



Our Ref: AP05154-4

Mr. C Banks  
Guildford Local Plan Programme Officer  
64 Lavinia Way  
East Preston  
West Sussex  
BN16 1EF

10<sup>th</sup> May 2018

Dear Mr Banks

### **LAND AT BURNT COMMON NURSERIES, SEND, GUILDFORD**

We are writing on behalf of our clients, Burnt Common Nurseries Ltd, with additional information to support the allocation in the emerging Guildford Local Plan of the land known as Burnt Common Nurseries, London Road, Send, for a minimum of 7,000sqm of floorspace falling within Use Classes B1(c), B2 and B8 (Policy A58).

This letter should be read in conjunction with our previous submission to Guildford Borough Council, dated 21<sup>st</sup> July 2017.

Please find enclosed with this letter additional photographs, Landscape Visual Appraisal in relation to a previous mixed use scheme and a letter from Lambert Smith Hampton (LSH). The LSH letter provides an update on the local industrial market, the projected need and comments on the appropriateness of the proposed allocation for employment use.

There are local exceptional circumstances that justify the release of this land from the Green Belt. These can be summarised as:

- Insufficient existing employment floorspace to meet needs (and insufficient previously developed sites to meet needs);
- The site is very well screened by existing mature trees and vegetation (including an area of ancient woodland) and due to the natural topography has a very low visual impact. A significant undeveloped gap would remain between the site (excluding Ewbanks site) and Gosden Hill Farm urban extension (see attached photographs and previously prepared Landscape Visual Appraisal in relation to a previous mixed use scheme). Therefore, the development would not risk coalescence of built form or a significant diminution of the Green Belt (including the perception of eastwards sprawl) or its visual amenities in this location;
- The allocation surrounds a site that is already in employment use (the existing warehouse has planning permission for Use Classes B1, B2 and B8);
- The site is separated from the wider Green Belt by the A3 and B2215, which act as long term defensible barriers, both functionally and visually;

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- Light industrial (B1(c)) uses can be located adjoining the residential properties on the A247, protecting their amenities;
- The site has very good access to the strategic road network and is therefore an attractive location to serve Guildford, Woking and other urban areas easily accessible from the A3 (with or without the proposed new slip roads);
- The allocation can provide a range of employment opportunities (through varying unit sizes and types of employment users) at an early stage in the Plan period.

The following steps would be taken to promote sustainable development and sustainable movement patterns:

- At least a 15m buffer will be retained between the existing ancient woodland and any built form on the site;
- Planting along the existing site boundaries will be supplemented to reinforce the habitat connection between the existing ancient woodland and other wildlife areas (to prevent fragmentation of the ancient woodland);
- The net impact of the development in terms of the operational capacity of existing local highway junctions would be negligible;
- Improvements to the Burnt Common roundabout to mitigate the traffic impact could be implemented as part of the scheme, which would have an overall net benefit to the operation of this roundabout;
- The scheme could be delivered either with or without the new slip roads being opened onto the A3, which would have an overall net benefit to the operation of this roundabout;
- The existing cycle network would be extended along B2215, linking it to the existing cycle network that connects Burnt Common/ Send with Guildford;
- New pavements along the frontage to the site, linking to existing pavements; and
- Good quality, safe, secure and convenient cycle and vehicle parking will be provided within the site.

It is considered that a minimum of 7,000sqm floorspace can be achieved and delivered early on the site in all respects in its current form, without depending on other Local Plan Proposals. This quantum of floorspace enables the site to retain an open and spacious character.

The allocation of the BCN site in the emerging Local Plan is further supported for the following reasons:

- The site is in a sustainable location, with very good transport accessibility.
- The site has defensible boundaries which will ensure that its development will not harm the purpose or openness of the wider Green Belt or perception of coalescence.
- The site is isolated from the wider Green Belt.
- The site is not constrained by any other sensitive planning designations.
- The site is deliverable within 1 – 5 years as its impacts can be mitigated locally;
- there are no highway related issues that would compromise early deliverability (it does not require in itself the proposed additional new slip roads onto the A3).
- The site provides the opportunity for expansion subject to future need.
- The site is well screened already by mature tree planting, which can be further enhanced.



If you require any further information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A. Stallan', with a horizontal line underneath.

Andy Stallan

**Director**

WYG Environment Planning Transport Limited

Enc.

Photographs of the area around the site

Lambert Smith Hampton letter

Landscape Visual Appraisal (July 2016)