

BRAMLEY NEIGHBOURHOOD PLAN 2017 - 2032 CONSULTATION STATEMENT



BRAMLEY

Neighbourhood Plan

CONSULTATION STATEMENT

Borough: Waverley
County: Surrey
Plan Period: 2017 to 2032
Qualifying Body: Bramley Parish Council
Version: 9
Date: 12th January 2021

TABLE OF CONTENTS

1	Executive Summary	1
2	Introduction.....	2
3	Consultation Statement.....	4
4	Bramley Facts.....	5
5	Organisation, Structure and Set-Up of the Neighbourhood Plan	6
6	Methodology	7
7	Regulation 14 Consultation	9
8	Representation, Themes and Actions (Regulation 14).....	11
9	Conclusion.....	17
10	Commenters and Contributors	18
11	Appendix 1 - Consultation Activity	22
12	Appendix 2 – 2010 Parish Plan Survey to all Residents	107
13	Appendix 3 – Bramley Update February 2017 announcing Parish Council intention to produce Neighbourhood Plan for Bramley	110
14	Appendix 4 – Bramley Parish Council request to Waverley Borough Council to designate Neighbourhood Plan Area	111
15	Appendix 5 – Call For Sites letter and map issued by WBC in March 2017 as part of Local Plan Part 2 and in support of the Neighbourhood Plan.....	112
16	Appendix 6 – Bramley Housing Needs Survey produced by Surrey Community Action.....	114
17	Appendix 7 – Regulation 7 letter from Waverley Borough Council	117
18	Appendix 8 - 2017 Newsletter to all Residents to encourage attendance at Drop-In Session	118
19	Appendix 9 – Poster to advertise July 2017 Drop-In Session	120
20	Appendix 10 – Flyer to advertise October 2017 Drop-In Session.....	121
21	Appendix 9 – Settlement Boundary Review letter to Waverley Borough Council..	122
22	Appendix 10 – Future of the Downs Link Survey.....	123
23	Appendix 11 - Letter to Residents and Stakeholders to announce Regulation 14 Consultation Period	124
24	Appendix 12 - Regulation 14 Statutory and Business Consultees	125
25	Appendix 13 - Regulation 14 Drop-In Sessions – Poster for Noticeboards	127
26	Appendix 14 - Regulation 14 Drop-In Sessions – Presentation used to inform Residents and Attendees	128
27	Appendix 15 – Bramley Parish Council webpage dedicated to the Neighbourhood Plan.....	130
28	Appendix 16 – Responses to Mrs Sixsmith and Ms Skelly / Mr Free on comments received during Regulation 14 Consultation	132

1 EXECUTIVE SUMMARY

- 1.1 This consultation statement should be used and read alongside the submitted Bramley Neighbourhood Plan documents (the Plan).
- 1.2 The Plan has been 'made' and developed with the full engagement of our residents and stakeholders. In our opinion it meets both the spirit and intent of the Neighbourhood Planning Regulations 2012 which sets out that a parish should consult with the community and include a consultation statement (Regulation 15 part 2) on submitting its Neighbourhood plan for independent examination.
- 1.3 Throughout the Plan development we have sought guidance from local experts including Waverley Borough Council officers and used best practise to guide us in a step by step process as follows:
 - 1.3.1 We publicised our proposal to make a Neighbourhood Plan and regularly updated our community, residents and stakeholders using a variety of communication and engagement events, including drop-in sessions, face to face meetings and social media.
 - 1.3.2 We carried out a number of surveys, gathered feedback and consulted with our community to help develop and improve our plan.
 - 1.3.3 We identified local stakeholders and landowners then engaged and consulted with them on the key policies and sites evaluated, rejected or allocated within the Plan.
 - 1.3.4 We have evaluated every comment received through the Regulation 14 consultation process and responded to each contributor. Please refer to Regulation 14 Consultation Spreadsheet attached at Appendix 5.

2 INTRODUCTION

- 2.1 The contents of the Bramley Neighbourhood Plan have been prepared by the Bramley Parish Council (BPC) with the support of the Bramley Neighbourhood Plan Steering Group (BNPSG), which has been led by members of Bramley Parish Council and has included Bramley residents. It is intended to cover the plan period 2017-2032.
- 2.2 Our goal was to develop a community-led plan through proportionate and effective consultation and engagement between our residents and communities, local organisations, businesses, infrastructure providers and statutory consultees.
- 2.3 The Plan establishes a vision of the future of the Parish and sets out how that vision will be realised through planning and controlling land use and development change.
- 2.4 The Neighbourhood Planning Regulations 2012 sets out that a parish should include a consultation statement (Regulation 15 part 2) as part of its submission.
- 2.5 The Bramley Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 (as amended) and Directive 2001/42/EC on Strategic Environmental Assessment.
- 2.6 With consideration given to the National Planning Policy Framework (NPPF) and the Waverley Local Plan key policies, Bramley Parish Council and the BNPSG brought together residents, landowners and stakeholders with a view to developing a Neighbourhood Plan as defined by the Neighbourhood Planning (General) Regulations 2012.
- 2.7 The Plan is a new type of planning document prepared by BPC as the Qualifying Body on behalf of its residents. It is a legal planning policy document. Once it has been inspected and approved by Waverley Borough Council (WBC) and an independent examiner, it will be presented for confirmation by public referendum. It then forms part of the statutory development plan. In this regard it must be used by the local planning authority in assessing planning applications and should inform applicants as they prepare planning application for submission to the local planning authority.
- 2.8 This Plan will be examined by an independent examiner who will assess whether it meets the 'basic conditions'. Matters relating to this have been addressed in a separate Basic Conditions Statement submitted alongside this Consultation Statement. Following this examination, it must be approved by a simple majority of votes (i.e. over 50% of those voting) in a local referendum before it can be 'made' and therefore form part of the statutory development plan.

- 2.9 Implementation of the plan will deliver the minimum Waverley Local Plan housing allocation for Bramley of 90 new units over the life of their plan between 2013 to 2032.
- 2.10 Of the target of 90 homes, 87 are already built or approved, a further 8 are allocated at the Destination Triumph site and 8 are allocated at the Coleman's Yard site. On average in the period prior to this plan, over 3 units per annum were achieved from windfall sites (i.e. conversions or individual or small applications). In the period from 2020 to 2032, an additional 30+ units could therefore be achieved.
- 2.11 In addition, if brownfield status for Smithbrook Kilns is confirmed, there is a longer term potential for a further 24 units.

3 CONSULTATION STATEMENT

- 3.1 This Consultation Statement relates to the Submission Draft (Regulation 15) Bramley Neighbourhood Plan and has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended). Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement means a document which:
- 3.1.1 Is community-led with extensive engagement and consultation with residents and key stakeholders.
 - 3.1.2 Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
 - 3.1.3 Explains how they were consulted (including the methods of consultation used).
 - 3.1.4 Summarises the main issues and concerns raised by the persons consulted.
 - 3.1.5 Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

4 BRAMLEY FACTS

- 4.1 Bramley is a civil parish in the north-east of Waverley Borough in Surrey. Almost entirely washed over by Green Belt, Bramley is also in the Surrey Hills Area of Outstanding Natural Beauty (AONB) other than along its eastern edge. It has extensive deciduous and ancient woodland, and a long section of the decommissioned Wey and Arun Canal runs through it. The Downs Link, a major recreational footpath, cycleway and bridleway, which also serves as the main traffic free route through the principal settlement, is a notable feature.
- 4.2 The population is approximately 3,650. House prices are expensive, even by Surrey standards, averaging £145,907 more than the Waverley and £310,000 more than the south-east averages.
- 4.3 The biggest issue for residents, identified from the 2010 Parish Plan, is the volume, speed and vehicle-size of traffic on the A281 and its B and unclassified, C and D road tributaries. The A281 is the only north-south artery connecting Horsham to Guildford. Bramley is one of the most significant pinch points on this road, which is often congested and has numerous sites which would benefit from safety improvements.

5 ORGANISATION, STRUCTURE AND SET-UP OF THE NEIGHBOURHOOD PLAN

- 5.1 The Bramley Neighbourhood Plan has been prepared through the Bramley Parish Council and the Bramley Neighbourhood Plan Steering Group (BNPSG). During the development of this Plan the community has been involved as widely as possible and the different topic areas reflect matters that are of importance to Bramley Parish, its residents, businesses and community groups.
- 5.2 At its meeting on 19th January 2017, Members of Bramley Parish Council were unanimous that in the interests of the Parish and its residents, it should proceed with an application to the Local Planning Authority (LPA), Waverley Borough Council (WBC), to seek designation of the Neighbourhood Plan area. A formal letter of request was sent to WBC on 2nd March 2017. The Neighbourhood Plan Area was officially designated by WBC in a letter dated 13th April 2017.
- 5.3 The Parish Council formed a Steering Group (BNPSG) in March 2017, comprising Parish Councillors and local residents, to undertake evidence gathering to inform the creation of a Neighbourhood Plan, to make day-to-day decisions on the work required and to report to the Parish Council at each monthly meeting. Final decision-making remained with the Parish Council for resolution at public meetings.
- 5.4 Terms of Reference of the Bramley Neighbourhood Plan Steering Group included:
- 5.4.1 A requirement for reporting to Bramley Parish Council monthly regarding progress and help needed.
- 5.4.2 Recognition that community engagement in the Neighbourhood Planning process is key to its success and should be as open and inclusive as possible.
- 5.4.3 Responsibility for arranging and running opportunities for community and stakeholder engagement.
- 5.4.4 Responsibility for drawing up a Draft Neighbourhood Plan and any revisions as a result of the on-going consultation process.
- 5.5 The BNPSG fulfilled its function on delivery of the Draft Neighbourhood Plan for adoption by the Parish Council as the Qualifying Body.

6 METHODOLOGY

6.1 In July 2017 a public meeting was held in the Bramley Village Hall for residents. It was chaired by the Chairman of the Parish Council. A brief history of the parish was presented as well as information on Neighbourhood Planning and the current progress in preparation of the Neighbourhood Plan. Over 60 residents attended this event. Their input and questions helped shape the creation of the draft Plan and identified the next steps.

6.2 **Open Drop-in Sessions** were held during the development of the Plan. These drop-in sessions confirmed that community concerns raised in previous surveys remained current. These events took place as follows:

- July 2017 60+ residents attended
- October 2017 41 residents attended
- January – February 2019, 5 separate drop-in sessions
Regulation 14 consultation 186 comments received
53 residents attended

6.3 **Information and progress were communicated using electronic media** including the Bramley Update monthly email newsletter, Bramley Village Society Facebook page and direct emails.

6.4 **Paper and electronic surveys** were carried out as follows:

6.4.1 **In 2010, 1,247 households completed a comprehensive insight survey** for the parish covering eleven topics including housing, traffic and infrastructure, environment and local business (the four topics in this Plan). Responses received formed the Bramley Parish Plan. Although 7 years old, the Parish Plan had a multi-year horizon and its findings are still relevant today and have informed this Plan. The key chart from the Parish Plan (figure 1) identified the problems and priorities.

6.4.2 **The Housing Needs Survey**, carried out in May 2017, provided a significant input into the Plan that has helped shape the housing need and mix within the plan, especially the need to shift the balance from 4-5-bedroomed properties towards 1-2-bedroomed units.

6.4.3 **A further survey regarding the Future of the Downs Link** was carried out in December 2017. The feedback provided by residents and stakeholders further informed the Parish Council and steering group on the priorities for the Plan.

6.4.4 In 2017, 2018 and 2019 the Village Fete provided a forum for the Parish Council to inform residents of progress on the plan and to gather their feedback.

6.4.5 Information was regularly made available on the 9 notice boards in the Parish and also within Bramley Community Library.

6.4.6 **Direct posted mail** was posted to all Bramley households to announce the Regulation 14 consultation period.

6.4.7 **Regular face to face meetings** were held with stakeholders, interested parties, landowners and Waverley Borough Council teams.

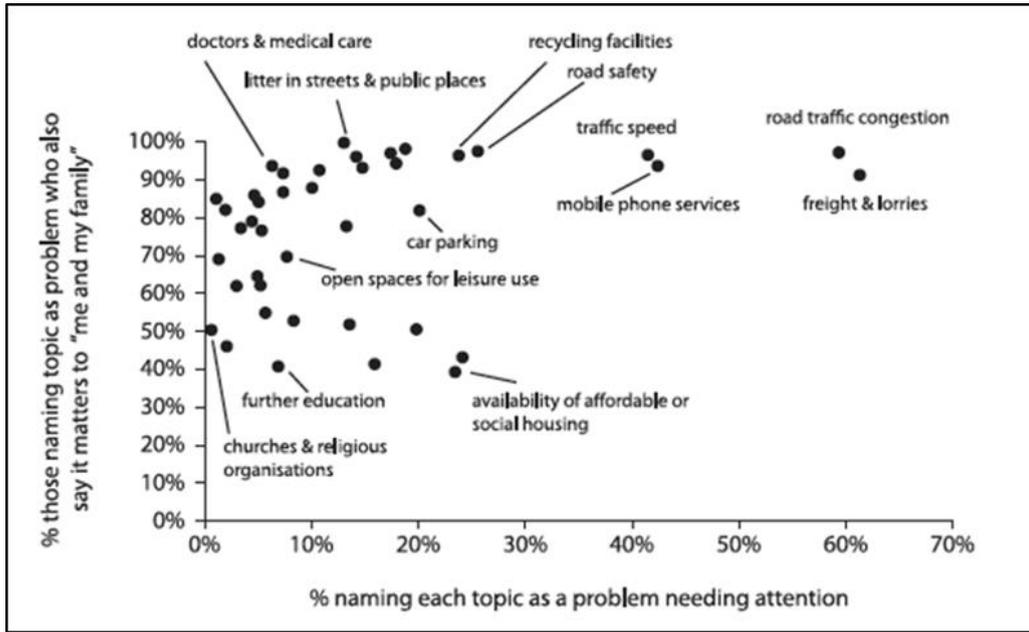


Figure 1. 2010 residents survey for the Parish Plan – summary of responses

7 REGULATION 14 CONSULTATION

- 7.1 As part of the process of finalising the Plan, a statutory consultation period ran from 12th January to 22nd February 2019.
- 7.2 Preceding the commencement of the consultation period in January 2019, the Draft Bramley Neighbourhood Plan and supporting documentation were uploaded onto the Bramley Parish Council website explaining the process and the consultation period.
- 7.3 Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware. A variety of opportunities to submit views and comments were provided.
- 7.4 Open drop-in sessions, led by BNPSG and Council members were publicised widely by post, notice boards and via email as well as in Bramley Update, a monthly email newsletter from the Parish Council.
- 7.5 Additionally, hard copies of the Plan were available, with feedback forms, in Bramley Community Library, the Parish Council office, the Jolly Farmer and the Wheatsheaf public houses, The Nest coffee shop, Bramley Cafe and Bricks restaurant at Smithbrook Kilns.
- 7.6 Bramley Parish Council sent either an email or letter to consultees informing them of the commencement of the consultation period. These included the statutory bodies required to be consulted by Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 (as amended) and organisations within the parish that represent various communities or groups within the Neighbourhood Plan area. A list of those contacted, along with an example letter and email, is available at Appendix 5 – Master Consultation and Regulation 14 spreadsheet.
- 7.7 Contact details and details of how to make representations or comments about the draft Plan were detailed on the Parish Council website to encourage as much engagement as possible. Copies of the Regulation 14 Consultation period poster were also placed on 9 public notice boards throughout the Neighbourhood Plan Area and at Bramley Community Library.
- 7.8 Consultees and residents could submit comments using the following methods:
- 7.8.1 Website: representations could be made via the Parish Council's website by completing an online Neighbourhood Plan feedback form.
- 7.8.2 Send letter and / or form to the Bramley Parish Clerk.
- 7.8.3 Complete a feedback form during the drop-in sessions or at one of the locations as detailed above.
- 7.8.4 Notes were taken of discussions with residents and stakeholders at informal and formal meetings.

7.9 **Over the 6-week consultation period, 186 comments** were received from residents, stakeholders and statutory bodies. Each has been read, evaluated and has received formal responses. These comments, where appropriate, have been considered in drafting our final draft Plan submission (refer to Appendix 5 for comments and actions). In the case of WBC, our local planning authority, we have accepted their advice and / or recommendations in all cases except with regard to the housing mix, where Bramley Parish requirements are driven by its unique housing survey.



Photograph from one of the Regulation 14 drop-in sessions

8 REPRESENTATION, THEMES AND ACTIONS (REGULATION 14)

8.1 Residents and Stakeholders

8.1.1 Refer to Appendix 5 for the detail of all comments and actions against Regulation 14 comments and feedback received.

8.1.2 The main themes arising were as follows:

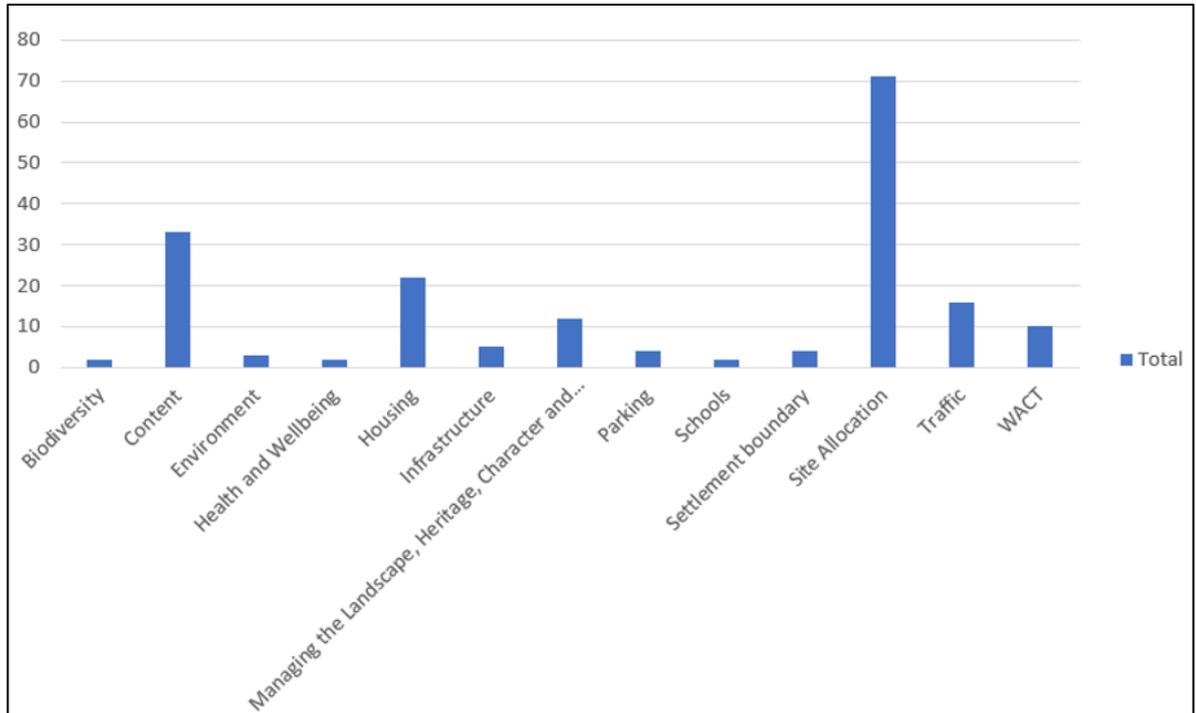


Figure 2 – Main consultation themes

8.2 Summary of the main Regulation 14 themes

8.2.1 During the Regulation 14 consultation period, 186 comments were received from residents, stakeholders and statutory bodies. We have individually replied to each person or organisation who provided feedback and modified and improved the Plan as appropriate.

8.2.2 From the Regulation 14 consultation comments from local residents, it would appear that the principal issue is Site Allocation in which we received 71 comments. However, this assessment is distorted by the fact that 52 comments came from one resident about proposed development on site 791 at Smithbrook Kilns.

8.2.3 The other themes include content improvements, housing, traffic and the A281, heritage and design, Wey & Arun Canal plans, infrastructure, the settlement boundary, environment, parking, health & wellbeing, biodiversity and schools.

Theme	Number of Comments	Key areas
Site Allocation	71	52 comments from one resident on Smithbrook Kilns
Content improvements	33	Majority accepted and built into the Plan
Housing	22	12 comments from one resident around Smithbrook Kilns, housing need and mix, affordability and targeted numbers of homes to be built.
Traffic and the A281	16	Traffic, congestion and safety concerns
Managing the Heritage, Character and Design of the Parish	12	Protecting the rural nature and heritage of the village and its assets.
Wey & Arun Canal	10	Impact of potential canal works and future of the Downs Link bridleway.
Infrastructure	5	Suggestions and input to improve local infrastructure.
Settlement Boundary / Parking	4 each	Improve parking provisions and changes to settlement boundary
Environment	3	Lighting and the Strategic Environmental Assessment (SEA)
Biodiversity, Schools, and Health and Wellbeing	2 each	Support of Infant School, Former School Playing Field retention as site for possible future Infant School expansion and promote green corridors and health facilities

Table 8.1: Summary of the main Regulation 14 themes

8.3 **Site Allocation and Selection (71 comments)**

- 8.3.1 Comments on this section of the Plan were dominated by Smithbrook Kilns (SBK) site 791. Other comments focussed on the Bonfire field as a possible rural exception site.
- 8.3.2 The SBK site is covered in policy BNP-S3 and was mentioned 52 times across all themes, 32 in the Site Allocation section. In particular, WBC was concerned about the allocation of this site given its location outside of the settlement area and within the Green Belt, referring to the text in paragraph 145 of NPPF 2019.
- 8.3.3 WBC question whether the land is previously developed land and, if it is, whether it is capable of accommodating 24 homes whilst still complying with the requirements of the NPPF set out above. If it doesn't meet these requirements, then there would be a need to justify very special circumstances and the Council is unclear what these very special circumstances would be.

8.3.4 Given the complexity of the planning history for this site and the concerns raised, we have consulted with both WBC and the Landowner. The former had recommended that the SBK Trust should seek a Certificate of Lawfulness. WBC also offered to provide an **informal opinion** to BPC which, eventually, re-iterated that their planners could not certify that the land on the site is previously developed land:

“We maintain the view that the evidence does not demonstrate that the land in question is previously developed and therefore as the site lies within the Green Belt, an allocation for housing development on the site is inappropriate.”

8.3.5 The landowner is now seeking legal advice.

8.3.6 7 comments were received from WBC, each of them has been accepted and adopted into the Plan. Their advice on comments received from the Wey & Arun Canal Trust (WACT) on the Downs Link policy BNP-I6 was implemented and the changes accepted by WACT.

8.4 **Content (33 Comments)**

8.4.1 Many helpful comments were received regarding clarification of content and feedback on wording and clarity of the Plan. The majority of these have been accepted and incorporated into the Plan.

8.5 **Housing (22 comments of which 12 are from one resident regarding the SBK site)**

8.5.1 Housing is a concern of residents, including housing mix, affordability for younger people and opportunities for older people to downsize. We believe the Plan and policies within it will guide the creation of an improved mix and allocation for future developments.

8.5.2 12 comments were received in relation to SBK policy BNP-S3.

8.5.3 Comments received from WBC required us to strengthen both the wording and specific content and sections within Housing section of the Plan, including the process and method for calculating housing needs.

8.5.4 A number of residents commented on housing mix and affordable housing. We believe the intent of the Plan and application of its general and housing policies along with enforcement of planning rules will cover these points. For example, BNP-H2 Ensuring the Appropriate Housing Mix.

8.6 **Traffic and the A281 (16 comments)**

8.6.1 The A281 passing through the Village and the impact of traffic on the health and wellbeing of our community has been a long-standing concern for our community and businesses. Although the Plan cannot directly address this important issue, we will continue to consult and drive improvements to the A281 via WBC and Surrey Highways. We address these points in the Infrastructure policies BNP-I1 to I6.

- 8.7 **Managing the Landscape, Heritage, Character and Design of the Parish (12 comments)**
- 8.7.1 The comments in this area were relevant to preserving and conserving the character of the village and surrounding hamlets while protecting our green spaces and heritage assets.
- 8.7.2 Our assessment in the general and specific policies set out within the Plan address these comments for example BNP-G3. Where appropriate the text has been modified as suggested.
- 8.7.3 Some improvements to content and carrying out a Conservation Area Appraisal in the hamlets of Birtley Green and Thorncombe Street are direct actions from these comments.
- 8.8 **Wey and Arun Canal Trust (WACT – 10 comments) and future of the Downs Link**
- 8.8.1 Residents expressed concern regarding the construction of a new section of the canal and potential loss of the Downs Link bridleway at a drop-in session in October 2017 supported by the WACT. As a result, the BPC carried out a survey to find out residents' views on the future of the Downs Link in December 2017 and January 2018. See Appendix 11 of the Plan.
- 8.8.2 Following the comments from the WACT, we discussed them with WBC who advised that policy BNP-I6 Use of the Downs Link through Bramley Village should be modified. The changes incorporated were accepted by WACT.
- 8.9 **Infrastructure (5 comments)**
- 8.9.1 This was a varied section covering access to the village, a potential tram route along the Downs Link and creation of green corridors. Each has been responded to individually.
- 8.10 **Other areas commented**
- 8.10.1 **Settlement Boundary (4 comments)**, covering proposed changes to the boundary which gave rise to improvements to the Plan.
- 8.10.2 **Parking (4 comments)**, covering problems with parking in various parts of the village. We will continue to work with Surrey Highways and ensure new developments comply with parking allocation requirements.
- 8.10.3 **Environment (3 comments)**, regarding the control of lighting and the Strategic Environmental Assessment. We believe the Plan and its policies cover these points.
- 8.10.4 **Biodiversity (2 comments)**, we modified the content of the Plan in response to the comments received.
- 8.10.5 **Schools (2 comments)**, covering pupil numbers which was accepted and built into the Plan and comments from Surrey County Council on future use

of the former school playing field. We are still in discussion with SCC on this point.

8.10.6 **Health and Wellbeing (2 comments)**, covering lack of healthcare facilities in the village and the Golf Club. These points lie outside of the scope of the Plan.

8.11 Please refer to the consultation master spreadsheet to review the actions against each of the other areas commented upon.

8.12 We have taken and treated each comment as important. We discussed and evaluated each point over several steering team meetings and where required updated the Plan.

8.13 **Waverley Borough Council (WBC)**

8.13.1 Members of the BNPSG (including Waverley Borough Councillors) engaged with WBC Planning Officers and other specialists as required throughout the period from March 2017 to August 2019, on a range of topics and issues. Formal meetings are listed at Appendix 1).

8.13.2 Key guidance and advice was provided by WBC on the following:

8.13.2.1 The housing target to be met by the Plan for Bramley parish is 90 houses to be delivered over the life of the Waverley Local Plan 2013 to 2032.

8.13.2.2 The 2016 and 2018 Land Availability Registers to give information on which sites and landowners to be contacted and consulted with regarding site allocations and selection.

8.13.2.3 Policy compliance advice and guidance on changes from NPPF 2012 to the new NPPF 2019.

8.13.2.4 Compliance with WBC Local Plan and mapping to Local Plan Part 1 policies.

8.13.2.5 Specific technical advice on the plan structure and policies.

8.13.2.6 Specific input and guidance on site allocation, for example Land at Smithbrook Kilns and rural exception sites.

8.13.2.7 The Strategic Environmental Assessment (included within the Basic Conditions Statement).

8.13.2.8 WACT comments and the Downs Link policy BNP-I6.

8.14 **Stakeholders**

8.14.1 A master list was compiled of all Consultees, Stakeholders and Landowners inside and outside of the parish. Each was contacted directly by letter with links to the Neighbourhood Plan information published on the Parish Council website where the draft pre-submission Plan and supporting evidence could be viewed. Comments were invited during the 6-week consultation period from 12th January 2019 to 22nd February 2019. Their comments and the responses and actions are detailed at Appendix 5.

8.15 **Landowners**

8.15.1 WBC issued a call for sites letter in March 2017.

8.15.2 Where potential sites have been identified by the Parish Council and Steering group, landowners have been contacted to determine availability of the site and meetings held.

8.15.3 The BNPSG and Parish Council used the 2016 and 2018 Waverley Land Availability registers as key documents in the development of the site allocation study and evaluation found in the Plan.

www.waverley.gov.uk/downloads/file/6013/waverley_land_availability_assessment_2016

www.waverley.gov.uk/downloads/download/2389/land_availability_assessment_laa_may_2018

8.15.4 Some landowners also presented their own sites for evaluation by the Steering group and WBC, and for presentation through the consultation process to parish residents. This includes land at Coleman's Yard and the Destination Triumph site. The Bramley Neighbourhood Plan main report has the full list of sites evaluated and selected.

8.15.5 Where sites have been discounted or taken forward, landowners have been contacted either by letter/email or meetings to advise them of the outcome. Please refer to the Plan and supporting documents for the evaluation process.

8.16 **Statutory bodies and consultation**

8.16.1 With the exception of those issues described above, the statutory consultees have not raised any significant concerns or issues and their comments have prompted helpful improvements to the Plan.

8.16.2 There are issues still outstanding concerning the Former School Playing Field site which will not be resolved prior to submission of the Plan to WBC.

9 CONCLUSION

- 9.1 The Neighbourhood Plan has been subject to extensive consultation over three years and has benefited from wide community support and engagement.
- 9.2 The Neighbourhood Plan has been a standing item on the agenda for full Parish Council meetings since work began, and regular updates on progress have been given. Members of the public have been able to attend and raise any issues and questions and obtain answers from the Parish Council.
- 9.3 Key actions have been advised to parishioners through minutes, reports and updates on the Parish Council website, social media, Bramley Update and Parish Council noticeboards.
- 9.4 The Parish Council website has also been used with a dedicated page being developed to ensure that parishioners, stakeholders and consultees can view all documents and information held in one easy to access area.
- 9.5 In addition, many public events have been held in the Parish through the period. These have always been hosted by members of the Steering group and Parish Councillors giving residents the opportunity to discuss any issues and have their questions answered.
- 9.6 Levels of engagement attending events / completing feedback forms / questionnaires. Engagement with landowners, statutory bodies and WBC has been good, with many helpful comments received that helped shape the Plan.
- 9.7 The surveys sent to all residents enabled BPC and the BNPSG to develop the Plan, highlighting several themes that our residents wanted the Plan to address including the need for a balanced housing mix to support younger residents and those older residents wishing to downsize.
- 9.8 The pre-submission Regulation 14 consultation process has helped to improve our understanding of residents' level of support and detailed concerns regarding the Plan and associated policies.
- 9.9 The response from the formal consultees and residents has been generally positive and has enabled us to revisit and improve some aspects of the Plan.
- 9.10 We can meet the housing number allocated to the Parish and have the opportunity to add further units if the need arises.
- 9.11 The Parish Council wishes to express its thanks to all the people who have worked so hard and given so much time voluntarily to deliver the Plan and ensuring that it has been publicised to as many residents and stakeholders of the Parish as possible. The residents are thanked for their continued involvement and contribution to the development of the Neighbourhood Plan.

10 COMMENTERS AND CONTRIBUTORS

- 10.1 This section lists the people who have provided comments on or contributed to the content of the Plan including people who emailed or attended consultation sessions. They are listed in alphabetical order by last name, together with the primary roles in which they contributed.
- 10.2 This list does not include the names of those responding to the Parish Plan Questionnaire or Housing Needs Survey which provided initial data for the construction of the draft for consultation.

Adams, Kate – as resident
Alais, Steve – as resident
Auger, Paul & Jill – as residents
Barrass, Ian & Catherine – as residents
Bartle-Jones, Justin – as agent for owner for one of the named sites
Beeson, Tim & Juliet – as residents
Bown, Nick & Ali – as residents
Branagan, Ron & Christine – as residents
Bryant, Angela – as resident
Bryant, Gordon – as Committee member of Bramley History Society and resident
Bull, Sonia – as resident
Burrows, Chris & Alison – as residents
Byham, Maurice – as Waverley Borough and Bramley Parish Councillor and resident
Campbell, Murray & Ann – as residents
Clarke, Richard & Frances – as residents
Coleman, Tony – as Bramley Parish Councillor and resident
Collier, Graham & Martine – as residents
Connor, Paul – as resident
Cookson, Emma & Bart – as residents
Cose, Ken – as resident
Costello, Sofia – as resident
Dadak, Linda – as resident
Darvill, Margaret – as Committee member of Wey and Arun Canal Trust and resident
Darvill, Stephen – as Chairman of Board of Governors of Bramley Infant School and resident
Deal, Alan & Nina – as residents
Delaney, Marcia – as resident
Desson, Greg & Di – as residents
Drage, Geoffrey – as resident
Environment Agency – as statutory consultee
Fairbanks, Jane – as resident
Farr, Miriam – as resident
Farr, Richard – as Secretary of Bramley Village Society and resident
Foley, Martin – as Bramley Parish Councillor and resident
Francis, Mike – as resident

Free, Trevor – as resident
Friend, Jonathan & Rachel – as residents
Gates, Richard & Evelyn – as resident
Guy, Philip – as resident
Hall, Stephanie – as resident
Hamilton, Lord Archie – as landowner within Bramley parish
Harrall, Roy – as resident
Hargreaves, Andrew – as resident
Hassell, Jean – as resident
Hill, Wendy – as resident
Historic England – as statutory consultee
Hodan, Jennifer – as resident
Hughes, Tom – as Bramley Parish Councillor and resident
Hunt, Paul – as developer working with Lord Hamilton, landowner
Hutley, Peter & Ann – as residents
Hyner, Derek – as resident
Keane, Michael – as resident
Kemp, Jim – as resident
Kettle, Patsy – as resident
Kirkland, Stewart – as resident
Lake, Kevin – as resident
Lewis, John – as resident
Lloyd, Peter & Ria – as residents
Long, Jonathan & Val – as residents
Lordan, Dennis – as resident
Lyons, Neville – as resident
McFetrich, Jo & Nick – as residents
McNaughton, Andrew – as agent for Lord Hamilton, landowner
MacGilp, Dr Neil – as resident
May, Simon & Rosie – as residents
Molineux, Patrick – as Bramley Parish Councillor and resident
Molineux, Elizabeth – as resident
Morley, David – as resident
Morris, Elizabeth – as resident
Motuel, Ian – as Principal Planner, Waverley Borough Council
Munnery, Phil – as resident
Natural England – as statutory consultee
Northwood, Laura – as resident
Nugent, David – as resident
O’Connell, Sue – as Bramley Parish Councillor and resident
O’Connell, Joe – as Bramley Village Society Chairman and resident
Oldfield, Joanne – as resident
Oldrey, Suzanne – as resident
Oliphant, Eithne – as resident
Oliver, Philip – as Bramley Link Manager of Wey and Arun Canal Trust

Page, Will – as resident
Peters, Paul – as resident
Peters, Robert-Andrew – as resident
Pilkington, Margaret – as resident
Pratt, Pat – as resident
Rees, Barry – as resident
Rayner, Cathy – as resident
Rose, Sam – as resident
Saunders, Alan – as Trustee of Smithbrook Kilns
Savage, Maureen – as resident
Scattergood, Phil – as resident
Seaborne, Richard – as Waverley Borough and Bramley Parish Councillor and resident
Sixsmith, Penny – as resident
Skelly, Susan – as resident
Smith, Lesley – as resident
Starr, Oie – as resident
Stern, Bob – as Chairman of Neighbourhood Plan Steering Group and resident
Stern, Francesca – as Bramley Parish Councillor and resident
Surrey County Council, Property Services – as statutory consultee
Surrey County Council, Spatial Planning – as statutory consultee
Swift, Suzie – as resident
Thornton-Allen, Brian – as resident
Todd, Dale – as resident
Todd, Patricia – as landowner and resident
Turnbull, Elisabeth – as resident
Venn, Evan & Sue – as residents
Victor, Kathy – as Bramley Parish Clerk and resident
Vogel, Philip & Hilary – as residents
Walker, Alison – as resident
Warren, David & Betty – as residents
Waters, Charles – as resident
Waters, Claire – as resident
Waters, George – as resident
Waverley Borough Council, Planning Policy – as statutory consultee
Way, Pat – as resident
Weijman, Hans & Rosemarie – as residents
West, David – as resident
Wey & Arun Canal Trust – as statutory consultee
Whalley, Simon – as Chairman of Birtley Estate and Surrey Hills Enterprises and resident
White, Stuart – as resident
Whitehead, David – as resident
Williams, Louise – as Rural Housing Enabler, Surrey Community Action
Woods, Howard & Felicity – as residents
Wootton, Gayle – as Principal Planner, Waverley Borough Council

BRAMLEY
Neighbourhood Plan
CONSULTATION STATEMENT
APPENDICES

11 APPENDIX 1 - CONSULTATION ACTIVITY

11.1 This appendix covers 3 major areas:

11.1.1 Chronology of steps taken in development of the Plan

11.1.2 Chronology of all Regulation 14 consultation activity

11.1.3 Regulation 14 consultation comments received and actions taken

11.2 **Chronology of all Major Plan Development activity**

Date	What	Who	Reason / Impact
2010	Parish Plan survey covering housing, traffic and infrastructure, environment and local business	All Bramley residents	1,247 residents responded to this survey and a Parish Plan was published. The Parish Plan provided important input for development of the Neighbourhood Plan.
19th January 2017	Meeting of Bramley Parish Council	Members Bramley Parish Council	Members unanimously agreed that a Neighbourhood Plan should be produced for Bramley.
8th February 2017	Email newsletter to c.900 Bramley residents	Bramley Parish Council	Bramley Update email newsletter in which the intention to produce a Neighbourhood Plan was announced. Call for volunteers to help with the plan development.
2nd March 2017	Letter to Waverley Borough Council	Parish Clerk Bramley Parish Council	Formal request for designation of the Neighbourhood Plan Area to be the parish of Bramley.
6th March 2017	Bramley Showcase community event	Bramley Parish Council	Request for volunteers to help develop the neighbourhood plan.
17th March 2017	Meeting	BNPSG / Waverley Planning Policy team	Discussion on vision and timescales of Bramley Neighbourhood Plan.
27th March 2017	Call for Sites letter	Gayle Wootton, Waverley Planning Policy Team	Request to Bramley landowners for potential development sites. Sites identified for evaluation.
1st April 2017	Housing Needs Survey	Surrey Community Action	Survey sent to all households in Bramley residents requesting views on local needs for housing. 324 responses were received which provided input into the plan development.

Date	What	Who	Reason / Impact
13th April 2017	Letter to Bramley Parish Council	Waverley Borough Council	Designation of the parish of Bramley as a neighbourhood area.
5th May 2017	Meeting	BNPSG / Birtley House (landowner)	Input from Birtley House and Surrey Hills Enterprises focused on provision for elderly residents and rural business and economic development.
11th May 2017	Meeting	BNPSG / Waverley Planning Policy Team	To discuss sites for inclusion into Plan.
15th May 2017	Meeting and site visit	BNPSG / Smithbrook Kilns Trust (landowner)	To discuss history of Smithbrook Kilns site and potential inclusion of the site as an allocated site within the Plan.
20th May 2017	Bramley Fete community event	Bramley Parish Council	Request for volunteers to help develop the Neighbourhood Plan.
5th June 2017	Meeting	BNPSG	Plan development
7th June 2017	Meeting	BNPSG	Plan development
9th June 2017	Meeting and site visit	BNPSG / Suzanne Walker-Duncalf (landowner)	Discussion on possible inclusion of site at The Courtyard, Eastwood Road as allocated site within the Plan.
13th June 2017	Meeting	BNPSG / Wey & Arun Canal Trust	Discussion on Wey and Arun Canal Trust plans for input into the Plan.
4th July 2017	Meeting	BNPSG / Lord Hamilton (landowner) & agent	Discussion on potential sites as input into the Plan.

Date	What	Who	Reason / Impact
4th July 2017	Email newsletter to 872 Bramley residents.	Bramley Parish Council	Special issue of Bramley Update giving more information on the Neighbourhood Plan. Link to preliminary draft of plan published on Parish Council website. Details of consultation event on 15th July. 553 recipients opened email and 101 click-throughs recorded.
7th July 2017	Meeting	BNPSG / Bramley Infant School	Input to plan development
15th July 2017	Neighbourhood Plan drop-in event in Bramley Library for residents.	BNPSG	Event was advertised through a special issue of Bramley Update email newsletter and on posters on village noticeboards. Copy of Special Bramley Update (sent on 4th July) giving details of the plan was available for attendees. 60 residents attended. Feedback received from attendees provided input into plan development.
17th July 2017	Meeting	BNPSG	Plan development
28th July 2017	Meeting and site visit	BNPSG / Ben Kirk, architect	Discussion on possible inclusion of site at The Courtyard, Eastwood Road as allocated site within the Plan.
8th August 2017	Meeting	BNPSG / Clive Smith, Surrey Hills AONB	Discussion on AONB restrictions to provide input to the Plan.
23rd August 2017	Meeting	BNPSG / Martin Grant Homes (landowner)	Input into plan development
14th September 2017	Meeting	BNPSG / Waverley Planning Policy team	Input into plan development

Date	What	Who	Reason / Impact
19th September 2017	Meeting	BNPSG	Plan development
22nd September 2017	Email	Waverley Planning Policy team	Feedback received on latest draft of Plan. Input into plan development
25th September 2017	Meeting	BNPSG / Martin Grant Homes (landowner)	To discuss detailed plans for Ricardo Court development and alignment to the Plan.
1st October 2017	Flyer delivered to all Bramley households	BNPSG	Flyer announcing public drop-in session on 21st October.
6th October 2017	Meeting and site visit	BNPSG / Destination Triumph (landowner)	Discussion on inclusion of Destination Triumph site as allocated site in Plan.
13th October 2017	Meeting	BNPSG / Waverley Planning Policy team	Discussion on polices for input into plan development
21st October 2017	Neighbourhood Plan Drop-in session for residents in Village Hall	BNPSG / Wey & Arun Canal Trust	41 residents attended. Primary concern was the impact on the village of Wey & Arun Canal Trust plans. Input into plan development
23rd November 2017	Letter to Waverley Planning Policy team	Bramley Parish Council	Request to Waverley Borough Council for amendments to the Bramley Settlement Boundary.
7th December 2017	Survey to all Bramley households on Future of the Downs Link	Bramley Parish Council	1,398 surveys sent, 481 responses received and provided input into the plan development
14th December 2017	Meeting	BNPSG	Plan development

Date	What	Who	Reason / Impact
12th January 2018	Meeting	BNPSG / St Catherine's School (landowner)	Briefing on Plan details. Feedback provided input into plan development
16th January 2018	Meeting	BNPSG	Plan development
8th February 2018	Meeting	BNPSG	Plan development
21st February 2018	Meeting	BNPSG / Waverley Planning Policy Team	Progress review and discussion on Settlement Boundary review to provide input into plan development.
26th February 2018	Meeting and site visit	BNPSG / Nicholas Cook, Surrey County Council Property services	Input into plan development.
5th March 2018	Bramley Showcase community event	Bramley Parish Council	Update on progress of Plan.
4th April 2018	Meeting	BNPSG / Smithbrook Kilns Trust (landowner)	Progress review meeting to provide input into plan development
23rd April 2018	Meeting	BNPSG	Plan development
15th May 2018	Meeting	BNPSG	Plan development
20th May 2018	Bramley Fete community event.	Bramley Parish Council	Display showing progress of plan.

Date	What	Who	Reason / Impact
23rd May 2018	Meeting	BNPSG / Waverley Planning Policy team	Review of NPPF 2018 and its effects on Bramley Plan. Input into plan development
21st June 2018	Meeting	BNPSG	Plan development
12th July 2018	Meeting	BNPSG	Plan development
2nd August 2018	Meeting	BNPSG / Waverley Planning Policy team	Discuss Plan progress and specific topics of SEA, new NPPF 2018 versus 2012, Basic Conditions and Consultation statements process for input into plan development.
9th August 2018	Meeting	BNPSG	Plan development
1st September 2018	Meeting	Chris Bowden, Navigus	Strategic Environmental Assessment for Bramley completed. Input into Plan development.
4th September 2018	Meeting	BNPSG	Plan development
20th September 2018	Meeting	BNPSG	Plan development
9th October 2018	Meeting	BNPSG	Plan development
11th October 2018	Meeting	BNPSG	Plan development
15th October 2018	Meeting	BNPSG / Waverley Planning Policy team	Discuss Plan progress and feedback

Date	What	Who	Reason / Impact
1st November 2018	Meeting	BNPSG / Waverley Planning Policy team / Rebecca Clarke (landowner)	Discussion on Coleman's Yard site.
15th November 2018	Meeting	BNPSG	Plan development
11th December 2018	Meeting	BNPSG	Plan development
28th January 2019	Meeting	BNPSG	Plan development
28th February 2019	Meeting	BNPSG	Plan development
5th March 2019	Meeting	BNPSG / Waverley Planning Policy team	Input into plan development
11th April 2019	Meeting	BNPSG	Plan development
13th May 2019	Meeting	BNPSG / Waverley Planning Policy team / Smithbrook Kilns Trust (landowner)	Discussion on status of Smithbrook Kilns site for input into plan development
18th May 2019	Bramley Fete community event	Bramley Parish Council	Draft Neighbourhood Plan available with feedback forms for residents to complete.
21st May 2019	Meeting	BNPSG	Plan development

Date	What	Who	Reason / Impact
28th May 2019	Meeting	BNPSG	Plan development
17th July 2019	Meeting	BNPSG / Alan Saunders, Smithbrook Kilns Trust (landowner)	Discussion on potential withdrawal of Smithbrook Kilns site from Plan
Ongoing February 2017 to February 2020	Email newsletter	Bramley Parish Council	Regular updates on progress of the Plan included in Bramley Update email newsletter sent to 570 subscribers (as at February 2020).
Ongoing February 2017 to February 2020	Website	Bramley Parish Council	Regular updates on progress of Plan and various draft versions published on website.

11.3 Chronology of all Regulation 14 Consultation activity

Date	What	Who	Reason / Impact
7th January 2019	Letter	Bramley Parish Council	Sent to all residents, business owners and stakeholders announcing Regulation 14 consultation period from 12th January to 22nd February 2019. Letter included details of drop-in sessions organised during 6-week period.

Date	What	Who	Reason / Impact
12th January 2019	Hard copies of draft plan with feedback forms made available in several locations in Bramley	Bramley Parish Council	Copies of draft plan made available in Parish Council office, Bramley Library, Jolly Farm public house, Wheatsheaf public house, The Nest coffee shop, Bramley Café and Bricks restaurant. Residents were encouraged to read the plan and submit feedback by completing a feedback form.
12th January 2019	Posters	Bramley Parish Council	Posters put on noticeboards around the Parish to announce the consultation period giving dates of drop-in sessions.
12th January 2019	Website	Bramley Parish Council	Draft plan and electronic feedback form posted on Parish Council website.
19th January 2019	Consultation drop-in session. 3:00pm to 5:00pm in Bramley Village Hall	BNPSG	Residents invited to come to discuss aspects of the Plan with the BNPSG. 13 residents attended.
22nd January 2019	Consultation drop-in session. 6:00pm to 8:00pm in Bramley Library	BNPSG	Residents invited to come to discuss aspects of the Plan with the BNPSG. 5 residents attended.
30th January 2019	Consultation drop-in session. 10:00am to 1:00pm in Bramley Library	BNPSG	Residents invited to come to discuss aspects of the Plan with the BNPSG. 10 residents attended.

Date	What	Who	Reason / Impact
9th February 2019	Consultation drop-in session. 10:00am to 1:00pm in Bramley Village Hall	BNPSG	Residents invited to come to discuss aspects of the Plan with the BNPSG. 16 residents attended.
13th February 2019	Consultation drop-in session. 10:00am to 1:00pm at Smithbrook Kilns	BNPSG	Residents invited to come to discuss aspects of the Plan with the BNPSG. 5 residents attended.
20th February 2019	Consultation drop-in session. 6:00pm to 8:00pm in Bramley Library	BNPSG	Residents invited to come to discuss aspects of the Plan with the BNPSG. 4 residents attended.
July 2019	Letters / emails	Bramley Parish Council	Responses sent to those who submitted feedback on the Plan.

11.4 Regulation 14 consultation comments received, and actions taken

11.4.1 Main Report

11.4.1.1 Executive Summary

Section	Page #	Theme	Comment	From	Response / Action Taken
1.2	1	WACT	Concerns about the Canal Trust's proposal to construct a new canal from the Eastwood Road aqueduct to Birtley Green along the rail bed of the Guildford to Horsham railway. Construction would obliterate existing railway heritage. Resulting canal would be of little economic benefit to the local community.	Miriam Farr	Points acknowledged. Confirmed that WACT will consult with village when plans more developed.

Section	Page #	Theme	Comment	From	Response / Action Taken
			Broadly supportive of the Canal Trust preserving and making accessible those portions of the canal infrastructure that remain.		
1.6	2	Site Allocation & Selection	Reference to a rural exception site and the Council having to identify 'very special circumstances' to consider it. If it is genuinely a rural exception site, it is possible that it may be able to come forward as one of the exceptions listed in paragraph 145 (f) of the NPPF (February 2019).	Waverley Borough Council, Planning Policy	Amendments made to text.
1.6	2	Site Allocation & Selection	The Plan cannot allocate non-brownfield sites in the Green Belt. Therefore, it cannot propose Smithbrook Kilns as it is not brownfield and it is in the Green Belt. Such a major development would cause significant harm and must not be allowed.	Penny Sixsmith	Status of Smithbrook Kilns site still unclear. Landowner is seeking legal advice following receipt of informed opinion from Waverley Borough Council.
1.6	2	Site Allocation & Selection	Any further development on the Bonfire field should be strongly opposed. Surprised that the Parish Council appear to be encouraging the Hamilton family to consider further development on the field when there is no need, in order to achieve the stated targets of 90/129 additional houses, particularly if Surrey insist on putting housing on the School playing field (BNP-C4 at 11.9.3, page 63).	Murray & Ann Campbell	Removed as per WBC amend above.
1.7	2	Content	First sentence, beginning "Environment related" is either missing a clause following on from "concludes that" - to say <u>what</u> it concludes - or possibly the word "because" should be deleted? (if rest of sentence <u>is</u> what it concludes).	Stephanie Hall	Removed "because"
1.9	3	Traffic	It would be helpful to explain why the A281 issue cannot be addressed.	Murray & Ann Campbell	This needs to be addressed at a strategic level.

Section	Page #	Theme	Comment	From	Response / Action Taken
1.11	3	Content	For clarity, we suggest the following amendment: "Multiple areas for investment with Community Infrastructure Levy (CIL) funds have been identified by the Parish Council : most notably the provision of additional footpaths and cycleways, improvements to parking and traffic mitigation, enhancements to public sites of community importance such as the Pavilion and play areas. Developers are directed to this list to identify where they could contribute to Bramley. " In relation to the receipts generated from the CIL, developers will not be directed to a list. The spending of CIL receipts will be governed by either Waverley Borough Council or the relevant Town/Parish Council.	Waverley Borough Council, Planning Policy	Agreed and implemented.

11.4.1.2 Background to Bramley

Section	Page #	Theme	Comment	From	Response / Action Taken
2.1.1	4	WACT	"Wey and Arun Canal River Area of Landscape Value" - should there be an "and" between "Canal" and "River"? Otherwise meaning not clear.	Stephanie Hall	Formal designation "Wey and Arun Canal River Floodplain Area....". Text amended.
2.1.5	5	Infrastructure	No mention of Shalford Rail Station on North Downs line from Reading to Gatwick.	Anonymous	Inserted after stations .. "Closest station is Shalford, not regular commuting station, but regularly used."
2.1.8	5	Traffic	Phrase "disproportionately high number of road accidents" doesn't refer to what it is disproportionate to.	Jennifer Hodan	Amendment made to text to state it is disproportionate compared to other junctions in Bramley.
2.1.8	5	Traffic	States that the mini roundabout is the cause of congestion. She believes cause of congestion is: - huge number of cars and poor driving from St Cats	Jennifer Hodan	Changed "mini roundabout" to "main intersection (A281 /

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>parents</p> <ul style="list-style-type: none"> - school coaches parked on Station Road from St Cats - public buses - large delivery lorries outside Esso station and Select Convenience - traffic going in and out of Esso station <p>The mini roundabout keeps traffic flowing unlike a crossroads or traffic lights. Suggests a pedestrian crossing outside Bramley Grange would slow traffic travelling south.</p>		Station Road / Snowdenham Lane)"

11.4.1.3 Description of Bramley and Characteristics

Section	Page #	Theme	Comment	From	Response / Action Taken
4.1.2.1	13	Settlement Boundary	The Bramley settlement boundary has not yet been modified as Local Plan Part 2 is still an emerging plan. It would be factually correct to say that the boundary is proposed to be modified through Local Plan Part 2.	Waverley Borough Council, Planning Policy	Agreed. Text amended.
4.1.2.7	16	Site Allocation & Selection	<p>Smithbrook is described as an area of 'business' referring mostly to the Kilns and incorrectly identifies Smithbrook Manor as a commercial property - it is not. Smithbrook is a hamlet. Other hamlets in the Plan are described as small, rural etc. The description for Smithbrook lacks any knowledge of the area and its ruralness. The hamlet is so small it is not in Waverley Settlement Hierarchy 2012.</p> <p>Waverley identifies Grafham and Palmers Cross as small hamlets within the Parish as 'Other Rural Communities' at the lowest level in the hierarchy. BNP recommending a major development as part of their plan to be sited in</p>	Penny Sixsmith	Smithbrook Manor has been changed to Smithbrook Barns. Details about residential properties at Smithbrook have been added to the Plan.

Section	Page #	Theme	Comment	From	Response / Action Taken
			the lowest level of the settlement hierarchy is entirely contrary to the NPPF para 143 and 144 as very special circumstances do not exist. Smithbrook is made up of approximately 14 rural, scattered detached and semi-detached properties. Three are Grade II listed and one is locally listed.		
4.1.3.2	17	Traffic	"Air pollution" from the A281 could usefully be added to noise and vibration.	Murray & Ann Campbell	Referred Mr Campbell back to Waverley's annual air quality reports. Air pollution is not identified as an issue.
4.1.5	20	Housing	The housing calculation is not in conformity with the housing requirement for Bramley as set out in the Waverley LPP1 and is simplistic. Whilst the neighbourhood plan does seek to provide more housing than the requirement in LPP1, the LPP1 requirement was calculated taking into account the constraints in Bramley. It is acknowledged that the housing requirement in the Local Plan (Policy ALH1) is expressed as a minimum. However, if more housing is to be planned for Bramley then it will be important to have the evidence to show that this can be delivered without compromising the constraints that affect the village. In relation to the demographic projections, it should be pointed out that the housing requirement for Waverley was ultimately set during the examination of the plan. In particular, the Inspector used as a starting point the 2014-based household projections.	Waverley Borough Council, Planning Policy	Population growth target retained. Calculations on population projections carried out and agreed with WBC. Amended wording to say that target will be amended to fit with the views of the HNS. Agreed back off from SBK development. Moved site to Appendix.
4.1.5.1 & 4.1.5.2	20	Housing	The Waverley SHMA provided the population projections for the WLP. This Neighbourhood Plan uses population projections provided by Surrey County Council. NPPF 65 states:	Penny Sixsmith	Addressed by changes made to text to reflect WBC comments.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>"Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."</p> <p>A material weight has been applied for SCC projections over the Waverley SHMA. This is not in line with NPPF 65 as there has not been a significant change in circumstances that warrant a rejection of the Waverley projections.</p>		
4.1.5.4	20	Housing	<p>As above, the Plan has disregarded NPPF para 65 in using something other than the strategic policy of WLPP1 and the Plan states it has made a simple assumption to 'approximate' it will need 129 houses (more than the 90 required by the WLPP1). It is upon this simplistic assumption and approximation that the Plan is harvesting the term 'very special circumstances' to develop in Green Belt (inaccurately described brownfield land) on the site of Smithbrook Kilns. Contravening the NPPF and the WLPP1.</p>	Penny Sixsmith	<p>Addressed by text changes to Housing numbers. See Appendix 16 – response to Mrs Sixsmith regarding status of Land at Smithbrook Kilns.</p>

11.4.1.4 Key Points of Land Use Issues

Section	Page #	Theme	Comment	From	Response / Action Taken
4.2.6	24	Settlement Boundary	The Bramley settlement boundary has not yet been modified as Local Plan Part 2 is still an emerging plan. It would be factually correct to say that the boundary is proposed to be modified through Local Plan Part 2.	Waverley Borough Council, Planning Policy	Agreed and text changed.

11.4.1.5 Waverley Local Plan and Planning Policies

Section	Page #	Theme	Comment	From	Response / Action Taken
5.2.5	25	Housing	The Plan states it ' could choose to do nothing further about housing '. As in previous comments, the Plan is meeting the Strategic Needs of Waverley, for 90 homes, the proposal that the Plan needs more are based on a report outside the strategy policy are assumptions and approximations. Therefore very special circumstances do not exist for a major development (classified by the NPPF as a development of 10 or more houses) on the site of Smithbrook Kilns.	Penny Sixsmith	Addressed by text changes to Housing numbers. See Appendix 16 – response to Mrs Sixsmith regarding status of Land at Smithbrook Kilns.

11.4.1.6 Bramley Planning Issues and Constraints

Section	Page #	Theme	Comment	From	Response / Action Taken
5.3.1.1	26	Site Allocation & Selection	This means that the Plan cannot direct development to Smithbrook Kilns for reasons 1 and 2 given earlier relating to brownfield.	Penny Sixsmith	The Smithbrook Kilns site is no longer an allocated site. See Appendix 16 – response to Mrs Sixsmith regarding status of Land of Smithbrook Kilns.

11.4.1.7 Bramley Housing Needs Survey

Section	Page #	Theme	Comment	From	Response / Action Taken
5.4.1 & 5.4.2	27	Housing	Abbreviation 'HNR' should now be changed to 'HNS' as the text now refers to Housing Needs Survey, not Housing Needs Report.	Waverley Borough Council, Planning Policy	Agreed and text amended.
5.4.2	27	Housing	Give details of how this Plan is meeting the need for Affordable housing. NPPF para 62a and 64 has conditions that are not being met by this Plan or the developer of Smithbrook Kilns.	Penny Sixsmith	Site is no longer allocated in the plan. See Appendix 16 – response to Mrs Sixsmith regarding status of the site.
5.4.6	27	Housing	'this plan will seek to agree mechanisms' ... State how will it 'seek'. State what will happen if the developer insists rentals must be higher than locals can afford. What will the criteria be?	Penny Sixsmith	Site is no longer allocated in the plan. See Appendix 16 – response to Mrs Sixsmith regarding status of the site.
5.4.9	28	Housing	... BPC anticipates a need for no more than modest developments. As defined in the NPPF (Annex 2 Glossary). Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. The plan is proposing a Major Development.	Penny Sixsmith	Site is no longer allocated in the Plan. The Plan supports the potential future development of up to 24 homes but the landowner has since suggested a development of less than 10 units consistent with their business model. See Appendix 16 – response to Mrs Sixsmith regarding status of the site.
5.4.11	28	Site Allocation & Selection	197 responders want any building to be steered to existing brownfield sites. Smithbrook Kilns is not. "No's outweighed "Yes's in answer to whether responders were in favour of development of 10. 77 people were against developments of 10 or more houses. Therefore	Penny Sixsmith	See Appendix 16 – response to Mrs Sixsmith regarding status of Land of Smithbrook Kilns.

Section	Page #	Theme	Comment	From	Response / Action Taken
			under the outlines of this Plan, the MAJORITY of responders are not in favour of the development of Smithbrook Kilns. The plan cannot pick and choose which answers from the HNR it prefers to focus on to make 'very special circumstances' for development in Green Belt.		
5.4.12	28	Housing	Developments of any size need to focus on the provision of Affordable housing . Private, rented housing does not meet any need for affordable housing, either in Bramley or the Borough. The Bramley Neighbourhood Plan has not clearly stated the plans for supply of affordable housing and affordable rental homes. The Smithbrook Kilns proposed residential site is not satisfying the affordable housing needs in the borough or Parish. Contravening NPPF 62, BNP-H2 and AHN1.	Penny Sixsmith	See Appendix 16 – response to Mrs Sixsmith regarding status of Land of Smithbrook Kilns.

11.4.1.8 Vision

Section	Page #	Theme	Comment	From	Response / Action Taken
6.1	30	Content	We feel that the Vision set out in paragraphs 6.1.1 and 6.1.2 of the Plan, being a Vision for the Plan, does not conform with paragraph 29 of the National Planning Policy Framework, which states " <i>Neighbourhood planning gives communities the power to develop a shared vision for their area</i> ". Whilst we acknowledge the reference to Conservation Area constraints, we would welcome a more general recognition of the need to conserve and enhance the significance of the heritage assets of the parish in the Vision.	Historic England	After "WLP Part 2," inserted "the Plan recognises the need to conserve and enhance the significance of the heritage assets of the parish". New sentence "In parallel"

Section	Page #	Theme	Comment	From	Response / Action Taken
6.1.2	30	Managing the Landscape, Heritage, Character and Design of the Parish	Although the vision seeks to "maintain the rural character" of the Parish, it does not specifically refer to the importance of avoiding the urbanisation of the village.	Murray & Ann Campbell	Maintaining rural character avoids urbanisation.

11.4.1.9 Scope

Section	Page #	Theme	Comment	From	Response / Action Taken
6.2.2	30	Managing the Landscape, Heritage, Character and Design of the Parish	In 6.2.2, "conserving and enhancing the historic environment" is another sub-heading from the National Planning Policy Framework that would be relevant to Bramley Parish.	Historic England	Agreed and implemented.
6.2.3	31	Content	Having quoted the three overarching objectives for the planning system from the National Planning Policy Framework, we find it surprising and disappointing that the Plan does not set out any objectives for the conservation and enhancement of the historic environment (or of the natural environment) of the parish.	Historic England	Covered in third NPPF objective. Added to 6.2.4 "The above objectives are addressed in a Bramley context in 6.3 below."

11.4.1.10 Objectives

Section	Page #	Theme	Comment	From	Response / Action Taken
6.3.2.1	31	Housing	This has not included the Affordable housing. NPPF 62a and 64 cover this and the Plan is not meeting the needs, the developer of Smithbrook Kilns is not providing the type, tenure and mix outlined in the HNR under the NPPF rules.	Penny Sixsmith	Changes have been made to the number and mix of housing following comments from WBC.

11.4.1.11 Spatial Plan for Bramley

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G1	33	Site Allocation & Selection	The plan does not allocate or define any potential rural exception sites and therefore the second bullet point is not necessary.	Waverley Borough Council, Planning Policy	Agreed and bullet point deleted.

11.4.1.12 Assessing Suitability of Sites for Development

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G2	34	Content	We note the references in Policy BNP-G2 to the character of the settlements in the parish. We agree wholeheartedly with the statements regarding character and design in paragraphs 7.8 and 7.9 and we consider that Neighbourhood Development Plans should be underpinned by a thorough understanding of the character and special qualities of the area covered by the Plan. We believe that characterisation studies can help inform locations and detailed design of proposed new	Historic England	This is covered in BNP-G3. SCC Landscape studies have been done.

Section	Page #	Theme	Comment	From	Response / Action Taken
			development, identify possible townscape improvements and establish a baseline against which to measure change. Has there been a character appraisal of the parish? Has there been any or is there any ongoing other loss of character, particularly in the Conservation Area, e.g. through inappropriate development, inappropriate alterations to properties under permitted development rights, loss of vegetation, insensitive street works etc that affect local character?		
BNP-G2	34	Site Allocation & Selection	No evidence has been provided as to why developments of less than 5 dwellings should be given preference within the settlement boundary on brownfield sites.	Waverley Borough Council, Planning Policy	Deleted 'of the order of five homes or fewer' and inserted 'that preserve the character of the locality'.
BNP-G2	34	Site Allocation & Selection	In the section of policy BNP-G2 dealing with rural exception sites there is a reference that says "...some small-scale housing development may be permitted in the Green Belt in Bramley." It is not clear whether this is intended to relate to rural exception sites for affordable housing or to housing more generally. If it is the latter, then it is likely to conflict with national and Local Plan policy. Is there evidence to support why rural exception sites may be acceptable only in the listed locations? The policy sets out bullet points for the consideration of rural exception sites. Should this include a reference to the need having been demonstrated (see the equivalent wording in Local Plan policy AHN2).	Waverley Borough Council, Planning Policy	Inserted 'in principle' before 'some small scale'; inserted 'affordably' before 'housing development'.

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G2	35	Site Allocation & Selection	With regards to viability of commercial units, we suggest that the policy refers to providing sufficient evidence to prove a lack of viability rather than convincing the borough and parish councils of a lack of viability. It will also be important to ensure that the wording of the policy is consistent with the approach on such matters set out in the NPPF.	Waverley Borough Council, Planning Policy	Inserted 'sufficient evidence to prove' before 'a lack of viability'.
BNP-G2	35	Site Allocation & Selection	Conversion sites - Smithbrook Kilns has successfully applied for the conversion of approximately 20 units since the T&C planning laws changed. It is quite likely that over the duration of the Plan, the site will contribute to more housing needs with additional conversions. This should be taken into consideration when proposing the number of houses the Parish could achieve through 'windfall' and conversions.	Penny Sixsmith	Windfall sites, by definition, are not sites foreseen in the Plan. Conversion of office properties over shops in Bramley High Street has also yielded significant number of new residential units. The Plan considers windfall sites on an historical average basis and the need to be more specific is not seen to be necessary.
BNP-G2	36	Site Allocation & Selection	In relation to the section on Brownfield Sites, should this make reference to the consideration of any potential loss of commercial use?	Waverley Borough Council, Planning Policy	Inserted "see first built under conversion sites".
BNP-G2	36	Site Allocation & Selection	Brownfield Sites - As evidenced in points 2 and 2 earlier, Smithbrook Kilns is not brownfield and is otherwise covered by exception as defined by the NPPF terms of mineral extraction and landfill, so must not be subject to BNP-G2 (and therefore BNP-S3) in this plan. There are no criteria set out in BNP-G2 used to assess the allocated sites and there are no criteria set out regarding heritage assets (which are both listed	Penny Sixsmith	The Land at Smithbrook Kilns is no longer an allocated site. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			properties, like myself, and ancient woodland, like mine).		
7.4, 7.5 & 7.6	36	Housing	The Housing Needs Survey showed the majority (77) of respondents were not in favour of developments of 10 houses or more and 169 were only in favour of developments of 5 houses or fewer . Therefore, almost 76% of residents should not support this (324 replies, 246 are against developments of 5 houses or more), additionally 26% wanted no further development at all. Waverley assessed the Smithbrook Kilns site (number 791) in their Land Availability Assessment and rejected it as unsuitable. There are no suitable grounds for proposing Smithbrook Kilns as a residential development based on responses from the HNR and the LAA.	Penny Sixsmith	The Plan supports the potential future development of up to 24 homes but the landowner has since suggested a development of less than 10 units consistent with their business model. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

11.4.1.13 Managing the Landscape, Heritage, Character and Design of the Parish

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G3	37	Managing the Landscape, Heritage, Character and Design of the Parish	We welcome, in principle, Policy BNP-G3, which we consider to be consistent with paragraph 125 of the Framework: " <i>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 development 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 plan an important role in identifying the special qualities of each area and explaining how this should be reflected in development</i> ".	Historic England	Believe we have covered this in section 4 - Bramley Area. Bramley area and characteristics are covered in section 4.

Section	Page #	Theme	Comment	From	Response / Action Taken
			However, is there the required " <i>understanding and evaluation</i> " of the area's " <i>defining characteristics</i> " (we have previously queried whether there has been a character appraisal of the parish)?		
BNP-G3	37	Managing the Landscape, Heritage, Character and Design of the Parish	The use of "whilst" in the opening paragraph of the policy implies that conserving the essential landscape, heritage and rural character of the Plan area is somehow different or even contrary to promoting sustainable development, whereas the National Planning Policy Framework, as recognised in paragraph 6.2.3.3, is clear that conserving and enhancing our natural, built and historic environment is an integral part of sustainable development.	Historic England	Changed "whilst" to "and"
BNP-G3	37	Managing the Landscape, Heritage, Character and Design of the Parish	We particularly welcome the reference to heritage assets in Policy BNP-G3, but we suggest that " <i>layout and character</i> " in respect of conservation areas should be " <i>character and appearance</i> " to reflect the purpose of Conservation Area designation as set out in the Planning (Listed Building and Conservations Areas) Act 1990.	Historic England	Agreed and implemented.
BNP-G3	37	Content	It would be useful to refer to the Bramley Conservation Area Appraisal SPD (2005) within policy BNP-G3 itself. Birtley Green and Thorncombe Street have been designated as Conservation Areas yet do not appear to have been subject to appraisal within the plan or within the SPD - this could be an aspiration going forward.	Surrey County Council, Spatial Planning	Agreed and implemented. Birtley Green & Thorncombe Street appraisal to be done (by Waverley)
BNP-G3	37	Content	We suggest removing reference to ASVIs within the policy as it is confusing to talk about both SVVs and ASVIs. The SVVs would need to be mapped so that planning officers know exactly where the policy applies.	Waverley Borough Council,	Agreed. Removed all references to ASVIs but kept last sentence and related it to SVV.

Section	Page #	Theme	Comment	From	Response / Action Taken
				Planning Policy	
BNP-G3	37	Managing the Landscape, Heritage, Character and Design of the Parish	Chapter 16 of the NPPF sets out the tests with regards to heritage assets and it is important to ensure that the tests in the neighbourhood plan be consistent with these tests.	Waverley Borough Council, Planning Policy	Agreed. Reference to NPPF 2019, Ch 16 inserted.
BNP-G3	37	Content	"Native species should be used for hedges and tree planting" - Whilst we would usually support the use of native species for hedges and tree planting particularly within rural or urban-rural fringe areas, in some urban areas native species may not be the most appropriate. We suggest that the policy allows for flexibility in situations where it is considered that native species are not the most appropriate for the location.	Waverley Borough Council, Planning Policy	Agreed and text changed to allow for flexibility.
BNP-G3	37	Site Allocation & Selection	No provision is made to safeguarding Amenity within the Parish and this needs to be addressed. In the WLPP2 and WLPP1 Appendices 'Amenity' refers to the potential effect of a development on visual and aural factors in the immediate vicinity. This refers to nearby properties (and their inhabitants) and the environment. DM1 states Development should: a) Avoid harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an unacceptable increase in pollution, including from light, noise, dust, vibration, and odour, or an unacceptable increase in flood risk; ...	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>e) Not cause harm or damage to existing environmental assets such as areas of ecological, geological, townscape, or landscape value, and maximise opportunities to enhance such assets;</p> <p>f) Where adverse environmental impacts are unavoidable, ensure impacts are appropriately mitigated.</p> <p>DM3 Safeguarding Amenity:</p> <p>1. Development should avoid harm to the health of amenity of future occupants and existing occupants of nearby land, building and residences including by way of overlooking, loss of daylight or sunlight or overbearing appearance.</p> <p>WLPP1 Appendix G1 - Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historical buildings and the inter-relationship between them, or less tangible factors such as tranquillity.</p> <p>The proposed residential development would affect the Amenity of Tillings (my property) as it adjoins Smithbrook Kilns, and would cause harm to the ancient woodland (defined as an 'irreplaceable habitat' taking into account age, uniqueness, species, diversity and rarity in NPPF Appendix 2). Smithbrook Kilns shares boundaries with my 2 acre ancient woodland (covered later). The light would be harmful to the woodland species, other local wildlife, my property. The development would be overbearing, in sheer size and number and the proposed site significantly overlooks my property and gardens.</p>		

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G3	37	Site Allocation & Selection	NPPF para 122 relates to achieving appropriate densities, taking into account the desirability of maintaining an area's prevailing character and setting. The proposed Smithbrook Kilns development could contravene this as the area's prevailing character is detached and semi-detached scattered dwellings, not an urban townscape that a major development of 20+ houses would have in a Green Belt area. Putting a densely populated housing 'estate' would significantly harm the character and setting of Smithbrook hamlet. Breaching Policy BNP-G3 of the Plan.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
BNP-G3	37	Site Allocation & Selection	NPPF para 170 states that planning decisions should enhance the natural and local environment, protecting and enhancing valued landscapes. This development would be harmful to ancient woodland (classified as 'irreplaceable' by the NPPF) on one boundary, has a Grade II heritage asset on another boundary.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
BNP-G3	37	Site Allocation & Selection	NPPF para 175 c) states: development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland) should be repulsed unless there are "wholly exceptional circumstances" (these they define as nationally significant infrastructure, for example), and suitable compensation strategy exists. As covered in earlier points. There are not wholly exceptional, or even very special circumstances. Therefore this proposal is in breach of	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
BNP-G3	37	Site Allocation & Selection	In the BNP Conditions statement, section 3.11 Conserving and Enhancing the Historic Environment, states The BNP sets the following objectives in relation to conserving and enhancing the historic environment:	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<ul style="list-style-type: none"> - To conserve and enhance the distinctive built heritage assets of the area and their setting. - To ensure development is well designed and takes into account the distinctive character and heritage of each of Bramley's individual areas. - To protect the identity and distinctive character of the different areas of Bramley Parish hamlets and Village centre. <p>The Neighbourhood Plan has had careful regard to designated and non-designated heritage assets in the allocation of development sites and Policies above should have the effect of protecting and enhancing the character of conservation areas and listed buildings and their setting.</p> <p>The inclusion of Smithbrook Kilns would not enhance the distinctive heritage asset (Tillings) that is its neighbour, it would not enhance the setting, but would be significantly detrimental to the setting of the property and its outlook. Building 25 homes would not take into account the distinctive character of this individual area within the Parish of Bramley. Therefore, this proposal does not meet with your conditions statement, BNP-G3, or Waverley Policy HA-1.</p>		
BNP-G3	37	Site Allocation & Selection	<p>NPPF Para 190 states: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			heritage asset's conservation and any aspect of the proposal." There have been no site visits from Heritage England, or a Listed Properties officer, to provide an informal decision as to the impact the proposal would have on Tillings and its heritage setting.		
BNP-G3	38	Managing the Landscape, Heritage, Character and Design of the Parish	To avoid confusion as to whether the policy is intending to apply the national space standards, we suggest moving the last bullet point under the design section from the policy and into the supporting text. The text could refer to the neighbourhood plan's support for the policies coming forward through LPP2.	Waverley Borough Council, Planning Policy	Agreed and implemented.

11.4.1.14 Extension of the Settlement Boundary

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G4	38	Settlement Boundary	The extension of the settlement boundary to the south end of the village of Bramley and to include land to the east of the A281 is a matter of concern. This would give rise to ribbon development along what is already an extremely busy road (set to get busier following the approval for housing development at the Dunsfold Airfield site). The houses/homes constructed in this area would be distant from the village centre. The stated aim of the BNP-G3 is to attract elderly downsizers, couples and small starter families to move to or stay in the village is not met by development in this location, as access to local amenities would increase the pressure on village centre parking.	Miriam Farr	We believe any houses would not be too distant from the village centre. Residents could use Downs Link.

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-G4	38	Content	We are not sure that Policy BNP-G4 really complies with paragraph 16 of the National Planning Policy Framework, which requires Plans to " <i>contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals</i> ", in that it does not explain how a decision maker should react to development proposals.	Historic England	We believe that BNP-G4 re settlement boundary is clear and unambiguous.
BNP-G4	38	Settlement Boundary	It is noted that the intention is to extend the settlement boundary to include land at the southern end of the village. The current settlement boundary is drawn quite tightly around the built up part of the village, whereas the extended area appears to be much more open in character. What is the justification for the change? We would welcome the opportunity to discuss this further.	Waverley Borough Council, Planning Policy	This matter has been discussed with Waverley Borough Council's Planning Policy team. The extension covers a mixture of well-established commercial and residential properties located to the west of the Downs Link and the east of the A281 Birtley Road, and located directly to the south of the existing settlement boundary.

11.4.1.15 Building New Homes

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-H1	40	Health & Wellbeing	Apart from the mention of potential increased healthcare facilities through the collection of CIL (in the future), no reference is made to the lack of GP or other healthcare in Bramley itself. The Womersley Surgery is doing a pretty good job but is clearly struggling to cope with current numbers. It may be of course that this is outside the brief of "Planning" but worth a mention perhaps.	Philip Guy	This is outside of the scope of a neighbourhood plan.

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-H1	40	Site Allocation & Selection	The plan should be clear as to whether it is allocating sites and therefore these should be referred to as 'allocated sites' rather than 'supported sites'.	Waverley Borough Council Planning Policy	Agreed and implemented.
BNP-H1	40	Site Allocation & Selection	Therefore, 'very special circumstances' do not exist to materially harm the Green Belt, (and all the other previous reasons given), by putting a major development on the site of Smithbrook.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
BNP-H1	40	Site Allocation & Selection	It is likely that Smithbrook Kilns can contribute to housing for the Parish due to change of use from commercial to residential. They have been successful in converting approximately 20 over the last few years since the law changed. It is entirely possible, even likely that the site will be able to provide more housing through 'change of use' and so giving extra weight as to why 20+ residential homes on the proposed area of the site are entirely inappropriate.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

11.4.1.16 Ensuring the Appropriate Housing Mix

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-H2	41	Housing	The housing mixes set out in this policy are not in conformity with Local Plan policies AHN1 (Affordable Housing on Development Sites) and AHN3 (Housing Types and Size). Policy AHN1 requires that where on-site affordable housing is being provided, the mix of dwelling types, sizes and tenures split should reflect the type of housing identified as being required in the most up-to-date	Waverley Borough Council, Planning Policy	Wording added to state why the housing mix is not in conformity with the Local Plan as Housing Needs Survey showed a greater need for units with 1-, 2- & 3-bedroomed homes.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>evidence of housing needs and the Strategic Housing Market Assessment. As Waverley operates a Choice Based Lettings system, eligible applicants across the borough will be able to apply for affordable housing secured through section 106 agreements, so policy compliant sites (i.e. affordable housing not on a rural exception site) should adhere to the borough wide need recommended in the Strategic Housing Market Assessment i.e. 40% x 1 beds, 30% x 2 beds, 25% x 3 beds, 5% x 4 beds.</p> <p>The 2017 Housing Needs Survey makes recommendations for mix required on potential Bramley rural exception sites which would have criteria for a local connection to Bramley. Or as could be required through Community Led Housing should there be local demand to do so. This mix would only apply in those specific circumstances.</p> <p>Policy AHN3 requires that proposals for new housing make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up-to-date evidence in the West Surrey Strategic Housing Market Assessment (SHMA). The most recent SHMA is the 2015 SHMA which recommends the following mix of market housing: 10% x 1 beds, 30% x 2 beds, 40% x 3 beds, 20% x 4 beds. Having regard to the above comments, we would welcome the opportunity to discuss this policy further before the plan is finalised.</p>		
BNP-H2	41	Housing	As pointed out earlier, proposing ANY sites for 10+ housing is inappropriate, based on the responses given in the HNR, which this Plan focuses so heavily on.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 –

Section	Page #	Theme	Comment	From	Response / Action Taken
					response to Mrs Sixsmith regarding status of this site.
BNP-H2	41	Housing	The HNR reported 54% of respondents want affordable housing. How are these being met? The Neighbourhood Plan must meet local needs for affordable housing. As per Policy AHN1 (WLPP1 page 9-4), there must be a minimum provision of 30% affordable housing on all developments of 6 dwellings or more. Smithbrook Kilns is proposing to provide 24 and no allocation of 30% affordable housing is committed. This contravenes AHN1, and NPPF 62, NPPF 145 f) as BNP-H1, 2 & 3 are not robust enough in stating what the Parish is doing to include the provision for Affordable housing within the Plan.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

11.4.1.17 Site Allocations

Section	Page #	Theme	Comment	From	Response / Action Taken
9	44	Site Allocation & Selection	Paras 9.3 and 9.4 and Table 9.1, pages 44-47 of the Plan. In my humble opinion, having the green/red colour coding sometimes indicating and "OK" for development and sometimes the opposite is confusing, though I realise this is because according to the current wording the question being asked is not always whether or not the site is suitable for development. I think it would be clearer if Y always corresponded to Green and meant OK for development, and N always corresponded to Red and meant Not OK for development. We are used to associating Green with "go ahead" and Red with "prohibited" in other contexts.	Stephanie Hall	Notes inserted before table to clarify it's the colours not the wording that leads the reader to the status of the site.

Section	Page #	Theme	Comment	From	Response / Action Taken
9.1	44	Site Allocation & Selection	This section does not indicate the allocations meet the needs, clearly identified, for affordable housing.	Penny Sixsmith	Developments at sites allocated in the Plan are proposed to be for less than 10 units.
9.2	44	Site Allocation & Selection	<p>The Table 10.1 does not summarise ALL of the sites identified by Waverley LAA, the site for Smithbrook Kilns (791) was assessed and REJECTED as being unsuitable for housing needs for the borough, as already referenced earlier. See Appendix 5, Rejected Housing, page 235:</p> <p>"Reasons being: The site is located within the Green Belt and AGLV. The Green Belt Review does not recommend any changes to the Green Belt boundary in this area. The site is part of a larger site designated as an area of suitably located industrial and commercial land in the Local Plan 2002, which also incorporates the Smithbrook Kilns small business development. The site is unrelated to existing settlement boundaries and is a relatively isolated location. Planning permission for 25 dwellings was refused in 2013 and this was upheld at appeal. The Inspector concluded that the loss of the site from employment use would have limited harm but that even if it is previously developed land, development for housing would have a greater impact on openness than the current use as car parking / scrubland. There is an extant 2004 permission for industrial/commercial development, but the appeal Inspector for the 2013 application for housing concluded that there was no reasonable prospect that this would be fully implemented."</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
9.4	45	Site Allocation & Selection	We note that the assessment table on pages 46 and 47 of the draft Plan includes a criterion "Outside Conservation Area". However, the explanation of this	Historic England	Changes made to table re Smithbrook Kilns site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>criterion on page 45 is not clear whether the assessment relates only to the Conservation Area, or also to listed buildings or to all heritage assets. We are not confident therefore that the effect on the significance of heritage assets (designated or non-designated) has been properly taken into account in the assessment of the various alternative sites.</p>		

11.4.1.18 Site 469d – Coleman’s Yard

Section	Page #	Theme	Comment	From	Response / Action Taken
9.5	48	Content	<p>Figure 9.1 is confusing. Suggest substitute simple version from slide show then adjust wording to refer directly to it.</p>	Bramley Village Society	Included both maps. Deleted first sentence of 9.5.2.
9.5.1	48	Content	<p>The map Figure 9.1 is confusing! The complexity of the explanation in 9.5.1 is not necessary and doesn't help with understanding where the development has already been approved.</p>	Miriam Farr	Solved with BVS change.
9.5.2	48	Content	<p>First line: ? change "the 9 of 469" to "the area designated as 469d" to correspond more clearly to what is visible on the map.</p>	Stephanie Hall	Solved with BVS change.
9.5.2	48	Traffic	<p>I feel it would be essential to have traffic lights at the end of Park Drive to enable residents to turn right without serious danger. This would also serve to slow the traffic through the centre of the village.</p>	Suzanne Oldrey	Highways matter which has been raised with BPC. Surrey Highways feel that status quo is safest option. Will continue to be reviewed.
9.5.2	48	Site Allocation & Selection	<p>One final and serious point is that planning has been granted for housing on Coleman's Yard. The land will be contaminated and excavations, even during remediation works could create a serious health hazard to residents within the vicinity of the site. What precautions and</p>	David Whitehead	Developers will have to follow building control regulations. This will be monitored. Outside of the scope of neighbourhood plan.

Section	Page #	Theme	Comment	From	Response / Action Taken
			monitoring of the enabling and building works will take place to prevent the risk of asbestos related diseases assuming the Waverley Borough Council do not have sufficient resources to have personnel permanently on site?		

11.4.1.19 Destination Triumph, Birtley Road site

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-S2	50	Housing	If entry level market housing is meant in terms of price, market housing prices are set outside of the planning system and therefore this requirement should be removed from the policy. There is some guidance in the NPPF on the issue of entry level homes but this is more in the context of entry level exception sites (see paragraph 71). However, it is not clear whether this proposed allocation accords with that guidance. We would welcome the opportunity to discuss this further before the plan is finalised.	Waverley Borough Council, Planning Policy	Deleted 'entry level'. Changed 'homes' to 'units'. Supports development of 7 units on brownfield land ... to contribute to the need identified in HNS.

11.4.1.20 Site 791 – Smithbrook Kilns

Section	Page #	Theme	Comment	From	Response / Action Taken
9.7	51	Site Allocation & Selection	The allocated site at Smithbrook Kilns is within the setting of the Grade II listed "Tillings". We note that a previous application for the development of a site at this location with a slightly different site boundary was refused in 2013 for a number of reasons, which did not include the effect on the significance or setting of the	Historic England	This map shows curtilage of site, not a development layout. Retention of existing trees and plant new ones is a detailed planning matter which will be

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>listed building.</p> <p>Indeed, we note that the officer's report concludes "<i>it is considered given the intervening distances and the levels of screening, the proposed development would not ... adversely affect the setting of the Listed Building such that a reason for refusal could be substantiated</i>".</p> <p>The submitted layout for that application showed the retention of existing trees or the planning of new trees to the north of the proposed residential development, which would provide the screening to which the officer's report refers. However, the map on page 51 of the Plan indicates a development area extending closer to "Tillings", and we note that there is no requirement in Policy BNP-S3 to retain existing trees or plant new ones in the northern part of the site.</p> <p>We therefore consider that it might be possible to design a scheme for the site that would not detract adversely from the significance of "Tillings", but that such a scheme should include the retention or creation of a vegetated screen between the developed area and "Tillings", to be sure, to avoid confusion and to ensure that the Plan is internally consistent, we consider that this screen should be a requirement of Policy BNP-S3. (This opinion is offered without the benefit of a site visit and is without prejudice to any comments we may wish to make on any planning application for this site.)</p>		addressed in any planning application.
9.7	51	Site Allocation & Selection	<p>The Plan states that circumstances have changed which is why it supports the rejected site ...</p> <p>The NPPF has been modified, but the definition to Brownfield remains the same. NPPF paragraph 145 is not applicable to Smithbrook Kilns, for reasons stated previously - the site is not brownfield, not identified as</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			suitable for residential development by WBC, would be inappropriate development in the Green Belt would adversely affect the openness of the countryside (openness is defined at the absence of built development), would create an urban feel which would not be well related to the existing scattered houses in this rural hamlet. This development would cause material detriment to the environment by virtue of harm to the visual character of the area, distinctiveness of locality, particularly in respect to scale of the development, the style of housing, the proximity to ancient woodland, and its relationship to the surroundings. The Plan committee has made a choice to go with a SCC over the population projection used for WBC and uses that as a major reason for needing to provide more, smaller houses. The Borough has a defined housing plan until 2032 and can meet the housing needs. Therefore this site should not be supported.		
9.7.1 (b)	51	Site Allocation & Selection	NPPF Paragraph 84 does not relate to Smithbrook Kilns for reasons stated previously. IF the site is brownfield, this must be proven.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
9.7.2	51	Site Allocation & Selection	"... (north and east) of the existing site, which is shown. The site would not be visible from the A281 or any existing houses other than on the Smithbrook Kilns site itself." The site will be visible from Tillings, (Grade II listed heritage asset), which borders the East and northern boundary of the site. Also from properties at Smithbrook Barns on the opposite side of the road. The	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			proposed land on 'offer' from the developers has increased by approximately 30-40% since their initial housing application in 2013 (which was 0.62Ha). This new, larger site, significantly encroaches into the woodland space that borders the Ancient Woodland that I own.		
9.7.2	51	Site Allocation & Selection	Reasons Waverley designated the site 'red' for REJECTED sites should be given as they are relevant as to why the Bramley Neighbourhood Plan should not be considering the site.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
9.7	51	Site Allocation & Selection	<p>Further to the application to build houses on the Smithbrook Kilns site, under the Bramley neighbourhood planning laws we wish to object to this development as our previous letter referred. However for the sake of clarity we list below our main concerns again. Fundamentally this new submission requires a change of use of the land to allow residential homes which was originally given planning permission for small businesses for local starter projects.</p> <p>The alternative small business sites reported by Bramley are not close to be considered local as they are all some distance away from the hamlet of Smithbrook.</p> <p>Our previous comments also identified traffic impact on the A281.</p> <p>Bearing in mind there is only a two hour public bus service from Smithbrook Kilns to Cranleigh and Guildford, families will no doubt rely on their own transport for school runs and shopping, etc. This is likely to result in more cars entering and exiting the site after working hours.</p> <p>The increase in traffic also due to developments in</p>	Susan Skelly and Trevor Free	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Ms Skelly & Mr Free regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>Broadbridge and Dunsfold with several more sites to follow in Cranleigh within the next two years will all use the A281 thus making this road extremely busy during peak times. The entrance and exit will therefore be extremely dangerous as this is a fast road and the entrance is near a bend.</p> <p>Wildlife habitat This site has been previously contaminated with waste and for many years unsuitable for people to dwell upon. However, it has supported considerable wildlife including wild animals, insects, birds, bats, flower and fauna. The present business site provides a large percentage of grassed open land to support this wildlife. Under the proposed new plans this land disappears with no open grassed areas or amenity areas.</p> <p>We would request our objections are considered in view of the new planning laws under which this housing development has been submitted.</p>		
BNP-S3	52	Site Allocation & Selection	<p>The development of a satellite village at Smithbrook Kilns is attractive particularly if it offers properly affordable rental opportunities. However, there are issues of concern relating to creation of a community which is not well served by public transport. The site does already offer some local infrastructure, a restaurant/cafe and shops which could be further developed to provide community amenities such as a convenience store and possibly a doctor's surgery.</p>	Miriam Farr	Acknowledged.
BNP-S3	52	Site Allocation & Selection	<p>Officers are concerned about the allocation of this site given its location outside of the settlement area and within the Green Belt. The test in paragraph 145 of the NPPF would be as follows: "A local planning authority should regard the</p>	Waverley Borough Council, Planning Policy	Following discussions with WBC and the Smithbrook Kilns Trust, this site is no longer allocated in the Plan.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p><i>construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:</i></p> <p><i>g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</i></p> <ul style="list-style-type: none"> <i>- not have a greater impact on the openness of the Green Belt than the existing development; or</i> <i>- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."</i> <p>The Council is concerned as to whether the land in question is brownfield and, if it is, it is capable of accommodating 24 homes whilst still complying with the requirements of the NPPF set out above. If it doesn't meet these requirements then there would be a need to justify very special circumstances and the Council is unclear what these very special circumstances would be. We would welcome the opportunity to discuss this further before the plan is finalised. In addition, there appears to be an error in the breakdown of the number of dwellings of different sizes set out in the policy.</p>		
BNP-S3	52	Site Allocation & Selection	<p>I strongly object to the Bramley Neighbourhood Plan (BNP) proposing Smithbrook Kilns as an allocated site for 24 residential housing (a major development) in the Green Belt and saying that the site is brownfield, 'very special circumstances' exist and they outweigh the harm the development would have. Reasons being:</p> <ol style="list-style-type: none"> 1. The site is not brownfield or previously developed land. 	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>The BNP follow the NPPF definition for brownfield (previously developed land) as does Waverley Borough Council (WBC). The definition has not changed since 2012. It is not brownfield.</p> <p>Evidence:</p> <p>1.1 In 2013 report refusing planning for houses on this site (WA/2013/01303), the Waverley Planning officer report states the site is not previously developed land. See following excerpt: <i>"Whilst it is acknowledged that part of the site has been laid out as a car park (partial implementation of WA/2008/2208), the laying out of a car park does not constitute previously developed land owing to the absence of any permanent structure (see definition [NPPF]); in any event only some of the site has been laid out with the remainder being undeveloped. As such officers conclude that the application site does not constitute previously developed land and its development for residential and associated works is inappropriate and as such is, by definition, harmful to the Green Belt".</i></p> <p>1.2 Brownfield land registers provide up-to-date and consistent information on sites that are appropriate for residential development having regard to the criteria set out in regulation 4 of the Town & Country Planning (Brownfield Land Register) Regulations 2017. Waverley Borough Council Brownfield Land Register, does not include Smithbrook Kilns (dated December 2018). Therefore, the site is not a Brownfield Site suitable for residential development.</p> <p>1.3 When the 2013 application went to appeal, which was refused by the Secretary of State, the NPPF 2012</p>		

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>was used for planning reference. The developers stated a) brownfield and b) 'very special circumstances' due to Waverley's then lack of housing plan and ability to set/meet housing need.</p> <p>Reason 7 of the refusal decision says: "According to the NPPF, the construction of the new buildings should be regarded as inappropriate in Green Belt other than certain specified exceptions. These do not include the construction of new housing of the type proposed on the site."</p> <p>Reason 9 of the refusal decision says: "According to the NPPF, the essential characteristics of Green Belts are their openness and their permanence. The appeal site as it exists at present accommodates no buildings or structures, and has a distinctly open character. The proposal would involve the construction of blocks of two storey buildings across much of the site, together with the introduction of residential curtilage boundary features. It would substantially erode the openness of the site and of the Green Belt. Therefore, even were the previously developed criterion to apply to the site based on its planning status, the proposal does not fall within the exception due to the considerably greater impact on openness that the proposal would have than the existing development on the site. In this respect the site is of such size and character as it currently exists to in itself contribute materially to Green Belt openness."</p> <p>Conclusion: The Plan places material significance on the site as brownfield. It must be proven as to why this is, since the WBC officers report of 2013 states it isn't, now</p>		

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>factually brownfield. If it cannot be proven the proposal is contravening the NPPF, the WLPP1 & WLPP2, RE2, BNP-G1, BNP-G2. The site hasn't changed and the NPPF definition hasn't changed. The Green Belt rules haven't changed. Waverley has a housing plan and can meet its needs. Very special circumstances do not exist and the proposal would have considerably greater impact on the openness of the green belt (NPPF para 143 and 145 g).</p> <p>2.0 Brownfield Exclusions: IF it could be PROVEN brownfield, please provide evidence. The NPPF definition has 3 exclusions to brownfield land being considered for, and steered towards, housing developments. It states ... <i>This excludes: land that has been developed for mineral extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures...</i></p> <p>Smithbrook Kilns has been developed for minerals extraction AND waste disposal landfill and restoration was made through development management procedures by Surrey County Council by infilling the landfill site making what is now described as the car park and scrubland.</p> <p>Evidence: 1.2 Bramley Neighbourhood Plan Evidence document. See section 9.1, text states: "The scrubland, until Waverley granted Minerals and Waste Application WA02/001 in 2002, was a closed landfill site being the claypit of the Smithbrook Brickworks".</p> 2.2 Waverley officer report page 4, under environmental health. The text states:		

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>"The site has previous land use as both a brickworks and landfill."</p> <p>2.3 DM Planning supported a previous development application on the site. See pg 3 section 3.2. They stated:</p> <p>"... restore the landfill site which it had constructed under the terms of a lease dated 2nd March 1978. SCC did not agree to remove the waste, which was leaking, until 2002. SCC then did not demonstrate that the site had been properly restored until 2010."</p> <p>2.4 History of Constraints Document from WBC - The following references for plans which were approved for mineral extractions and landfill:</p> <ul style="list-style-type: none"> - WA/2002/0001 - evacuation and removal of waste from a closed landfill site with restorations at a lower level using inert landfill material - Approved - WA/1976/0066 - tipping of domestic refuse - Approved - HM/R4005 - continuation of clay digging for brickmaking - Approved <p>Conclusion: <u>If</u> it can be proven the site is brownfield, the site is one of the exclusions (mineral extraction/landfill) within the NPPF. Therefore no residential development must be steered towards it. The Bramley Neighbourhood Plan contravenes the NPPF, the WLPP1 & WLPP2, BNP-G1, BNP-G2, Section 1.6, 9.7 of the Neighbourhood Plan, NP-S3.</p>		
BNP-S3	52	Site Allocation & Selection	<p>"This policy supports the development of up to 24 homes for rent on the brownfield land at the rear of Smithbrook Kilns with extant commercial planning permission. It is understood that, because it is a brownfield site, Bramley can allocate the site even</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			though it is in the Green Belt. Bramley support is subject to.." As stated earlier, this site is not brownfield. Proof must be provided.		
BNP-S3	52	Site Allocation & Selection	"- The homes adhering to the housing mix in policy H2" Private, rented housing does not meet any need for affordable housing, either in Bramley or in the Borough. The proposed site is not allocating affordable housing. As in earlier point made, BNP-H1, 2 & 3 are not robust enough in stating how the Parish will be able to meet Affordable housing within the Plan. Contravening AH1 and NPPF 62, NPPF 145 f.	Penny Sixsmith	Changes have been made to the text regarding number and mix of housing. Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
BNP-S3	52	Site Allocation & Selection	"- The homes being screened and not visible from the A281." Subjective. Without knowing the actual location of the proposed 24 dwellings, this cannot be factually stated. Currently there IS a level of screening from trees on the left hand side of roadside as you enter the site. However, as evidenced on the right hand side of the site, the trees have been laid into a 'hedge' (in around 2015-2016) which opened up the visual aspect of the current commercial buildings. Should the same hedge laying happen on the left hand side of the road, the site would not be 'screened' and 'not visible' from the A281. The trees do not have TPOs, so there is nothing to stop the developers opening up the 'vista' when (if) planning is granted.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
BNP-S3	52	Site Allocation & Selection	"- ... and within the 'natural bowl' at the rear of the existing site and so not visible from any public footpaths or disturbing any view". Not correct. For the site to be a 'bowl' it would have to	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 –

Section	Page #	Theme	Comment	From	Response / Action Taken
			have high sides all around. The site is flat at the entrance and the topography of the land increases 7-10 metres towards the sides and rear as you head towards the back of site. Such topography means that the houses, on the land which 'rises', will be MORE visible from the surrounding areas. It will not 'not disturb any view', it will certainly disturb the view and setting of Tillings (as stated previously). Richard Seaborne has visited Tillings recently and can, I hope, attest that if houses were to be built on the boundary with Tillings they would very clearly be seen. It is also possible that the site could be seen from the public footpath that runs through the neighbouring land of Tillings on the left side. Two stories, plus pitched roof on a land that rises (and involve the decimation of a number of woodland trees), would definitely open up the landscape - in a detrimental manner. Contravening WLPP1 RE1, RE2, RE3, TD1, NPPF 145 g, BNP-G3.		response to Mrs Sixsmith regarding status of this site.
BNP-S3	52	Site Allocation & Selection	"- The homes being in keeping with the existing Smithbrook Kilns buildings from a design perspective." The proposed site is in a hamlet, a rural setting of detached and semi-detached scattered properties. The character of the surrounding area needs to be met, not just the considerations of the developer's site in its own right. One can assume by the fact that 24 houses are being proposed, they will most likely be terraced, there are NO terraced houses in the area, the nearest ones are in Grafham, a few miles away. Any development on this site for any purpose must reflect the wider setting of its location or it would contravene BNP-G3, WLPP1 RE1, RE2, RE3 and TD1, NPPF 144 and 145 g.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-S3	52	Site Allocation & Selection	"Bramley support is subject to ... There being no loss of conversion of existing commercial property." I am afraid that is completely unacceptable. The commercial market has changed radically in recent years and continues to do so. As you are aware, we have converted a number of commercial units to residential use in recent years. We anticipate that it may be necessary to convert more at some time. In any event, we will never agree to forego any existing entitlements that we possess. Will you please accept this email as a formal objection. If we need to confirm our objection in writing, please confirm this as soon as possible	Alan Saunders, Smithbrook Kilns	Wording has been changed. This site is no longer a policy, although potential future development on the site is supported by the plan, once status of the site has been agreed (Smithbrook Kilns Trust seeking legal opinion for confirmation that land is brownfield).

11.4.1.21 Creation and Preservation of Wildlife Corridors and Habitats

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-E2	53	Biodiversity	As acknowledged in the policy, wildlife corridors and habitats should be protected and enhanced. This policy could be slightly reworded to appear more positive. For example, instead of saying "No development may occur which requires blocking or building across any of the designated Wildlife corridors or Habitats..." you could say, "Development will be supported that protects and enhances connectivity and free movement of wildlife along wildlife corridors and habitats. It may be work consulting with the Surrey Wildlife Trust or other experts to ensure suitable mitigation measures if needed."	Natural England	Agreed and implemented.

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-E2	53	Content	We would require these to be mapped to enable planning officers to apply the policy in the intended locations.	Waverley Borough Council, Planning Policy	Agreed and map inserted.

11.4.1.22 Lighting and Maintaining Dark Skies Appropriately

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-E3	55	Environmental	Not all lighting can be controlled by the planning system as many types of residential lighting do not require planning permission. How will it be decided what level of lighting is the minimum required for example to deter criminal activity? We advise using wording such as 'every effort is made to use minimum lighting methods ... only in respect from a crime prevention point of view'. Minimal lighting may not accord with Secured by Design accreditations.	Waverley Borough Council, Planning Policy	Agreed and implemented
10.4	55	Environmental	Lighting and dark skies. As with BNP-E3, the WLPP2 DM1 covers light pollution. It states development should: "a) Avoid harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development, including by way of an unacceptable increase in pollution, including from light, noise, dust, vibration, and odour, or an unacceptable increase in flood risk" Light will 'spill' beyond the boundary of the area being lit. This light spill can impair sleeping, cause annoyance to people, compromise an existing dark landscape and/or affect natural systems (e.g. plants, animals,	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>insects, aquatic life). The proposed development would pollute the current environment surrounding the boundary of the site which is shared by Tillings and the adjacent ancient woodland. It is of great concern the likely damage that a major development, such as being put forward, would involve a considerable increase on the number, and location of lights in the area.</p> <p>The second car park, which is within the designated site, has several very high and obtrusive lights on for time sets far longer than is necessary for the coming and going of employees / residents of the Kilns and are not PIR, so are on permanently during their time sets rather than only coming on for a short period of time and then unilluminating. This has already been detrimental to me as a resident and to the local wildlife..</p> <p>The Plan needs to suggest how it will police and enforce the light mitigation measures. Previous experience of mine with the developers is that they put the lights on when they want, rather than for the minimum disruption to neighbours and the environment/wildlife.</p>		

11.4.1.23 Creation and Preservation of Shared Spaces for Community Use

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-C1	57	Content	<p>What is meant by the 'character' of the Share Spaces for Community Use? Is this a visual or physical character? Planning officers will need to know what the character of the spaces is in order to assess whether there is any damage to it.</p>	Waverley Borough Council, Planning Policy	Inserted 'physical or visual' after 'the' and before 'character'

11.4.1.24 Assuring Future of Sites of Community Importance

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-C2	59	Content	The policy states that 'the loss of, or significant harm to, a Site of Community Importance will be resisted'. Is this physical harm or harm which prevents the site continuing in its current use?	Waverley Borough Council, Planning Policy	Both. Wording has been clarified.

11.4.1.25 Supporting Educational Facilities

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-C3	59	Schools	We suggest rephrasing this policy as pupil numbers at the school may vary on a regular basis. It would be more appropriate to refer to an increase in the capacity of the school to accommodate additional students.	Waverley Borough Council, Planning Policy	Agreed and implemented.

11.4.1.26 Supporting Bramley Infant and Nursery School

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-C4	60	Schools	Surrey County Council owns the land to which this policy refers and yet the Council was not formally consulted on the proposals for this site or asked to comment on any previous versions of the Neighbourhood Plan. Surrey County Council is also the Education Authority responsible for school place planning and ensuring that sufficient capacity is provided by schools to meet any additional needs generated by new development. It should therefore be the County Council and not the school who is required to be consulted regarding the	Surrey County Council, Property Services	SCC were consulted on this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>possible need for any expansion of the school. The site should be referred to as a "former school playing field" as it has not been used as a school playing field since it was declared surplus in January 2009.</p> <p>There have been no proposals either in the past or at present to suggest that the education authority considers that there is a need to expand the existing Bramley Infant School, and it is therefore not appropriate to restrict the future use of the former school playing field site as inferred by Policies BNP-C3 and BNP-C4, and in the text supporting these policies. Our view is that Policy BNP-C4 should be deleted.</p>		
11.9.3	61	Site Allocation & Selection	<p>The site referred to as a "School Playing Field" was designated surplus to educational use by the school with effect from 1st January 2009 and has not subsequently been used as a school playing field. Any reference to this site should therefore be made to "the former school playing field".</p> <p>In 2009, the land was placed in the hands of Surrey County Council's external rural management consultants, pending a decision on the permanent future use of the site.</p> <p>It is understood that the Parish Council would be concerned to ensure that the future need for school places generated by any new development is met. As the education authority, the County Council is bound to consider any future potential educational need for this site in declaring it surplus to requirements and in support of any future proposals it might promote for non-educational development of the site. There is no evidence to suggest that this surplus land is required for any future expansion of the school. Consideration</p>	Surrey County Council, Property Services	All references to site changed to "the former school playing field". Wording has been amended following meeting with SCC in 2019.

Section	Page #	Theme	Comment	From	Response / Action Taken
			should therefore be given to deleting this paragraph as it does not reflect the current status of the site.		

11.4.1.27 Road Traffic and Pedestrian Safety Management

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-I1	62	Traffic	I don't see anything in the plan to assist with crossing the A281 at the 30/40 sign leaving the village at Hurst Hill Cottages, as it has at the other end of the village. Crossing the road is dangerous at best with cars either accelerating out of the village or crossing the 30 sign above the speed limit. A safe crossing zone is required.	Stewart Kirkland	This is a Surrey Highways issue and outside of the scope of a neighbourhood plan.
BNP-I1	62	Traffic	Considerable concern over additional traffic on A281 and absurd plans for traffic lights and the need for extra use of smaller roads. Mitigation is a fanciful idea.	Richard Gates	Acknowledged.
BNP-I1	62	Traffic	The Council can already require a Transport Statement for developments of 10 or more units under validation requirements. We can't insist on provision of safe pedestrian routes for new residents to the village centre, educational facilities, bus stops and public recreational facilities unless justified by Surrey County Council. Furthermore, how would a development of one dwelling fund all these facilities? CIL Governance arrangements for the strategic portion of the CIL are currently being determined by Waverley Borough Council. The Parish Council may choose to use some Neighbourhood CIL to match-fund and therefore unlock Strategic CIL for larger projects that will benefit Bramley residents. Therefore, we suggest that you avoid reference to 'smaller' and 'larger' measures, perhaps use the term 'locally desirable' projects.	Waverley Borough Council, Planning Policy	Changed 'larger' and 'smaller' to 'locally desirable'.

11.4.1.28 Infrastructure Policies

Section	Page #	Theme	Comment	From	Response / Action Taken
12.1	63	Content	Reference to Alfold, Broadbridge Heath and others could be added to Dunsfold and Cranleigh.	Murray & Ann Campbell	Agreed and implemented.
12.3	63	Traffic	<p>There is a concern that Surrey County Council does not take into account the views and experiences of local people who live in the vicinity of proposed planning applications. This Authority never objects to multi-drives on dangerous bends where developers' proposals are to expand the amount of vehicles on a property, sometimes by as much as 4 vehicles. There is the added frustration also when vehicles are not put on drives and left on the highway.</p> <p>Danger to pedestrians and traffic flow on constricted local roads is increased by the developers' planning proposals, but never seems to be an issue for SCC. As the Highway Authority does not seem to have a problem with this, it is a bargaining tool for developers to put their case across to obtain planning permission.</p> <p>A robust policy to counteract this problem would be welcome as part of the Neighbourhood Plan.</p> <p>Alongside this, parking on pavements / grass verges and amenity areas should not be tolerated because of restricted use for pedestrians, mobility aids and pushchairs, resulting in damage and loss of amenity value caused by this ongoing practice.</p>	Pat Way	This is outside of the scope of a neighbourhood plan. The Parish Council has sympathy, but can't overrule on highways matters - Surrey Highways are the authority on this matter.
12.21	69	Infrastructure	It might be helpful to expand on the reasons for the lack of health impact from the mobile phone mast.	Murray & Ann Campbell	Deleted references to health impacts.

11.4.1.29 Provision of Parking for Cars and Commercial Vehicles

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-I2	64	Parking	I don't see anything in the plan to assist with parking at the top end of Hurst Hill Cottages. We currently have 2 pull-ins that accommodate 4 cars, with no actual parking available otherwise on property grounds. Complaints have already been received by the Parish Council on people parking in the bus stop.	Stewart Kirkland	The Parish Council has sympathy, but it is a Highways issue outside of the scope of a neighbourhood plan. BPC will continue to try to address with Surrey Highways
BNP-I2	64	Parking	This policy moves away from the Waverley-wide parking guidelines. It will be necessary to have clear evidence to justify the local application of more stringent guidelines. For example, the potential requirement for additional parking provision for residential extensions. What is meant by 'small developments'? Is there any evidence as to why the number of off-road parking spaces required per property has been increased from 2.5 to 3? We would welcome the opportunity to discuss this further before the plan is finalised.	Waverley Borough Council, Planning Policy	This reflects the realities of rural village with limited on-street parking and parking spaces. Wording changed to "Where 3 or more bedroomed houses are built in isolation, this plan seeks an increase of parking spaces from 2.5 to 3."

11.4.1.30 Encouraging Journeys on Foot and by Bicycle

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-I4	67	Infrastructure	Again, we can't insist on provision of sustainable access for new residents to the village centre, educational facilities, bus stops and public recreational facilities unless justified by SCC. Furthermore, how would a development of one dwelling fund all these facilities? It is not reasonable to require developers to bring unadopted roads up to the standard of the public highway. Given the introduction of CIL on 1st March, section 106 contributions have a much more limited role	Waverley Borough Council, Planning Policy	Updated wording to reflect SCC authority.

Section	Page #	Theme	Comment	From	Response / Action Taken
			unless directly related to the development. Therefore it will be up to the parish whether to use their CIL money to fund such projects. In light of this we recommend updating the wording within this policy.		

11.4.1.31 Use of the Downs Link through Bramley village

Section	Page #	Theme	Comment	From	Response / Action Taken
12.25	69	WACT	The Trust accepts that it should have handled its own consultation on the possible routes for the canal in Bramley with more sensitivity. It accepts that the "snapshot" questionnaire sent to all residents of the parish was unsurprising given the timing of the preparation of the plan. However, WACT is very concerned that a questionnaire which a suggestion of "no change" has led directly to a policy in the neighbourhood plan that would effectively prevent even the examination in more detail of the possibility of using the Downs Link route for the canal link. At this early stage neither the costs or benefits have been properly evaluated as there are no detailed proposals on which to do so. WACT is concerned residents in responding to the questionnaire did so in the absence of any detailed proposals, plans or environmental information.	Wey & Arun Canal Trust	Changes discussed and agreed in meeting 11-4-19. Changes to wording implemented.
BNP-I6	69	WACT	The Wey & Arun Canal Trust raises no objection to the first half of policy BNP-I6 in principle. However, WACT objects to the inclusion in the policy of the following statement: "This plan, while remaining silent on the desire of the Wey and Arun Canal Trust to create a stretch of canal through Bramley as part of its larger restoration project, does not support the use of the	Wey & Arun Canal Trust	Changes discussed and agreed in meeting 11-4-19. Changes to wording implemented.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>Downs Link through the Village for that purpose." WACT's reasons for objection are:</p> <ul style="list-style-type: none"> - It conflicts with the aims of the revised NPPF 2018. - It conflicts with the purpose of adopted Policy ST1 in Waverley BC adopted Local Plan policy (Part 1 2018). - It conflicts with the proposed emerging Policy DM33 in Waverley BC Local Plan Part 2. - It conflicts with the view of the neighbouring Local Planning Authority (Guildford BC), who are supportive of using the Downs Link as a sustainable transport corridor to complement and enhance the existing facilities - both GBC and WBC recognise the benefits the development of the canal could bring to the Downs Link; Conversely the plan has failed to provide any evidence to that, in principle, the addition of a canal would cause harm to amenity or other interests of acknowledged importance. - The Bramley Neighbourhood Plan fails to recognise any enhancements or benefits that would arise to the Downs Link; - A canal would complement the Downs Link as a sustainable transport corridor and be of benefit to future generations; - Without an evidence-based justification, the policy unnecessarily restricts and makes more difficult the ability to link a restored canal to the south with the national waterway network by narrowing down the alternative route options to those that may be unviable; - The policy pre-judges any proposals without any assessment of a planning application and associated environmental assessment by virtue of a single survey of residents based on a questionnaire that included a question to support the retention of the 'status quo' 		

Section	Page #	Theme	Comment	From	Response / Action Taken
			without any actual evidence to suggest why. The Wey & Arun Canal Trust requests that the second paragraph of the Bramley Neighbourhood Plan Policy BNP-I6 is deleted and substituted with the following paragraph: "The Parish will work with the Wey & Arun Canal Trust to develop options for a route for a new canal through the parish which maximises the recreational and economic benefits, protects existing facilities, minimises adverse impacts on residential amenity and enhances biodiversity."		
BNP-I6	69	WACT	I feel that bearing in mind the 15 year life of this plan it is not acceptable for the committee to remain silent on the subject of the Wey and Arun Canal. I realise that many people in the village support or object to the general proposal many of them because they doubt the likelihood of it happening in the foreseeable future. I feel that the committee should note the possibility of significant plans being proposed in the next 15 years and state that they will give them sensible consideration, with public consultation whilst currently having doubts about the proposals to use the old railway line. NOT remain silent as the document states.	Phil Scattergood	Acknowledged. Changes made to wording as per WACT comments.

11.4.1.32 Supporting Retail Businesses

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-L1	71	Content	As the neighbourhood plan is coming forward before the Waverley Borough Local Plan Part 2 and the Bramley Local Centre boundary is to be defined through LPP2, the section of this policy which refers to 'within the	Waverley Borough Council,	Deleted 'exceptionally' Inserted map of Local Centre.

Section	Page #	Theme	Comment	From	Response / Action Taken
			Bramley Local Centre' will be difficult to apply unless the boundary is defined within the neighbourhood plan. What is meant by 'exceptionally' and in what situations will this apply? Is this policy consistent with the NPPF and in general conforming with Local Plan Policy TCS2?	Planning Policy	
BNP-L1	71	Site Allocation & Selection	Smithbrook Kilns is a site of commercial land which is well established, provides useful and valued local employment opportunities. It should remain used for business and should not be considered for housing. Since the change of laws, allowing change of use from commercial to residential use, the Kilns have successfully applied for 20 or so units to be developed. With the introduction of the Dunsfold development over the duration of the Plan, and other large scale developments around Cranleigh, it is most likely that some of the future inhabitants will want to find units to rent for employment purposes. The Kilns could see a boom in business, but not if most of their units, and their land are turning into properties.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

11.4.1.33 Supporting Non-Retail Businesses

Section	Page #	Theme	Comment	From	Response / Action Taken
BNP-L2	72	Content	What is defined as 'sensitively managed expansion'?	Waverley Borough Council, Planning Policy	Deleted 'sensitively managed'.

11.4.1.34 Community Actions

Section	Page #	Theme	Comment	From	Response / Action Taken
15.4.2	75	Content	<p>The introduction of the CIL on 1st March 2019 will mean that S106 contributions will be limited to improvements that are directly related to a specific development, as per the Regulation 123 List. A planning obligation (including S106) can only be taken into account when determining a planning application for development, or any part of a development, if the obligation meets all of the following tests, whereby it is:</p> <p>a) necessary to make the development acceptable in planning terms;</p> <p>b) directly related to the development; and</p> <p>c) fairly and reasonably related in scale and kind to the development.</p> <p>Given this, we recommend that this paragraph be removed.</p>	Waverley Borough Council, Planning Policy	Agreed and implemented.
15.4.4.1	76	Traffic	<p>As St Cats contributes hugely to congestion on A281 & Station Road, do they also contribute financially to any traffic schemes? Perhaps some of their land could be used for parent / coach parking. Perhaps they could introduce procedures for their coaches to wait, pick up and drop off on school property rather than on Station Road?</p>	Jennifer Hodan	St Cats paid for pedestrian crossing and are building car park off Hall Road. They have contributed financially.

11.4.2 Appendices

11.4.2.1 Appendix 1 – Bramley’s Road

Section	Page #	Theme	Comment	From	Response / Action Taken
1.3	4	Traffic	Smithbrook and Smithbrook Kilns shown separately on table. No notes about traffic on A281 etc.	Penny Sixsmith	Site no longer allocated in the Plan.
1.4.1.2	5	Parking	Regarding parking issues in Eastwood Road, is it possible to look at a "Shared Space" policy which could eliminate the obstructive parking on pavements? As pointed out in the Executive Summary, Bramley has an ageing population many of whom will have problems with mobility or may be visually impaired and this issue creates problems relating to accessibility of local facilities from housing in the road. Young families with small children and pushchairs are already having to walk in the road in order to make their way to the village and bus stops.	Miriam Farr	Have sympathy with Eastwood Road parking issues. Surrey Highways have no solutions.
1.4.1.3	6	Content	Regarding desirability of construction of extensions and building on subdivided gardens, I suggest this should be discouraged. However, if the site proposed is not creating building congestion and there is sufficient space for off road parking it may be possible.	Miriam Farr	Acknowledged and thanked for comments. No change appropriate to the Plan.
1.7	6	Housing	The provision of council housing and social housing has become sadly reduced due to government policies. It is sadly now at a level where those who would benefit from access to good quality accommodation are unable to access local rental opportunities within the communities where they work or where they grew up. Since "right to buy" there has been an 85% erosion of council housing supply in Bramley leading to family overcrowding and lack of truly affordable housing choices.	Miriam Farr	Acknowledged and thanked for comments. No change appropriate to the Plan.

11.4.2.2 Appendix 2 – Surrey Population Projection

Section	Page #	Theme	Comment	From	Response / Action Taken
2.4	9	Housing	My objection to the calculation of 'self allocating' 129 houses as opposed to the 90 allocated have already been covered.	Penny Sixsmith	This has been addressed through changes to numbers and mix of housing following discussion with WBC.

11.4.2.3 Appendix 5 – Heritage Assets

Section	Page #	Theme	Comment	From	Response / Action Taken
	17	Managing the Landscape, Heritage, Character and Design of the Parish	In order to complement the list of heritage assets in the appendices, we would recommend a section in the text discussing or assessing the Bramley area's specific local character and distinctiveness. This would help to prevent prospective developers picking generic looking designs for anything they propose to build in the area, without paying any attention to any specifics of the Surrey/Waverley style and architectural vernacular. The plan also does not discuss the archaeology of the parish, of which we would expect to see some coverage.	Surrey County Council, Spatial Planning	Following advice from Waverley Borough Council, this appendix has been deleted.

11.4.2.4 Appendix 7 – Committed Housing

Section	Page #	Theme	Comment	From	Response / Action Taken
	33	Site Allocation & Selection	As existing planning approvals already meet Waverley's housing targets for Bramley, the identification of further sites for housing development should not form part of the policy, as this implies that any site so identified will be approved for development as they fall within the policies set out in the neighbourhood plan.	Miriam Farr	A formal planning application will still need to be submitted which will need to meet all planning regulations. Just because it is in the Neighbourhood Plan, does

Section	Page #	Theme	Comment	From	Response / Action Taken
					not mean any planning application will be approved.

11.4.2.5 Appendix 8 – Sites Considered and Rejected

Section	Page #	Theme	Comment	From	Response / Action Taken
	37	Content	Is it necessary to go into all this detail together with maps as it is misleading. It creates a sense these sites are under threat and draws attention to them as potential targets for developers.	Miriam Farr	Clearly in section "Sites considered and rejected".
8.3	41	Site Allocation & Selection	The area known as the bonfire field and other adjacent land is shown as land considered for potential development. The fact it is coloured and shown as such will give encouragement to the land owners to make further applications.	David Whitehead	We do not believe this to be the case. There are currently no plans to build on the bonfire field.
8.3	41	Housing	Bramley has, over the years, contributed enormously to the addition of housing in the area, and it seems unfair that the last open farm land space in the village should be built over. There is the area of the allotments which, although not as large an area, could be used without taking away the rural aspect on the outskirts of the village and would join satisfactorily with the rest of the proposed development.	Jane Fairbanks	Currently no plans to build on allotments
8.3	41	Site Allocation & Selection	Our principal concern is the proposed development of the Bonfire Field. We understand the point made in 1.6 that this is not an allocated site but only to be considered if an application for planning permission is made. Given the current development of the bottom of the site at Ricardo Court it seems unlikely that the Hamilton family will not pursue this at some point. We would not argue that the field is essential to the	Tim and Juliet Beeson	Hamilton has the right to apply to develop any of his land. Plan states those areas we feel are inappropriate, but should he still wish to apply, that is his right

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>community because of its use for the village bonfire. That seems unfair since the Hamilton family have kindly let the community use this land for many years. It is stated that you have already reached the target of 90 homes set by Waverley and are near to the 129 of the parish plan when taking into account existing plans that are approved to go ahead. There does not seem to be a need to consider the addition of the Bonfire field. Evidently, as we overlook this site we would not like to see any further development for selfish reasons but also for reasons that concern the larger community. This is a substantial site. Were it fully developed it would have to be in excess of one hundred homes. These, one presumes, would be family homes not the one and two bedroom units that the village lacks. What kind of people want to move to Bramley? Looking at our road of two and three bedroom more affordable properties it would seem to be mainly young families leaving an urban environment to raise their children in a rural community. We moved here for those very reasons: to live in a village with a community life and to send our children to good local schools. A large development would destroy the village feel of Bramley. Additionally, if built on the bonfire field it also removes the only field easily accessible from the village centre. Many residents regularly enjoy walking around the field. We see roe deer out there and birds of prey hunt. There are badger setts in the rough ground at the perimeter. If such a substantial development went ahead where would all these families send their children to school? It is not likely that the pre-school and infant school could</p>		

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>take on these numbers without huge investment and expansion which is unlikely in the current climate. So Bramley families would no longer be guaranteed a place for their child at the village school. This has a huge knock-on effect to the community. We meet most of our local friends through the school. We became involved in the bonfire committee through the school. We support the village fete because we were introduced to it via the school. We appreciate that not everyone has children but those who do become part of the community through the people they meet there.</p> <p>A substantial number of vehicles would accompany a large development and add to the daily traffic jam on the A281. Many residents of this part of the village are already concerned that the new development at Ricardo Court is going to cause more hold-ups, especially in the morning when the school drop off coincides with rush hour. It is a good intention to try to get more children walking to school but in reality it is not achievable. In order to afford to live in Bramley most families need two incomes. Children are dropped off in the car because the parent has to get to work and does not have time to walk.</p> <p>To summarise, if the village needs one and two bedroom properties and most people express a preference for small developments, please consider removing the Bonfire Field from the development plan.</p>		
8.3.2	42	Content	<p>A further vista photograph should also be added, showing the view of Mrs Brown's field above the southern gateway to Bramley Park. It is another view of an open bit of land from the village.</p>	Murray & Ann Campbell	Not considered to be a strategic view.

Section	Page #	Theme	Comment	From	Response / Action Taken
8.3.4	43	Site Allocation & Selection	Site 469c falls within the AONB and is not brownfield and so should not be identified as a potential development site.	Miriam Farr	Site is identified but rejected. We cannot ignore sites. Green Belt and AONB
8.3.4	43	Site Allocation & Selection	As this site is not brownfield and is within Green Belt and AONB, it should not be flagged for potential development.	Bramley Village Society	Site is identified but rejected. We cannot ignore sites. Green Belt and AONB
8.3	43	Site Allocation & Selection	<p>The annual village bonfire should NOT be used as a pretext for preventing further development of the field (Sites 469 f, g and h). The past use of the field has been at the very kind courtesy of the Hamiltons and their generosity and the understanding of their farming tenants should not be used against them Nor should their inability to provide an adequate alternate site for the event, despite the kind offer we understand them to have made.</p> <p>Equally the suggestion that the development of Site 489 f would allow the bonfire event to continue within sites 469g and h is misleading. The reduced site would be too small for safety.</p> <p>The real objection is defined by the Plan's concern at 6.1.2 to maintain the rural character of the Parish. This is the last true agricultural vista running into the heart of the village and of huge importance to all the properties surrounding it, quite apart from its lying in an AONB outside the village envelope.</p> <p>For some reason the Parish Council have failed as an alternative to contemplate the development of the adjoining area of the allotments and the collapsing open barn. That would tidy up an unattractive area without obscuring views. The site is pretty substandard for allotments and better alternatives could be found.</p>	Murray & Ann Campbell	Wording on this site has been clarified. A planning application to develop the collapsing open barn has been refused by WBC because it is not adjacent to the settlement boundary. No plans to move allotments at present.

Section	Page #	Theme	Comment	From	Response / Action Taken
8.3.6, 8.3.7, 8.3.8, 8.3.9	43-44	Site Allocation & Selection	As there is "no formal plan to build on the bonfire field" why is this area included on an indicative plan? The sites in question are within the AONB and are not brownfield.	Miriam Farr	As previous comments to Miriam
8.3.6, 8.3.7, 8.3.8, 8.3.9	43-44	Site Allocation & Selection	As these sites are not brownfield and are within Green Belt and AONB, they should not be flagged for potential development. In particular, the detailed indicative housing layout plan should not be included as this gives the impression that there is indeed a plan to build on the Bonfire Field.	Bramley Village Society	Deleted indicative layout and changed reference to image on page 44 and change following figure numbers
8.6	48	Site Allocation & Selection	Explain why the allotment area should be sacrosanct (see our objection above)	Murray & Ann Campbell	We are not saying the area is sacrosanct
8.7	49	Site Allocation & Selection	<p>On page 38 of the Appendices of the plan, ref 637 you correctly identify the key factors for rejecting this site as:</p> <ul style="list-style-type: none"> - not a brownfield site - inappropriate development in the Green Belt - impact on the Surrey Hills AGLV. <p>On page 49 of the same appendices however, you state: "The topography of this land, and challenges of access do not suggest it would be appropriate for a <u>significant</u> multiple house development and only a large house or several large houses <u>could be appropriate</u> ... this plan <u>does not object</u> in principle to a large house on this site ..."</p> <p>To my reading all of these statements appear to suggest that the Parish Council would indeed support an application to develop this land for one or more large houses and furthermore are inconsistent with the statements on page 38.</p>	Jonathan Long	Agreed and implemented.

Section	Page #	Theme	Comment	From	Response / Action Taken
			<p>We have been advised in conversation that this is not your intention, and of course as the site is bot AONB and Green Belt if would be against policy to suggest or propose this.</p> <p>In fact, we would have expected the Parish Council to have objected in principle to the development of this site on these grounds as not to do so would throw open any other Green Belt site of site of AONB in Bramley open to challenge.</p> <p>Please will you therefore review the wording on page 49 and particularly paragraph 8.7.3. I suggest something along the lines of:</p> <p>"As this site is designated as Green Belt and AONB the Plan does not seek to alter the previous stance of Waverley Borough Council. Furthermore, the topography of this land, and challenges of access do not suggest it would be appropriate for a significant multiple house development and therefore any development of the site would not contribute to the overall objectives of the Plan."</p>		
8.7.3	49	Site Allocation & Selection	Why is there an implication that there would be tacit support for the possible construction of a large house or houses on this site identified as 637 on the plan? This land falls within both the Green Belt and AONB and so no development should be approved.	Miriam Farr	Changed as per J Long's amend
8.7.3	49	Housing	Wording implies development for 'large houses' might be supported. This should be changed to 'no development' due to Green Belt and AONB.	Bramley Village Society	Changed as per J Long's amend
8.9.2	51	Site Allocation & Selection	The land identified falls within the Green Belt and the AONB. Is it really necessary to identify the land as available for potential development?	Miriam Farr	Site has been put forward by landowner. We cannot ignore it.

Section	Page #	Theme	Comment	From	Response / Action Taken
8.9.2	51	Site Allocation & Selection	As this site is not brownfield and is within Green Belt and AONB, it should not be flagged for potential development.	Bramley Village Society	Site has been put forward by landowner. We cannot ignore it.
8.11	52	Site Allocation & Selection	As the site being considered here is in an area that has been identified by Environment Agency as "flood risk", it seems likely that it would not be suitable for development as a "rural exception". It falls within the Green Belt and AONB. Due to vulnerability to flooding, this site should not be under consideration.	Miriam Farr	Obligated to consider it as landowner put the site forward.
8.11	52	WACT	As the proposed Wey & Arun canal works are not supported by the plan, they are not relevant to proposed development extending Eastwood Road. Note that the proposed site largely comprises what is left of the canal at this point. Again, the proposed site is within Green Belt and so should not be flagged for potential development.	Bramley Village Society	Obligated to consider it as landowner put the site forward.
8.12	53	Site Allocation & Selection	As this site is not brownfield and is within Green Belt and AONB, it should not be flagged for potential development.	Bramley Village Society	Obligated to consider it as landowner put the site forward.
8.13	54	Site Allocation & Selection	The visibility of the site means that any development would have a massive impact as one approaches from the South. The implication that the site might even be considered should be removed. The quality of the relative vista photograph should also be improved.	Murray & Ann Campbell	Obligated to consider it as landowner put the site forward.

11.4.2.6 Appendix 9 – Land at Smithbrook Kilns

Section	Page #	Theme	Comment	From	Response / Action Taken
	56	Site Allocation & Selection	Ref Brownfield, suitability, etc. Not visible, not interfering with any views, have been addressed earlier.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 –

Section	Page #	Theme	Comment	From	Response / Action Taken
					response to Mrs Sixsmith regarding status of this site.
	59	Site Allocation & Selection	Figure A9.1 - proposed development site - shows outline in red about 30-40m from Ancient Woodland. Inappropriate development, harmful to environment.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

11.4.2.7 Appendix 10 – Wey and Arun Canal

Section	Page #	Theme	Comment	From	Response / Action Taken
10.1-10.5	60	WACT	The plans of the Trust are constantly evolving and will continue to do so.	Wey & Arun Canal Trust	Addressed though amended text.
10.6	61	WACT	The adopted policy of Waverley Borough Council and emerging policy, support the retention of the Downs Link as a sustainable transport corridor. The introduction of a stretch of canal along the Downs Link, along with an enhancement of the existing footpath/cycleway/bridleway would retain the Downs Link as a sustainable transport corridor and enhancement for the local environment. In this regard WBC policies, both adopted in Part 1 and emerging in Part 2, support the 'status quo' for the use of the Downs Link per se without dismissing the use of the Downs link in part for a stretch of canal. It should be noted that WACT has no intention to deprive the use of the Downs Link as a footpath/cycleway/bridleway; rather complement it. As stated earlier the details and options would be subject of full public consultation and community participation should WACT decide to proceed on either the Downs Link or river routes.	Wey & Arun Canal Trust	Addressed though amended text.

Section	Page #	Theme	Comment	From	Response / Action Taken
10.7	61	WACT	WACT have continued to discuss the use of the Downs Link with Surrey County Council and the Local Planning Authority (WBC), neither of whom have raised fundamental objections to the Trust's proposals to enhance the sustainable transport corridor.	Wey & Arun Canal Trust	Addressed though amended text.
10.8 / 10.9	62	WACT	Based on 10.8 & 10.9, it would be premature to state 'local support is not forthcoming' when the full extent of the planned restoration works, and new stretches, to the canal are still unknown. Any policy relating to the reinstatement of the canal should be broad and not restrictive. As stated earlier, any further detailed proposals would be subject to full public consultation and engagement.	Wey & Arun Canal Trust	Addressed though amended text.

11.4.2.8 Appendix 12 – Commenters and Contributors

Section	Page #	Theme	Comment	From	Response / Action Taken
12.2	67 & 68	Site Allocation & Selection	Neither myself or any neighbours of Smithbrook Kilns who objected are named as giving comments - why not? I provided detailed feedback to Patrick Molineux, via email on 29/9/17 with the first draft of the plan. As did Trevor Free, Susan Skelly, L Smith, D West, Nick and Ali Bown and Ben & Jessica Haagsma. Can the committee confirm that the comments were received, reviewed and considered?	Penny Sixsmith	Amendments have been made to the Plan.

11.4.3 Basic Conditions Statement

11.4.3.1 Appendix A – Strategic Environmental Assessment (SEA)

Section	Page #	Theme	Comment	From	Response / Action Taken
		Site Allocation & Selection	The Basic Conditions Statement states: The issue of affordable housing is recognised but the strategic policy requirement rests with the WLP and BNP. This is not highlighted in the main Plan. It suggests that the Plan is choosing, with 'very special circumstances', to seek a major development in Green Belt, on non-brownfield land, against the feedback from their HNR about development of 5 houses or more, causing harm and detriment to the local environment and landscape, and yet the Plan is not proposing that under these 'very special circumstances' the developer will be tasked, as the current rules dictate, with providing affordable housing. Why?	Penny Sixsmith	Changes have been made the number and mix of housing following discussion with WBC. Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
12	44	Site Allocation & Selection	"Some of the sites being considered by the group have been considered as part of the SEA of Local Plan Part 1 (LPP1). However, following the spirit of paragraphs 31 and 32 of the National Planning Policy Framework 2018, this high-level assessment can be used to inform the assessment of sites. It is therefore recommended that a review of the SA/SEA of the plan be undertaken to utilise the assessment where possible. The overall housing requirement for Bramley has also been assessed as through the LPP1 SA/SEA as part of consideration of the distribution of development across the Borough." Already covered earlier - the site for Smithbrook Kilns was reviewed and rejected, on good rounds yet BNP have elected to ignore this and use 'very special circumstances' as a way to propose this inappropriate development.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
13	44	Site Allocation & Selection	<p>"There are a number of environmental features within and close to the parish, including AONB, Ancient Woodland, Conservation Areas, Flood Zones 2 & 3, a Site of Nature Conservation Interest, and Listed Buildings. The allocation of housing sites has the potential to have an impact in relation to the environmental features, however given the level of development proposed, and the need for the plan to be in general conformity with the NPPF and LPP1, the NDP is unlikely to have a significant effect in relation to any of these environmental features."</p> <p>Desk level assessment has not taken into account the ancient woodland. No site visits have been performed to assess detrimental harm.</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
Table 1	48	Site Allocation & Selection	<p>"Is the NDP/NDO likely to have a significant effect on the environment? - No - While the NDP will allocate housing sites, this will be for a limited scale of development, in general conformity with the housing requirement assigned to the Parish in LPP1. Constraints such as the Green belt mean that there is limited potential for additional development. The neighbourhood plan is unlikely to have significant effects on the environment."</p> <p>A major development (as defined by the NPPF as a development of 20 houses or more), can not be proposed as a 'limited scale'.</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.
Table 2	49	Site Allocation & Selection	<p>"(d) environmental problems relevant to the plan or programme. The parish contains the following environmental designations, AONB, Ancient Woodland, Conservation Areas, Flood Zones 2 & 3, a Site of Nature Conservation Interest, Listed Buildings.</p> <p>As the neighbourhood plan must be in general</p>	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

Section	Page #	Theme	Comment	From	Response / Action Taken
			conformity with the NPPF and LPP1, and given the level of development proposed through the NDP, the NDP will not allocate development which is likely to have a significant impact on these designations." As covered on earlier points. The proposed development will have significant impact on Tillings and ancient woodland.		
Table 2	50	Site Allocation & Selection	"(f) the value and vulnerability of the area likely to be affected due to: a. Special natural characteristics or cultural heritage b. Exceeds environmental quality standards or limit values; or c. Intensive land-use; The main vulnerability of the parish is the impact of small scale developments on the character and appearance of the Conservation Areas, setting of Listed Buildings, and the Green Belt, however given the likely scale of development and the need for the NDP to be in general conformity with the NPPF and LPP1, there are likely to be no significant effects." The Plan is promoting a MAJOR development. There will be significant effects.	Penny Sixsmith	Land at Smithbrook Kilns is no longer an allocated site in the Plan. See Appendix 16 – response to Mrs Sixsmith regarding status of this site.

11.4.4 General comments

Theme	Comment	From	Response / Action Taken
Traffic	While I appreciate you mention this report is not attempting to solve traffic problems, we all know that increased housing means increased vehicle numbers leading to a need for the government to build more roads connecting to the A3 and bypassing Bramley. It's a point mentioned in 12.1 but a necessity for the future of the village.	Jennifer Hodan	Agreed and BPC sympathise

Theme	Comment	From	Response / Action Taken
Traffic	On the whole the plan appears to be sensitive to local concerns whilst accepting that some movement to ensure progress and viability of village life is maintained. I know this is not applicable to this report but has any thought for traffic management including Average Speed cameras from the traffic lights at Elmbridge Dump to the roundabout at Shalford (to go further into Guildford would be counter-productive) and have the speed set to 30mph. This would reduce emissions as traffic would be moving better and reduce road noise from tyres, which is louder the faster vehicles go, vibration would also be reduced.	Phil Munnery	Invited to join community speed watch
Content	At this time we are unable to make any detailed input on neighbourhood plans being prepared within this local authority area. However, together with Natural England, English Heritage and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at https://webarchive.nationalarchives.gov.uk/20140328154245/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf	Environment Agency	No response required
Content	Because it is so long and detailed it was difficult to keep reading. Might it be an idea to have concrete proposals summarised at the very beginning of the report? i.e. the present conclusion being brought to the beginning, paraphrased, as well as at the end.	Patsy Kettle	We feel current executive summary is sufficient. We have following a model recommended by Waverley.
Health & Wellbeing	No reference to the Golf Club as a community facility which, although a private club, continues to try and integrate with the village community. Use of facilities could be helpful to ramblers and others.	David Morley	Agreed and implemented.
Content	Further evidence of Golf Club offering to get involved - they have again offered to construct a telecoms mast to improve local wireless communications. No support (so far) from BPC.	David Morley	Advised that the Golf club should contact mobile phone mast company
Parking	My comment is on the lack of convenient car parking and the vacant land behind the Catholic Church and it is a pity that the two denominations, Anglican and Catholic do not share the excellent	Peter Hutley	Matter for the churches to discuss. Outside of the scope of neighbourhood plan.

Theme	Comment	From	Response / Action Taken
	Anglican facilities which would render an even larger area available for Bramley shoppers and further development.		
Housing	The stated aim to create affordable 1-2 bed starter family / downsize housing stock within the parish is good. However, if the housing created is not conveniently located with level access to village shops without the need for a car, then the stated aim is doomed to failure. The elderly and mobility impaired will find the developments unattractive, as these small developments will attract commuters which will put further pressure on the already congested A281. Young families will also be put off by heightened pollution levels around the village school and along the A281.	Miriam Farr	No proof of heightened pollution levels - Waverley air quality reports do not show such increase.
Traffic	Today I attempted to read the document and found it a huge task with much duplication and somewhat difficult to read its overall conclusions and actual proposals. I sense that many attempting to read the main document will be daunted at the prospect of looking at the associated documents, However, I can only say as a 20-year resident of Palmers Cross, I naturally paid attention to the paragraph 1.4.2.5.1 which omits to mention the listed houses, one of which is my own. Traffic on the A281 is a major concern of course to me, as are the accidents I witness and the increase of house building near Cranleigh, development at Alfold and your apparent support for more houses nearby at Smithbrook Kilns will do much to increase the traffic and bring our infrastructure to a standstill. Our local doctors are struggling to cope, and the service has decreased considerably at Wonersh Surgery and the planned building will create more pressure on services that have declined over the years. The various references to green field sites that incorporate "brown field", make difficult reading for the layman to understand whether the plan has regard for the beauty of our area. Overall, not an easy read and I feel desperate for a summary list of what exactly is being proposed.	Kevin Lake	Thanked for comments. Invited to come to speak to Councillor to discuss any aspect of the plan that is not clear.
Infrastructure	It was exciting to read in the national newspapers recently that Manchester have a new tram that needs only tram tracks and not	Eithne Oliphant	Outside of scope of plan

Theme	Comment	From	Response / Action Taken
	<p>overhead lines because it is powered by a battery. I realise that we are reviewing a Bramley village plan and establishing a tram link would involve cooperation between Guildford (Surrey County Council) as well as Waverley together with a different range of legislation and financing beyond the means of local authority budgets; but big problems such as air pollution, lack of housing nationally and traffic congestion require big solutions. Is this sort of initiative addressed elsewhere between Waverley and Surrey? If it is it would be good to reference it in the plan.</p> <p>A tram line has the potential to:</p> <ul style="list-style-type: none"> - reduce traffic congestion on the A281 - improve air quality - reduce the number of car journeys we are all taking - spread the car parking problem along the route of the tram rather than blighting Guildford with so many parked cars - it would make travelling to Guildford to catch a train or to the countryside or seaside more pleasant and less tiring and stressful - it would facilitate the movement of people in settlements not yet built and stimulate shops and services in smaller villages and towns. <p>It would be an expensive project that is likely to produce good dividends over time so might be financed in part by government and in part by crowd funding.</p> <p>The plan references the results of a questionnaire that I remember completing about the old railway line. I note residents preferred the status quo. More recently I also hear about opposition to building houses in Dunsfold and an interest in using the old railway line for the Wey and Arun Canal project.</p> <p>With time and good planning, it may be that both the canal and a tramline can be accommodated and that the people of Dunsfold, and all those driving northwards into Surrey to work each day, will find travel by tram, fast and convenient. A tram line could be laid along much of the old railway line but could follow existing roads too.</p>		

Theme	Comment	From	Response / Action Taken
	<p>I would be grateful for your advice as to whether a regional communications issue like this should be taken up and championed by villages and parishes or there is a better forum for discussing such developments.</p> <p>Finally, I would just like to add that flooding is a known risk in Bramley. I noticed a passing reference to it in the document. Has there been a risk assessment of the likelihood that the risks will increase, subside or stay the same? Obviously, it is difficult to do much about it because of the expense but it would be good to see a section in the report summarising discussions so far and the position in terms of costs, any potential solutions in liaison with others (e.g. Wey and Arun Canal project). If this has been done in previous plans, I would be grateful for the link so I can understand the issue a bit better.</p>		
Content	<p><u>Surrey Hills AONB</u> Surrey Hills AONB should be protected and enhanced. Paragraph 172 of the NPPF describes the strong protection afforded to AONBs. As Bramley parish lies largely within Surrey Hills AONB, it is a requirement to ensure that any application for a new development in the Parish which may affect the AONB includes a Landscape Visual Impact Assessment (LVIA). We recommend that an AONB policy is included in the Neighbourhood Plan which seeks to protect and enhance the AONB and also mentions the following, "All new development will be required to submit a Landscape Visual Impact Assessment (LVIA) following the Guidelines for Landscape and Visual Impact Assessment (3rd edition) as part of an application".</p>	Natural England	Waverley have said no need. Any application affecting AONB will be covered by their regulations.
Content	<p><u>Nearby designated sites</u> Please ensure the following nearby designated sites are taken into account when allocating development to guarantee no negative impacts upon them: Wealden Heaths Phase 1 SPA, Wey Valley Meadows SSSI, Blackheath SSSI, Charterhouse to Eashing SSSI and Chiddingfold Forest SSSI.</p>	Natural England	Covered in SEA. Bramley is not close to any of these sites

Theme	Comment	From	Response / Action Taken
Biodiversity	<p>We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and paragraphs 170 and 175 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the parish". Where appropriate, on-site enhancements such as new roosting features for bats or nesting features for birds should be incorporated into the fabric of development. Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A. (KV had Annex A).</p> <p>The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. The plan has recently received the go ahead at referendum, and we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you consider this document when reviewing yours.</p>	Natural England	Agreed and implemented.
Infrastructure	<p>Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Please see Paragraph 171 of the NPPF for further reference. Annex A provides examples of Green Infrastructure,</p>	Natural England	Advice received from WBC. If NP is silent on a particular issue then planning officers would look to policies in the Local Plan. LPP1 policies NE1 and NE2 cover issues on biodiversity and geological conservation and green and blue infrastructure.
Environmental	<p><u>Strategic Environmental Assessment and Habitat Regulation Assessment</u></p>	Natural England	We have carried out an SEA.

Theme	Comment	From	Response / Action Taken
	<p>Where Neighbourhood Plans could have significant environmental effects, they may require a Strategy Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.</p> <p>Where a neighbourhood plan could potentially affect a European protected site, for example a Special Protection Area or Special Area of Conservation, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations. Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning (KV has Annex A).</p>		
Content	<p>WBC Local Plan Part 1 Policy BE6, which I am told is technically not part of the BNP, as it is general planning policy. However it seems to me that Planning Policy allows a property to be upgraded by permitted development and/or after a formal planning application. However in the BNP that paragraph indicates that if, as is often sensible, a property is demolished and then replaced, the replacement structure MUST be within the same footprint. This seems to me an occasion where the planning authority should have some flexibility. If I have misread the ruling, fine but if not I feel it is something the BPC should consider and if appropriate request clarification with Waverley.</p>	Phil Scattergood	Confirmed that Waverley is flexible on this matter.
Traffic	<p>I am new to Bramley and I was very pleased to have the opportunity to see and understand the future development plans. The plan was well presented and I was grateful to have it explained clearly.</p> <p>The big problem for Bramley is the volume and speed of traffic through the centre when the pavements are narrow and the road on a bend.</p>	Suzanne Oldrey	Thanked for your comments. Traffic issues outside of remit of neighbourhood plan.

Theme	Comment	From	Response / Action Taken
	Several people have told me how worried they are by the big lorries with wing mirrors overhanging the pavements. The future plans will make the problem worse and therefore traffic lights forcing a stop will help. The proposed developments for Bramley look to be well thought through and achievable.		
Content	Finally got through the draft Bramley Neighbourhood Plan and just want to pass on sincere thanks to all those involved with creating it. It's a well thought through coherent document. Well done.	Emma Cookson	Thanked.
Site Allocation & Selection	BVS is concerned that the Appendix 8 published with the draft Neighbourhood Plan appears to give credence to a number of potential development sites, as noted in the detailed comments above, which have in fact been discounted. For the avoidance of doubt in the minds of readers, we consider that these should be re-scored to 'red' rather than amber, and the text adjusted accordingly. This has particular point given the go-ahead for the Dunsfold housing development - we certainly don't want to be encouraging the addition of even more development feeding into the A281.	Bramley Village Society	Covered earlier.
Housing	Is there any prospect of Council / Social housing being included in the development proposals so as to give some genuine affordable options for low income earners looking to set up home?	Bramley Village Society	This is dictated by policy. Nothing been put forward by WBC at present.
Content	The nature of the local-led neighbourhood plan process is that the community itself should determine its own agenda based on the issues about which it is concerned. At the same time, as a national organisation able increasingly to draw upon our experiences of neighbourhood planning exercises across the country our input can help communities reflect upon the special (heritage) qualities which define their area to best achieve aims and objectives for the historic environment. To this end information on our website might be of assistance - the appendix to this letter contains links to this website and to a range of potentially useful other websites.	Historic England	Thanked.

Theme	Comment	From	Response / Action Taken
Content	We welcome the reference to the conservation area and listed buildings in Bramley in paragraph 2.1.6, and to the conservation areas and historic buildings in Birtley Green and Thorncombe Street in paragraphs 4.1.2.2.1 and 4.1.2.4.1. However, we would welcome some detail on the historic development of the parish to help set the context for the Plan's policies and proposals, perhaps in a specific section on heritage.	Historic England	Happy to refer readers to Bramley History Society. This was not flagged in SEA.
Managing the Landscape, Heritage, Character and Design of the Parish	We also suggest that it would be helpful to explain what the special architectural or historical interest of the conservation areas are (the reason for their designation), when they were designated and whether or not they have character appraisals and/or management plans. If not, this could be a community-led project to add to the evidence base for the Plan. The appendix to this letter contains links to characterisation toolkits and we would be pleased to advise further.	Historic England	Details of when conservation areas were designated included in the plan, plus detail on character appraisal of Bramley CA.
Managing the Landscape, Heritage, Character and Design of the Parish	Is there a list of locally-important buildings and features? Non-designated heritage assets, such as locally-important buildings, can make an important contribution to creating a sense of place and local identity. If not, then the preparation of such a list would be another excellent community project to further add to the evidence base for the Plan. The appendix to this letter contains a link to our advice on local listing and we would again be pleased to advise further.	Historic England	Lists of listed and locally listed sites are updated by Waverley.
Managing the Landscape, Heritage, Character and Design of the Parish	National Planning Practice Guidance states " <i>...where it is relevant, neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale. ... In addition, and where relevant, neighbourhood plans need to include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions</i> ". The Guidance notes that " <i>The local Historic environment record and any local list will be important sources of information on non-designated heritage assets</i> ". Has the Surrey Historic Environment Record been consulted as part of the preparation of the Plan? Reference could also be made to the Grade II* Registered Historic Park and Garden of	Historic England	SEA carried out, to which they were consulted. None of these comments came out during this consultation. Not advised by Waverley that we need to consult Surrey Historic Environment Record

Theme	Comment	From	Response / Action Taken
	"Orchards" which, according to the National Heritage List for England, is within the parish.		
Content	There are no buildings within the parish on the Historic England Heritage at Risk Register. However, the Register does not include Grade II listed secular buildings outside London. Has a survey of the condition of Grade II buildings in the Plan area been undertaken? If not, this could be another community project to add to the evidence base for the Plan and we would again be pleased to advise further.	Historic England	Survey has not been carried out.
Managing the Landscape, Heritage, Character and Design of the Parish	The preparation of the Neighbourhood Plan offers the opportunity to harness a community's interest in the historic environment by getting the community to help add to the evidence base perhaps by, as noted in our comments above, character assessments of the Conservation Areas, the preparation of a local list of locally important buildings and features or a survey of Grade II listed buildings to see if any are at risk from neglect, decay or other threats.	Historic England	We have a very active History Society who produced a historical guide to Bramley.
Housing	<p>It is difficult to make constructive comments in a few words on the whole of the content of the document which would have taken several months to prepare and is partly repetitive, partly contradictory and difficult to understand, particularly the chart listing various sites. Does it indicate sites which would be considered for development or sites which have been or would be rejected? It is not clear.</p> <p>The general proposals that development within the (revised) settlement area would be acceptable with predominantly smaller units for first time buyers and senior citizens is completely at odds with the current planning policy in Bramley where all the recent sites approved are in the Green Belt and predominantly larger units. Two of the units in particular are being sold as shared equity priced at £337,500 for a 75% share which is way beyond the affordability of locally employed first time buyers.</p> <p>It is notable that the land prioritised for development is on the West side of the A281.</p> <p>An area of derelict land at the end of Linersh Wood Close which would</p>	David Whitehead	Thanked for comments. We believe it is clear which site are going to be developed and those that are not. Sites reviewed have been put forward by landowners.

Theme	Comment	From	Response / Action Taken
	round off and form a natural extension of the settlement area has been excluded. The Councillors and authors of the Neighbourhood Plan would no doubt have justifiable but questionable reasons for excluding this in favour of sites away from Linersh Wood.		
Traffic	I have read through the Draft Plan which I think is very well prepared and thought through. I have no specific policy comments other than to generally mention the volume of traffic on the A281 through the village. I appreciate there is very little that can be done other than to hope that improvements can be made for pedestrians (widening of the pavements or barriers) and for cyclists to be encouraged to use the Downs Link. I wonder also if it is possible to encourage the new developments in Cranleigh and Dunsfold to use a different route to Guildford.	Michael Keane	Nice idea, but how?
Traffic	There is enough building going on already, the volume of traffic is awful not to mention becoming increasingly dangerous and toxic. I have lived in Bramley for 8 years and already I can tell that the air quality has got worse especially in the mornings. Why build on Green Belt when there is still plenty of Brown Belt in the area?	Anonymous	
Content	Both from a traffic point of view and other facilities, i.e. doctors and schools, etc, further quantities of new houses will over-stretch the village in many ways, which until now has managed to preserve its village priorities.	Jane Fairbanks	Acknowledged

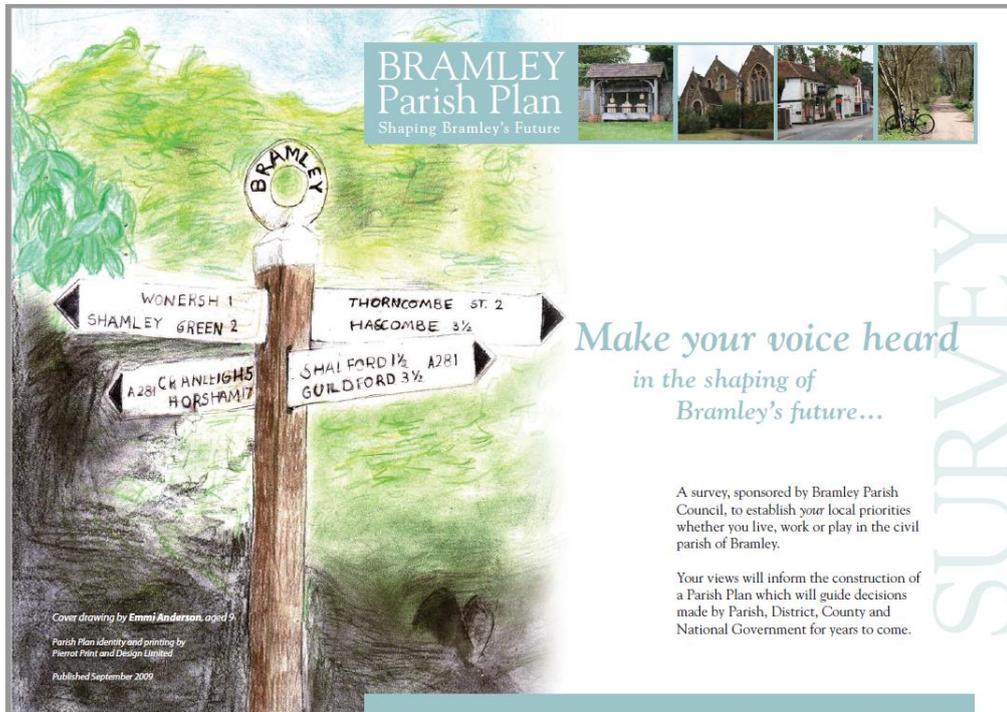


Figure 12.1: Front cover image of Bramley Parish Plan survey



Figure 12.2: Example page of Bramley Parish Plan survey



Figure 12.3: Example page of Bramley Parish Plan survey

12.1 **Example of Questions**

Transport and Traffic is the first topic. Please complete Q1a-c using the guidance given.

The first question (e.g. Q1a) is about how important each of the topics (road traffic congestion, public transport, etc.) is to you and your friends, family or colleagues in Bramley Parish. Please put at least one tick on each row.

The second question for each topic (e.g. Q1b) is about whether the topic (e.g. public transport) is a positive or negative for Bramley Parish. Please put one tick, corresponding to your opinion, on each row.

Q1 Transport and Traffic in Bramley Parish							
	Q1a How important is this aspect?			Q1b How well does Bramley Parish do?			
	matters to me or my family	matters to others	doesn't matter	a strength or positive for Bramley	not too bad but could be better	a problem area needing attention	don't know
Road traffic congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic speed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freight and lorries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q1c What are the issues relating to transport and traffic in Bramley Parish? And what do you think should be done about these issues?

The third question on each topic (e.g. Q1c) asks you to write in an account of what the issues are and how they should be tackled. Please give an account in your own words so that we can understand what changes need to be recommended in the Parish Plan.

The following contain similar questions about a wide range of aspects of life in Bramley.

Figure 12.4: Example questions within Bramley Parish Plan survey

Q10 Housing in Bramley Parish (This information will be combined with the results of the recent housing survey carried out by Bramley Parish Council)							
	Q10a How important is this aspect?			Q10b How well does Bramley Parish do?			
	matters to me or my family	matters to others	doesn't matter	a strength or positive for Bramley	not too bad but could be better	a problem area needing attention	don't know
Availability of social or affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range of property types/ sizes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional housing development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q10c What are the issues relating to housing in Bramley Parish? And what do you think should be done about these issues?							
Q11 Local Government in Bramley Parish							
	Q11a How important is this aspect?			Q11b How well does Bramley Parish do?			
	matters to me or my family	matters to others	doesn't matter	a strength or positive for Bramley	not too bad but could be better	a problem area needing attention	don't know
Contribution from elected representatives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ease of contacting or talking to elected representatives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local taxation and expenditure on Bramley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Q11c What are the issues relating to local government in Bramley Parish? And what do you think should be done about these issues?							

Figure 12.5: Example questions within Bramley Parish Plan survey

APPENDIX 3 – BRAMLEY UPDATE FEBRUARY 2017 ANNOUNCING PARISH COUNCIL INTENTION TO PRODUCE NEIGHBOURHOOD PLAN FOR BRAMLEY

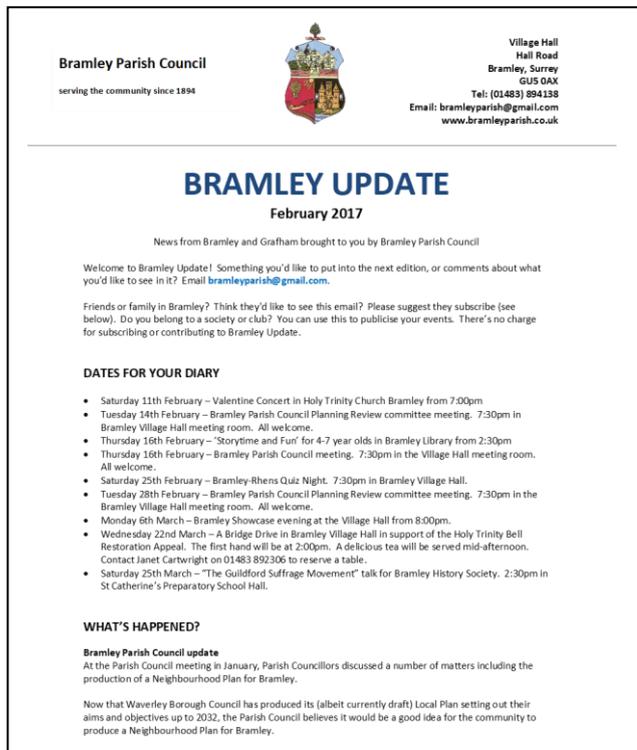


Figure 13.1: Bramley Update February 2017 (page 1)

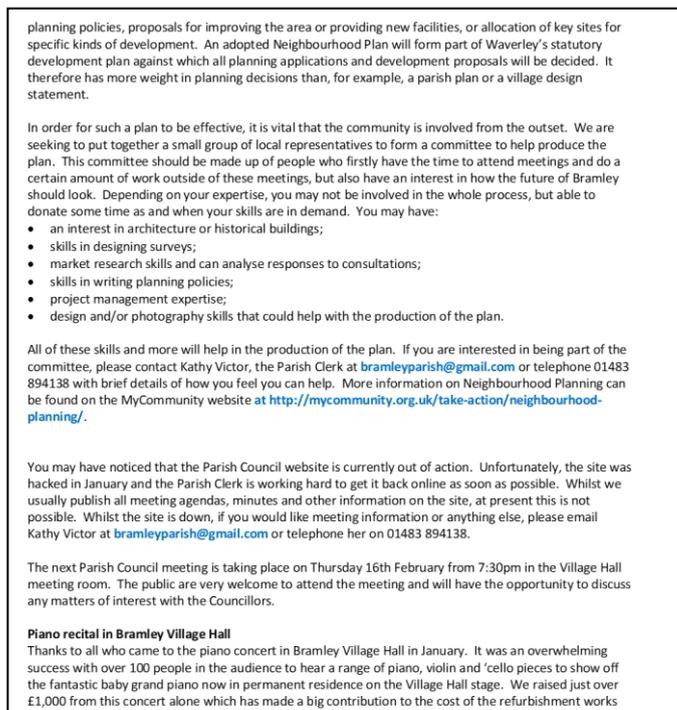


Figure 13.2: Bramley Update February 2017 (page 2)

APPENDIX 4 – BRAMLEY PARISH COUNCIL REQUEST TO WAVERLEY BOROUGH COUNCIL TO DESIGNATE NEIGHBOURHOOD PLAN AREA

<p>Bramley Parish Council serving the community since 1894</p>		<p>Village Hall Hall Road Bramley, Surrey GU5 0AX Tel/fax: (01483) 894138 Email: bramleyparish@gmail.com www.bramleyparish.co.uk</p>
<p>Mr Ian Motuel Principal Planner (Policy) Waverley Borough Council The Burys Godalming Surrey GU7 1HR</p>		
<p>2nd March 2017</p>		
<p>Dear Mr Motuel</p>		
<p>Re: Neighbourhood Planning (General) Regulations 2012. Designation of Bramley as a Neighbourhood Area.</p>		
<p>Bramley Parish Council hereby formally applies for designation of the Neighbourhood Area in respect of the Parish of Bramley. This is required by Part 2, paragraph 5 of the Neighbourhood Planning (General) Regulations 2012.</p>		
<p>The Parish Council provides a map which is attached showing the area to which this application relates. This follows the Parish Council boundary and the area is solely within the jurisdiction of Bramley Parish Council.</p>		
<p>Bramley Parish Council is the relevant body authorised to act in relation to this proposed Neighbourhood Area, as defined by Schedule 9, Part 1 of the Localism Act 2011.</p>		
<p>Yours sincerely</p>		
		
<p>Kathy Victor Parish Clerk Bramley Parish Council</p>		

Figure 14.1: Request to Waverley Borough Council to designate Neighbourhood Plan Area.

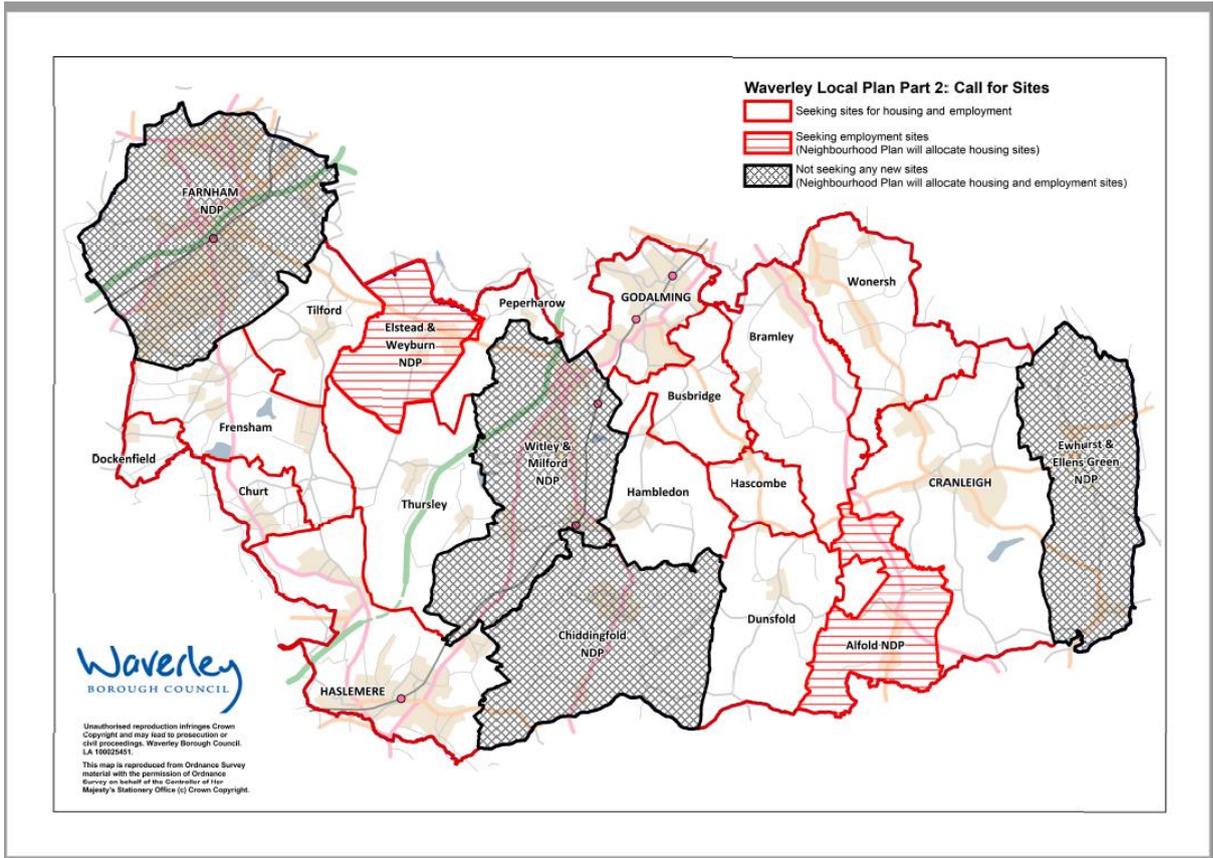


Figure 15.2: Map accompanying Call for Sites letter from Waverley Borough Council.

APPENDIX 6 – BRAMLEY HOUSING NEEDS SURVEY PRODUCED BY SURREY COMMUNITY ACTION

Part 1 – Your Household - Please complete only one questionnaire per household

1. Is this your main home? Yes No

2. How many people, in each age group, are living in your home?

Age Band	No. of people	Age Band	No. of people
Under 10		41-50	
11-16		51-60	
17-21		61-70	
22-30		71-80	
31-40		80+	

3. How many years have you lived in the parish?

Less than a yr.	1-5 yrs.	6-10 yrs.
11-20 yrs.	21-30 yrs.	30 yrs. Plus

4. How would you describe your home?

Detached house	Semi-detached
Terrace	Cottage
Flat/maisonette	Bungalow
Caravan/mobile home	Sheltered/retirement

5. What is the tenure of your home?

Owned	Rented from Local Authority
Shared ownership (part buy/part rent)	Rented from Private Landlord
Rented from Housing Association	Other – please detail
Leasehold	
Tied to job	

6. How many bedrooms does your home have?

1	2	3	4	5 or more
---	---	---	---	-----------

Transport

7. How many cars does your household have?
(Please include commercial vans etc.)

8. How many parking spaces do you have on your property?

9. If parking is not available on your property where do you usually park?

On highway	Other (please detail)
On pavement	
Third party land	

Figure 16.1: Bramley Housing Needs survey (page 1)

10. Do you have any suggestions for how we could increase parking spaces within the parish?

Future Housing Development

11. What concerns you most about potential development within the parish? (Please tick all that apply)

Impact on environment	Impact on character of village
Impact on pre-school provision	Increased parking issues
Impact on sports facilities	Increase in traffic
Increase in flooding	Impact on power and water supplies
Increase in crime	Deterioration of roads and verges
Impact on wildlife	Not concerned
Other (please detail)	

Between the 2001 and 2011¹ census the population had increased by 149 people, although the number of households has, overall, decreased by 32. Most of the decrease appears to have been the loss of flats in commercial properties and shared dwellings. Although there has been an overall decrease in the number of detached houses/bungalows these appear to have been replaced with terrace type properties, the overall number of which have increased by 22 units.

12. Taking all of this into account how would you like to see the parish develop over the next 10 years?

No further development	
2% – 30 new homes	
3% – 40 new homes	
4% – 60 new homes	
Other – please detail	

13. If further housing is needed, what type of housing do you think it should be? Please tick as many options as you agree with.

No further housing	Small family homes – 2 bedrooms
Sheltered/retirement housing	Medium size family homes – 3 beds
Affordable housing (to rent or part buy)	Larger family homes – 4 bedrooms
Flats/maisonette (1/2 bedrooms)	Other – please detail

¹ <http://www.neighbourhood.statistics.gov.uk>

Figure 16.2: Bramley Housing Needs survey (page 2)

Part 2 – Future Housing Need

If you answered yes to Q.18 in part 1 then please complete part 2, to enable us to assess the level of need it is helpful if you can answer as many of the questions as possible.

1. When do those requiring accommodation need to move from this home?

2. Where are they currently living?

With Parents	Renting from Council/Housing Association	
In Tied Accommodation	Renting from private landlord	
Other – please detail		

3. Which tenure do they expect their new home to be?

Buy on open market	Rent from Council/Housing Association	
Shared Ownership (part buy/part rent)	Private Rent	

4. Are they on the local council housing register? Yes No

5. Are they a homeowner looking to downsize but remain in the village? Yes No

6. What type of accommodation would best meet your needs? (please tick only 1 option)

House	Bungalow
Flat	Sheltered/Retirement
Other	

7. How many bedrooms do you need?

8. What is your main reason for needing to move? (Please tick just **one** option only)

Want to start first home	To give or receive support as carer	
Cannot afford mortgage/rent	Current home affecting health	
Need larger accommodation	Current home unsafe to live in	
Need smaller accommodation	Divorce/separation	
Need level accommodation	Garden too large to manage	
Retiring	In tied accommodation	
Other – please detail		

Figure 16.3: Bramley Housing Needs survey (page 3)

9. Please detail the age and gender of those moving into the new household.

Age	Gender
Person 1	
Person 2	
Person 3	
Person 4	
Person 5	

To help establish the likelihood of the new household being able to afford their chosen tenure it would be very helpful if you could complete the following three questions. If you are a homeowner, looking to purchase outright or confident of your ability to secure a mortgage you do not need to answer these.

10. What is the gross annual income, including benefits of the NEW household?

11. If you are looking to take advantage of one of the governments new help to buy schemes or are interested in shared ownership how much do you expect to be able to:

a) Place as a deposit £

b) Secure as a mortgage £

12. If you are looking to rent, how much do you think you would be able to afford to pay in rent each month? £

Finally, if you would like us to keep in contact with you, should an appropriate development take place, please provide us with your contact details, these will be kept confidential.

Name	Address
Email	Tel. No

Figure 16.4: Bramley Housing Needs survey (page 4)

14. If further development were to take place what form would you prefer it to be in?

	Yes	No		Yes	No
Infill or sub-divide existing plots (garden-grabbing)			Conversion of business premises to residential		
Expansion on the edge of village			Developments of 5 or fewer		
Conversion of existing brownfield sites			Developments of 10 or fewer		
Conversion of agricultural buildings to residential			Other		

15. Would you like to see some more modern/innovative buildings in the parish, or would you prefer any new buildings to be of traditional village style?

16. If there were a demonstrated need locally for a small development of affordable homes, specifically for local people would you be in support of such a scheme?

Yes No Not sure

17. Do you have any suggestions as to where in the parish any future housing development might take place?

18. Do you, or anyone living with you need to move to alternative accommodation **within the parish** in the next 5 years?

Yes No Not sure

Figure 16.5: Bramley Housing Needs survey (page 5)

Community Facilities

19. Do you feel you have convenient access to the following services/facilities?

	Yes	No	N/A
Bus service			
Dentist			
GP Practice			
Infant or Junior School			
Library			
Nursery or Toddler groups			
Parking close to your home			
Post Office			
Pub (s)			
Secondary school			
Train Service			
Village Shop(s)			
Children's play area			
Youth Groups			
Sporting facilities			

20. Are there any other amenities you would like to see developed in the parish?

21. Is there anything else you would like to say?

If you would like to offer your services to the development of the Neighbourhood Plan, please provide your contact details below and Kathy will be in touch.

Thank you for taking the time to complete this survey, if you answered yes to question 18 then please take a few more minutes to answer the questions in part 2, otherwise please return the survey in the reply-paid envelope.

Figure 16.6: Bramley Housing Needs survey (page 6)

APPENDIX 7 – REGULATION 7 LETTER FROM WAVERLEY BOROUGH COUNCIL



Figure 17.1: Regulation 7 letter from Waverley Borough Council

APPENDIX 8 - 2017 NEWSLETTER TO ALL RESIDENTS TO ENCOURAGE ATTENDANCE AT DROP-IN SESSION

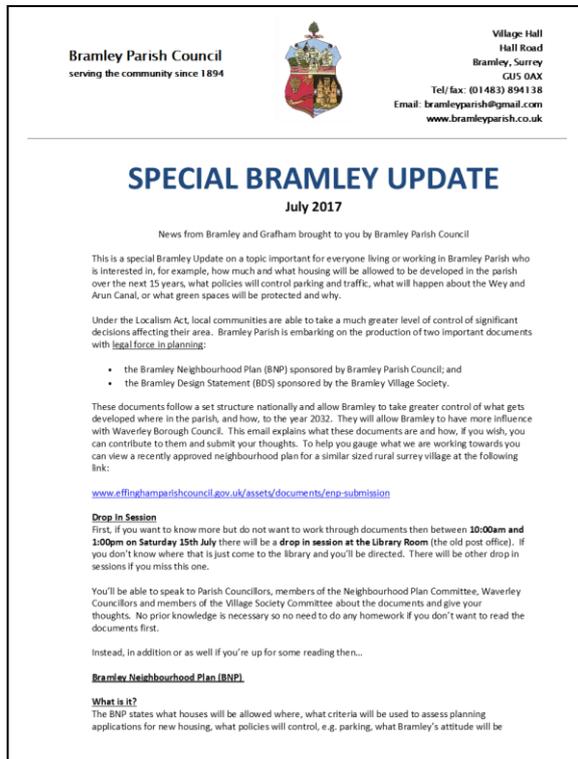


Figure 18.1: Residents newsletter with details of drop-in sessions (page 1)

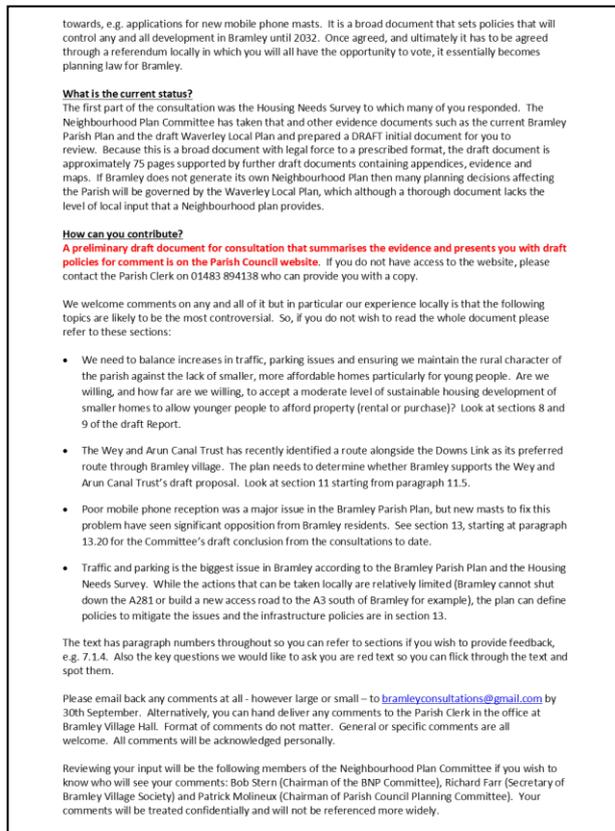


Figure 18.2: Residents newsletter with details of drop-in sessions (page 2)

Please recognise that this is an early draft designed to elicit your input. The draft builds on the consultations to date and is the Neighbourhood Plan Committee's attempt to interpret the findings of the Housing Needs Survey and other evidence documents. If you see things that you do not like, let us know. **NOTHING is finalised or more than an initial draft at this point.** Many sections are incomplete or only half drafted where we need more input. Some points may be contentious. The documents you see are INITIAL DRAFTS to provoke discussion and input because we need to offer you something to look at: they are not a fait accompli!

Bramley Design Statement

The second document is the Bramley Design Statement which will also run to 2032. Design Statements, like Neighbourhood Plans, have legal force but whereas the Neighbourhood Plan is about, for example, how many houses we want or don't want where, the Design Statement is about how they look and how should Bramley develop in terms of its look and feel. The Neighbourhood plan will be submitted first.

Bramley Village Society is sponsoring the creation of the Design Statement. After the summer, the Village Society will be seeking volunteers to join the Bramley Design Statement working group to prepare this document. While there is no action to take now we wanted to alert you that Bramley will be preparing this document also.

Conclusion

The Neighbourhood Plan and Design Statement are significant, important documents that will, substantially, affect how Bramley develops in the period to 2032. They have the legal force to prevent development or to allow it. Bramley does not need to do either document, but then the decisions will be taken outside Bramley by Waverley or Surrey. These documents place greater control of the decisions within Bramley. If you can spare the time to review the documents and give your thoughts, however long or brief, please do so.

Best wishes

The Bramley Neighbourhood Plan Committee

If you wish to SUBSCRIBE, email bramleyupdate@gmail.com including your name and address in the email.

If you wish to discuss any matters with a parish councillor, their full contact details are available on the parish website www.bramleyparish.co.uk.

Bramley Update is intended to be as accurate as possible but readers should satisfy themselves before relying on the information, not least because dates do change. The content does not necessarily represent the views or policies of Bramley Parish Council unless specifically identified as such.

Figure 18.3: Residents newsletter with details of drop-in sessions (page 3)

Bramley Parish Council

serving the community since 1894



Village Hall
Hall Road
Bramley, Surrey
GU5 0AX
Tel: (01483) 894138
Email: bramleyparish@gmail.com
www.bramleyparish.co.uk

BRAMLEY NEIGHBOURHOOD PLAN

Under the Localism Act, local communities are able to take a much greater level of control of significant decisions affecting their area. Bramley Parish is embarking on the production of a Neighbourhood Plan which will have legal force in planning.

What is it?
The Bramley Neighbourhood Plan (BNP) states what houses will be allowed where, what criteria will be used to assess planning applications for new housing, what policies will control, e.g. parking, what Bramley's attitude will be towards, e.g. applications for new mobile phone masts. It is a broad document that sets policies that will control any and all development in Bramley until 2032. Once agreed, and ultimately it has to be agreed through a referendum locally in which you will all have the opportunity to vote, it essentially becomes planning law for Bramley.

What is the current status?
The Neighbourhood Plan Committee has taken a number of evidence documents and prepared a DRAFT initial document for you to review. Because this is a broad document with legal force to a prescribed format, the draft is approximately 75 pages supported by further draft documents containing appendices, evidence and maps.

How can you contribute?
The preliminary draft document for consultation that summarises the evidence and presents you with draft policies for comment is on the Parish Council website. If you do not have access to the website, please contact the Parish Clerk on 01483 894138 who can provide you with a copy.

Drop In Session

If you want to know more but do not want to work through documents there will be a **drop in session at the Library Room** between
10:00am and 1:00pm on Saturday 15th July 2017

You'll be able to speak to Parish Councillors, members of the Neighbourhood Plan Committee, Waverley Councillors and members of the Village Society Committee about the documents and give your thoughts. No prior knowledge is necessary so no need to do any homework if you don't want to read the documents first.

Email any comments at all - however large or small - to bramleyconsultations@gmail.com by 30th September. Alternatively, you can hand deliver any comments to the Parish Clerk in the office at Bramley Village Hall. Format of comments do not matter. General or specific comments are all welcome.

Please recognise that this is an early draft designed to elicit your input. If you see things that you do not like, let us know. NOTHING is finalised or more than an initial draft at this point. Many sections are incomplete or only half drafted where we need more input. Some points may be contentious. The documents you see are INITIAL DRAFTS to provoke discussion and input because we need to offer you something to look at: they are not a fait accompli!

Figure 19.1: Poster to advertise drop-in session in July 2017

APPENDIX 10 – FLYER TO ADVERTISE OCTOBER 2017 DROP-IN SESSION

Bramley Neighbourhood Plan

Public Consultation

Have Your Say

***Public Session in Bramley Village Hall on Saturday 21st October
between 10am and 2pm .***

Bramley Parish Council has set up a subcommittee to prepare a Neighbourhood Plan covering the Civil Parish of Bramley. This includes **Bramley Village, Birtley, Thorncombe Street, Grafham, Palmers Cross, Rushett Common and Smithbrook**, together with the intervening areas. The Plan will, if approved by local referendum, become the guiding document with legal force for the approval of developments within the Parish **for the next 15 years up to 2032**. In arriving at the Plan, the Subcommittee needs to consult with as many Bramley residents as possible, and **all residents are invited to drop in to the above session** to ask questions and air their views.

Why have a Neighbourhood Plan?
The Neighbourhood Plan (NP) will supplement the Waverley Local Plan, giving the views and local knowledge of Bramley residents status as prime considerations by Waverley Borough Council when considering planning issues within the Parish.

What is the current state of play?
Waverley has agreed to the development of the NP and a preliminary draft plan has been prepared building on the consultations to date including the recent Housing Needs Survey. This preliminary draft is undergoing continuous revision as consultations are held with Bramley residents and other interested parties.

Where can I see a copy of the Draft Plan?
Paper copies of the current issue Draft NP are available to be read in Bramley Library. Alternatively, the current Draft NP, along with further information, can be found via the Bramley Parish Council website: <http://www.bramleyparish.co.uk/index.php?PageID=1006>.

Key issues addressed in the Draft Plan include:

Housing. Following examination of Waverley's emerging Local Plan in June, Waverley is proposing an increase in the minimum number of homes required to be built in Bramley between 2013 and 2032 from 70 to 90 (Bramley currently has 1,393 residential properties). There are currently 63 dwellings already built or approved to be built, leaving a minimum further 27 to be brought forward for approval over the next 15 years.

Figure 20.1: Flyer to advertise October 2017 drop-in session (page 1)

The draft Neighbourhood Plan will more than achieve this Waverley target as it proposes up to 129 (a further 66) new homes. This increase is to improve the availability of affordable 1, 2 and 3 bedroom dwellings within the Parish which the Housing Needs Survey confirms we need for younger people and families.

Because of the need to protect Green Belt and AONB, and the land within the village boundary being largely full, development is directed to brownfield sites (Including a proposed development of 24 homes at Smithbrook Kilns), and conversions of agricultural, commercial or larger buildings.

In addition, an area near the bonfire field may have potential as a Rural Exception Site should further development land be required, but this would require special approval by Waverley and there are no plans at this stage.

Development Land. The Draft Plan has considered sites identified in response to the recent Waverley 'call for sites', but should you have other land or existing non housing buildings which you would wish to see included in the NP for possible development within the next 15 years, please contact the NP committee via bramleyconsultations@gmail.com or phone the Parish Clerk on 01483 894138.

The Downs Link (Greenway). The preliminary draft plan considers the maintenance of the Downs Link as a footpath, bridleway, cycleway, linear park and wildlife corridor as of prime importance to the village. The Wey and Arun Canal Trust are considering use of the Downs Link corridor as their favoured option for bringing a navigable link through Bramley Village between the restorable sections of the Wey and Arun canal and the existing River Wey navigations, whilst maintaining the Downs Link path. The NP committee are seeking the views of local residents on this proposal. Full details are in the draft plan.

If you want to keep up with the progress of the NP but do not currently receive *Bramley Update*, please email bramleyupdate@gmail.com (including your name and address in the e-mail) to get included on the circulation. If you are not on email, please phone the Parish Clerk on 01483 894138 to get paper copies delivered to you. You can continue to send any comments on the draft plan to bramleyconsultations@gmail.com, or by post to Neighbourhood Plan, Bramley Parish Council, Village Hall, Hall Road, Bramley, Surrey GU5 0AX.

Figure 20.2: Flyer to advertise October 2017 drop-in session (page 2)

APPENDIX 9 – SETTLEMENT BOUNDARY REVIEW LETTER TO WAVERLEY BOROUGH COUNCIL

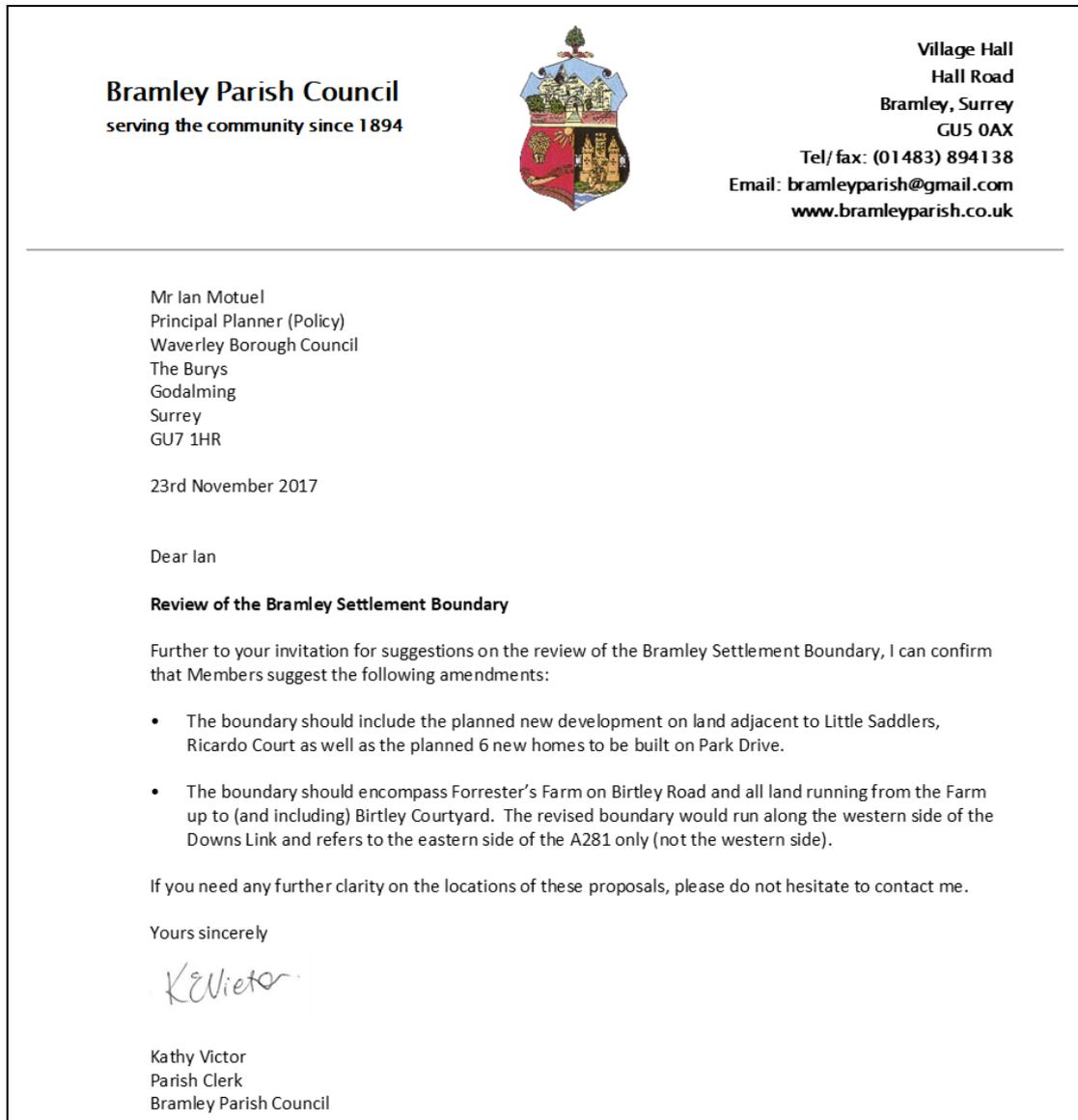


Figure 21.1: Settlement Boundary review letter to Waverley Borough Council

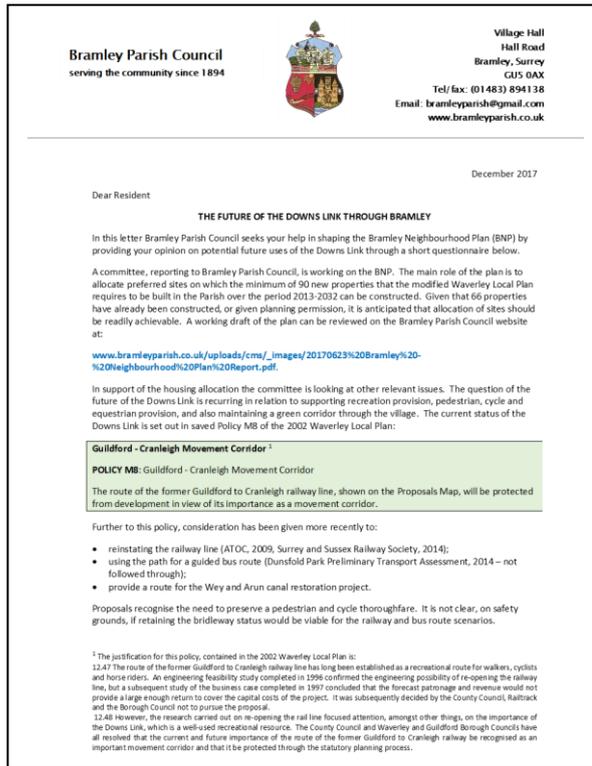


Figure 22.1: Future of the Downs Link survey (page 1)

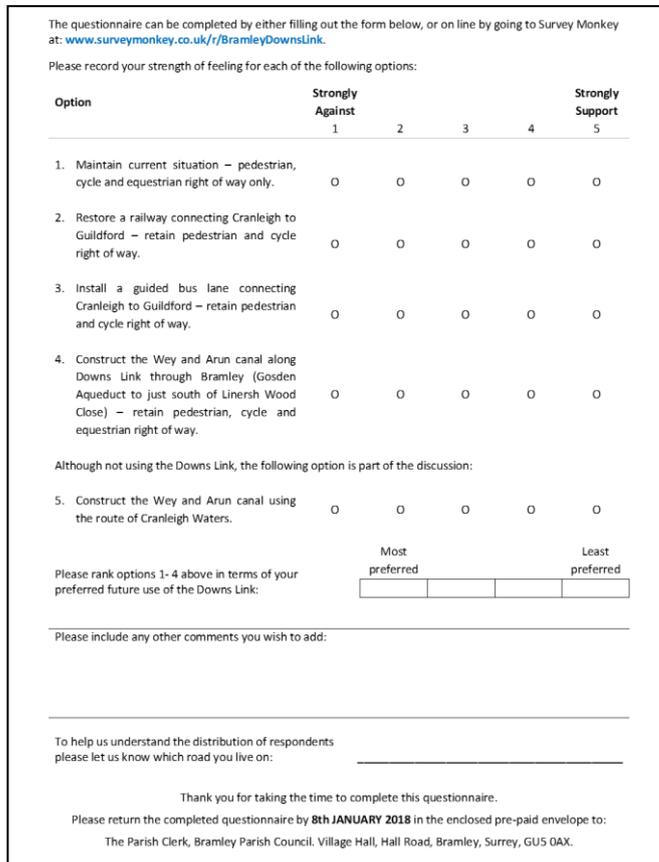


Figure 22.2: Future of the Downs Link survey (page 2)

APPENDIX 11 - LETTER TO RESIDENTS AND STAKEHOLDERS TO ANNOUNCE REGULATION 14 CONSULTATION PERIOD

Bramley Parish Council
serving the community since 1894



Village Hall
Hall Road
Bramley, Surrey
GU5 0AX
Tel/ fax: (01483) 894138
Email: bramleyparish@gmail.com
www.bramleyparish.co.uk

7th January 2019

Dear Resident/Business Owner

Bramley Draft Neighbourhood Plan – Statutory Consultation period – 12th January to 22nd February 2019

The Bramley Neighbourhood Plan working group has now completed the draft Neighbourhood Plan. As part of the process of finalising it, we invite you now to read the Plan and submit comments to us about its contents. Your comments will influence our final draft before it is submitted to Waverley Borough Council. Following the formal review by Waverley, the final draft will be published prior to Independent Examination. Depending on the outcome of the examination we hope to be able to hold a formal referendum on the Plan in the final quarter of 2019.

If you wish to comment on the Draft Plan you can do this:

- By email, to be addressed to: bramleyparish@gmail.com
- In writing, addressed to me at the above address.

Wherever possible, please ensure that you specify the policy or paragraph to which your response relates. Enclosed please find a feedback form for your ease if responding in writing. There is also a feedback form on the Parish Council website (follow the link below).

Details of the process we have undertaken and all relevant documentation is accessible on the Parish Council website at www.bramleyparish.co.uk/community/bramley-parish-council-15042/bramley-neighbourhood-plan/. Hard copies of the Plan can be viewed at Bramley Library, the Parish Council office, the Jolly Farmer and Wheatsheaf public houses, The Nest coffee shop and Bricks restaurant at Smithbrook Kilns.

This is your Neighbourhood Plan! It has been drawn up using the views you have given us during all the consultations which have been held during 2017 and 2018. We now need your comments before the Plan is submitted.

YOUR opinions are valuable – It's **YOUR** community and village, please let us know what you think.

The consultation period lasts for 6 weeks so your comments should be returned by 22nd February 2019. We have arranged a number of drop-in sessions for you to discuss the plan with us, as follows:

19th January 2019	Bramley Village Hall	3:00pm to 5:00pm
22nd January 2019	Bramley Library	6:00pm to 8:00pm
30th January 2019	Bramley Library	10:00am to 1:00pm
9th February 2019	Bramley Village Hall	10:00am to 1:00pm
13th February 2019	Unit 62, Smithbrook Kilns	10:00am to 1:00pm
20th February 2019	Bramley Library	6:00pm to 8:00pm

Do pop in to one of these sessions to meet the team and discuss the plan in more detail.

Thank you in advance for your time and for supporting the Neighbourhood Plan. We look forward to hearing from you.



Kathy Victor
Clerk to Bramley Parish Council

Figure 23.1: Letter to announce Regulation 14 consultation period.

24 APPENDIX 12 - REGULATION 14 STATUTORY AND BUSINESS CONSULTEES

24.1 Statutory consultees

Alfold Parish Council
Busbridge Parish Council
Campaign to Protect Rural England (CPRE)
Cranleigh Parish Council
Dunsfold Parish Council
English Rural Housing Association
Guildford Borough Council - Planning Policy
Hascombe Parish Council
Historic England
Natural England
Shalford Parish Council
Southern Gas Networks
Surrey County Council - Countryside Access team
Surrey County Council - Education department
Surrey Fire Service
Surrey Highways
Surrey Hills Enterprises
Surrey Hills Society
Surrey Police
Thames Water
The Environment Agency
UK Power Networks
Victoria Young, Surrey County Councillor
Waverley Borough Council - Planning Policy
Wonersh Parish Council

24.2 Other consultees

A Space for Work	Brix Heating, Plumbing & Ventilation
Adaptis	Caldwell Penn
All Star	Carers at Home
Amplifon	Champan Tandoori
Archie Hamilton	Counsell's
Aspect Kitchens	Cranleigh Aerials
Bernard Brace	Cranleigh Magazine
Beyond Mountain Bikes	Creative Brand Design
Big Bear Bespoke Education Ltd	Custodian
Birtley House	D G Ball
Boots the Chemist	Destination Triumph
Bramley Barber Shop	Edge of the Florist
Bramley Blinds Ltd	Gate Street Barn
Bramley Café	Gosden House School
Bramley Financial Planning	Grafham Grange School
Bramley Golf Club	Green Square Renewable Energy
Bramley History Society	Horizon Counselling & Consultancy Services
Bramley Infant School	Isabel Young Fine Art
Bramley Village Society	J & M Garden Machinery
Bramley's Apple	
Bricks Restaurant	
Bright and Beautiful	

John Wittebolle
Jon Dibben Jewellery
K D Collectables
K J Hair Design
Kavu Lettings & Maintenance
Kilfeather & Dumbrill
Kingfish
Lawrence Morris
Lucy Fisher
Manor Saddlery
Memories Antiques
Moss Upholstery
National Trust - Winkworth
Arboretum
Neals Store
No Naked Walls
PGH Pest Control
Pierrot Print & Design Ltd
Preston & Co Engineering
Prospect Solutions
Protect Our Waverley
R A Robertson & Sons
Rosanna Clare Handmade
Accessories
Select Convenience
Sign Studio
Smithbrook Fireplaces and
Stoves

Smithbrook Kilns
Smithbrook Tuition
St Catherine's School
Superfly Animal Physiotherapy
Surrey Catering Hire
Susan Taylor Designs
Sustrans
Tailor-Made Curtains & Blinds
Tails Never Fails Dog Grooming
Studio
Taurus Wines
The Barber Shop & Studio
The Bed Centre
The Evolution Business
The Jolly Farmer
The Nest Coffee Shop
The Wheatsheaf
Thrower Signs
Top Stitch Guildford
Travel Dream
Tribe Sports
Unstead Park School
Valve Tubes
Vintage Chairs Reimagined
Wey & Arun Canal Trust
Whitley Manor Farm



Figure 25.1: Poster to advertise Regulation 14 drop-in sessions

APPENDIX 14 - REGULATION 14 DROP-IN SESSIONS – PRESENTATION USED TO INFORM RESIDENTS AND ATTENDEES

<p>BRAMLEY Neighbourhood Plan Public Consultation January – February 2019</p>  <p>Bramley, Guildford, Surrey</p>	 <p>Bramley Parish [Neighbourhood Plan] boundary</p> 	<p>Bramley Neighbourhood Plan has identified four imperatives:-</p> <ul style="list-style-type: none"> • Making housing provision for young people, families and for older residents wishing to down-size. • Supporting a vibrant local economy. • Mitigating the consequences of ever-increasing traffic and improving parking and communications infrastructure. • Sensitive managing the environment, including addressing the challenges posed by proposals for the restoration of the Wey and Arun Canal. 
<p>1 ★ 00:05</p>	<p>2 ★ 00:05</p>	<p>3 ★ 00:05</p>
<p>Bramley NP – Housing</p> <p>The results of the Housing Needs Survey conducted in May 2017 indicate that:</p> <ul style="list-style-type: none"> • Bramley should seek to improve provision for young people and families seeking their first individual home or first family home. • Bramley should seek to make provision for elderly people to downsize, and as required move into more sheltered accommodation, thereby releasing larger houses onto the housing market. <p>Waverley's Local Plan requires 90 additional houses within Bramley during the plan period.</p> <p>Over the same period, Waverley's population is expected to increase by 8.33%, and at this rate Bramley's population is projected to increase by 306 people during the period. If Bramley's household composition from 2011 remains at 2.37 people per household, Bramley will require an additional 129 houses by 2032.</p> <p>In order to move towards the satisfaction of predicted housing demand, the 129 figure is used as the NP target.</p> 	<p>Bramley NP</p> <p>New housing requirements in Bramley Waverley Local Plan: 90 dwellings Bramley NP target: 129 dwellings</p> <p>Committed & proposed housing in Bramley Completed housing: 29 dwellings Housing, construction started: 38 dwellings Housing with approval, not started: 20 dwellings Additional sites proposed in NP: 40 dwellings</p> <p>Total : 127 dwellings</p> 	<p>Bramley NP – committed housing (as Waverley's published list May 2018)</p> <p>Housing, construction started: 38 dwellings Ricardo Court : 24 dwellings Park Drive : 6 dwellings Eastwood Road Courtyard : 6 dwellings Shortlands, Snowdenham Lane : 1 dwelling Mill Lane : 1 dwelling</p> <p>Housing with approval, not yet started : 20 dwellings Smithbrook (7 Building conversions) : 12 dwellings 4 High Street (Offices conversion) : 3 dwellings Willow Brook Cottage, Gosden : 1 dwelling Keepers Cottage, Gate Street : 1 dwelling Wisteria, Birtley Road : 1 dwelling 5a High Street – 1 dwelling</p> 
<p>4 ★ 00:05</p>	<p>5 ★ 00:05</p>	<p>6 ★ 00:05</p>
<p>Bramley NP – Development site constraints</p> <ul style="list-style-type: none"> • Bramley Parish is entirely within the Green Belt and largely within the Surrey Hills Area of Outstanding Natural Beauty (AONB). • This means that development outside the designated Village Settlement Boundary is generally restricted to 'brownfield' land. • Infill within the Settlement Boundary is subject to avoidance of 'overdevelopment' within the Green Belt. • Bramley Village and Thorncombe Street Conservation Areas. 	<p>Additional sites proposed in Bramley NP: 40 dwellings Smithbrook Kilns – 24 dwellings Colman's Yard – 8 dwellings Destination Triumph site – 8 dwellings</p> <p>These are all existing 'brownfield' sites, and contribute to the type of housing identified as being needed in the 2017 Housing Needs Survey. i.e. Entry level market housing for sale and rental, and small quality properties to enable and encourage downsizing.</p> <p>Settlement Boundary extension With a view to enabling further development for both housing and commercial purposes within Bramley, the NP proposes to extend the Settlement Boundary to the South of the village to encompass the present Singh Concrete and Birtley Courtyard sites.</p> 	 <p>Bramley NP Proposed additional housing sites and Settlement Boundary extension.</p> 
<p>7 ★ 00:05</p>	<p>8 ★ 00:05</p>	<p>9 ★ 00:05</p>
<p>Bramley NP Proposed Coleman's Yard site - 8 dwellings</p>  	<p>Proposed Destination Triumph site - 8 dwellings</p>  	<p>Proposed Smithbrook site - 24 dwellings (rental)</p>  
<p>10 ★ 00:05</p>	<p>11 ★ 00:05</p>	<p>12 ★ 00:05</p>

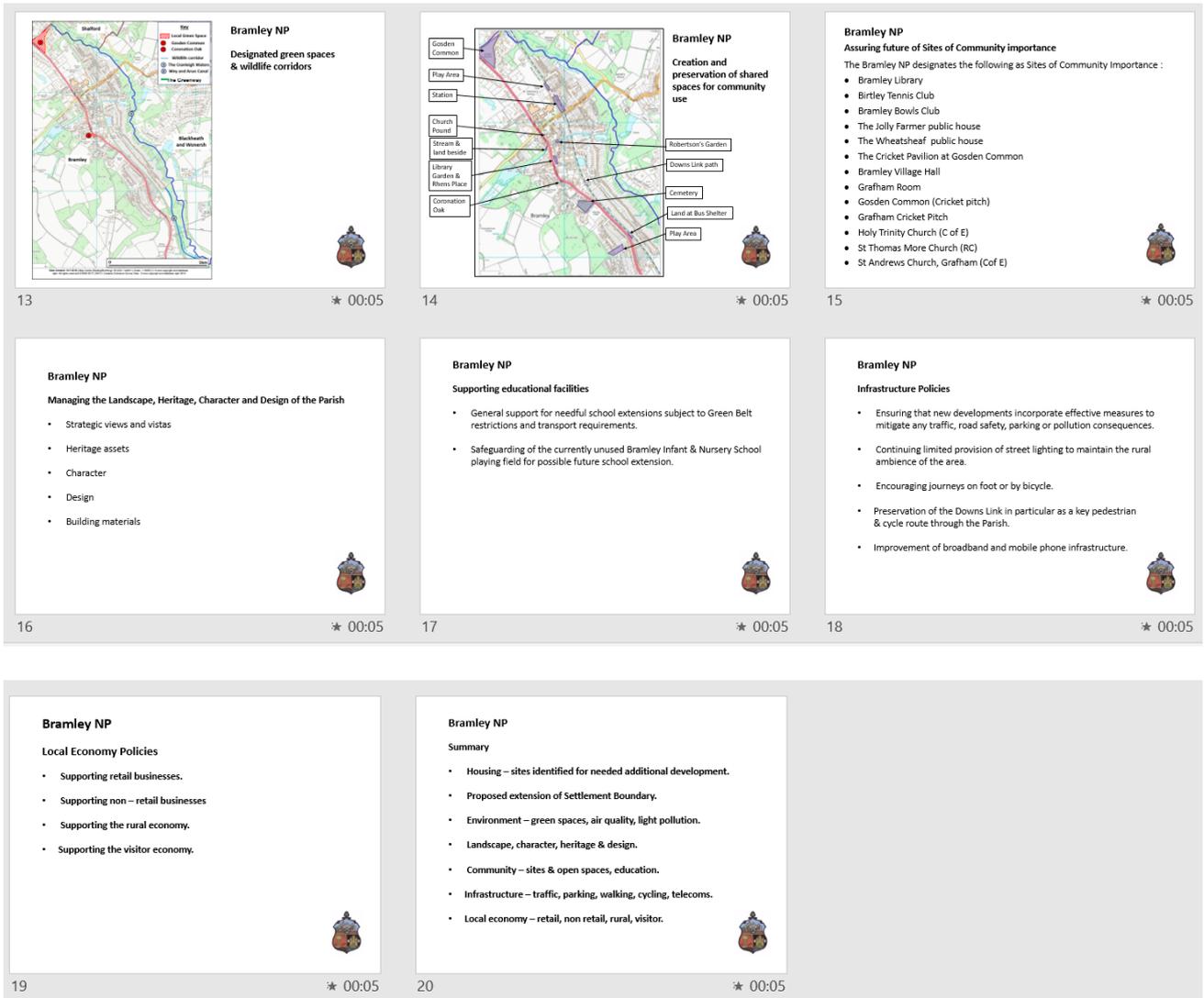


Figure 26.1: Presentation used in Regulation 14 drop-in sessions

APPENDIX 15 – BRAMLEY PARISH COUNCIL WEBPAGE DEDICATED TO THE NEIGHBOURHOOD PLAN

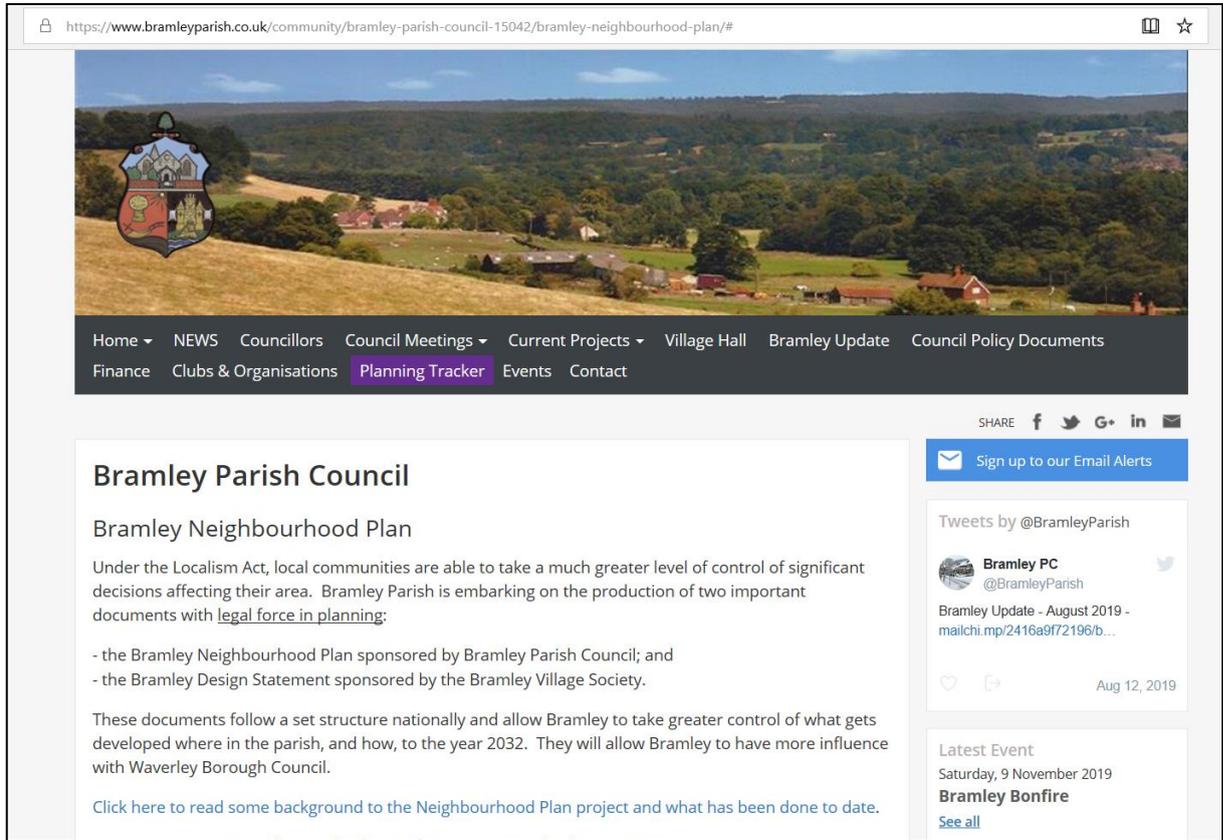


Figure 27.1: Webpage dedicated to the Bramley Neighbourhood Plan

The image shows a screenshot of the Bramley Parish Council website. At the top, there is a navigation menu with links for Home, NEWS, Councillors, Council Meetings, Current Projects, Village Hall, Bramley Update, Council Policy Documents, Finance, Other Documents, Clubs & Organisations, Planning Tracker (highlighted), Events, and Contact. Below the navigation is a banner image of a rural landscape with a crest on the left. The main content area is titled "Bramley Parish Council" and "Bramley Neighbourhood Plan Feedback form". It includes a section for "Your comments and responses" with instructions: "Your thoughts and comments on any, or all of the policies and strategies in the Plan are welcomed. Wherever possible, please ensure that you specify the policy or paragraph to which your response relates." and a GDPR notice: "Due to the requirements of GDPR, by completing this form and submitting your name, you agree to have your name published in the consultation volume of the Bramley Neighbourhood Plan, which is yet to be produced." The form consists of three identical sections, each with a "Policy ref:" dropdown menu (showing "Select...") and a "Your comments:" text area. On the right side, there is a sidebar with social media sharing options (SHARE, f, t, G+, in, e), a "Sign up to our Email Alerts" button, a "Tweets by @BramleyParish" section featuring a tweet from Bramley PC dated Jan 13, 2020, and a "Latest Event" section for "Saturday, 16 May 2020 Bramley Fete 2020" with a "See all" link.

Figure 27.2: Webpage with online feedback form for Regulation 14 consultation

**APPENDIX 16 – RESPONSES TO MRS SIXSMITH AND MS SKELLY /
MR FREE ON COMMENTS RECEIVED DURING REGULATION 14
CONSULTATION**



Figure 28.1: Letter to Smithbrook Kilns resident responding to comments sent during Regulation 14 consultation.



Mr T Free & Ms S Skelly
1 Smithbrook Cottages
Smithbrook
Cranleigh
GU6 8LH

6th March 2020

Dear Trevor & Susan

Your comments on the Draft Bramley Neighbourhood Plan

Please accept our apology for the length of time it has taken us to respond to your comments on the Draft Bramley Neighbourhood Plan.

The whole question of the status of the Smithbrook Kilns site has proved complex and is the reason for the delay. Waverley Borough Council (WBC) has advised Bramley Parish Council that it does not at this time consider the plot promoted by the owners of Smithbrook Kilns as being previously developed land as set out in the 2019 version of the national Planning Policy Framework. WBC advised Bramley Parish Council (BPC) to put the onus on the owners of Smithbrook Kilns to either apply for a Certificate of Lawfulness or obtain legal opinion supporting their argument.

BPC has made this point to the owners of Smithbrook Kilns, who have declined to pursue the Certificate of Lawfulness and have not so far sought legal opinion. This has left BPC unable to either unconditionally reject the Smithbrook Kilns site, or to continue to allocate housing to the site in the draft plan.

It has been decided to remove the site's allocated status but to retain it in the Plan as a site which may be reconsidered should, at some future date, the owners secure an opinion which overcomes the current uncertainty.

The objections you submitted as part of the Plan's consultation process will be held in obedience until such time as the owners of Smithbrook Kilns are able to put themselves in a position to move the site forward, which of course may well not happen.

In the event that the site can be shown to be previously developed land the promoters will still have to go through the full planning process, at which point all of your points will come back into play and have to be addressed.

We thank you for interest in the Bramley Neighbourhood Plan.

Yours sincerely

Kathy Victor
Parish Clerk

Figure 28.1: Letter to Smithbrook Kilns resident responding to comments sent during Regulation 14 consultation.