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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 D5**

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 7: POLICY D5

**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 principle of providing high-quality amenity spaces as part of development. However, as drafted we do not consider that Policy D5 is effective or sound. To ensure that Policy D5 is effective it should support amenity provision which is informed by the location, nature and size of a development. This will enable the provision of usable and attractive open space suited to a given development.
- 1.2 In the context of the above, the design of balconies, gardens and communal open spaces should be considered on a case by case basis rather than dictated by unjustified prescriptive requirements.
- 1.3 As drafted, Policy D5 seeks to impose a space requirement for balconies and terraces. The proposed space requirement is not justified and whilst it may be appropriate in some instances the unjustified requirement should not be imposed across all sites. For example, on a constrained site it may be appropriate for smaller balconies to be provided (to provide outdoor space without compromising the efficient use of land) or balconies not be provided to all dwellings (e.g. if they overlook noisy areas) and instead communal space be provided for the benefit of all residents. We therefore recommend that if considered necessary guidance on the size and balconies and terraces is provided within the supporting text.
- 1.4 Taking account of the above, we recommend that in order to be justified, effective and sound part 2 of the policy is amended as follows:

- 2) All new build residential development proposals, including flatted development, are expected to have ~~direct~~ access to ~~an area of private~~ or communal outdoor amenity space. In providing appropriate outdoor amenity space, both private and shared, development proposals are required to:**
- a) take into account the orientation of the amenity space in relation to the sun at different times of the year;**
  - b) address issues of overlooking and enclosure, which may otherwise impact unacceptably on the proposed property and any neighbouring properties; and**

- c) **design the amenity space to be of a shape, size and location to allow effective and practical use of the space by residents.**
- 3) **All balconies or terraces provided on new flatted development proposals are required to be:**
  - ~~a) designed as an integrated part of the overall design, and~~
  - ~~b) a minimum of 4sqm.~~
- 4) **Development proposals are required to have regard to relevant national and local design guidance or codes, including in relation to garden sizes and residential building separation distances.**

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