COMPTON PARISH COUNCIL

Notes of a meeting with ET Planning regarding a potential Neighbourhood Plan for Compton

Monday 10th November 2025, 9am

Present: Cllrs S Mallet (SM and J Palca (JP)
Robyn Milliner (RM), ET Planning
The Clerk, Mrs J Cadman (JC)

The purpose of this meeting was to establish whether there was a necessity or an urgency for a NP for Compton.

RM introduced herself as ET's specialist for Neighbourhood Planning. The report sent to CPC by ET was drawn up by Phil Williams, who has since left the company.

SM explained that one of the issues that concerned the Parish Council regarding taking on a NP was the difficulty of finding and retaining volunteers, which would necessitate a lot of work for a small number of people. It seems that most of Compton is well protected by current legislation regarding Green Belt, etc, and the small part that isn't, has already been designated for development.

RM advised that GBC don't have a 5 year housing supply, which makes the borough susceptible to windfall development and the parish more vulnerable as a result. A NP gives the parish some control over elements of any development in the parish, such as design and environmental protection. A NP can also allocate local green spaces, which have the same protection as Green Belt. Most of the Parish is already designated as Green Belt.

A NP can also introduce policies on:

- Key views
- A design code
- Heritage
- Traffic

RM listed the 12 stages of a NP, as follows:

i. Getting started (where CPC is at the moment)
ii. Determining the Neighbourhood Area
iii. A neighbourhood forum
iv. Community engagement and involvement
v. Building the evidence base
vi. Themes, aims, visions, options
vii. Writing the plan
viii. Consultation
ix. Submission
x. Independent examination
xi. Referendum
xii. LPA 'makes' the plan

A field in the centre of Compton, owned by a number of householders, was discussed. The householders had purchased it so that it wouldn't be sold for development in the future and JP asked if it could be compulsorily purchased. It has Green Belt designation so is protected.

RM was asked if she could obtain clearer versions of the maps in the report.
RM was asked if she would ascertain what the markings are on the map at the end of Down Lane, with the junction of the A31, on the right, which looks like possible development.
Response: these appear to be individual plots which have subdivided and have land registry titles. The majority of the titles appear to be owned by Grand Acres Limited.

Article 4: Permitted development rights are removed under Article 4.

Grey belt has potential for development, but there doesn't appear to be any in this parish. This had been introduced in the new NPPF, which seems to be more lenient.

National Landscape has better protection.

RM checked GBC's land availability assessment **and will forward the link to the Clerk.** GBC had called for sites and would test the land put forward for suitability. Three sites had been put forward in Compton: land off Down Lane, Coneycroft Farm and Weston Manor Farm. All three had been rejected due to their being in the Green Belt . Blackwell Farm has already been accepted as a realistic candidate.
Response: https://www.guildford.gov.uk/article/25375/Land-Availability-Assessment
As outlined, this is a tool that the Council uses to allocate sites through their Local Plan and provides an indication of what land is being promoted by developers in the Parish.

SM raised two issues of concern to the Parish Council:

i. The Harrow. The pub had received planning permission for conversion but the developers wished to concentrate on building 18 units on the car park.
ii. Land has been purchased and plots sold without planning permission.

Local Gap: RM advised that the inspector who tests the plan may remove this, if they think it is unnecessary or a duplication. It can be used as protection if an area is not Green Belt.

NPs do not have to allocate any housing. But if a site is identified and it meets a housing need in the Parish, the Parish is returned its 5 year housing land supply.

It was acknowledged that the NP process can be divisive, RM recommended constant consultation and regular updates on the process in order to mitigate this.

ET Planning can take on as much or as little of the work of creating a NP as is required, depending on the volunteer base and the level of local expertise. They would, as a matter of course, write the policies, but can also attend events, draw up questionnaires, recommend experts for in-depth investigations. The cost of their services would depend on the number of policies needed for the plan and how much work they do for us. **RM to check costings.**

They can also work with volunteers, each of whom, or each group, would have a specific area to concentrate on and ET would set their parameters and guide them regarding the research to be done.

RM stated that CPC has more protection than most parishes, but this did not preclude development and the lack of a NP leaves the parish vulnerable in the future.

ET Planning can also give guidance on planning applications and draft letters of objection.
JC asked if the lack of financial support for NPs (which used to attract substantial grants) meant that they would receive less support and recognition in the future. RM advised that devolution meant that policies would be devised nationally to give more control over planning. NPs are not currently a priority and would still be focussed at local level, so may receive funding in the future from Locality, although this was likely to be only in the region of £1,000.

It was agreed to discuss RM's advice at the Parish Council meeting on the 19th November and to ask members for a decision on whether to proceed. RM was thanked for her help and advice.

The meeting ended at 10.00.

Costings

Advised after the meeting by ET Planning

Based on a plan with around five policies (and no site allocations), our fee would likely fall in the region of **£18,000–£20,000**. The upper end assumes we take a more hands-on role and deliver the majority of the work.
A few scope notes and assumptions:

- Depending on the final policy set, there may be a need for **technical reports from external consultants** (e.g. landscape), this would mean additional costs.
- We'd expect **Local Green Space assessment** could be undertaken by your team (we can provide guidance and a framework).

Once we understand the full extent of the policies and tasks, we can provide a more detailed, itemised figure.

This estimate **includes**:

- The Neighbourhood Plan document (Regulation 14 and subsequent submission document)
- Consultation Statement
- Basic Conditions Statement

This estimate **excludes**:

- Any wider **evidence base** work beyond the above (we can provide additional reports if required, under a separate fee)
- Costs and publicity associated with Regulation 14 Consultations

Printing or distribution of documents