

Puttenham Neighbourhood Plan

Site Assessment Report



Puttenham Parish Council

January 2018

1. Introduction

The Parish Council are preparing a Neighbourhood Development Plan which will shape the parish over the next 15 years and which can include the allocation of development sites.

It is not expected that Puttenham parish will be allocated a housing target by Guildford Borough Council in its Local Plan. The settlement of Puttenham is identified in the Local Plan as being suitable for small scale infill development and affordable housing exception sites.

However, the 2014 Parish Survey identified a modest need for affordable housing in the parish and so the Parish Council has decided to proactively plan for this through the Neighbourhood Plan.

This Site Assessment Report identifies potential affordable housing sites and assesses them against defined site assessment criteria to determine whether individual sites are suitable, achievable and available and ultimately gives recommendations on preferred site/s for inclusion in the Neighbourhood Plan.

2. Affordable Housing Need

Puttenham currently has small number of affordable homes (approximately 35). The Puttenham Parish Council Housing Report identifies that Puttenham parish as a small affordable housing need of approximately 4 households. This conclusion was founded on recent evidence at the parish (Parish Survey) and the borough level as Guildford Borough Council has identified a substantial affordable housing need. Meeting this need is important in maintaining a mixed balance of households as well as supporting local facilities and services such as the school and village pub.

With this affordable housing need in mind, the Parish Council has proactively decided to identify a small number of small-scale sites to accommodate affordable housing to meet the needs of parish residents.

Rural Exception Site

Rural Exception are small sites providing a small number of affordable homes to meet local housing need. Planning permission can be granted on these sites, outside existing village settlement boundaries, as an exception to planning policy, if they provide rural affordable housing to meet an identified local need. Only households with an agreed local connection defined by a Section 106 Agreement would be eligible for affordable housing on a Rural Exception Site and any dwellings must remain low-cost in perpetuity.

Policy H3 of the Guildford Borough Local Plan states that small affordable housing developments will be permitted to meet identified local affordable housing needs provided that:

- (a) the site adjoins or is closely related to, and in safe and reasonable walking distance of a defined or a non-defined rural settlement, and
- (b) the number, size and tenure of homes would be appropriate to meet, or to contribute to meeting, the identified affordable housing needs of the local community, and
- (c) the affordable homes are all secured in perpetuity.

The Parish Council has decided to plan for an affordable housing development through the allocation of a rural exception site in the Neighbourhood Plan.

3. Site Selection Process Methodology

As referred to above, the 2014 Housing Survey identified a small affordable housing need. Around this time, the Parish Council were approached by Puttenham Golf Club who had an interest in putting forward a site under their ownership for a small affordable housing development. The Club made it clear that they had no intention in incorporating any market housing onto the site and were keen to deliver a scheme that would bring about benefits to the parish.

In light of this, the Neighbourhood Plan Steering Group decided to consider the option of affordable housing development further, concluding that, whilst market housing is unlikely to be acceptable to the community, small scale affordable housing site warranted full consideration through the Neighbourhood Plan.

In May 2016, a Neighbourhood Plan workshop took place which sought views on the Golf Club land which gained particular attention during the meeting. Following this meeting, the Parish Council decided to begin a search for further potential sites, the start of which was a desktop based process and then through a call for sites process (undertaken in September 2016) whereby a letter was hand delivered to every parish resident (See Appendices). This identified a list of 10 sites as seen below.

Not all sites were put forward by landowners themselves and so the Parish Council sought to engage with landowners to determine the availability of these sites. This process of dialogue has been ongoing since.

A site assessment process then took place (see below), assessing individual sites against a defined site assessment criteria and provisional recommendations. On 12 May 2017, a further Neighbourhood Plan workshop was undertaken which set out the parish council's work to date, including the sites identified. Feedback from this meeting assisted in clarifying boundary and ownership details. In June 2017, a parish questionnaire was sent to all parish residents and landowners seeking views on the principle of a small affordable housing development as well as seeking views on the individual sites identified. This information has fed into the site assessment process.

In July 2018, an additional site was put forward by the Hampton Estate (Site 11 - Corner of Lees Field, Seale Lane) which was subsequently incorporated into the assessment.

4. List of sites identified through the site selection process

Site 1 – Land on B3000

Site 2 – Home Farm Barns, The Street

Site 3 – Land near the Manor House, B3000

Site 4 – Land on Hook Lane

Site 5 – The Quarry, Puttenham Hill

Site 6 – Land opposite the Church, The Street

Site 7 – Land behind No's 105 and 107, The Street

Site 8 – Land behind Fox Cottage

Site 9 – Land to the rear of Ashfield Lodge / Seale Lane

Site 10 – Land Adjoining No.19 Munday's Borough

Site 11 – Corner of Lees Field, Seale Lane

5. Site Assessment

The assessment of the above sites took into account various factors. Firstly, sites were assessed against an objective set of criteria as required through national planning policy and guidance. The criteria found in Table 1 below were derived from the following sources:

- Neighbourhood Plan vision and objectives
- 2014 Parish Survey
- National planning policy and guidance
- Local planning policy – notably Policy H3 of the Local Plan

Following this, a second round of assessment (see Table 2 below) took place incorporating other more subjective considerations including the following:

- The achievability (or viability) of the site
- The availability of the site for affordable housing
- The acceptability of the site to local residents

Table 1 – Site Assessment Criteria

SITE ASSESSMENT CRITERIA	
ENVIRONMENTAL	SIZE OF LAND (acres)
	WITHIN VILLAGE OR ADJACENT - Within village settlement boundary? - Within wider village envelope?
	GREEN FIELD BROWN FIELD
	APPROX. POTENTIAL NO. OF HOUSING UNITS
	IMPACT ON BUILT ENVIRONMENT - Proximity to / impact on listed buildings - Within Conservation Area? - Within archaeological notification area?
	IMPACT ON AONB / LANDSCAPE - GBC Green Belt Study - Harm to rural character of the Village? - Significant adverse visual or landscape impact?
	BIODIVERSITY - Proximity to/impact on SSSI/SNCI? - Proximity to Ancient Woodland? - Impact on TPO/Hedgerows/Any other assets? - Within SPA/SAC 5km zone?
	LIABLE TO FLOODING - Flood Zone? - Surface water flood issues?
SOCIAL/ECONOMIC	SUSTAINAINABILITY - Distance to school (within 800m)? - Distance to recreation ground? - Distance to other village services?
	VEHICLE ACCESS - Can safe and suitable access to local highway be achieved?
	PEDESTRIAN ACCESS - Can safe pedestrian access be achieved? - Can the site easily link to existing pedestrian network?

	SERVICED SITE - Is the site already served by necessary utility infrastructure?
	COMMUNITY BENEFITS? - Are any community facilities/benefits being offered?
DELIVERABILITY	SITE / LEGAL CONSTRAINTS - Are there any legal constraints (i.e. covenants) that might restrict development? - Are there are any other site constraints that might prevent development?
	OWNER POSITIVE

Table 2 – Site Assessment Summary Table

Site	
Background Information	This section provides background information on the site
Suitability	This section is a summary of the site assessment criteria (see above)
Achievability	This section considers whether the site is viable for affordable housing (to be informed by feedback from relevant Housing Associations) or whether there are any other matters that might prevent the site from being delivered.
Availability	This section provides information on if/when the site is available for development.
Acceptability	This section incorporates feedback from parish residents from the June 2017 Parish Questionnaire
Strategic Environmental Assessment (if necessary)	A Strategic Environmental Assessment (SEA) may be required for a neighbourhood plan which will be determined by Guildford BC. This section can feed in the findings of the SEA where appropriate.
Conclusion	This section provides a summary of the assessment and recommendation of whether the site shall be included in the Neighbourhood Plan.

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6. Site Assessments

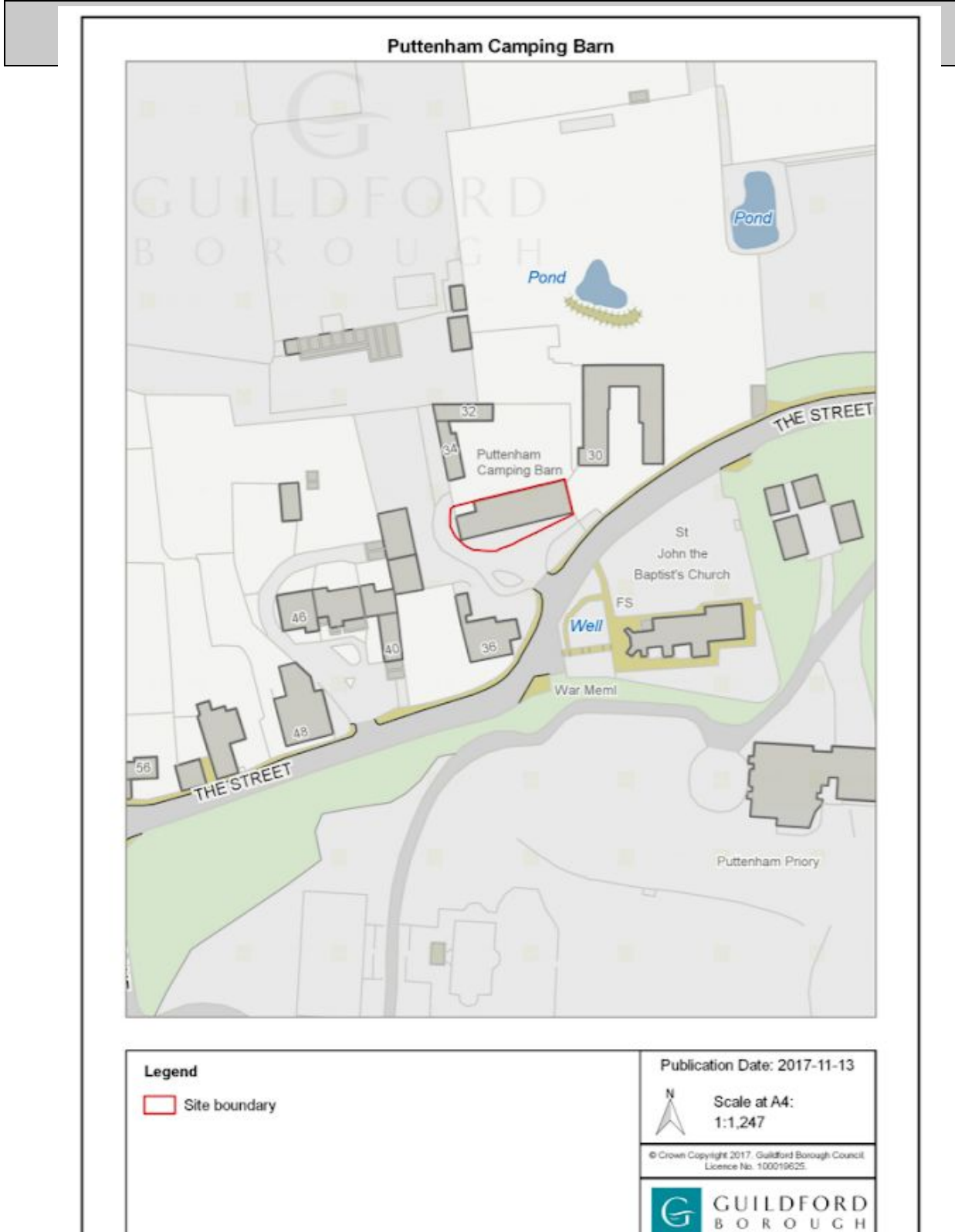
Site 1 – Land on B3000 (Puttenham Golf Club)	
Background Information	<p>This site is currently a wooded area under the ownership of Puttenham Golf Club, located just off the B3000 approximately 1.5 km away from the village.</p> <p>The site is approximately 3 acres in total and is being proposed for an affordable housing site of approximately 5 dwellings.</p>
Suitability	<p>The site could potentially be accessed via an existing site access/drive subject to landowner agreement.</p> <p>However, the site is remote from the village and its services. Vehicle access would be from the busy B3000 and the only pedestrian footways linking to the village is on the opposite side of the B3000.</p> <p>The site is currently a wooded area which is identified as Priority Habitat Deciduous Woodland.</p> <p>The site is located within the vicinity of a Grade II Listed Building but otherwise no built environment constraints.</p>
Achievability	<p>The site owner is willing to develop for affordable housing. No other restrictions known.</p>
Availability	<p>The Golf Club have confirmed they are solely interested in pursuing this site for an affordable housing development through the local housing society (not market housing). The Parish Council's understanding is that the site is available immediately.</p>
Acceptability	<p>Out of 55 responses through the June 2017 Parish Questionnaire, 10 were in support of this site.</p>
Strategic Environmental Assessment (if necessary)	<p>A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.</p>

Conclusion	Subject to a safe pedestrian and vehicle access being achieved to the agreement of the planning and highway authorities, resolution of site ownership/access and appropriate ecological mitigation this site is considered suitable for a small affordable housing development. To be included in the plan.
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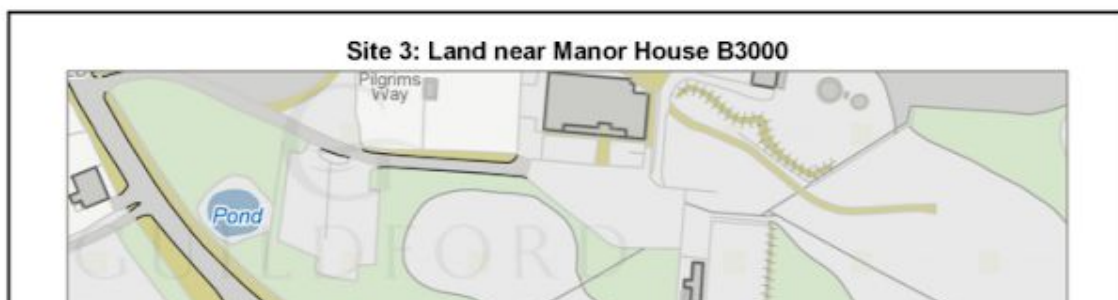


Site 2 – Home Farm Barns, The Street	
Background Information	<p>This 0.8 acre site is located opposite the church on The Street and contains a barn building, which is partly currently used as camping barn accommodation for ramblers (run by an organisation known as Project Oasis North Downs – POND), the lease for this use expires on 31 March 2020. The camping barn is on a lease expiring in 2-3 years time. The site is currently owned by Guildford Borough Council.</p> <p>The site has the potential for a small affordable housing development of approximately 2 dwellings.</p>
Suitability	<p>The site is located in the Conservation Area and the camping barn is a Grade II Listed Building.</p> <p>The site has pedestrian and highway access and is well located near to the centre of the village.</p>
Achievability	<p>The Borough Council and Parish Council are currently in discussions in transferring the asset to the Parish Council. No other restrictions known.</p> <p>The site is a listed building which is a constraint to development. External funding sources may be needed to make this site achievable/viable.</p>
Availability	<p>The site is currently owned freehold by Guildford Borough Council. The Borough Council and Parish Council are currently in discussions in relation to the transfer of the asset to the Parish Council. No other restrictions known.</p> <p>Subject to this agreement, the site is thought to be available in the next 5 years.</p>
Acceptability	<p>The site is within the settlement boundary and has been well received by local residents.</p>
Strategic Environmental Assessment (if necessary)	<p>A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.</p>

Conclusion	<p>This is a suitable and well-located site for development, although its listed building status is a constraint to development as any internal and external alterations will need to be sympathetic to the existing building.</p> <p>Subject to an acceptable scheme and transfer of the asset to the Parish Council, the site is considered suitable for a small affordable housing development. To be included in the plan.</p>
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Site 3 – Land near the Manor House, B3000	
Background Information	This site is located between B3000 and Hook Lane and is understood to be owned by the Manor House. The site is currently woodland. The site is approximately 0.5-1 acre. No response received from the landowner but a site yield of approximately 5 affordable homes is likely.
Suitability	<p>This greenfield site is located outside of the settlement boundary off the busy B3000. The site currently has no vehicle access point or safe pedestrian access to the site linking to the village.</p> <p>The site is within the vicinity of listed buildings but outside of the Conservation Area.</p>
Achievability	No constraints.
Availability	There has been no positive response from the landowner for affordable housing development on this site.
Acceptability	Most respondents agreed with our comments that it was not suitable for allocation in the neighbourhood plan due to its access issues and being a priority habitat.
Strategic Environmental Assessment (if necessary)	A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.
Conclusion	Subject to acceptable access arrangements, the site is considered suitable, however, given the absence of a positive response from the landowner, this site is not deliverable and so is not recommended for inclusion in the Plan.



Site 4 – Land on Hook Lane	
Background Information	This site is an existing agricultural barn structure/shed located off Hook Lane. The site is less than 0.6 acres but could potentially accommodate approximately 3 affordable houses.
Suitability	<p>Greenfield site but formerly in agricultural use.</p> <p>The site is not in close proximity to the village settlement boundary. The site has an existing vehicle access but no pedestrian access linking to the village.</p> <p>An application for market housing was refused by GBC (and dismissed on appeal) due to it being considered inappropriate development in the green belt.</p> <p>The site is in the vicinity of a Grade II listed building.</p>
Achievability	No known constraints.
Availability	No response from landowners to date.
Acceptability	Well received by local residents
Strategic Environmental Assessment (if necessary)	A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.
Conclusion	<p>Site is relatively isolated from village and is adjacent to Grade II listed building, however, is considered a suitable brownfield site. No positive response from owner following recent planning application refusal / appeal dismissal in early 2017.</p> <p>Recommendation –Suitable site. The site has recently been put forward for development (albeit for market housing) and so, despite uncertainty over availability, it is recommended that the site is included in the plan.</p>

Barn on Hook Lane



Legend

 Site boundary

Publication Date: 2017-11-13



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1:1,355

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Site 5 – The Quarry, Puttenham Hill	
Background Information	<p>This site is a former chalk quarry located off the B3000. The site was previously wooded but many of the trees have recently been removed.</p> <p>The site is approximately 1 acres and could potentially accommodate approximately 4 affordable homes.</p>
Suitability	<p>The site is designated as a TPO area but many of the trees in the centre of the site have been removed.</p> <p>The site has an existing access point at a particularly steep section of the busy B3000. The extent of the access rights enjoyed are understood to be limited.</p> <p>The site is isolated from the village but served by a pedestrian footway linking to the village.</p> <p>The site is well screened by existing woodland on the perimeter on the site.</p> <p>The site is just outside of the Conservation Area.</p>
Achievability	<p>The site has an existing access point onto the busy B3000, although the extent of the access rights enjoyed are understood to be limited and subject to third party agreement. Therefore, currently, achievability is unknown.</p>
Availability	<p>No response from landowner.</p>
Acceptability	<p>Reasonably positive feedback from local residents</p>
Strategic Environmental Assessment (if necessary)	<p>A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.</p>
Conclusion	<p>Absence of a response from land owner. Access arrangement unknown and providing a safe access on to B3000 may be problematic. Designated Tree Preservation Orders (TPO) area. On this basis, not considered suitable or deliverable.</p> <p>Recommendation – Not suitable and not thought to be available – Not to be included in Plan.</p>

Site 5: The Quarry, Puttenham Hill



Legend

 Site boundary

Publication Date: 2018-02-26



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Site 6 – Land opposite the Church, The Street	
Background Information	<p>This is a small agricultural plot (greenfield site) currently used for grazing sheep. The site has a pond in the north west corner.</p> <p>The site is approximately 2 acres and could potentially accommodate approximately 5 affordable homes.</p>
Suitability	<p>The site is Flood Zone 1 but groundwater / surface water flooding is known on the site.</p> <p>The site could potentially be accessed by a gate leading onto The Street, although it is unknown whether sufficient sightlines are possible. However, the site is unlikely to result in additional traffic/congestion going through the village. The site is sustainably located near the centre of the Village and there is a pedestrian footway linking the site to the village.</p> <p>The site is in the Conservation Area and is located within the vicinity of listed buildings. Outside village envelope and forms entrance to the village and contributes to verdant qualities and openness of area/Conservation Area.</p>
Achievability	No known constraints
Availability	No response from landowner
Acceptability	Mixed reaction to inclusion of this site.
Strategic Environmental Assessment (if necessary)	A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.
Conclusion	<p>No response from owner. Outside village envelope and forms entrance to the village and contributes to verdant quality and openness of area/Conservation Area. Liable to flooding and potentially has biodiversity value.</p> <p>Recommendation – The site is considered suitable subject to an appropriately designed scheme. However, availability unknown and so not deliverable - Not to be included in Plan.</p>

Site 6: Land opposite the church, The Street, Puttenham



Legend

 Site boundary

Publication Date: 2018-02-26



Scale at A4:
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Site 7 – Land behind No’s 105 and 107, The Street	
Background Information	The site is a greenfield site to the south of The Street out towards Suffield Lane. A public footpath runs through the site. The wider site is approximately 3 acres and a small area of this site could potentially be indented for approximately 5 affordable homes.
Suitability	<p>This is a large site but is located adjacent to the settlement boundary and within the Conservation Area.</p> <p>The site is close to the centre of the village and could potentially be accessed off either Suffield Lane or The Street but the latter is considered unlikely to be acceptable in highway safety terms. Access onto Suffield Lane would be subject to acquisition of access rights across the party ownership. Development of this site is likely to result in increased traffic through the village.</p> <p>The topography of the site varies and it is considered open to wider views given its prominent location on an elevated position.</p>
Achievability	Unknown - The site could potentially be accessed off Suffield Lane but subject to acquisition of access rights across the party ownership.
Availability	The landowner has expressed interest in the development of part of this site for affordable homes in approximately 10 years.
Acceptability	Mixed reaction to the development of this site
Strategic Environmental Assessment (if necessary)	A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.
Conclusion	<p>Adjacent to village envelope but open and unenclosed site. Any development would need to relate well to the village and avoid excessive harm to the openness and landscape character of the AONB. Access arrangements unknown as access onto Suffield Lane would be subject to acquisition of access rights across third party ownership. Landowner only prepared to release in long term (10+ years) due to personal reasons.</p> <p>Recommendation –Suitable site subject to an integrated and sensitively designed scheme and overcoming access</p>

arrangements. Site is not available in the short term and so cannot be considered as a rural exception site at this stage.



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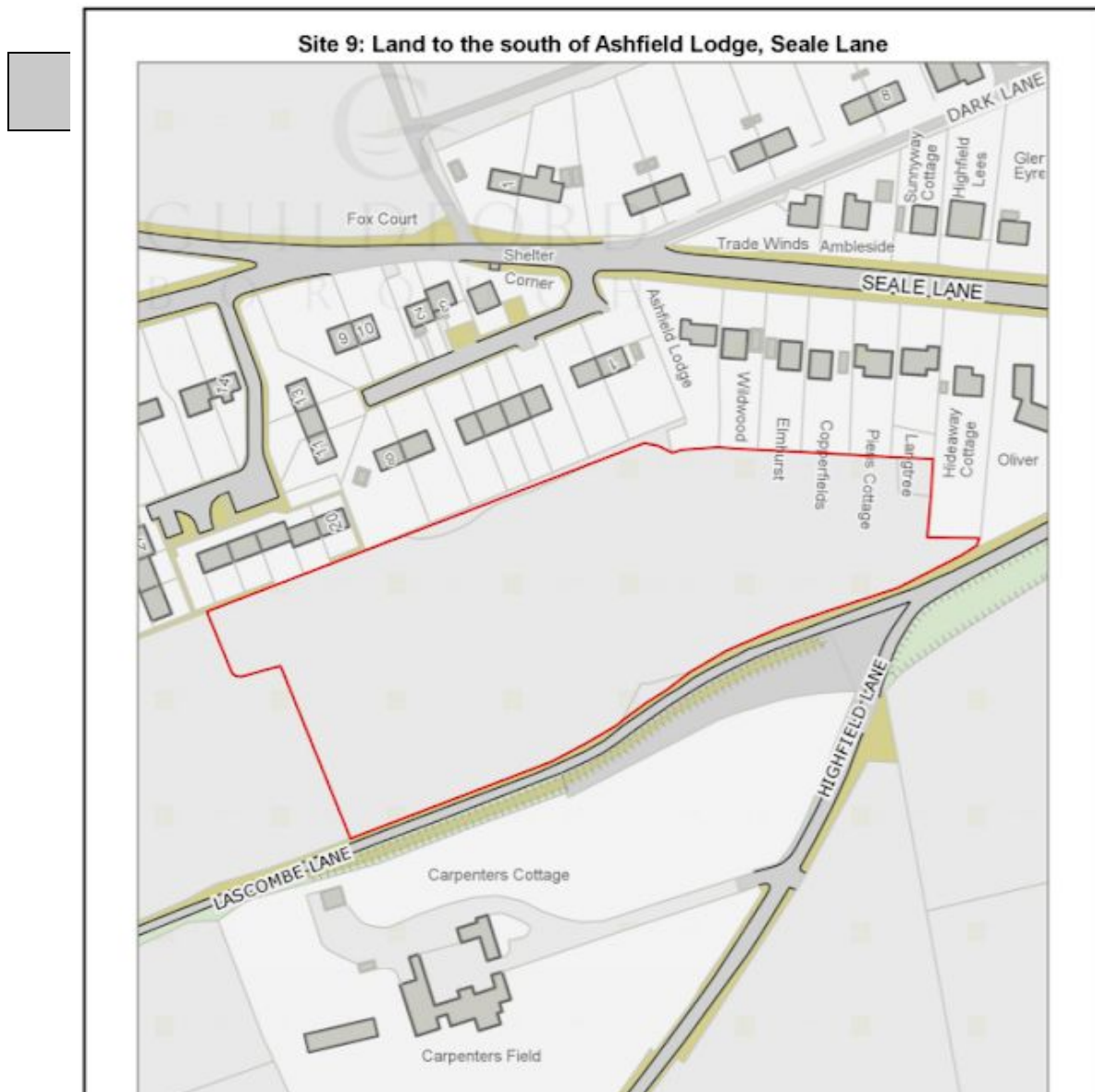
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Site 9 – Land to the rear of Ashfield Lodge / Seale Lane	
Background Information	<p>This is a large site (approximately 3-4 acres) located to the rear of Ashfield Lodge, accessed off Seale Lane. The site is currently used for the occasional grazing of horses.</p> <p>The site is large but a small area of the site could potentially accommodate 4-5 affordable homes.</p>
Suitability	<p>The site previously had access from the side (west) of Ashfield Lodge, however extensions to this property have meant that this track is very narrow and this track does not now extend to the site itself. Access is therefore unachievable. There is a redundant gated access onto the narrow Luscombe Lane. development of this site is likely to result in increased traffic through the village.</p> <p>The site is a large greenfield site located on the edge of the village and has no pedestrian access to the village itself.</p> <p>The site is not within the Conservation Area.</p> <p>The site is an open pasture and development is likely to be prominent in this location.</p>
Achievability	<p>Access constraints make this site very difficult to achieve.</p>
Availability	<p>Landowners are willing to put this site forward for affordable housing.</p>

<p>Acceptability</p>	<p>The site was received fairly negatively by local residents.</p>
<p>Strategic Environmental Assessment (if necessary)</p>	<p>A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.</p>
<p>Conclusion</p>	<p>Site is located outside of the Conservation Area and outside village envelope. Positive response from owner to release for affordable housing. However, access is restricted adjacent to Ashfield Lodge and so is likely to be unachievable. Recommendation - Site not suitable or achievable due to access constraints. Not included in Plan.</p>



Sit e 10 - La nd Adj oin ing No .19 M un da ys Bo ro ug h	B T a h c i k s g i r s o a u s n d d a I l n l f s o i r t m e a a t d i j o a n c e n t t o 1 9
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Site 11 – Corner of Lees Field, Seale Lane	
Background Information	<p>This site forms part of an agricultural field to the north of Seale Lane in close proximity to the village centre. The site is under the ownership of Hampton Estate.</p> <p>The site is approximately 0.05 Hectares and is being proposed for an affordable housing site of approximately 1-2 dwellings.</p>
Suitability	<p>The site is adjacent to the village settlement boundary and is in close proximity (approximately 550m) to the centre of the village and its services.</p> <p>Lees field does not have a hedgerow boundary and is currently accessed by an informal access point immediately to the east of the site. Access could be via the access track or, more likely, immediately from Seale Lane. Either option would need to ensure highway safety. There is a pedestrian footway on the southern side of Seale Lane 60m to the east of the site linking to the village. The site is within the village's 30mph zone but traffic speed is known to exceed limits as vehicles enter/exit the village at this point.</p> <p>The site is an open site on the edge of the village built up area. The site is within the Green Belt, AONB and an area</p>

	<p>identified as Area of Great Landscape Value. Natural screening and planting would be required on the western and northern boundaries to provide a new and strong defensible boundary defining the village edge. The Agricultural Land Classification is unknown.</p> <p>A site of Natural Conservation Interest and Ancient Woodland lie to the north of the site.</p> <p>The site is not located in the immediate vicinity of any listed buildings and is not located within the Puttenham Conservation Area.</p>
Achievability	The site owner is willing to develop for affordable housing. No other restrictions known.
Availability	Hampton Estate has confirmed they are solely interested in pursuing this site for an affordable housing development through the local housing society (not market housing). The site is available immediately.
Acceptability	Unknown
Strategic Environmental Assessment (if necessary)	A Strategic Environmental Assessment (SEA) may be required for the neighbourhood plan. This section will be updated as necessary.
Conclusion	<p>The site is available and suitable subject to a safe pedestrian and vehicle access being achieved to the agreement of the planning and highway authorities, and a sensitively designed scheme (in relation to its landscape and AONB setting).</p> <p>Recommendation - this site is considered suitable for a small affordable housing development and is available. To include in plan.</p>



7. Conclusions and Recommendations

A thorough assessment of all the sites identified by the Parish Council has taken place. The sustainability of each site has been assessed as well as other considerations including the input of local residents. All of the sites have various issues and constraints for which further consideration is needed as the plan progresses towards adoption.

It is recommended that the following sites are allocated in the Puttenham Neighbourhood Plan for small affordable housing developments on the basis that they are available (deliverable) and suitable for development

- Site 1 – Land on B3000 (Puttenham Golf Club) – approximately 5 units
- Site 2 – Home Farm Barns, The Street – approximately 2 units
- Site 4 – Land on Hook Lane (depending on discussions with owner) – approximately 3 units
- Site 7 – Land behind No's 105 and 107, The Street – approximately 5 units towards the end of the plan period
- Site 11 - Corner of Lees Field, Seale Lane – approximately 1 -2 units

The next stage will be a draft neighbourhood plan consultation where residents and various consultees (notably Guildford Borough Council and Surrey County Council) will be able to comment on the plan and individual sites themselves. The neighbourhood plan, and the affordable housing sites allocated within it, will be informed by comments received during this consultation.

Acknowledgements

This report has been prepared on behalf of Puttenham Parish Council. The parish council would like to thank the following volunteers who have dedicated a great deal of time and effort into this project:

- Sally McIlroy
- Ian Cresswell
- David Binns
- Guy Thomson
- Verity Cassar

Also, thanks to current and former parish clerks, councillors and volunteers who have made significant contributions to the Neighbourhood Plan including Richard Griggs, John Green, Pip Adlam, Mike Blundell Jones, Wendy Hazzard, Leslie Clarke.

Appendices

Appendix 1 – Letter sent to landowners/residents for ‘call for sites’

Puttenham Neighbourhood Plan Steering Group
C/o 99 The Street
Puttenham
Guildford
Surrey GU3 1AT
puttenhamplans@outlook.com

19th September 2016

Dear Resident

Consideration of possible sites for affordable housing development is an important part of the preparation of the new Puttenham Neighbourhood Plan. Sites help inform the spatial strategy for development, and are key to the delivery of the aims and objectives of the Neighbourhood Plan.

It is important we are aware of all possible sites that could be considered for affordable housing in the future within the parish council boundary.

If you are the landowner of, or are aware of, a site that could potentially be suitable for development (particularly a brownfield site), we would like to hear from you.

If you have previously suggested a site to us, we would appreciate if you registered the land with us again, in order that we have an up-to-date picture.

We are particularly interested to hear about land that could potentially deliver, up to 5 affordable homes, preferably within walking distance of the centre of the village

If you wish to let us know about possible development land that can help contribute towards meeting this need, please contact us initially via the details above by 15th October 2016.

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Yours sincerely

Puttenham Neighbourhood Steering Group

Appendix 2 – Second letter sent to residents/landowners for ‘call for sites’

Puttenham Neighbourhood Plan Steering Group
C/o 99 The Street
Puttenham
Guildford
Surrey GU3 1AT
puttenhamplans@outlook.com

19th September 2016

Dear.....

As you are probably aware the above committee have been asked by the parish council under the guidance of Guildford Borough Council to compile a village plan.

The neighbourhood plan has now entered its second year and at the point of identifying possible sites for low cost rental dwellings under the Rural Release Scheme, if on completion of the plan it is found that there is a proven need.

With the information gathered along with the help of GBC your property could come within the guidelines. As part of the neighbourhood plan we are deemed to ask all landowners throughout the village if at any point they may be interested in the project. We do of course respect your privacy and will treat it as such if we have no contact from you. We are in the process of distributing the enclosed document to everyone in the parish.

Yours sincerely

B J Green (Chairman)

Official