



## **Gladman Developments Ltd**

### **Examination of the Guildford Borough Local Plan 2015-2034**

#### **Issue 3 – Unmet Need in the Housing Market Area (HMA)**

##### 3.3 Any other unmet need issues.

1. This statement should be read in addition to the representations submitted by Neame Sutton on behalf of the Guildford Housing Forum. Gladman fully support the content of that response, it is our view that Guildford should be taking the full quantum of remaining unmet housing need from Woking in addition to fully meeting its own housing needs, and that there is no evidence in front of the examination to justify the Council in not seeking to meet such needs.
2. However, in response to issues 3.1 and 3.2, should the Inspector arrive at the conclusion that constraints do exist, which demonstrate that Guildford should not make any allowance for unmet needs elsewhere in the HMA, Gladman question what the implications of this will be and the mechanisms that will be used to ensure this unmet need is addressed in adjacent HMAs.
3. Gladman suggest the adjacent HMA, consisting of Hart, Rushmoor and Surrey Heath may be in a place to assist Guildford and its' HMA partners in ensuring the full housing needs of the HMA are met and question whether sufficient discussions have taken place. Noting that conversations have taken place with Rushmoor and Surrey Heath but not Hart, Gladman question why these conversations have not taken place across the entire HMA, at a HMA level. Each authority in the HMA is at different stages of plan preparation, varying in constraints and level of ability to assist in addressing unmet housing needs.
4. Gladman suggest therefore that should the Inspector arrive at the conclusion that Guildford cannot meet its housing needs and/or the unmet needs of Woking, Hart District Council may be able to assist with addressing unmet housing needs. Hart has already set out willingness to assist its HMA partner Surrey Heath in meeting its unmet housing needs once, these are quantified and may well be in a similar position to assist.

5. We would however wish to confirm that at the current time we do not consider that there is any evidence to suggest that Guildford cannot, and should not meet its own housing needs. But should the plan proceed forward with the housing figure in the submission version of the plan the unmet housing needs must be addressed in adjacent HMAs as noted above. This will require discussion between Guildford and its neighbouring HMA authorities.