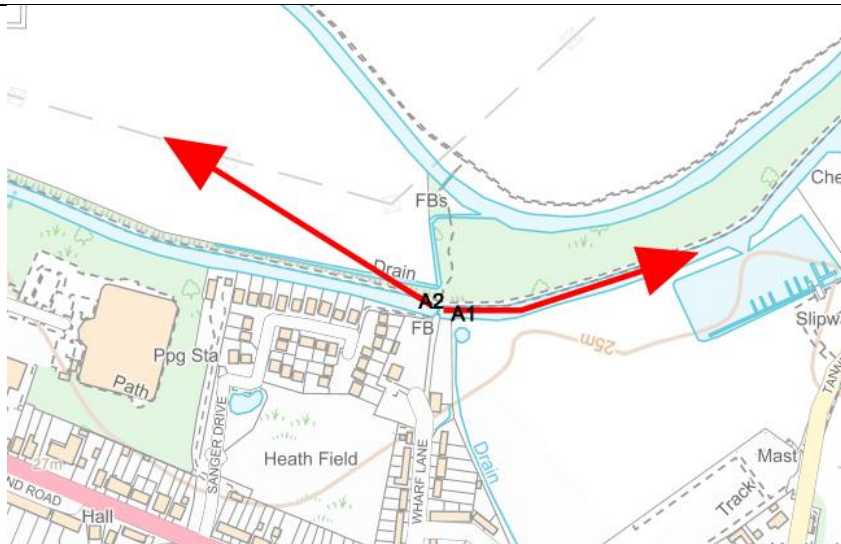
- A Wey Navigation & River Wey
- B A247 including Sanger Drive
- C Church Lane, Vicarage Lane & Woodhill
- D Potters Lane & Fishing Lakes
- E Send Hill
- F Tannery Lane
- G Poleseden Lane, Send Marsh Green & Send Marsh Road (west)
- H Send Marsh Road (north) & Send Marsh Estate
- I East of the stream by The Villages Medical Centre along Send Bams Lane including the roads to the left & Boughton Hall Avenue
- J Portsmouth Road & Burmcommon (south) & Clandon Road
- K Fell Hill & Potters Lane South
- L London Road
- M Sandfields



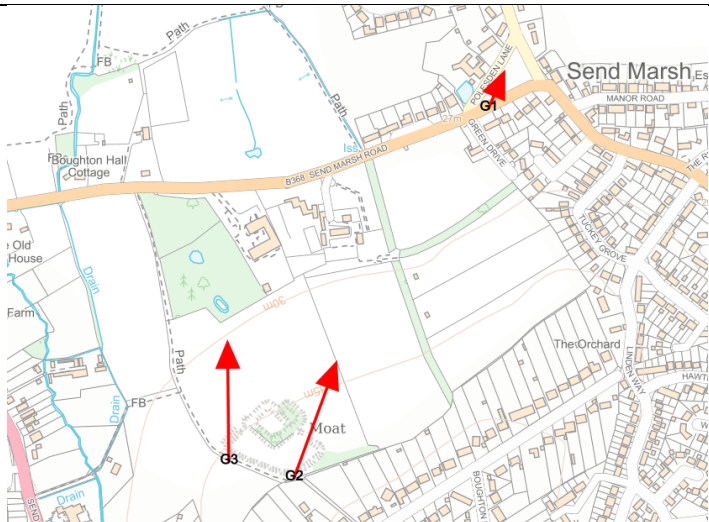
Send Neighbourhood Development Plan – Referendum Version



Send Neighbourhood Development Plan – Referendum Version



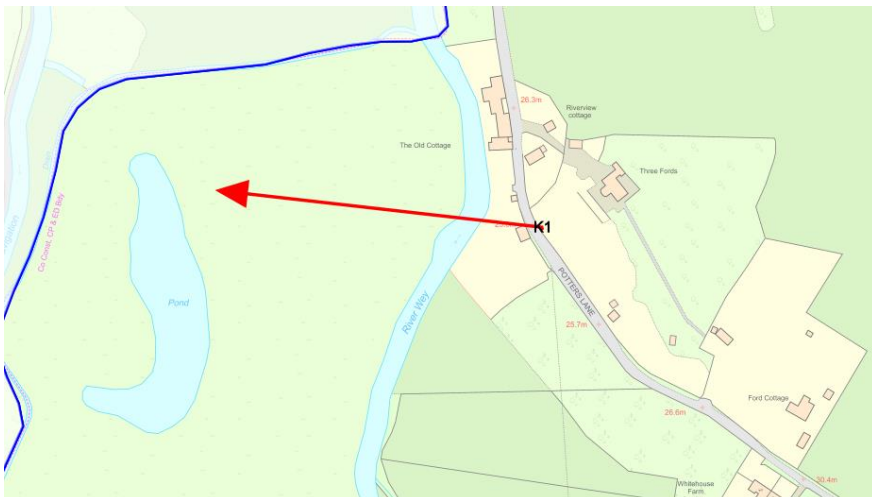
A1 and A2



G1, G2 and G3

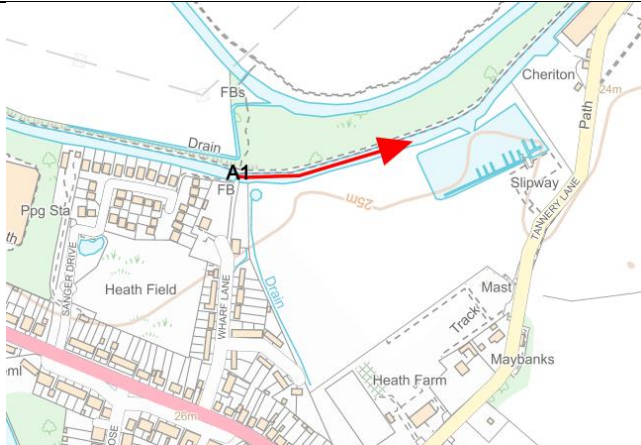


C5, D1, D2, D4 and D5



K1

Area A –Justification – The views A1 and A2 illustrate the function of the Wey Navigation as they demonstrate the varied nature of the environment. The Broadmeads is a flood plain and here the Wey Navigation is higher than the River Wey and historically protects land and associated traditional buildings such as the Tannery on the south side of the canal.



A1 - Looking over Wey Navigation towards the Tannery from Highbridge (View A1)- From High Bridge, in Winter, you can see toward the historic ruins of Woking Palace



A2 - Looking over Wey Navigation from Highbridge over Broadmeads towards Old Woking (View A2)

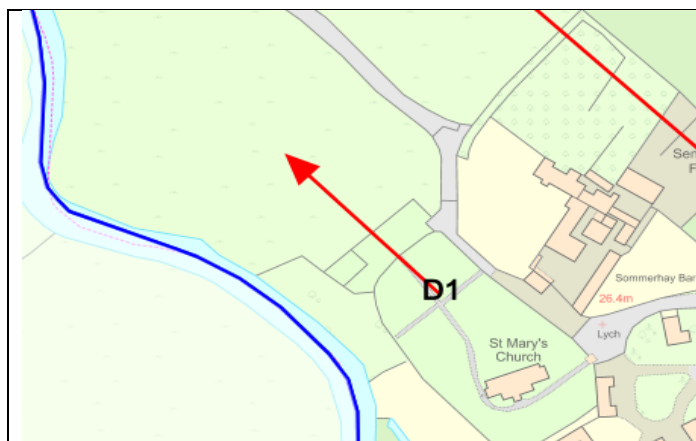
Justification – The views from the Navigation are peaceful with a wide range of wildlife on an ever-changing landscape. There is grazing land for cattle and this area often floods in winter.

Area C - Justification – C5 Beautiful views are across open farm land with varied crops during the seasons.



C5 - Views from Vicarage Lane looking towards Surrey Hills from footpath (FP 62)

Area D - Surrounded by farmland and beautiful countryside views with many trees and hedgerows from Footpath 61 (in Area C) across fields in (Area D



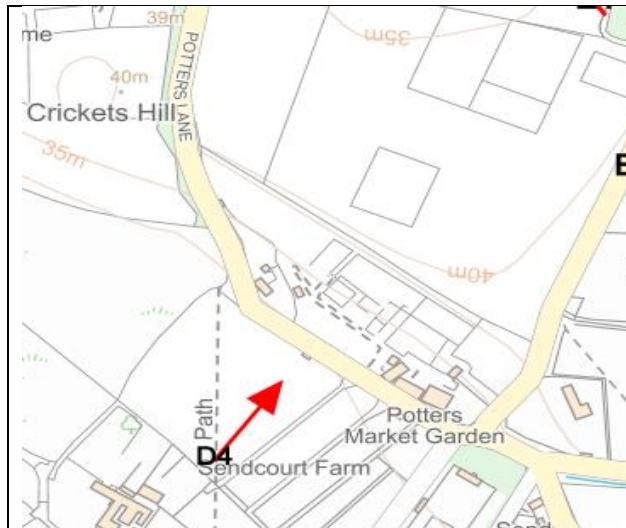
D1 - Views from St Mary the Virgin churchyard looking across fields



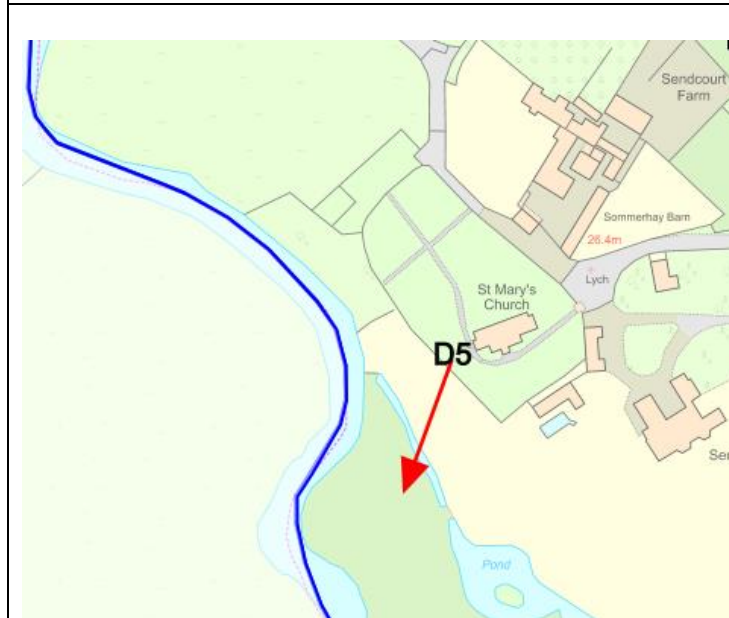
D2 - Looking across water meadows towards Wey navigation from footpath (FP 61)



Justification D1 and D2 – There are lovely countryside views across the river valley, open fields and water meadows to the Surrey Hills beyond.

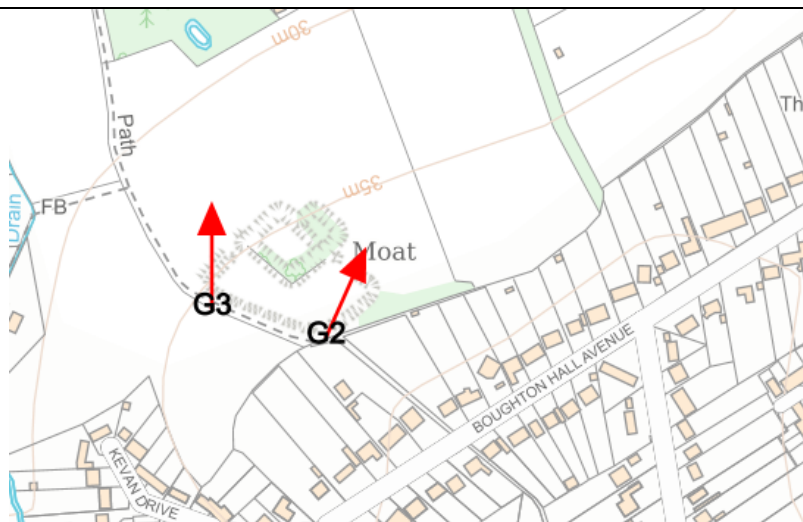


D4 - Church Lane looking towards Potters Lane Send Hill from FP 61 -
Justification – This open outlook is across the meadows and up to hill with a variety of vegetation



D5 – A typical view towards the Surrey Hills from St Mary's churchyard.

Area G – A very rural view with features showing the historical moated site, Manor House and the Green. **Justification – G2 G3** These countryside views from a public footpath (F42) with open fields, hedgerows, trees and ancient moated site provide a peaceful outlook.



G2 - Views over Send Marsh (with trees marking Moat location) towards Aldertons from FP42



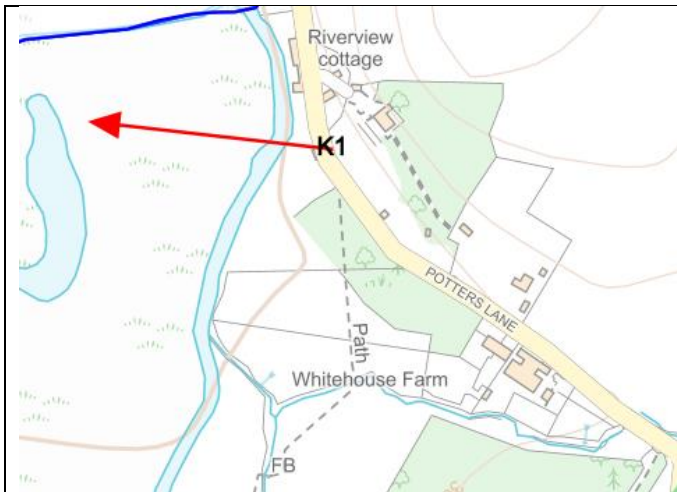
G3 - Views over Send Marsh (with trees marking Moat location) towards Woking from FP42



G1 - The Manor House and Green - Justification – A lovely open aspect across a village green in one of the oldest parts of Send and includes a number of listed buildings on its perimeter which are an important part of the character of this area



Area K - From Three Fords views over the fields toward the Wey Navigation



K1 - Potters Lane /near three fords Looking west towards the Wey

Justification – The open views across farm land, grazing areas and water meadows towards the River Wey provide an attractive backdrop to the busy roads surrounding.

Housing

- 6.6 The Guildford Local Plan includes the following housing allocations within Send Parish:
- A40 Clockbarn Nursery, Tannery Lane, Send – 60 C3 homes;
 - A41 Land at Garlick's Arch, Send Marsh Burnt Common and Ripley Send and Lovelace - 550 C3 homes and Travelling Showpeople plots; and
 - A43 Land west of Winds Ridge and Send Hill 40 C3 homes; and 2 Travellers plots.
- 6.7 Guildford Local Plan Policy H2: Affordable homes says that the Borough Council will seek affordable homes on sites providing 11 or more homes (gross), or where dwellings would have a combined gross internal floor space of more than 1,000 square metres. The Council will seek that at least 40% of the homes on these sites be affordable homes, with a tenure split of at least 70% Affordable Rent, with the remainder being other forms of affordable housing.
- 6.8 Previously, the whole of Send Parish was within the Metropolitan Green Belt, where development will not be permitted unless very special circumstances can be demonstrated. However, the new Guildford Local Plan 'inset' (or removed) the settlements of Send, Send Marsh and Burnt Common from the Green Belt. The map below shows the revised boundary of the Green Belt around Send. Windfall development can come forward on sites within the inset areas subject to the design and other detailed policies of the Local Plan. As at July 2019 planning applications for 59 additional homes had been submitted in these areas over and above those allocated in the Local Plan. Such windfall development may erode the character of the village and place strain on local services and infrastructure.
- 6.8A Within the Green Belt the NPPF makes it clear that the construction of new buildings is generally inappropriate. However, exceptions to this include limited infilling in villages; limited affordable housing for local community needs; and the partial or complete redevelopment of previously developed land (NPPF paragraph 145). Policy P2 of the Local Plan allows 'limited infilling' "where it can be demonstrated that the site should be considered to be within the village". Limited infilling is defined as "the development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development".

Boundary of the Greenbelt around Send settlements



- 6.9 Guildford Local Plan Policy H1: 'Homes for all' requires new residential development to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment. New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location. The policy includes requirements for certain types of specialist housing but does not set specific targets for unit sizes. However, in Send there is evidence from the Census 2011 that the existing proportion of housing stock that is smaller and more affordable units is significantly below the Borough average.
- 6.10 The West Surrey Strategic Housing Market Assessment (SHMA) 2015 and Addendum Report 2017 identifies a need for the following types of dwellings:
- Affordable homes - 40% one bedroom, 30% two bedroom, 25% three bedroom and 5% four bedroom; and
 - Open market homes - 10% one bedroom, 30% two bedroom, 40% three bedroom and 20% four bedroom.
- 6.10a Guildford Local Plan Policy H3: 'Rural exception homes' allows for small scale affordable housing developments in the Green Belt, to meet identified local affordable housing needs subject to a number of criteria including that the affordable homes are all secured in perpetuity. Because Send is not categorised as a 'rural area' under the (Designated Rural Areas in the South East) Order 1997, affordable housing in this parish is not exempt from the right to acquire or right to enfranchise, and therefore cannot automatically be

secured in perpetuity through the legislation. In order for a rural exception scheme to be granted planning approval in Send, the housing provider will have to demonstrate that mechanisms are in place to ensure that the properties remain as affordable housing in perpetuity, for example being held in a Community Land Trust and let on terms which would not allow the freehold to be acquired by the resident and/or sold on the open market.



Policy Send 2 – Housing Development

Housing development in Send Parish will be supported provided that:

- a) It is on site allocated in the Local Plan or other subsequent Development Plan Documents which complies with the development guidelines or briefs adopted by Guildford Borough Council; or
- b) Within the settlements of Send, Send Marsh and Burnt Common inset from the Green Belt it comprises development that reflects the character and settlement pattern of the surrounding area and avoids or mitigates increased pressure on community or transport infrastructure in the area; or
- c) Within the Green Belt it comprises development that complies with the exceptions set out in paragraphs 145 and 146 of the NPPF; or
- d) It is a rural exception site which complies with Policy H3 of the Guildford Local Plan.

Local Economy

- 6.11 The Guildford Local Plan includes the following employment allocation within Send Parish:
- Policy A45: Land around Burnt Common warehouse, London Road, Send - for a minimum of 14,800sq m of either or a mix of light industrial (B1c), general industrial (B2) and storage and distribution (B8) over the Plan period with the potential for further industrial floor space etc. to meet future borough needs, as identified through subsequent updates to the Employment Land Needs Assessment (ELNA).
- 6.12 The Guildford Local Plan E3: 'Maintaining employment capacity and improving employment floorspace' also identifies a 'Strategic Employment Site' at Send Business Centre/Tannery Studios Tannery Lane, Send and confirms that, once developed, the new employment land at Burnt Common, together with the existing employment floorspace, will be treated as an Industrial Strategic Employment Site. It also protects such areas and says that their loss will be strongly resisted subject to robust evidence of marketing. This policy also protects other existing employment uses from redevelopment to non-employment uses unless the land or premises is unsuitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport and its link with the infrastructure, and its impact on the amenity of the area or adjoining occupiers.
- 6.13 The local shopping centre in Send is also an important part of the local economy, providing retail and other economic activity alongside community facilities. Guildford Local Plan Policy E9: 'Local Centres and isolated retail units' recognises Send as having a 'rural Local Centre' where proposals for retail and other main town centre uses consistent with the scale and function of that centre will be supported and changes of use are controlled (where these require planning permission).

Policy Send 3 – Supporting the local economy

In addition to the Strategic Employment Sites in Guildford Local Plan, proposals for new business or retail development of under 100sqm (gross) within the settlements of Send, Send Marsh or Burnt Common will be supported provided that:

- a) the site is suitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport and its link with the infrastructure, its impact on the amenity of the area or adjoining occupiers; and**
- b) if the site is within or adjacent to Send Local Centre, as defined on the Policies Map, it supports the existing uses within that Centre and its role as a community hub.**

Environment

6.14 Send has a high-quality natural environment with key characteristics including:

- the River Wey and the Wey Navigation, which has multiple channels, open water bodies and drainage ditches;
- Papercourt Sites of Special Scientific Interest, comprising standing water and canals, fen, marsh and swamp that provide habitat for the wintering and breeding birds;
- a peaceful semi-enclosed landscape with a largely secluded, rural ambience enlivened by the movement and colour of boats navigating the waterways;
- pastoral land uses with meadows grazed by cattle; and
- a rich ecology with areas of wetland, unimproved meadows, riparian woodland and ditch line willows.

6.15 Send Parish is within 5km of the Thames Basin Heaths Special Protection Area (SPA), which is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. The SPA was designated under the European Birds Directive in March 2005 because it supports important breeding populations of a number of birds, particularly nightjar, woodlark and Dartford warbler: ground nesting birds that are particularly vulnerable to predation and disturbance. This protection has been incorporated into UK law through the Habitats Regulations. Guildford Local Plan Policy P5: Thames Basin Heaths Special Protection Area requires additional residential development within 5km of the SPA development to deliver avoidance and mitigation measures prior to occupation of new dwellings and in perpetuity. Measures must be based on a combination of

- 1) the provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) and
- 2) Strategic Access Management and Monitoring (SAMM).

6.15A Saved Policy G11 of the 2003 Guildford Local Plan 'The corridor of the River Wey and the Guildford and Godalming Navigations' states:
"Development within the corridor, as defined on the Proposals Map, will be permitted provided that:

1. It protects or improves the special character of the River Wey and the Guildford and Godalming Navigations, in particular their visual setting, amenities, ecological value, architectural and historic interest;
2. The special character of the landscape and townscape in the corridor is protected or improved;
3. Views both within and from the corridor which contribute to this special character are protected or improved;
4. Where appropriate, public access is provided to and along the River and the Navigations.
5. The Nature Conservation value of the site is protected or improved".

6.16 The National Trust has produced a planning guidance document to guide development along the River Wey Navigations. This also includes maps of the

extent of the area within National Trust ownership³. A map showing the Wey and Godalming Navigations Conservation Area is included at Appendix C of this Plan.

- 6.17 The River Wey and its environs are also identified as a Biodiversity Opportunity Area (BOA) and Guildford Local Plan Policy ID4: 'Green and blue infrastructure' says that the Borough Council will conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, particularly within and adjacent to BOAs. It also commits to producing a Green and Blue Infrastructure Supplementary Planning Document (SPD) which will include how net gains and BOA objectives can be achieved. The NPPF paragraph 170 states that "planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". During the lifetime of this Plan the achievement of net biodiversity gain from developments is likely to become a statutory requirement which will include metrics for calculating such gains and strategies for investment in local and strategic habitats where such gains cannot be achieved on-site. Meanwhile all opportunities should be taken to achieve net biodiversity gains from development, ranging from small initiatives such as the provision of green roofs and bat and bird boxes for smaller developments to significant enhancements and creation of new habitats for larger developments.



³ This document can be downloaded as a PDF from <https://guildford.inconsult.uk/gf2.ti/af/1107458/243228/PDF/-/10886005%201%20riverweynavigationsplanningguidancepdf.pdf>

Policy Send 4 – Green and Blue Infrastructure

Proposals for development within Send Parish that comply with other Development Plan policies will be supported provided that:

- a) they protect the countryside setting of the settlements of Send, Send Marsh and Burnt Common;**
- b) wherever possible they include the provision and enhancement of green and blue infrastructure within Send Parish, including wildlife habitats and corridors, proportionate to the scale of development; and**
- c) they seek to achieve net biodiversity gain proportionate to the scale of development and, where appropriate, they contribute to meeting the objectives of the River Wey Biodiversity Opportunity Area.**

Proposals to promote greater use of the River Wey or Wey Navigation as a leisure and recreational resource, and other development proposals within the vicinity of either watercourse, will only be supported if they do not harm local biodiversity or water quality.

- 6.18 As part of its evidence gathering work, the Send Neighbourhood Development Plan Working Group has produced a Local Green Spaces Report which identifies a range of open green spaces that are valued by the community and which it wishes to enhance and protect for future generations to enjoy. Some of these open green spaces are important for leisure and recreation, providing play areas for the younger children as well as for organised parish activities. Some of these spaces have historical significance and others are simply areas of green space with grass and trees providing important corridors and habitat for wildlife as well as supporting and improving biodiversity of the local wildlife. All contribute to the beautiful green character of the Parish and visually enhance the built-up areas.
- 6.19 The supporting text to Policy ID4: 'Green and blue infrastructure' identifies that Neighbourhood plans may also bring forward neighbourhood level green infrastructure policies, particularly through the use of local knowledge to identify suitable Local Green Space. Paragraphs 99-101 of the National Planning Policy Framework set out what a Local Green Space is and the criteria that it must meet. It states:

"99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic*

- significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) *local in character and is not an extensive tract of land.*

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts".



Policy Send 5 – Local Green Space

The following locations are allocated as Local Green Spaces, as shown on the Policies Map:

1. The area around the Scout Hut off Sanger Drive
2. Sandfields Green & Playground
3. Heathfield Nature Area - off Sanger Drive
4. Bush Lane Woods, Send Hill
5. Send Lakes (fishing lakes) off Potters Lane
6. Land by Heath Drive near Wey Navigation
7. Allotments Polesden Lane.

Development in the designated Local Green Spaces should be managed in a manner compatible with their designation.

Facilities

- 6.20 The community facilities within Send Parish are vital to support the quality of life of residents and reduce the need to travel to other areas. Paragraph 92 of the National Planning Policy Framework states that, to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- “a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
 - b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
 - c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs...”*
- 6.21 Similarly Guildford Local Plan Policy E5: 'Rural economy' supports the retention and development of accessible local services and community facilities in the inset and identified villages such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, which respect the character of the countryside. The following community facilities are considered to be of particular importance to Send Parish:
- **St Marys C of E Church and Send Evangelical Church** – The two churches bring many benefits to the community in terms of spiritual and humanitarian support for all ages as well as organising events throughout the year.
 - **The Saddlers Arms & The New Inn** - Often both Public Houses are frequented by locals and non-villagers alike and both have great history being long established.
 - **Lancaster Hall** - Numerous classes and activities are held here, including parties, fitness and SADS.
 - **Scout Hut** - Hosting several groups the scout hut is a hidden gem, teaching the youth of today the learning skills of life.
 - **Fishing Lakes** - Not only enjoyed by many a keen fisherman/woman, the fishing lake perimeter benefits from dog walkers and people just strolling around the area and enjoying the outdoors as well as supporting numerous types of wildlife.
 - **Church Rooms** - Both the Church Rooms and Lancaster Hall benefit from being pretty much fully booked during the evenings all week.
 - **Recreation Grounds** - Often frequented by many sports clubs including a well-established youth football club with 6 teams, Send Rec also hosts several events throughout the year including the May Fair. The summer months also attract a large number of local families to the play areas.
 - **Pavilion on the recreation ground** - A great meeting place and with plans to renovate, the pavilion should attract more activities in the future.

- **Send Primary School** - As well as recently having an extension, Send Primary School is a great asset to the village, with a good teaching standard. It is attracting more and more people to the village.
- **The Villages Medical Centre** - A great benefit to the village as located so centrally, reasonable appointment, waiting times and has the advantage of local people not having to travel further afield to see a doctor.
- **Cemetery** – The cemetery offers residents reassurance of a peaceful final resting place which can be difficult to find elsewhere in the Borough.
- **Send Ex-servicemen's and Social Club** – This is a welcoming members club where many residents socialise and a number of events are organised.
- **Wey Navigation, Broadmeads and Footpaths** – The Navigation is not only enjoyed by many a keen fisherman/woman but the towpath and footpaths across the Broadmeads and throughout the Parish benefit dog walkers, parishioners, joggers and cyclists keep fit and enjoy the outdoors.
- **Sandmore Hall** – The hall at Sandmore is a community facility which is run by GBC and can be hired out.
- **Cricket ground at Sendholme, Potters lane** - The cricket ground is on private land but the club has been using it as a facility for a while now and the landowner has been supportive of it being held there. The cricket club is an organisation advertising for members at this venue.
- **St Bedes (Old School Site)** - The St Bedes site of the old school is an open green area in the centre of the settlement of Send owned by the Diocese, adjacent to the existing primary school. It is considered to be an important area of open land for the parish. As part of planning application 16/P/00033 to relocate St Bedes School, Send Primary School were asked to make their School and Playing fields available to the Community. Condition 12 of the decision notice stated that "Before the demolition of St Bedes, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority". This condition was discharged on the 21st October 2016 and Guildford Borough Council confirmed that it has received the necessary community user agreement.



Policy Send 6 – Supporting Community Facilities

Proposals for the provision of new community facilities that provide for everyday needs within Send Parish will be supported. Proposals that would result in the loss of existing community facilities will only be acceptable if evidence is provided that the facility is no longer needed by the community or it would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or if evidence is provided that the current facility is unviable and there has been an active and comprehensive marketing of the site for its current use for a continuous period of at least 12 months prior to submission of a planning application.

The following community facilities are of particular importance to Send and are identified on the Proposals Map:

1. Send Evangelical Church
2. The New Inn
3. Lancaster Hall
4. Scout Hut
5. Fishing Lakes
6. Church Rooms
7. Recreation Grounds
8. Pavilion on the recreation ground
9. Send Primary School
10. The Villages Medical Centre
11. The Saddlers Arms
12. St Marys C of E Church
13. Cemetery
14. Send Ex-servicemen's and Social Club
15. Wey Navigation, Broadmeads and Footpaths
16. Sandmore Hall
17. Cricket Ground at Sendholme.
18. St Bedes (Old School Site)

Transport and Travel

- 6.22 Concerns about the volume of traffic, vehicle speeds, congestion and inappropriate parking were consistently raised by Send residents during the previous consultations. Most of these issues are matters for Surrey County Council as the local highways authority and are outside the remit of the Neighbourhood Development Plan. However, transport issues can be considered where they relate to proposals that require planning permission. Guildford Local Plan Policy ID3: 'Sustainable transport for new developments' sets out requirements for new developments to contribute to the delivery of an integrated, accessible and safe transport system, maximising the use of the sustainable transport modes of walking, cycling and the use of public and community transport.



Policy Send 7 – Supporting sustainable transport

Proposals that enhance sustainable and accessible transport opportunities and help address the transport issues within Send Parish will be supported. Examples of these could include:

- a) The provision or improvement of public transport facilities;**
- b) The provision or improvement of public footpaths and cycle ways;**
- c) The provision of electric charging points at publicly accessible locations or within developments; and**
- d) The provision of park and ride facilities for local stations.**

- 6.23 Guildford Local Plan Policy ID3: 'Sustainable transport for new developments' also requires new development to provide off-street vehicle parking such that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users. Surrey County Council published 'Vehicular and Cycle Parking Guidance' in January 2018. This includes detailed parking standards for all different types of development but expresses these as 'Maximum Vehicular Parking Levels'. Given the high levels of vehicle ownership within Send shown in the 2011 Census and the public survey and the very significant challenges with the volume of traffic using the roads, it is considered that these standards should be applied as a minimum in Send Parish.
- 6.24 At the time of writing Guildford Borough Council was in the process of drafting a new parking SPD. The standards in this SPD will – upon adoption by the Council – supersede those in the Guildford Development Framework Vehicle Parking Standards SPD adopted in September 2006. Adopted neighbourhood plan policies for local parking standards will, however, have primacy over the SPD.

Policy Send 8 – Car parking provision

Proposals will only be supported where they provide off-street vehicle parking such that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users. This provision will apply the standards set out in the Surrey County Council 'Vehicular and Cycle Parking Guidance' as a minimum.

Other Infrastructure

- 6.25 Policy ID1: Infrastructure and delivery of the Guildford Local Plan states in criteria (1) "Infrastructure necessary to support new development will be provided and available when first needed to serve the development's occupants and users and/or to mitigate its otherwise adverse material impacts. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure".
- 6.26 As set out in the Guildford Local Plan, the allocations proposed for Send Parish will be accompanied by new infrastructure, the most significant of which is the allocation of land for new slip roads to and from A3 at Send Marsh/ Burnt Common. This will provide a new northbound onslip to the A3 trunk road from A247 Clandon Road and a new southbound offslip from the A3 trunk road to A247 Clandon Road (allocation A42). Other identified infrastructure improvements associated with the allocations are:
- Green corridors and linkages to habitats outside of the sites
 - Reducing flood risk on site and elsewhere
 - Encouraging connections with services and facilities in the village
 - Improving bus frequency to encourage travel by sustainable modes of transport.
- 6.27 The above allocations and other windfall development may also result in financial infrastructure contributions, either through Section 106 agreements or via Community Infrastructure Levy. Once Guildford Borough Council has a Community Infrastructure Levy in place at least 25% of this levy will be paid to Send Parish Council. The rate of CIL Levy will be determined by the CIL Charging Schedule which will be adopted by the Borough Council after independent examination by the Planning Inspectorate.
- 6.28 Having considered community feedback on the Send Neighbourhood Development Plan the Send Parish Council have identified a number of infrastructure initiatives which could be evaluated and implemented should funding be made available. These initiatives are identified in Appendix B.

7.0 Non-Statutory Community Aspirations

Introduction

- 7.1 This section sets out Non Statutory Community Aspirations. These aspirations do not form part of the development and land use policies in the Neighbourhood Development Plan. Rather they will inform an Action Plan to be prepared and implemented alongside the Plan. This will include projects identified during the process that residents consider should be addressed. The actions in this Action Plan, together with the policies set out in the previous section of the Neighbourhood Development Plan, will guide residents and other stakeholders on how the community seeks to plan for and deliver upon its issues and objectives. This Section summarises recommendations for the Action Plan.

Housing

- 7.2 Guildford Local Plan Policy H3: 'Rural exception homes' allows for small scale affordable housing developments in the Green Belt to meet identified local affordable housing needs subject to a number of criteria including that the affordable homes are all secured in perpetuity. Because Send is not categorised as a 'rural area' under the (Designated Rural Areas in the South East) Order 1997, affordable housing in this parish is not exempt from the right to acquire or right to enfranchise, and therefore cannot automatically be secured in perpetuity through the legislation. In order for a rural exception scheme to be granted planning approval in Send, the housing provider will have to demonstrate that mechanisms are in place to ensure that the properties remain as affordable housing in perpetuity, for example being held in a Community Land Trust and let on terms which would not allow the freehold to be acquired by the resident and/or sold on the open market.
- 7.3 Given the current low provision of affordable housing in the parish compared to the rest of Guildford Borough, the Parish Council proposes to support the investigation of options for Community Led Housing such as setting up a Community Land Trust in consultation with the Borough Council's housing team. The priority for such homes would be the provision of affordable homes for social rent.

Community Aspiration 1 – Community Led Housing

To support the investigation of options for Community Led Housing in consultation with the Borough Council's housing team, including the option of setting up a Community Land Trust.

Transport and Travel

- 7.4 As noted in paragraph 6.20 there are significant community concerns in Send about the volume of traffic, vehicle speeds, congestion and inappropriate parking, and poor public transport links. Most of these issues are matters for Surrey County Council as the Local Transport Authority and the bus and rail operators. However, the Parish Council can take a leadership role in lobbying these bodies on behalf of its residents.

Community Aspiration 2 – Improvements to transport in Send

The Parish Council will seek to represent residents' concerns about transport issues in Send by doing the following:

- **lobbying the County Council and train and bus providers for the retention and provision of good public transport services and facilities;**
- **lobbying the Local Transport Authority to provide improved facilities for pedestrians and cyclists;**
- **lobbying the Local Transport Authority for measures to reduce traffic speed and congestion; and**
- **engaging with the Council's transport planners to see whether there are opportunities to identify further sustainable transport schemes and improve air quality.**

Environment

- 7.5 The natural green and blue spaces within the Parish of Send are highly valued by residents and key to its attractiveness as a place to live in and visit. However, enjoyment of these spaces can be marred by poor maintenance and litter. Without wishing to detract from the responsibilities of landowners, community involvement in maintaining open space can contribute to the health and well-being of individuals and community cohesion. It is therefore considered appropriate to encourage such volunteer activities.

Community Aspiration 3 – Voluntary involvement in maintaining green and blue spaces

To encourage local volunteer groups to assist with the maintenance of the natural green and blue spaces and corridors including litter picking.

Community Facilities

- 7.6 The community facilities listed in Policy Send 6 as being valued by the local community can also receive some additional protection by being registered as Assets of Community Value by Guildford Borough Council. Such registration offers the Community the ability to bid to purchase the facility if an owner wishes to dispose of it in the future. Applications are handled by

the planning policy team and there will need to be engagement with this team before submitting in order to ensure that they include the required information and meet the legal criteria for such assets.

Community Aspiration 4 – Registering Assets of Community Value

To submit applications to Guildford Borough Council to register the facilities listed in Policy Send 6 as Assets of Community Value where they meet the qualifying criteria.

Local Heritage

- 7.8 There are a number of buildings and other structures within Send Parish that are of heritage interest but are currently unlisted by Historic England. Some could be assessed to see if they meet the national listing criteria. However, even if they do not meet these criteria, they may still be of local value and merit identifying on the local list held by Guildford Borough Council. Such recognition would allow their status to be taken into account when making decisions about the development of the area.

Community Aspiration 5 – Local Heritage

To encourage local community groups with an interest in heritage to draw up an inventory of historic buildings and other structures that may be worthy of either national listing or local listing, and to submit this inventory to Historic England and/or Guildford Borough Council as appropriate for assessment.

8.0 Delivery Plan

Introduction

- 8.1 The Send Neighbourhood Development Plan will be implemented through a combination of Guildford Borough Council's consideration and determination of planning applications for development in the parish and through public and private investment into a series of infrastructure projects contained in the plan. The community aspirations set out in Chapter 7 will inform an Action Plan which will be implemented by Send Parish Council working in the lead in partnership with other relevant bodies.

Development Management

- 8.2 Most of the policies contained in the Neighbourhood Development Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.
- 8.3 Whilst Guildford Borough Council will be responsible for determining planning applications for development within Send Parish, in line with their Local Plan and the Send Neighbourhood Development Plan, the Parish Council will use the Send Neighbourhood Development Plan to frame its representations on submitted planning applications. It will also work with the authorities to monitor the progress of sites coming forward for development.

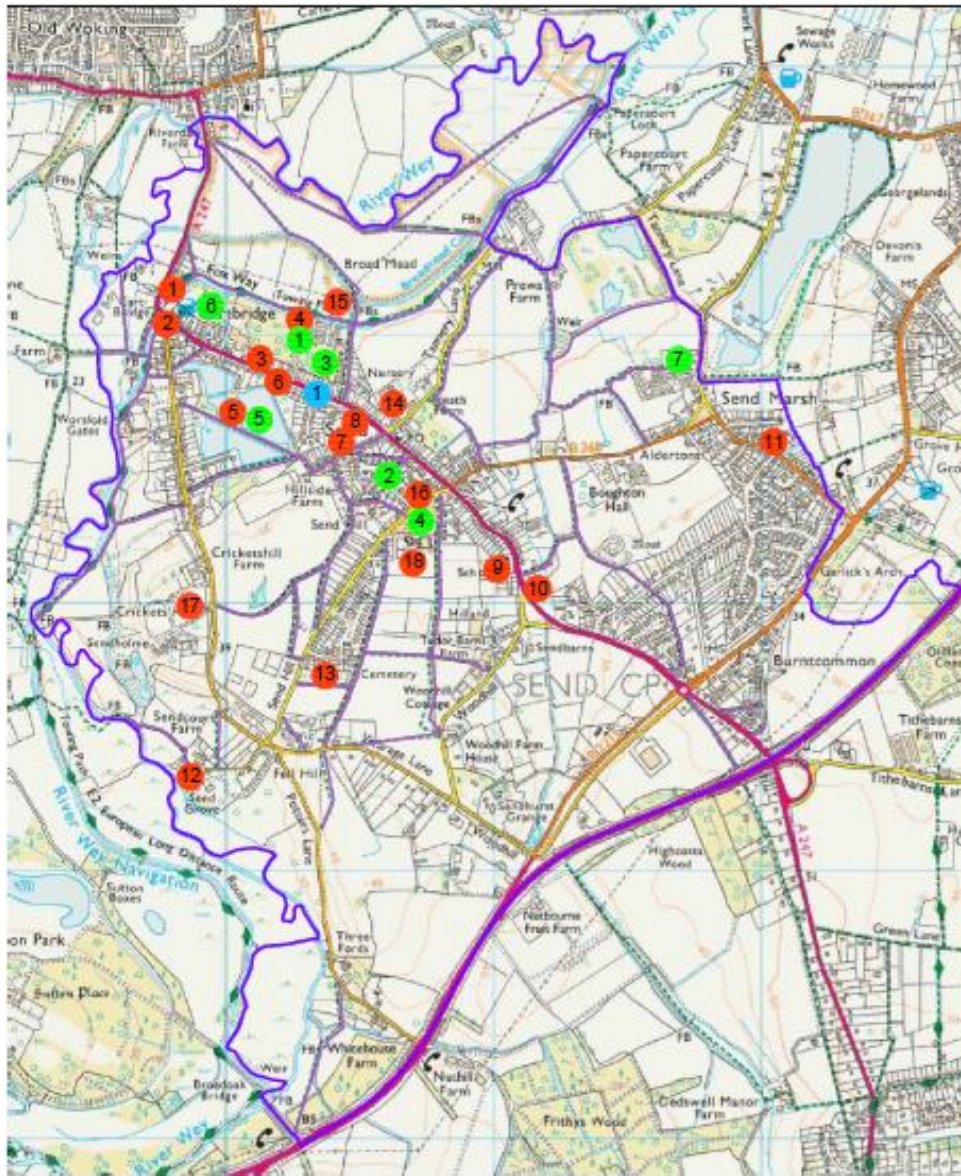
Infrastructure Projects

- 8.4 Once the Community Infrastructure Levy has largely replaced the pooling of S106 agreement financial contributions and is charged on qualifying residential and commercial development, at least 25% of the levy collected by Guildford Borough Council from development in the Parish of Send will be transferred to the Parish Council once it has made a Neighbourhood Development Plan. The Action Plan referred to in Chapter 7 above and the List of Infrastructure Projects in Appendix B will be used to inform the Infrastructure Delivery Plans of Guildford Borough Council and to guide Send Parish Council's own expenditure of its proportion of the Community Infrastructure Levy.

Monitoring and Review of the Neighbourhood Plan

- 8.5 Changes in the local planning context, such as a review of the Guildford Local Plan, could result in the Neighbourhood Development Plan needing to be reviewed. This will be monitored by Send Parish Council in consultation with Guildford Borough Council.

Appendix A Policies Map



Parish Boundary

Local Centres

Send Local Centre

Local Green Spaces

The area around the Scout Hut
Area approx. 0.12 hectares

Sandfields Green & Playground
Area approx. 0.18 hectares

Heathfield Nature Area - off Sanger Drive
Area approx. 1.67 hectares

Bush Lane Woods Send Hill
Area approx. 1.17 hectares

Send Lakes (fishing lakes) off Potters Lane
Area approx. 10.99 hectares

Land by Heath Drive near Wey Navigation
Area 0.8 hectares

Allotments Polesden Lane
Area approx. 0.87 hectares

Community Facilities

Send Evangelical Church

The New Inn

Lancaster Hall

Scout Hut

Fishing Lakes

Church Rooms

Recreation Grounds

Pavilion on the Recreation Ground

Send Primary School

The Villages Medical Centre

The Saddlers Arms

St Marys C of E Church

Cemetery

Send Ex-Servicemen's & Social Club

Wey Navigation, Broadmeads & Footpaths

Sandmore Hall

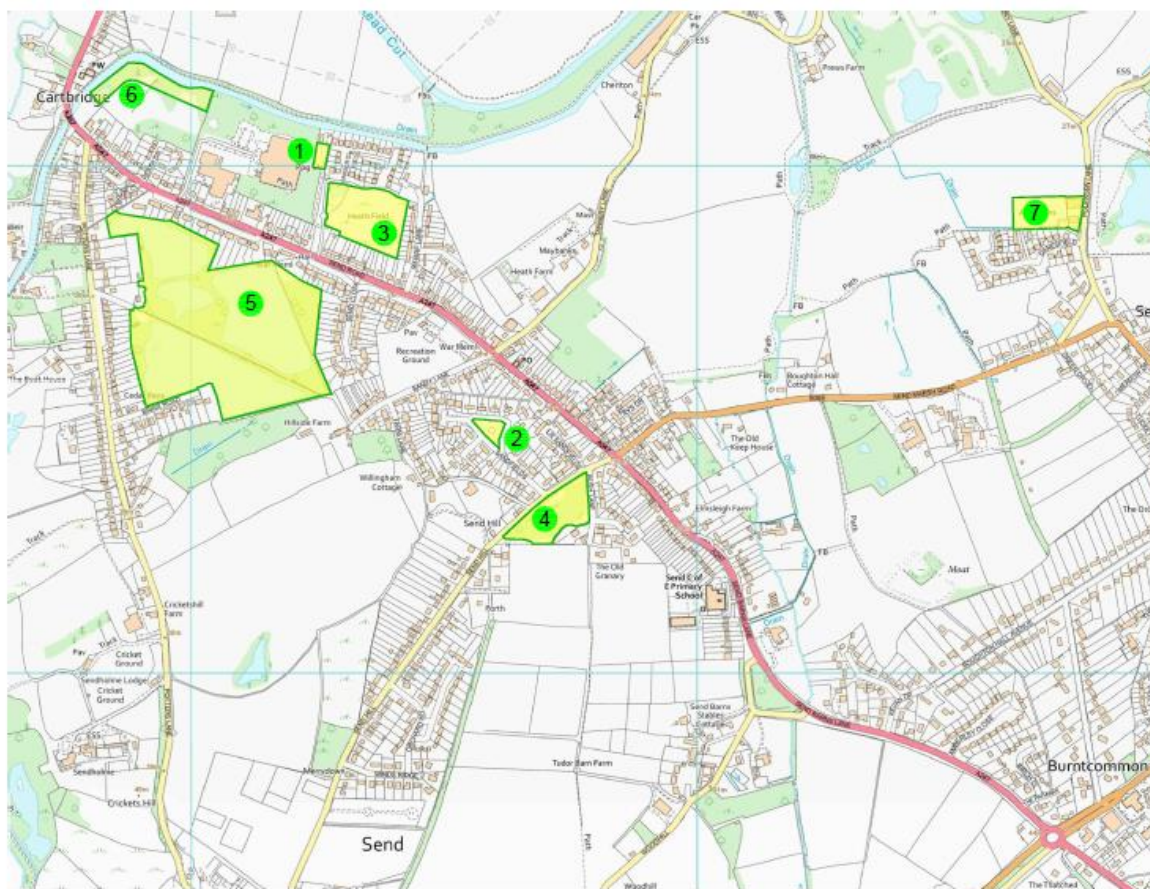
Cricket Ground

St Bede's (Old School Site)

Policy Send 3 – Supporting the Local Economy



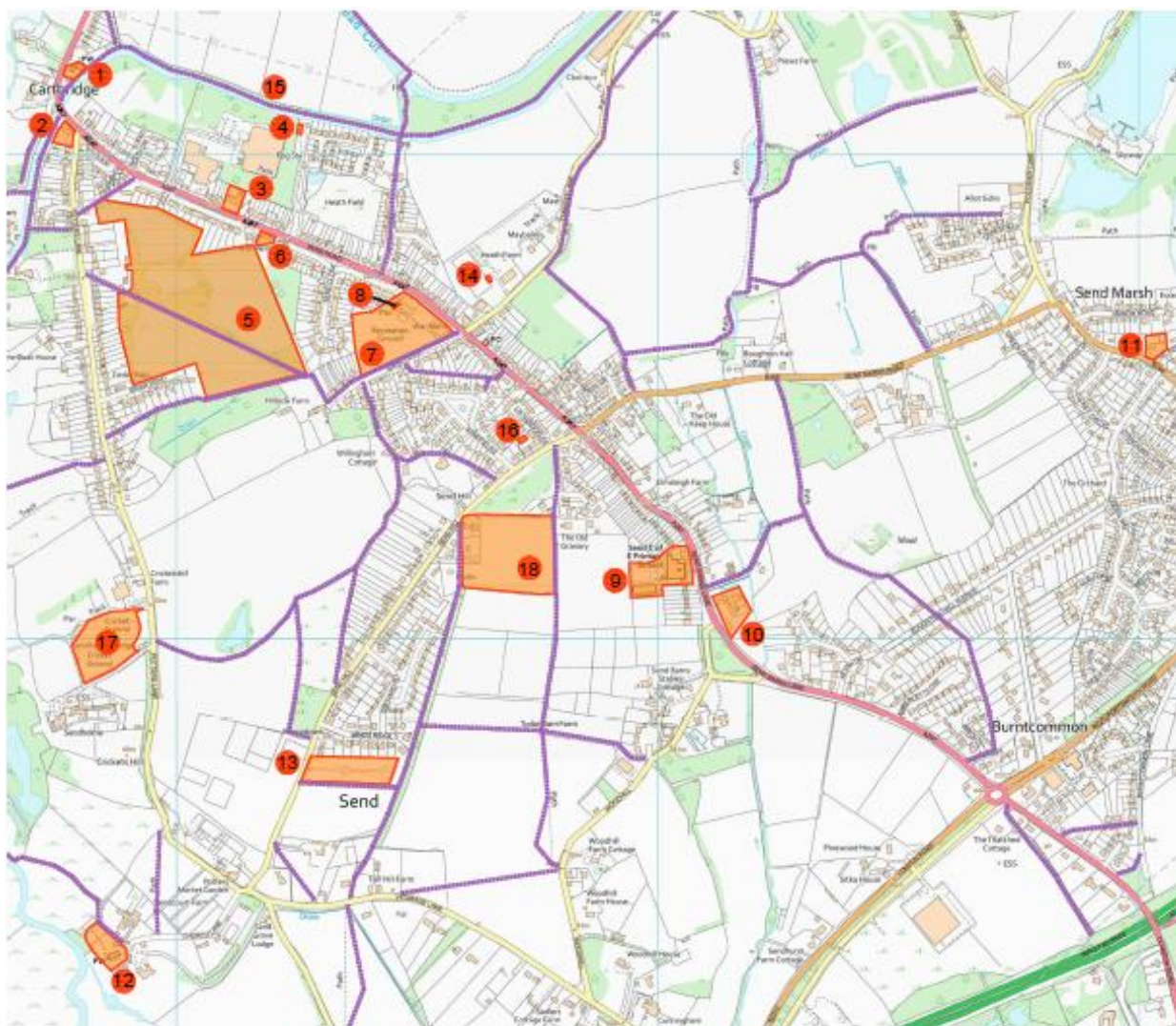
Policy 5 – Local Green Spaces



Local Green Spaces

- 1** The area around the Scout Hut
Area approx. 0.12 hectares
- 2** Sandfields Green & Playground
Area approx. 0.18 hectares
- 3** Heathfield Nature Area - off Sanger Drive
Area approx. 1.67 hectares
- 4** Bush Lane Woods Send Hill
Area approx. 1.17 hectares
- 5** Send Lakes (fishing lakes) off Potters Lane
Area approx. 10.99 hectares
- 6** Land by Heath Drive near Wey Navigation
Area 0.8 hectares
- 7** Allotments Polesden Lane
Area approx. 0.87 hectares

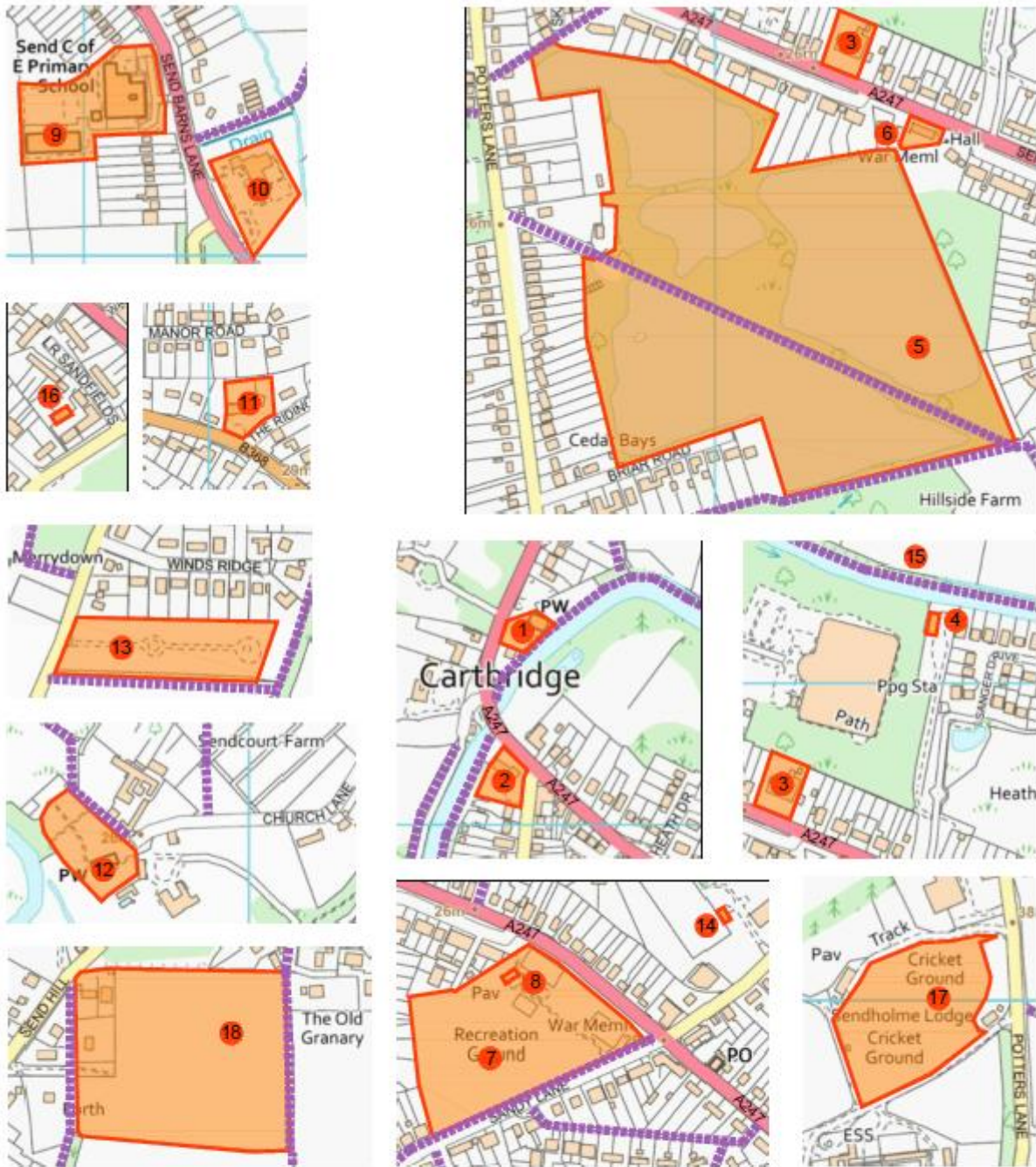
Policy Send 6 – Supporting Community Facilities



Community Facilities

- | | |
|--|--|
| 1 Send Evangelical Church | 10 The Villages Medical Centre |
| 2 The New Inn | 11 The Saddlers Arms |
| 3 Lancaster Hall | 12 St Marys C of E Church |
| 4 Scout Hut | 13 Cemetery |
| 5 Fishing Lakes | 14 Send Ex-Servicemen's & Social Club |
| 6 Church Rooms | 15 Way Navigation, Broadmeads & Footpaths |
| 7 Recreation Grounds | 16 Sandmore Hall |
| 8 Pavilion on the Recreation Ground | 17 Cricket Ground |
| 9 Send Primary School | 18 St Bede's (Old School Site) |

Policy Send 6 – Supporting Community Facilities (detailed)



- | | | | |
|----------------------------------|--|--|--|
| 1 Send Evangelical Church | 6 Church Rooms | 11 The Saddlers Arms | 15 Wey Navigation, Broadmeads & Footpaths |
| 2 The New Inn | 7 Recreation Grounds | 12 St Marys C of E Church | 16 Sandmore Hall |
| 3 Lancaster Hall | 8 Pavilion on the Recreation Ground | 13 Cemetery | 17 Cricket Ground |
| 4 Scout Hut | 9 Send Primary School | 14 Send Ex-Servicemen's & Social Club | 18 St Bede's (Old School Site) |
| 5 Fishing Lakes | 10 The Villages Medical Centre | | |

Appendix B – List of Infrastructure Projects

Priorities for Investment in Send Parish

It is anticipated that as a consequence of a number of proposed developments in Send Parish, infrastructure contributions will be received from developers, either through Section 106 agreements or via Community Infrastructure Levy. Once Guildford Borough Council has a Community Infrastructure Levy in place at least 25% of this levy will be paid to Send Parish Council. The rate of CIL will be determined by the CIL Charging Schedule which will be adopted by the Borough Council after independent examination by the Planning Inspectorate.

Having considered community feedback on the Send Neighbourhood Development Plan Send Parish Council have identified a number of infrastructure initiatives which could be evaluated and implemented should funding be made available. These initiatives are identified below:

- Refurbishment and improvements to the Lancaster Hall to ensure that the facility continues to meet the needs of the growing and changing community;
- Creation and improvement of public open spaces, including the Recreation Ground, to meet the leisure and exercise needs of the community and visitors;
- Provision of a new pavilion at the Recreation Ground to meet increased community need for improved sport and leisure activities;
- Support development of and movement to improved sustainable transport to reduce air pollution. This may include new cycle ways and footpaths and the provision of car electricity charging points;
- Provision of additional public car parking;
- Support the conservation of the River Wey and Navigation;
- Contribute to community services e.g. The Village Medical Centre and our school, to fund expansion projects needed to meet the growing needs in Send Parish.

This list may be added to as the needs from new development arise.

Appendix C Map of the Wey and Godalming Navigations Conservation Area and Corridor of the River Wey (extent within Send Parish)

