



PROTECT CLANDON NEWSLETTER NO.2: July 30th 2014 – PLEASE READ!!

Introduction

This is our second newsletter from “Protect Clandon”, the action committee of the Clandon Society, which is dedicated to fighting the Guildford Borough Plan (the ‘Local Plan’), but focussing especially on fighting development in and near Clandon with the building of a large school , 2,500 houses at Gosden Hill Farm and other possible developments on two other sites in the Clandon Greenbelt. In the following sections we update you on recent activities, what we need help on and **what YOU need to do NOW please!**

Planned Secondary School

Many of you will have seen the full page spread in the Surrey Advertiser that covered our concerns about the siting of such a large school in our village and a special thank you to everyone who contributed. . As a result the Surrey Advertiser is on our side.

Please do not think that the Local Plan does not affect you or that ‘someone else will bother to get involved, but it is not my problem’. Already we can see the impact of having land in Clandon included in the draft Local Plan. House sales in the village are failing and prices are expected to fall.

Key issues for everyone in East and West Clandon include:-

1. *Increased flooding from the school floodplain into Dedswell/Oak grange Road/Malacca Farm, possible property damage, increased flood risk and a question of insurance problems and consequent property value reduction;*
2. *Increased traffic and pollution on The Street with over 450 new daily journeys;*
3. *Access: Due to the highly dangerous access point at the railway station there is a possibility that the Council may decide to use the Meadowlands entrance for access. If so the traffic build up on the south side of the Street will be considerable not to mention the actual disruption for occupants of Meadowlands and the decimation of their house values if this route were to be selected.*
4. *Associated parking in all nearby driveways-Meadowlands/Legion/Oak Grange Rd/Dedswell/Bennet Way to drop off children. people turning in private driveways etc;*

5. *Disruption in and around The Street during school construction which will take at least a year;*
6. *Ongoing aggravation at the railway station by the schoolchildren*
7. *Noise: Anyone living in the vicinity (and especially downwind) of the school will have to get used to new noise levels.*

Other Sites

1. 'Green Lanes' and 'back of Summers':

These are two plots that we had thought would be spared from the Plan but they are still included and will face uncertainty on how many houses may be built, when and how access will be achieved. We would appreciate any resident that might have a specific interest in working on finding out more on these sites.

2. Gosden Hill Farm

Previous attempts to develop this site which will effectively join West Clandon with Burpham have been unsuccessful, but unfortunately this site has been re-introduced into the Plan by our Council.

This will have a massive impact on the Clandons and the whole Guildford area so please dust off your previous material submitted objecting to this site, update if you feel it is appropriate and resubmit your comments to the Council via the Local Plan 'consultation' process (see below).

The Local Plan

The Plan and associated documents are now available for comments up to 22nd September 2014.

We encourage everyone to comment and also to 'cut and paste' any previous comments issued during the last 'consultation period'.

It is vital that you respond to the Plan as, even if the Council ignores the consultation process, your comments will be of value when this goes before a Planning Inspector.

The Executive of the Council is not a democratic body and hence we address this under the 'Referendum' section below.

The Plan can be viewed and comments added online here:

<https://getinvolved.guildford.gov.uk/consult.ti/DLPSS14/viewCompoundDoc?docid=5185620&sessionid=&voteid=> You will need to register.

You can also comment by letter or by email, a useful link is as follows:-

<https://getinvolved.guildford.gov.uk/consult.ti/DLPSS14/consultationHome> .

Even if you commented on the earlier Issues and Options document you must PLEASE comment again.

Only these comments, in relation to this draft, can be taken into account by an Inspector (there is nothing to stop you using your previous draft notes in relation to the comments before).

When this process is over, the draft will be revised. There will be a second draft, but changes at that stage may be minimal, (unless the process is overturned). Local plans are overturned only when:-

- a Planning Inspector rules that it is required
- a judge rules this - following a judicial review (for which cause needs to be demonstrated)
- the Secretary of State "calls in" a local plan
- the Council themselves decide to withdraw the Local Plan (perhaps due to a change in the Council membership after an election-see below)

This is our chance to change the Local Plan using the formal planning process as part of the consultation. While consultation has been largely ignored at the earlier stages, there is a duty to consult with local communities and local communities should be listened to as part of the consultation process; therefore it is REALLY important that as many of us as possible comment.

As we have a chance to study the document we will post details of key issues to you. BE AWARE: Planning law makes it clear that only the comment in blue boxes (actual planning policy) applies for the purpose of planning decisions.

SO it is important to focus on the planning policy blue boxes; and if the blue boxes do not contain something that is essential, then this is worthy of comment.

Referendum Petition

This petition is aimed to force Guildford Council to hold a referendum to allow the people of Guildford to re-instate Local Democracy by changing the governance of the Council from a 'closed' elite Executive that effectively makes all of the decisions to one where all our councillors have a voice and give the power back to the people and their elected representatives.

The attached form is self-explanatory. The forms should be signed by all people living in the Guildford Borough area eligible to vote and may be posted to the address on the form, or we aim to appoint village representatives to collect the signatures.

If you can appoint a person in your street or road to collate signatures then that would be excellent.

The main thing is to get as many eligible signatures as possible while avoiding duplicates so we do not to jeopardise the process.

YOUR NEXT ACTIONS

- 1. Please forward or print off and send/give copies of this Newsletter to any neighbours, friends and concerned Guildford Borough residents so we can disseminate this message and get as much support as possible;**
- 2. Print off the Petition for Referendum, which we are sending out separately, and get as many people you know who live in the Guildford Borough area to sign it. Once filled in please put them in an envelope and preferably post them to the address on the petition (or failing that drop them in to Dave Fassom's post box at Beechcote, The Street, West Clandon GU4 7TD)**
- 3. Join the Clandon Society if you are not a member. Please put £2 in an envelope together with your name, address, email and phone numbers and drop them through the letter boxes of either, Chris Dean, Littlecroft, The Street, or Katherine Cornwall, Vine Cottage, The Street.**
- 4. Make sure you are signed up to the West Clandon email Group as this is our main channel of communication. To do this send an email to cbarrass@aol.com requesting to join the Group giving your name and where you live;**
- 5. We would urge you to volunteer your help with "Protect Clandon" Anyone with specific ideas, skills and resources to combat this threat are particularly welcome.**
We are particularly looking for Highways, Environment, Flooding and Planning expertise. If you, or someone you know, can help simply send an email to either: cbarrass@aol.com, timanderson@tsapartners.co.uk, or davefassom@stellarlimited.com
- 6. Start preparing your submission to object to the plan. You cannot start too soon.**

THANK YOU FOR YOUR HELP AND SUPPORT AS WE WORK TOGETHER TO STOP GUILDFORD BOROUGH COUNCIL FROM DESTROYING OUR VILLAGES AND PRECIOUS GREEN BELT.