

**Our Godstone Neighbourhood Plan to 2040 is out for
consultation between now and the end**

10 February 2025



<https://www.godstone-pc.gov.uk/index.php/neighbourhood-plan>

What is the Neighbourhood Development Plan?



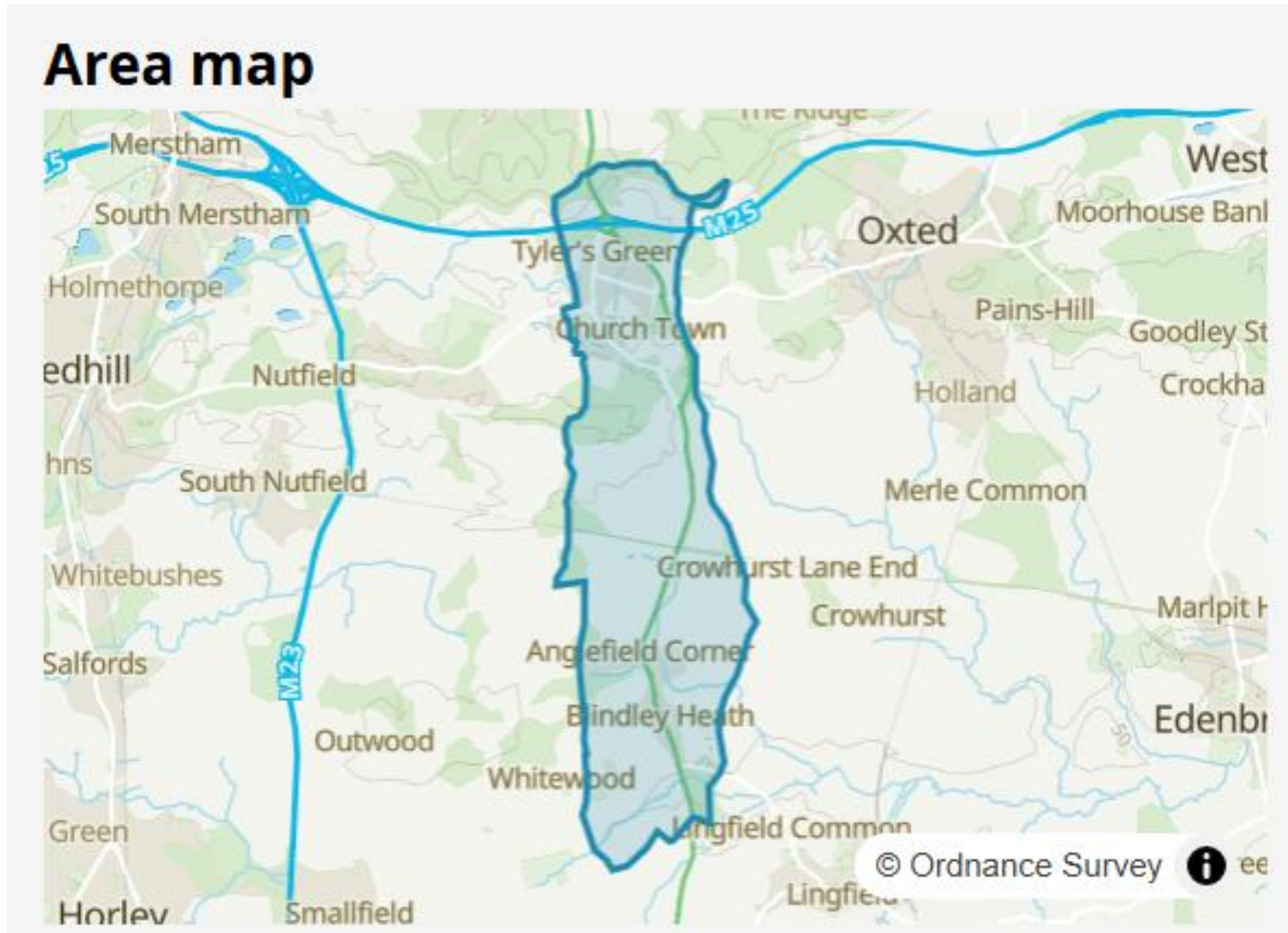
- It is a document that contains 11 planning policies to guide how land is used locally and to help determine planning applications here.
- It has been developed on behalf of the Parish Council by a group of volunteers.
- It has been informed by local community feedback and other evidence.
- It will ultimately sit alongside the Tandridge Local Plan and carry equal weight in planning decisions.

Why do we need a Neighbourhood Development Plan?



- The Plan is our opportunity to influence how our area develops in the future.
- Our policies do not allocate more houses, rather they will influence what happens here.
- It will carry legal weight in planning decisions if successful.
- The Local Plan has stalled, hence there is somewhat of a planning policy vacuum right now.

The Plan covers the whole of our area:



Our vision to 2040

Godstone Parish should remain an attractive and desirable place to live, meeting the housing needs of existing and future parishioners of all ages and seeking to provide a good quality of life for all residents in a rural village environment.

Godstone Parish must not become a mere dormitory settlement for surrounding towns and should be a thriving and sustainable community, supported by an excellent transport infrastructure and offering a range of appropriate employment opportunities.

Godstone Parish must manage and protect its Heritage Assets and Green Belt status which are essential in maintaining a rural village environment.

Godstone Parish should strongly protect its existing green spaces for wildlife, leisure, agriculture and sport.

Our objectives

- 1. Protecting the valued natural landscape and wild features of the Parish:** Safeguarding the much-valued landscape setting of the Parish and the individual spaces it provides both as habitats for wildlife and for recreation.
- 2. Celebrating the built character and history of the Parish:** Retaining the distinctive sense of place and identities of the three individual settlements of the Parish and ensuring that development complements and adds value to the local character. Heritage assets must be protected for future generations.
- 3. Providing a good quality of life for all residents in a rural village environment:** Supporting the provision of a range of facilities aimed at serving all sectors of the community.
- 4. Meets the housing needs of all existing parishioners of all ages:** Meeting the housing needs of the current and future community by ensuring that residential developments provide an appropriate mix of dwelling types and size both for rental and purchase.

Our objectives

- 5. Mitigating against the impacts of climate change:** Reducing the environmental impact of new development including on energy consumption and flood reduction, to support national net zero aims.
- 6. Making sure the parish is easy to get around:** Supporting an excellent transport infrastructure and, where possible, seeking to provide opportunities to enable active travel – walking/ wheeling, cycling, riding – for both practical and recreational journeys.
- 7. Supporting local employment opportunities:** Protecting existing employment and supporting new opportunities, to reduce the need for out-commuting and to support the growing home-working community.

Policy G1: Promoting sustainable development in Godstone Parish

- ✓ Development is directed to the most appropriate, sustainable locations.
- ✓ Easy access to the main village services and facilities.
- ✓ Will help to protect the wider landscape of the parish and safeguard against the coalescence of the individual settlements.
- ✓ Will influence strategic development, supplementing any strategic allocations in the emerging TDC Local Plan, as well as windfall development.

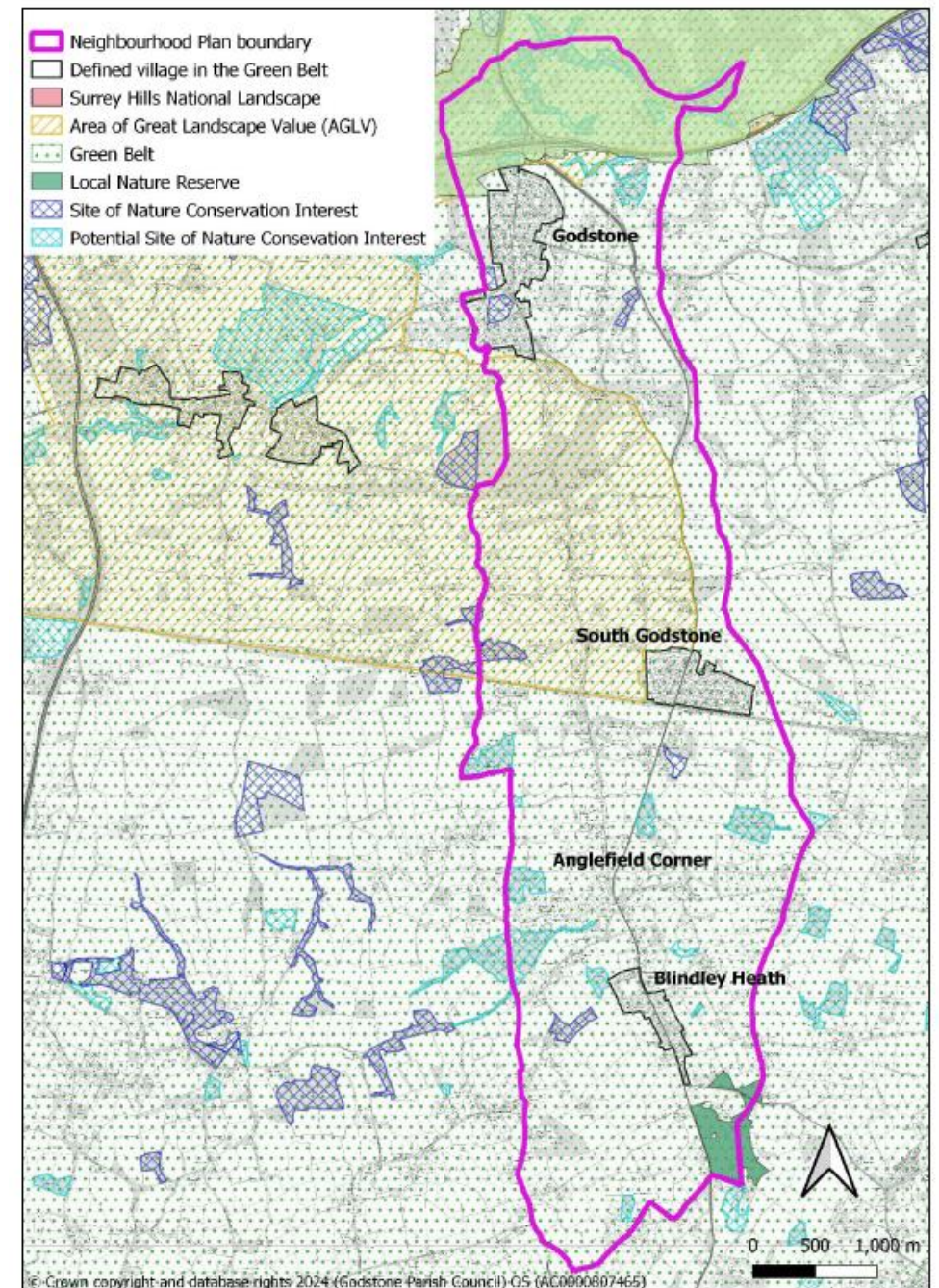
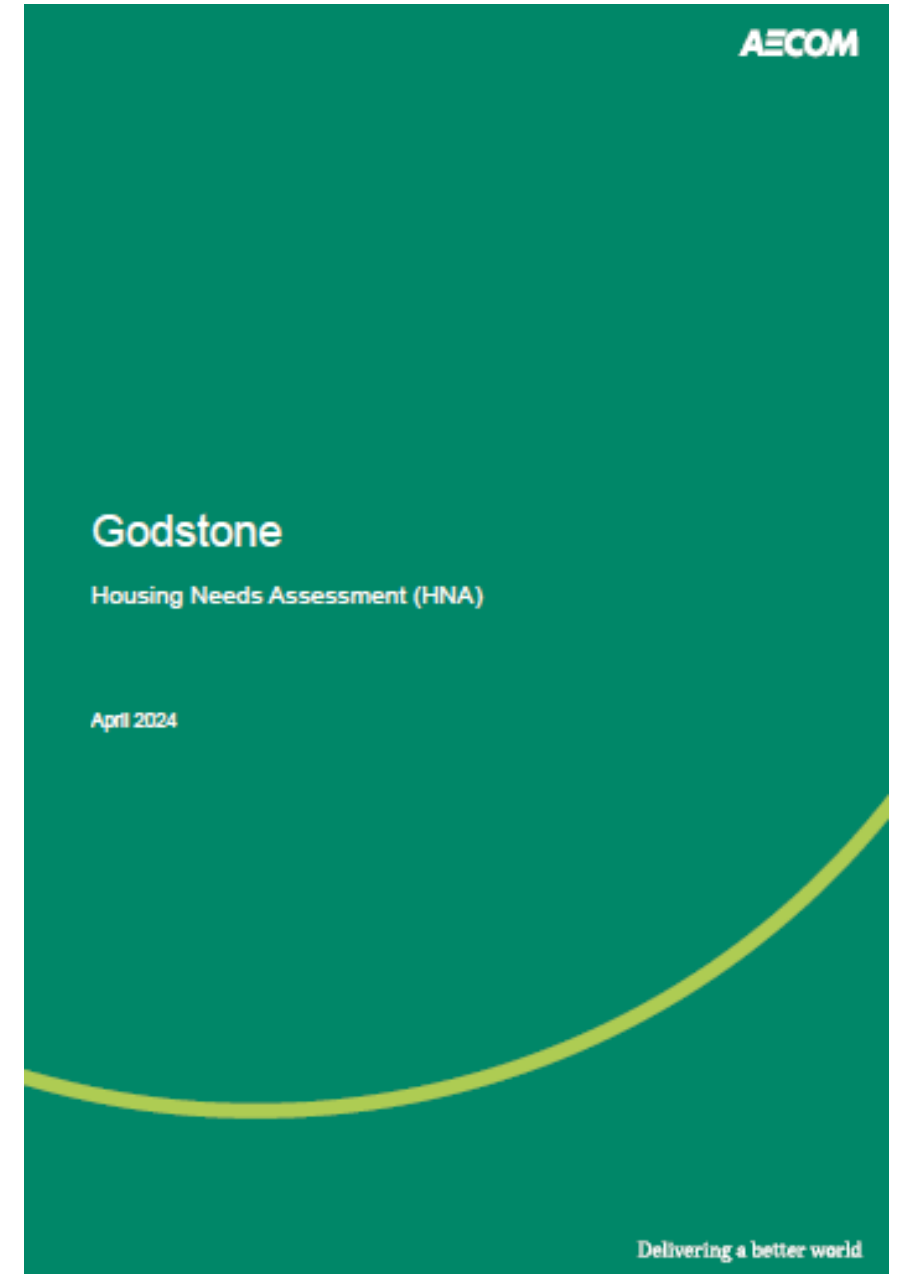


Figure 2: Adopted spatial land-use and policy designations in Godstone Parish

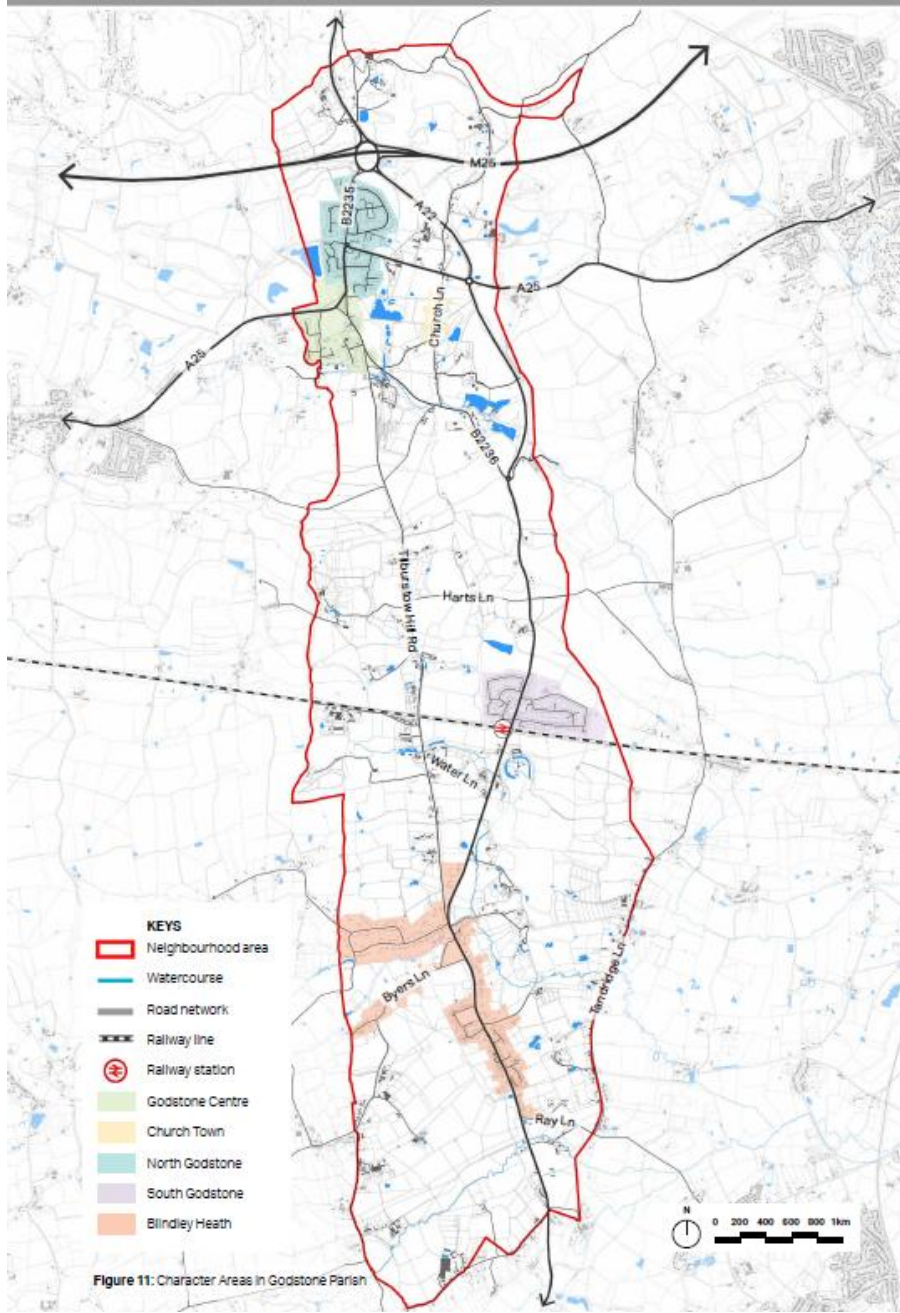
Policy G2: Meeting local housing needs

- ✓ Influence housing proposals so that they meet the specific local needs in terms of size, tenure, affordability, future needs and the needs of people at different stages of their lives.
- ✓ Proposed mix
 - 35%: 1-2 bed with a focus on 2-bed dwellings
 - 40%: 3-bed dwellings
 - 25%: 4 / 4+ bed dwellings
- ✓ 70:30 split between social rent and affordable housing for sale (intermediate housing).
- ✓ Support uplifts to affordable discounts and local connection
- ✓ Supports housing designed to suit people as their needs evolve
- ✓ Supports custom and self build.



Policy G3: Reflecting the character of Godstone's settlements through high quality design

To ensure that any new development in our area is designed in a way that contributes positively to local character.



Character areas

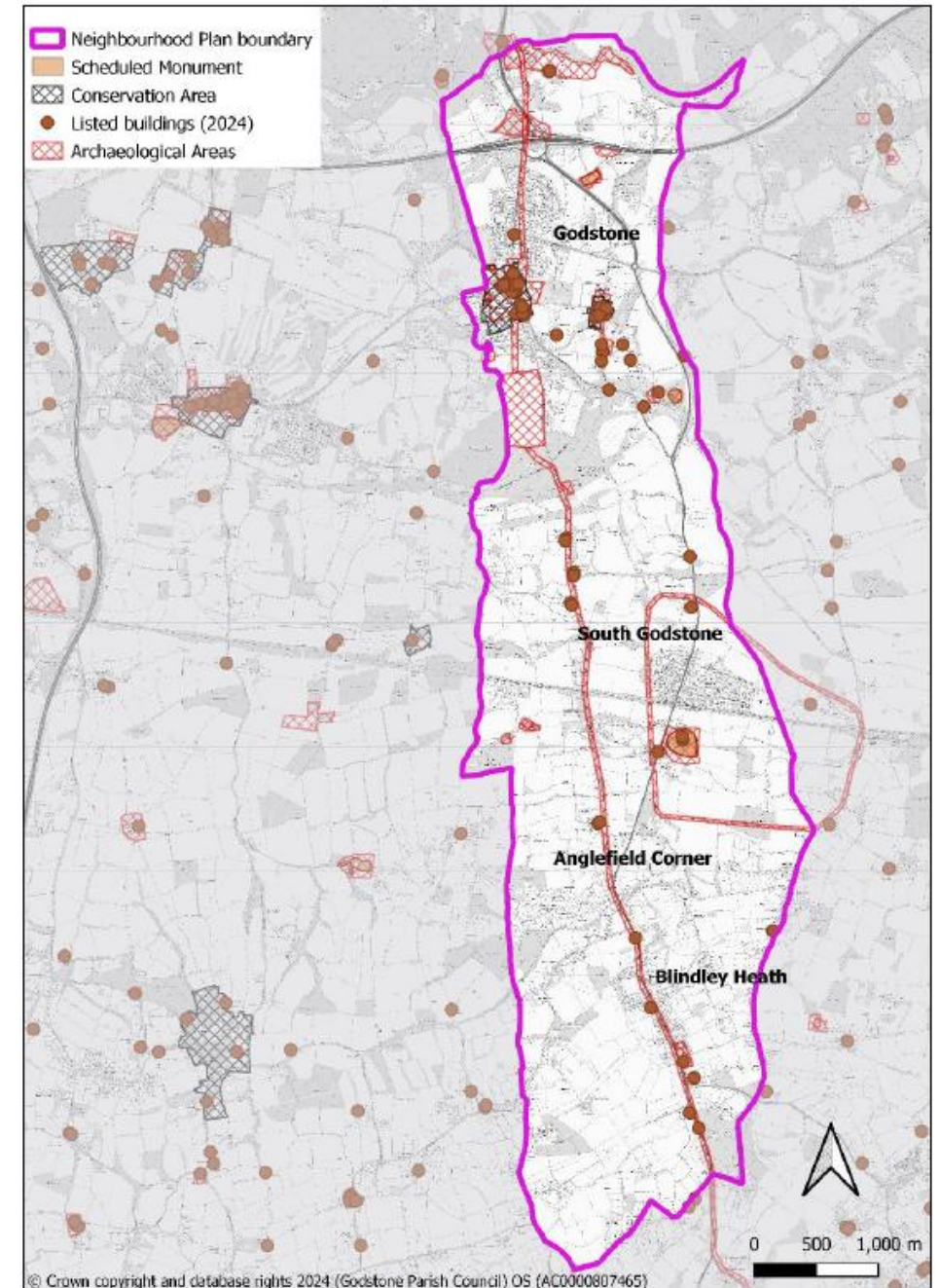
Policy G4: Meeting the highest environmental standards

Contributing to the net zero agenda:

- ✓ following basic passive environmental design including use of efficient and insulative materials
- ✓ integrating renewable energy systems into new development, including existing and new public buildings
- ✓ reducing water consumption including through grey water systems
- ✓ and promoting sustainable forms of transport through priority systems for pedestrians and cyclists.

Policy G5: Conserving heritage assets

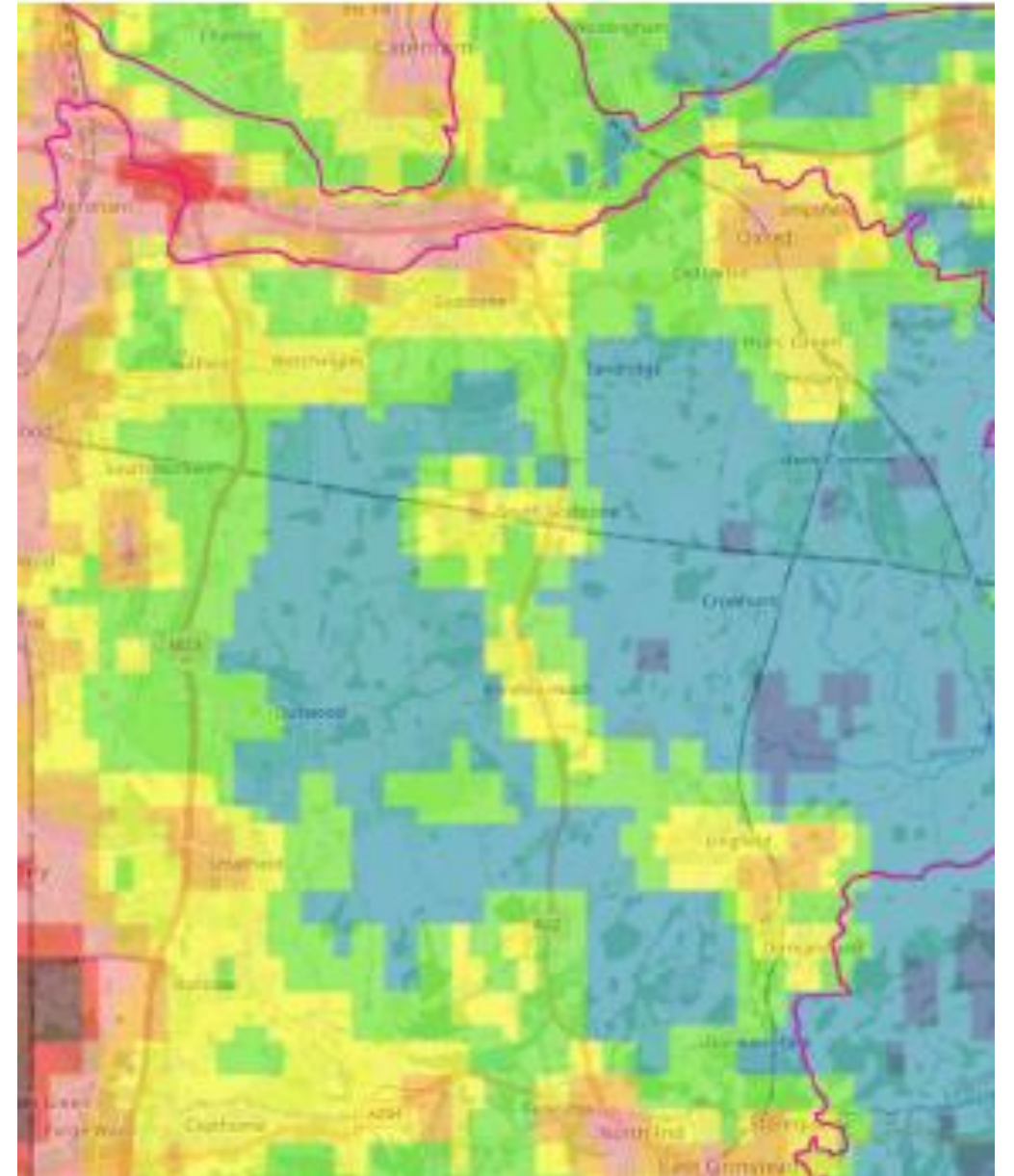
- ✓ Conservation Area
- ✓ Archaeological Areas
- ✓ Scheduled Monuments
- ✓ Designated assets
- ✓ Support for non-designated heritage assets
- ✓ Rural and sunken lanes



Policy G6: Dark skies

The benefits derived from the prevention of light pollution include:

- ✓ Enjoyment and appreciation – improving quality of life and providing creative inspiration
- ✓ Health – promoting better sleep patterns and reducing stress
- ✓ Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- ✓ Energy efficiency – reducing wastage from unnecessary or excessive lighting, thus reducing the parish's carbon footprint



Policy G7: Supporting the natural environment and biodiversity

- ✓ Maps out our green (habitats, wildlife corridors etc.) and blue (streams, ponds etc.) assets and seeking to both protect these and enhance them, for example, by connecting them more effectively.
- ✓ Supports minimum 10% biodiversity net gain being delivered in the parish - including at identified 'biodiversity opportunity areas'.
- ✓ Encourages wildlife friendly features in all developments.
- ✓ Protection and additions of native natural features – trees, hedgerows, ponds etc.

Designated sites	Local examples
National Landscape	The northern part of the parish lies within the Surrey Hills National Landscape. The remainder of the parish forms the setting of the Surrey Hills, does not have a geographical border. In most cases, the setting comprises land outside the National Landscape which is visible from the National Landscape and from which the National Landscape can be seen.
Priority Habitat	The parish includes priority habitats such as deciduous woodland and ancient woodland scattered across the parish.
Sites of Nature Conservation Interest (SNCI)	There are six of these in the Parish. In addition, there are number of potential SNCIs.
Area of Great Landscape Value (AGLV)	The northern part of the parish is contained largely within the AGLV, with the exception largely of Godstone village itself.
Common Land	There are areas of Common land in around Godstone village.
Sites of Special Scientific Interest (SSSI)	Woldingham and Oxted Downs, Godstone Ponds, Blindley Heath
Local Nature Reserve	Blindley Heath LNR
Local Wildlife Site	There are number of Local Wildlife Sites in the parish. These are recorded and mapped by the Surrey Wildlife Trust. Local Wildlife Sites are subject to change and applicants should consult the Surrey Wildlife Trust for the most recent mapping.
Tree Preservation Order (TPO)	There are numerous TPOs in the Parish (for more information contact TDC).
Local Green Spaces	As per Policy G8.

Policy G8: Local Green Space

- ✓ Seeks to designate 11 Local Green Spaces, which are considered to be demonstrably special to the community.



Godstone Village

1. Horse Pond
2. Salisbury Road Allotments
3. Tylers Close Green Spaces (cluster)
4. Selbourne Square Green Space
5. Playground at Clayton Mead
6. Catlin Gardens green space
7. Bay Pond
8. Green Lane

South Godstone

9. Lagham Road playing field

Blindley Heath

10. Featherstone open space
11. Blindley Heath Cricket Club grounds

Policy G9: Protection of locally significant views

- ✓ Seeks to safeguard important views in and across the Parish from inappropriate development.



Policy G10: Important community facilities

- ✓ Safeguards important facilities against loss.
- ✓ Supports the improvement of existing facilities
- ✓ Supports the provision of new ones.



Policy G11: Sustainable travel

POLICY G11: SUSTAINABLE TRAVEL

- A. As appropriate to their scale, nature and location, development proposals should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined on the Policies Maps.
- B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Proposals should focus on improving safe access within and between the existing settlements in the Parish. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.
- C. Insofar as planning permission is required, the design and layout of works related to the widening of footways or the provision of traffic-calming measures should enhance the rural, character of the villages and retain and/or provide hedgerows, trees, and soft verges wherever practicable. The materials used in such works should be sympathetic to local character, in accordance with Policy G3.
- D. Proposals for new bridleways will be supported. Development proposals should retain existing bridleways. Wherever practicable development proposals should provide new or amended bridleway links provided together with safe road crossing points to enable connectivity between the villages and to the wider countryside.
- E. The provision of dedicated bicycle parking facilities, preferably covered and secure, will be supported.



PRINCIPLES FOR SUCCESS

- 1) a compelling vision, well communicated
- 2) strong, inspiring leadership
- 3) empowered communities
- 4) research, data, and analysis
- 5) partnership and advocacy
- 6) addressing inequalities
- 7) adopting policy
- 8) investment
- 9) 'hard' and 'soft' measures
- 10) evaluation and adaptation

How can you get involved?

**We have now published our draft Neighbourhood Development Plan.
We are inviting comments between now and **10 February 2025**:**

- ✓ **View the documents on our website:**

<https://www.godstone-pc.gov.uk/index.php/neighbourhood-plan>

- ✓ **Complete the survey:**

<https://www.surveymonkey.com/r/GodstoneReg14>

- ✓ **Email the Clerk:** clerk@godstone-pc.gov.uk

- ✓ **Write to:** Parish Clerk, Council Office, The Bounty, Godstone Green,
Godstone, RH9 8DY