

Guildford Borough Local Plan: strategy and sites: Examination

Hearings commencing 5 June 2018

Inspector's Note accompanying the Hearings Agenda

This is a new version of the hearings agenda and supersedes all previous issued agendas. Please note the following changes:

- Agenda items are re-numbered following additions and deletions from the agenda.
- Agenda Item 9, Spatial Strategy (26 June) is split into two sessions, with developer and landowner representatives participating in the morning, and individuals and interest group representatives participating in the afternoon.
- The contents of Agenda Item 9, Spatial Strategy, are clarified.
- The item on European Protected Sites, formerly within Agenda Item 9, is moved to 3 July and appears as Agenda Item 15.
- The session on boosting housing supply and early years provision (the follow up to Agenda Item 5) is now on 3 July.
- Items for discussion in respect of Wisley Airfield are set out under Agenda Item 18 (5 July)
- The Burnt Common slip roads (A43a) are now under Agenda Item 18, Wisley Airfield, rather than under Item 16, Send Marsh, Burnt Common and Garlick's Arch.
- There are some minor changes to the subheadings under the agenda items

Please take careful note of the following.

The hearings will only cover issues about which I require further information. I expect to go round the table once on each agenda item sub-heading. Rebuttals of others' contributions are not encouraged and I will act to prevent the repetition of points made by previous speakers. However, I may myself seek further comment in the interests of clarification, or where there is a matter that I need to pursue further.

Jonathan Bore
INSPECTOR

20 June 2018
V6

Guildford Borough Local Plan Examination

Hearings commencing 5 June 2018

Sessions start at 10 am each day and finish at 5 pm.

AGENDA

5 and 6 June

Opening and appearances

1. The objectively assessed need for housing. (Matter 2)

What figure should ensue from the following inputs, unaffected by the consideration of environmental constraints and unmet need:

- a) relevant and up-to-date evidence relating to population and household projections
- b) an effective market signals uplift that can be expected to improve affordability, having regard to the latest information on affordability trends
- c) the effect of growth in the student population on the housing stock, having regard to projected PBSA provision and the Plan's policy approach towards the provision of purpose built student accommodation
- d) forecast and historic employment growth trends
- e) a realistic approach towards meeting affordable housing need. (Note: the discussion on affordable housing thresholds is now agenda item 7 on 14 June.)

Attendees

9327329 Judith Ashton Associates obo A2 Dominion Group

17989857 The Guildford Housing Forum

17426113 Home Builders Federation (HBF)

8593185 Niels Laub

10799425 Guildford Greenbelt Group

8607169 CPRE Surrey Branch & Guildford Group

8556385 Guildford Residents Association

15280737 Carter Jonas obo Miller Developments

8944737 Barton Willmore obo Martin Grant Homes

17467233 Indigo Planning obo Guildford College Group

8967233 Terrence O'Rourke obo University of Surrey

11189889 Woolf Bond Planning obo Taylor Wimpey

15084897 Save Send Action Group

17341057 Roger Daniels OBO Sustainable Land Products

12062017 Dandara Ltd

17463841 Nexus OBO Earl of Onslow Clandon Estate
8749121 Mr Paton

[20 Participants]

7 June

2. Potential adjustments to the housing figure. (Matter 3)

- a) Unmet need in the HMA, from Woking
- b) Factors including Green Belt and landscape and environmental designations. This will be a high level discussion; the main spatial strategy discussion follows under item 11.

3. Overall housing requirement for the plan period.

Taking the OAN (Q1) and potential adjustments (Q2), what should be the housing requirement in the Plan?

Attendees

8569857 Woking Borough Council
15658145 Waverley Borough Council
9327329 Judith Ashton Associates obo A2 Dominion Group
17989857 The Guildford Housing Forum
17426113 Home Builders Federation (HBF)
15806849 Icen Projects obo Ptarmigan Land
10799425 Guildford Greenbelt Group
8607169 CPRE Surrey Branch & Guildford Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
8944737 Barton Willmore obo Martin Grant Homes
17467233 Indigo Planning obo Guildford College Group
11189889 Woolf Bond Planning obo Taylor Wimpey
15084897 Save Send Action Group
17341057 Roger Daniels OBO Sustainable Land Products
12062017 Dandara Ltd
17463841 Nexus OBO Earl of Onslow Clandon Estate
8593185 Niels Laub
16206593 Turley obo Bloor Homes
8803841 Mr Theodore Wallace
8749121 Mr Paton
17457825 Wisley Action Group

[23 participants]

12 and 13 June

4. The housing trajectory and 5 year housing land supply. (Matters 4 and 5)

Is the Plan's trajectory a sound basis for meeting the housing requirement in the Borough?

- a) Is it a sound approach to set a housing delivery trajectory that is substantially lower in the early years than the OAN (and indeed the projected rate of completions)? In considering the reasonable alternatives, was account taken of the social and employment repercussions of not meeting the OAN in the early years?
- b) What is the realistic likelihood that the main A3 improvement scheme (and other major infrastructure works) will be completed in time to enable the full projected housing delivery to take place?
- c) In the event of delay in infrastructure provision, is the plan flexible enough to deliver the housing requirement? What adjustments might realistically be made?
- d) What should be the parameters for calculating the housing land supply, and on adoption, what would be the 5 year supply? Will it be maintained going forward?

5. Ways forward (Matter 4)

Are there any measures that can be put in place to enable the plan to become more resilient against delays in infrastructure provision, and to boost housing supply in the early years? *This will be a positive and focused discussion about possible steps but will not seek at this stage to reach conclusions on appropriate solutions. It is likely that I will ask the Council to consider suitable measures and come back on this subject at a later hearing session. See agenda item 12.* Suggestions from representors have included:

- Infrastructure works to enable allocated sites to deliver earlier
- The enlargement of allocated sites, particularly those that can deliver early
- The identification of sites adjacent to the urban areas of adjacent boroughs (e.g. Godalming)
- Greater housing provision in and around inset villages
- Greater housing provision on town centre and brownfield sites
- More housing on sites beyond the Green Belt

- More flexibility towards land use changes (such as more flexible hotel, offices and employment land policies).

Attendees

10799425 Guildford Greenbelt Group
 8563201 Colin Smith Planning obo West Horsley Parish Council
 16058113 Ockham Parish Council
 15084897 Save Send Action Group
 8556385 Guildford Residents Association
 17406209 PRP obo Guildford Vision Group
 8607169 CPRE Surrey Branch & Guildford Group
 17989857 The Guildford Housing Forum
 9327329 Judith Ashton Associates obo A2 Dominion Group
 17426113 Home Builders Federation (HBF)
 15267521 Maddox Planning Consultants obo Hornhatch Farm
 15806849 Icen Projects obo Ptarmigan Land
 15266785 Boyer obo Countryside Properties & Trenfold Property
 11189889 Woolf Bond Planning obo Taylor Wimpey
 15280737 Carter Jonas obo Miller Developments
 17323713 Shrimplin Brown obo Obsidian Strategic
 8944737 Barton Willmore obo Martin Grant Homes
 17467233 Indigo Planning obo Guildford College Group
 17341057 Roger Daniels OBO Sustainable Land Products
 17463841 Nexus OBO Earl of Onslow Clandon Estate
 15805921 CBRE (RPS) obo Ashill
 11268769 CBRE obo Bridge End Farm
 12062017 Dandara Ltd
 15666113 Barratt David Wilson Homes
 8569857 Woking Borough Council
 15658145 Waverley Borough Council

[27 Participants]

14 June

Various matters

6. Meeting employment needs (Matter 7)

Whether the forecasts are soundly based and whether enough employment land has been allocated

Attendees

11061345 DMH Stallard OBO Ewbank's Organisation
 10799425 Guildford Greenbelt Group
 8556385 Guildford Residents Association
 15280737 Carter Jonas obo Miller Developments
 8973377 Lichfield obo Cassidy Slyfield
 17323169 WYG obo The Newship Group

17406209 PRP obo Guildford Vision Group
 15084897 Save Send Action Group
 8967233 Terrence O'Rourke obo University of Surrey
 15084897 Save Send Action Group

7. Affordable housing thresholds (Matter 6)

Whether the affordable housing thresholds proposed by the Council are justified

Attendees

17426113 Home Builders Federation (HBF)
 15806849 Icen Projects obo Ptarmigan Land
 10799425 Guildford Greenbelt Group
 8556385 Guildford Residents Association
 15280737 Carter Jonas obo Miller Developments
 17467233 Indigo Planning obo Guildford College Group
 17406209 PRP obo Guildford Vision Group
 15084897 Save Send Action Group
 8561377 The Guildford Society

8. Self-build and custom-build policies (Matter 6)

- a) Whether the plan makes adequate provision for these forms of housing
- b) Whether the policy criteria are effective

Attendees

9327329 Judith Ashton Associates obo A2 Dominion Group
 17426113 Home Builders Federation (HBF)
 15806849 Icen Projects obo Ptarmigan Land
 10799425 Guildford Greenbelt Group
 8556385 Guildford Residents Association
 15280737 Carter Jonas obo Miller Developments
 16206593 Turley obo Bloor Homes
 8605793 Astenbell
 16058113 Ockham Parish Council
 17467233 Indigo Planning obo Guildford College Group
 15084897 Save Send Action Group
 15805921 CBRE (RPS) obo Ashill

Neighbourhood Plans – Thatchers Hotel will now be dealt with by way of written reps. Gosden Hill is addressed under agenda item 10.

Takeaway hot food outlets near schools - - this will now be dealt with by way of written reps

26 June

9. The spatial strategy (Matter 9)

- a) Does the plan strike the right balance between development on
 - strategic areas of Green Belt release
 - town centre and urban sites
 - inset villages and village extensions
 - land beyond the Green Belt?

- b) Is the release of the proposed amount of land from the Green Belt justified by exceptional circumstances?

- c) Is the plan's approach towards protected landscapes (AONB, AGLV) sound?

- d) Is it sound to include new land in the Green Belt at Ash and Tongham?

Morning participants 10am

11847233 Savills obo Wisley Property Investments Ltd
 11458241 Neame Sutton obo Bewley Homes Plc
 17426113 Home Builders Federation (HBF)
 15267521 Maddox Planning Consultants obo Hornhatch Farm
 11268769 CBRE obo Bridge End Farm
 15266785 Boyer obo Countryside Properties & Trenfold Property
 17308737 Robinson Escott Planning obo Crimson Project Management
 17380865 Turley obo Crownhall Estates
 15280737 Carter Jonas obo Miller Developments
 16206593 Turley obo Bloor Homes
 17323713 Shrimplin Brown obo Obsidian Strategic
 8580225 Planit Consulting obo Crownhall Estates
 15670785 Vail Williams obo Mr & Mrs Poulson
 8944737 Barton Willmore obo Martin Grant Homes
 17467233 Indigo Planning obo Guildford College Group
 11189889 Woolf Bond Planning obo Taylor Wimpey
 15805921 CBRE (RPS) obo Ashill
 17463841 Nexus OBO Earl of Onslow Clandon Estate
 17415009 Lightwood Strategic
 17341057 Roger Daniels OBO Sustainable Land Products
 8973377 Lichfields obo Cassidy Slyfield
 17976417 RPS obo Ashill
 15806849 Icen Projects obo Ptarmigan Land
 12062017 Dandara Ltd – John Richards

Afternoon participants 2 pm

892057 East Horsley Parish Council
9332193 Save The Hogs Back Campaign
15275009 Compton Parish Council
8627393 Worplesdon Parish Council
15278369 Ripley Parish Council
8573793 Harry Eve
17457825 Wisley Action Group
10799425 Guildford Greenbelt Group
8825057 Merrow Residents Association
8581505 Burpham Neighbourhood Forum
8556385 Guildford Residents Association
16058113 Ockham Parish Council
8858113 Ramsey Nagaty
8563201 Colin Smith Planning obo West Horsley Parish Council
8607169 CPRE Surrey Branch & Guildford Group
8561377 The Guildford Society
17406209 PRP obo Guildford Vision Group
15084897 Save Send Action Group
8599201 Richard D Jarvis

27 June**10. Gosden Hill Farm (A25)** (this and all subsequent sites appear as Matter 11 in Doc ID/3)

- a) The exceptional circumstances for the release of this particular site from the Green Belt
- b) The scale of the allocation, and the amount of housing that can be delivered in the plan period
- c) The landscape and design strategy having regard to the location of the site and the relationship with other allocations at the eastern approaches to Guildford
- d) The transport strategy and measures to mitigate traffic impacts on nearby roads and communities
- e) Traveller pitches and the point about "nil costs" (applies to all large sites)
- f) Consistency with neighbourhood plan

Attendees

10799425 *Guildford Greenbelt Group*
 8825057 *Merrow Residents Association*
 8607169 *CPRE Surrey Branch & Guildford Group*
 8556385 *Guildford Residents Association*
 8803841 *Mr Theodore Wallace*
 8581505 *Burpham Neighbourhood Forum*
 8858113 *Ramsey Nagaty*
 8609217 *West Clandon Parish Council*
 15280737 *Carter Jonas obo Miller Developments*
 16206593 *Turley obo Bloor Homes*
 8944737 *Barton Willmore obo Martin Grant Homes*
 8599201 *Richard Jarvis*

11. A24 Slyfield Area Regeneration Project

- a) The risks to timely delivery and any potential for early delivery

Attendees

10799425 *Guildford Greenbelt Group*
 8607169 *CPRE Surrey Branch & Guildford Group*
 8556385 *Guildford Residents Association*
 15280737 *Carter Jonas obo Miller Developments*
 17406209 *PRP obo Guildford Vision Group*

28 June

12. Blackwell Farm (A26)

- a) The exceptional circumstances for the release of this particular site from the Green Belt
- b) The scale of the allocation
- c) The landscape strategy for the site, including the access road from the A31 and the line of the allocation boundary in relation to the access road
- d) The transport strategy and measures to mitigate traffic impacts on nearby roads and communities

Attendees

8627393 *Worplesdon Parish Council*
 9332193 *Save The Hogs Back Campaign*
 15275009 *Compton Parish Council*
 10799425 *Guildford Greenbelt Group*
 8607169 *CPRE Surrey Branch & Guildford Group*
 17308737 *Robinson Escott Planning obo Crimson Project Management*
 8556385 *Guildford Residents Association*
 15280737 *Carter Jonas obo Miller Developments*
 8858113 *Ramsey Nagaty*
 11189889 *Woolf Bond Planning obo Taylor Wimpey*
 8729313 *Lisa Wright*
 8967233 *Terrence O'Rourke obo University of Surrey*
 8599201 *Richard Jarvis*

13. Guildford urban area sites

- a) Scope to improve the flexibility of the plan allocations to allow for increased capacity subject to urban design and heritage considerations

8561377 *The Guildford Society*
 8556385 *Guildford Residents Association*
 10799425 *Guildford Greenbelt Group*
 8729313 *Lisa Wright*
 15084897 *Save Send Action Group*
 10986241 *Michael Dawson*
 17320801 *Terrence O'Rourke OBO M&G Real Estate*
 10986657 *Vail Williams obo Beltane Global (formerly MC Nominees)*
 17353249 *Vail Williams obo Walnut Property Investments*
 17406209 *PRP obo Guildford Vision Group*

3 July

14. Boosting housing supply and early years provision – relation to the spatial strategy (Matter 4)

Follow up to agenda item 5.

Attendees

9327329 *Judith Ashton Associates obo A2 Dominion Group*
 17989857 *The Guildford Housing Forum*
 17426113 *Home Builders Federation (HBF)*
 15267521 *Maddox Planning Consultants obo Hornhatch Farm*
 15806849 *Iceni Projects obo Ptarmigan Land*
 15266785 *Boyer obo Countryside Properties & Trenfold Property*
 10799425 *Guildford Greenbelt Group*
 8563201 *Colin Smith Planning obo West Horsley Parish Council*
 8607169 *CPRE Surrey Branch & Guildford Group*
 8556385 *Guildford Residents Association*
 15280737 *Carter Jonas obo Miller Developments*
 16206593 *Turley obo Bloor Homes*
 17323713 *Shrimplin Brown obo Obsidian Strategic*
 8944737 *Barton Willmore obo Martin Grant Homes*
 16058113 *Ockham Parish Council*
 17467233 *Indigo Planning obo Guildford College Group*
 15084897 *Save Send Action Group*
 11189889 *Woolf Bond Planning obo Taylor Wimpey*
 17415009 *Lightwood Strategic*
 17341057 *Roger Daniels OBO Sustainable Land Products*
 17463841 *Nexus OBO Earl of Onslow Clandon Estate*
 15805921 *CBRE (RPS) obo Ashill*
 12062017 *Dandara Ltd*
 17406209 *PRP obo Guildford Vision Group*
 8569857 *Woking Borough Council*
 15658145 *Waverley Borough Council*
 11847233 *Savills obo Wisley Property Investments Ltd*

[26 Participants]

15. Is the plan's approach towards European designated sites sound (having regard to the latest legal judgments)?

Attendees

Generally as above in 14 plus below

8627393 *Worplesdon Parish Council*

4 July

16. Send Marsh, Burnt Common and Garlick's Arch (A43, A58)

- a) The exceptional circumstances for the release of these particular sites from the Green Belt
- b) The landscape and design strategy for the site, having regard to the relationship of the site to the village and its location in relation to other allocations at the eastern approaches to Guildford
- c) The transport strategy and measures to mitigate traffic impacts on nearby roads and communities

Attendees

8803841 Mr Theodore Wallace
 15278369 Ripley Parish Council
 15084897 Save Send Action Group
 8563169 Send Parish Council
 17457825 Wisley Action Group
 8825057 Merrow Residents Association
 8607169 CPRE Surrey Branch & Guildford Group
 8717921 Helen Jefferies
 10799425 Guildford Greenbelt Group
 8556385 Guildford Residents Association
 16058113 Ockham Parish Council
 17323169 WYG obo The Newship Group
 15280737 Carter Jonas obo Miller Developments
 17323169 WYG obo The Newship Group
 8858113 Ramsey Nagaty
 8609217 West Clandon Parish Council
 8973377 Lichfields obo Cassidy Slyfield
 11847233 Savills obo Wisley Property Investments Ltd
 15806849 Icen Projects obo Ptarmigan Land

17. Ash and Tongham (A29)

- a) Opportunities to increase early housing delivery
- b) The mechanisms, including funding, to deliver the new bridge and other transport mitigation measures
- c) The design requirements, including those under Policy A29(6) and (8)

Attendees

9327329 Judith Aston Associates obo A2 Dominion Group

11458241 Neame Sutton obo Bewley Homes Plc
 10799425 Guildford Greenbelt Group
 8607169 CPRE Surrey Branch & Guildford Group
 8556385 Guildford Residents Association
 15280737 Carter Jonas obo Miller Developments
 17528705 Vail Williams obo Gleeson Developments
 15670785 Vail Williams obo Mr & Mrs Poulson
 17380865 Turley obo Crownhall Estate

5 July

18. Wisley Airfield (A35 and A43a)

- a) The exceptional circumstances for the release of this site from the Green Belt
- b) The landscape and design strategy for the site, having regard to the relationship of the site to the countryside
- c) The current Highways England position and the mechanism for delivering the Burnt Common slip roads

Attendees

892057 East Horsley Parish Council
 11847233 Savills obo Wisley Property Investments Ltd
 11268769 CBRE obo Bridge End Farm
 17457825 Wisley Action Group
 8717921 Helen Jefferies
 10799425 Guildford Greenbelt Group
 8563201 Colin Smith Planning obo West Horsley Parish Council
 8607169 CPRE Surrey Branch & Guildford Group
 8556385 Guildford Residents Association
 15280737 Carter Jonas obo Miller Developments
 16058113 Ockham Parish Council
 8749121 Mr Paton
 11189889 Woolf Bond Planning obo Taylor Wimpey
 17463841 Nexus OBO Earl of Onslow Clandon Estate
 15278369 Ripley Parish Council
 17243169 RSPB James Dawkins

19. Review

This will be a session which will consider whether additional work is required of the Council, and if so what, and will also review the emerging list of main modifications.