

NEIGHBOURHOOD PLAN

Salfords and Sidlow Parish Council

Public Consultation



Introduction

- What is a neighbourhood plan?
- Strengthening community engagement
- Why should we do one?
- Benefits of a neighbourhood plan
- Designated area
- Process stages
- Consultation



What is a Neighbourhood Plan?

- A Neighbourhood Plan is a community led formal document that is part of the local planning system, influencing land use decisions and shaping future development.
- The plan provides a legal basis for how the community would like to see growth and development proceed within their area.



Strengthening Community Engagement



A Neighbourhood Plan offers an excellent opportunity to engage with residents and businesses.

The consultation process helps ensure that all voices are heard, allowing a wide range of opinions to be considered.

This strengthens community ties and builds a sense of ownership over the future of the area.

Why a Neighbourhood Plan?

- Salfords & Sidlow is a rural parish with a strong local economy, good transport links, and extensive Green Belt countryside.
- We face pressures from housing growth and infrastructure demands.
- Our Neighbourhood Plan gives the community a stronger voice in shaping future development.
- Once adopted, it will have legal weight in planning decisions.
- 25% Community Infrastructure Levy (CIL) – currently 15%.

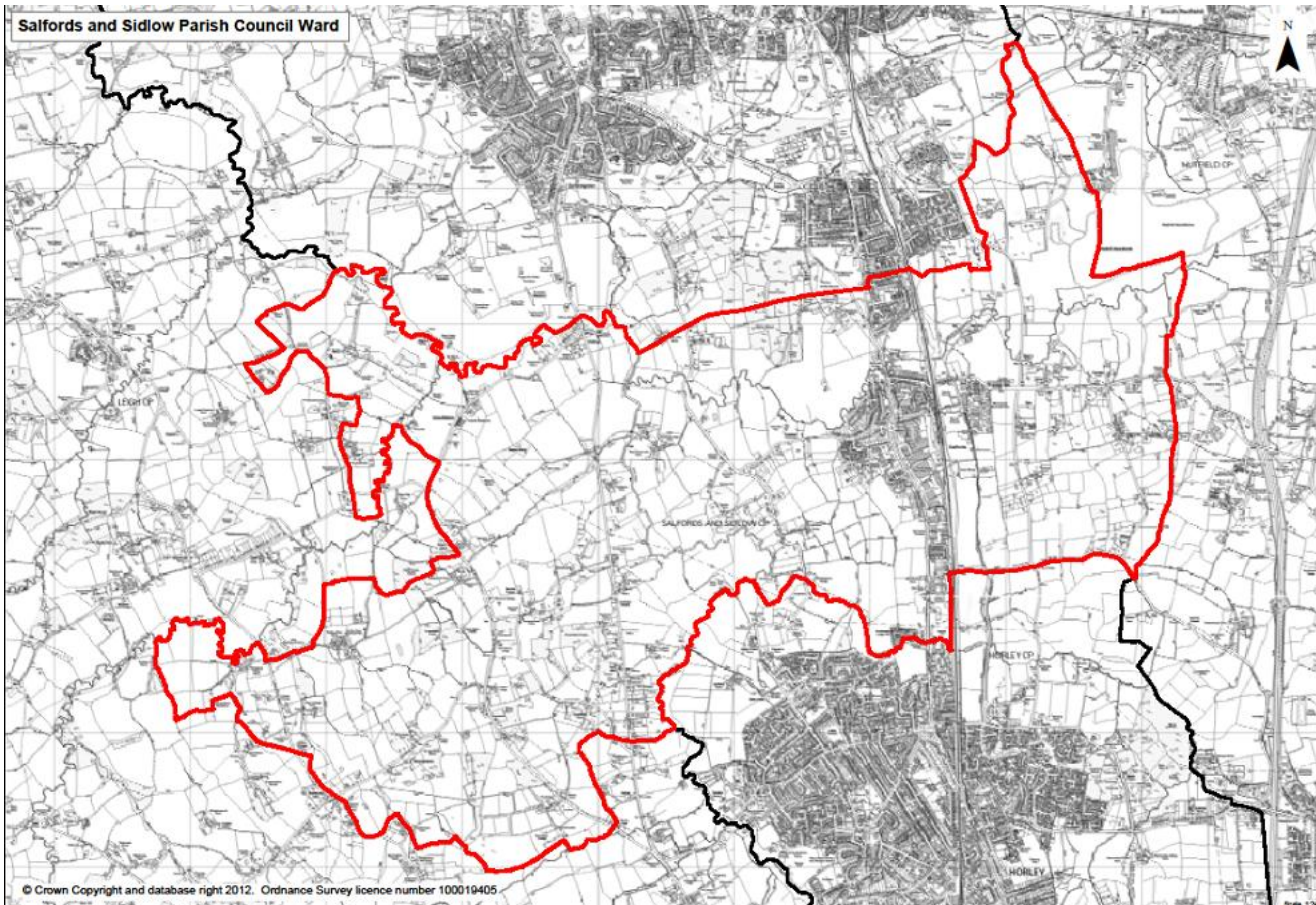


Benefits of Neighbourhood Plan?



- **Local Control Over Development**
Allows local people to guide the future of their area.
Residents can ensure that developments respect the parish's rural character and local heritage.
- **Influencing Local Policies**
Can influence broader planning policies. E.g. - can ensure that new developments respect environmental features and can also set policies on housing density, design aesthetics ensuring that development is sensitive to the existing local character.
- **Providing Clarity for Developers**
A Neighbourhood Plan can provide clear guidance for Developers on what is acceptable and what is not, and developers are more likely to build in line with community preferences, which may be reflected in local policies.
- **Potential for Funding and Grants**
Can open up access to funding and grants.
- **More Community Infrastructure Levy (CIL) funding**
We would directly receive 25% to make choices on how and where we want to spend it.

Designated Area



Reigate and Banstead Borough Council has approved, under Article 7 of the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning Area and Neighbourhood Area Name: Salfords and Sidlow and Salfords and S&SPC as the relevant body.

Process Stages

Stage 4 – This is where we are

Action	S&SPC task	
Preparation Stage creating the plan	<ul style="list-style-type: none">- Local community gathers evidence to inform and prepare the Neighbourhood Plan.Engagement with, and surveys of, the local community, relevant stakeholders should form a key part of this evidence gathering.Draft Neighbourhood Plan prepared by local community.	R&BBC to support Parish with evidence gathering.

Stage 5 – Regulation 14

Action	S&SPC task	
Pre-submission consultation on draft plan.	<ul style="list-style-type: none">Minimum 6 weeks consultation undertaken by the neighbourhood planning body.Notify and send a copy to the Borough Council.Notify specific consultation bodies in Neighbourhood Planning Regs.Publicise the plan in a manner which is likely to bring it to the attention of people who live, work or carry on business in the area.	6 weeks consultation on draft plan and time needed to prepare this and publicise this consultation.

Stage 6 – Regulation 15

Action	S&SPC task	
Finalise and submit draft plan to LPA	<ul style="list-style-type: none">Prepare consultation statement summarising responses received. May include further evidence gathering and informal engagement as per preparation stage.Prepare formal documentation including basic conditions statement and any necessary environmental assessments.	Time needed to read responses and prepare a consultation statement, produce a basic conditions statement and environment assessment.

Our vision

- To keep Salfords & Sidlow a distinctive, rural parish where the Green Belt and countryside are protected, while supporting carefully managed growth that provides the homes, jobs, and services our community needs.

Key Objectives

- Housing & Growth — new homes must meet local needs, be well designed, and respect the character of the parish.
- Green Belt & Environment — protect landscapes, wildlife, and green spaces while promoting sustainability and reduce flooding.
- Economy — support the success of Salfords Industrial Estate, Perrywood Business Park, local farms, and small businesses.
- Transport & Infrastructure — improve road safety, public transport, broadband, and manage parking pressures.
- Community & Wellbeing — maintain and improve local facilities, protect heritage, and strengthen community identity.



Your feedback is essential

PLEASE ASK ANY QUESTIONS



PLEASE COMPLETE THE QUESTIONNAIRE

www.salfordsandsidlowpc.org.uk

Claire.minter@salfordsandsidlowpc.org.uk

01737 780339