



RE:A31-Gill Avenue link [UNC]

Fri, Mar 24, 2017 at 11:07 AM

[REDACTED]

Dear Mrs Stevens

Thank you for your email of 2 March.

The Planning Policy team is charged with preparing a new Local Plan for Guildford borough. We receive a large number of requests and questions and we aim to manage these in a fair and equitable manner, in the context of the resources available.

Tracey Coleman, the Director of Planning and Regeneration, spoke with you in January, and subsequently, Martin Knowles and I were asked to speak with you. We were pleased to be able to explain our thinking regarding the potential transport strategy for the proposed Blackwell Farm site allocation.

The Planning Policy team is presently preparing proposed amendments to the Guildford borough Proposed Submission Local Plan: strategy and sites (June 2016), which includes proposed amendments relating to the proposed Blackwell Farm site allocation.

All proposed amendments will be considered through a committee process during April and May 2017, with the Council asked to consider whether it will approve a consultation on these proposed amendments at a meeting on 16 May 2017. If agreed, the consultation will take place between 9 June and 24 July 2017.

I have read your summary of points. I consider that this would require editing and the insertion of various qualifications if this was to form the basis of a record of our conversation that I could endorse as such.

Information relevant to some of the questions you raise will be forthcoming in the proposed amendments and in the Council's updated evidence base including a new draft of the Topic Paper: Transport. Other questions relate to matters which would be determined through a future planning application for the Blackwell Farm site.

Finally, I would note that the proposed consultation offers the opportunity to make representations on proposed amendments and that the Inspector for a future Examination in Public is also likely to offer opportunities for interested parties to discuss relevant topics.

Regards

Donald

Donald Yell

Principal Transport Planner

Planning Policy

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Guildford Borough Council, Millmead House, Guildford, Surrey GU2 4BB

From: Karen Stevens [mailto: [REDACTED]]
Sent: 02 March 2017 07:44
To: Donald Yell
Cc: Tom Stevens
Subject: A31-Gill Avenue link

Hello Donald (and Martin),

Many thanks for your time on the phone recently. It was very useful for us to understand your views on how the proposed Blackwell Farm link road would work. As discussed, I've attached a summary of the points you made, and it would be great if you could confirm that I haven't got the wrong end of the stick.

You kindly said that I could seek further clarification on any points, and having now digested the information you gave to Tom and me, I would like to ask the following:

1. Is the link road from the Egerton Road junction to the A31 essential for the Blackwell Farm development to proceed? If so, why isn't the route proposed going to be indicated in the revised Reg 19 consultation document? This would be a major piece of infrastructure within the Local Plan, with impacts on the AONB, ancient woodland and on the SAM (dependent on the route taken). I am sure that residents will struggle to comment on it in the forthcoming consultation if they don't know where it will go.
2. You mentioned that the new signalised junction on the A31 would be far enough away from the A3 bridge to allow widening to be accommodated within land owned by the University and also that a second bridge over the slip road would be required. Please could you let me know precisely where this junction would be positioned on the A31 and the proposed line of the access road down the north side of the Hog's Back to Blackwell Farm? Greg Melly told Tom and me that the new road would closely follow the line of the existing Down Place road – running first on the western side, but then crossing Down Place and continuing on the eastern side. Presumably, this is correct?
3. The Transport Strategy in June 2016 promised 'Scheme LRN5 Interventions to address potential highway performance issues resulting from development at Blackwell Farm'. Has the LRN5 study been undertaken by Guildford Borough Council or Surrey County Council, and if so, could I have a copy of this?
4. What additional capacity do you anticipate would be generated from the Egerton Road/Tesco roundabout upgrade? You mentioned that feasibility studies had been undertaken for these improvements and that traffic modelling had been undertaken. Please may I have a copy of any modelling/studies that have been carried out relating to levels of road usage after the Blackwell Farm development has been built out?
5. I would like to know what increase in traffic has occurred here since the Inspector raised his concerns at the 2003 Local Plan and proposed measures to cap increases to 5%. It would also be interesting to see what your model anticipates growth in traffic will be with the development at Blackwell Farm complete.
6. What was the 'clarification' which GBC offered to Highways England that is referred to in the following paragraph:

"It is essential that the Local Plan provides the planning policy framework to ensure development does not come forward in advance of critical infrastructure. As a result of clarification received at our recent meeting, it is now understood how the Local Plan intends to do this."
[Letter from Patrick Blake, HE Area 3 Spatial Planning Manager, to GBC's Planning Policy Team, October 5, 2016]

If you are not able to answer these questions, please could you let me know asap as I would then like to submit an FOI request for the same information.

Many thanks,

Karen

PS. I do not have an email address for Martin Knowles so I cannot copy him into this email. Please could you forward this to him for me?

Karen Stevens



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