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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 7:  
Policy D4**

October 2022

**Guildford Development Management Policies Examination**

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

<b>Project Ref:</b>	21633/P23/A5
<b>Status:</b>	Final
<b>Issue/Rev:</b>	01
<b>Date:</b>	21 October 2022
<b>Prepared by:</b>	[REDACTED]
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Ref: 21633/P23/A5/EF

Date: 21 October 2022

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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 7: POLICY D4**

**Main Question: Whether the other policies in the DMP are positively prepared, justified, effective and consistent with both national policy and the LPSS.**

- 1.1 No. We support the principles of Policy D4, however, we consider that some amendments are necessary to ensure that the policy is positively prepared, justified, effective and consistent with national policy.
- 1.2 In particular, there is a need to ensure that the policy can be applied flexibly so that only those requirements relevant to a given proposal are sought.
- 1.3 In this regard, paragraph 1 should be amended to state that development proposals will be required to demonstrate how they will achieve the characteristics of well-designed places set out in the National Design Guide where applicable.
- 1.4 Paragraph 130 of the NPPF sets out that developments should be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'. To be consistent with this, Policy D4 should allow for development which may intentionally strive to create a new character through the use of higher densities, subject to this not having a significant adverse impact on the character of the surrounding area.
- 1.5 The proposed additional paragraph 3A set out in document reference GBC-LPDMP-CD-006 is a positive addition to the policy in terms of supporting innovative design approaches which contribute to and enhance local character. We support this amendment.
- 1.6 However, paragraph 6 of the policy should also be amended to support development which seeks to create a new character through the use of higher densities.
- 1.7 Taking account of the above, we recommend that Policy D4 is amended as follows in order to be sound:

- 1) Development proposals are required to demonstrate how they will achieve the ten characteristics of well-designed places as set out in the National Design Guide, where applicable:**

- a) **Context – enhances the surroundings**
- b) **Identity – attractive and distinctive**
- c) **Built form – a coherent pattern of development**
- d) **Movement – accessible and easy to move around**
- e) **Nature – enhanced and optimised**
- f) **Public space – safe, social and inclusive**
- g) **Uses – mixed and integrated**
- h) **Homes and buildings – functional, healthy and sustainable**
- i) **Resources – efficient and resilient**
- j) **Lifespan – made to last**

...

- 6) **Development proposals are expected to make efficient use of land and increased densities may be appropriate ~~if it would not have a detrimental impact on an area's prevailing character and setting~~ subject to this not having a significant adverse impact on the character of the surrounding area.**

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