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# Guildford Development Management Policies Examination

Response to Inspector's Matters, Issues and Questions  
submitted on behalf of Martin Grant Homes  
(ID: 8944737)

**Matter 4:  
Policies D12-D15**

October 2022

**Guildford Development Management Policies Examination**

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**Barton Willmore, now Stantec on behalf of  
Martin Grant Homes (ID: 8944737)**

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## **INTRODUCTION**

- 1.1 Barton Willmore, now Stantec is instructed by Martin Grant Homes (MGH) to submit this hearing statement in response to the Inspector's Matters, Issues and Questions. This statement expands upon the representations submitted on behalf of MGH at the earlier stages of the Local Plan: Development Management Policies' preparation.
- 1.2 As background, MGH owns (freehold) the Gosden Hill strategic site allocated for residential mixed-use development in Policy A25 of the adopted Guildford Borough Local Plan: Strategy and Sites (April 2019).
- 1.3 MGH and its consultant team continues to proactively engage with the Council and other consultees to develop MGH's emerging masterplan for the site.
- 1.4 This statement supplements the representation submitted at Regulation 19 consultation stage in February 2022 and responds to the outputs of ongoing discussions with the Council and the output of MGH's own technical work.

## **RESPONSE TO MATTER 4: POLICIES D12-D15**

**Main Question: Whether Policies D12-D15: Sustainable and Low Impact Development; Climate Change Adaptation; Carbon Emissions from Buildings & renewable and Low Carbon Energy Generation and Storage are positively prepared, justified, effective and consistent with both national policy and the LPSS.**

- 1.1 No. As we have set out in earlier representations, it is necessary for soundness that Policy D14 is consistent with national policy and Building Regulations.
- 1.2 In this regard, we have previously recommended that Policy D14 is amended to state 'new buildings must achieve a reduction in carbon emissions in line with the standards set out in current Building Regulations'.
- 1.3 Against this background, we support the proposed modifications to paragraph 4 of Policy D14 proposed by the Council in document reference GBC-LPDMP-CD-006 to require that the emission rate set out by Building Regulations is met.
- 1.4 In light of this proposed change, paragraph 4 would duplicate matters covered by Building Regulations. We therefore consider that it is unnecessary to include within the policy and should therefore be deleted

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