

Guildford Development Management Policies Examination

DAILY AGENDAS

The Council participate in all sessions.

Participants for various matters on behalf of **Guildford Borough Council:**

Cllr Joss Bigmore - Planning Policy portfolio holder
Rob Williams [Cornerstone Barristers]
Stuart Harrison - Planning Policy Manager
Riaan van Eeden – Principal Planning Officer
Laura Howard – Principal Planning Officer
Dan Knowles – Senior Planning Officer
Gavin Stonham – Senior Planning Officer
Kate Lines – Senior Planning Officer
Kimberley Ewan – Senior Transport Officer
Louise Blaxall – Lead Design and Conservation Officer
Tom Childs –SANGs Officer
Nick Molyneux [Dixon Searle Partnership]
Helena Jones [Dixon Searle Partnership]
Richard Dixon [Dixon Searle Partnership]
Rob Searle [Dixon Searle Partnership]
Helen Evriviades [Stantec]

AGENDA - TUESDAY 15 NOVEMBER 2022 10am

Main Question for each policy: Whether the policy is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Opening Comments from the Inspector

Matter 7: Policy H5: Housing Extensions and Alterations

Compton Parish Council (Ramsey Nagaty)
 Guildford Greenbelt Group (Catherine Young)
 Guildford Society (Amanda Mullarkey via Teams)

Matter 1: Policy H7: Review Mechanisms

Supplementary Questions:

1.1 (For the Council) How often has reduced affordable housing provision been agreed? Please provide a list of recent cases. Have review clauses been agreed?

1.2 Is the scope of the policy sufficiently clear? Should small scale development (to be defined) be exempt?

1.3 Would 'late stage' reviews be effective? What would happen in the event of disagreement?

1.4 Should further details of the review process be included?

Additional Question for discussion at the hearing:

1.5 Would 'late stage' reviews involve actual income & expenditure figures? Would there be any commercial confidentiality issues? Would there be any incentive to increase profit?

Compton Parish Council (Ramsey Nagaty)
 Guildford Society (John Harrison)
 Martin Grant Homes (Emily Ford [Barton Willmore] and Matt Spilsbury [CBRE])
 Portland Capital (Daniel Rech [Quod])

TUESDAY 15 NOVEMBER Continued

Matter 2: Policy H8: First Homes

Supplementary Questions:

2.1 The Government's First Homes policy was introduced after the adoption of the LPSS. What are the implications for Guildford Borough and the affordable housing split set out in LPSS Policy H2(4)?

2.2 In the case of Guildford Borough, will the policy lead to the loss of shared ownership properties, an excess of 1-bedroom properties or any other adverse consequences? If so, should there be scope for some flexibility over the requirement for 25% of affordable homes to be First Homes?

Additional Question for discussion at the hearing:

2.3 What would be the parameters for any such flexibility?

Martin Grant Homes (Emily Ford [Barton Willmore])

Portland Capital (Daniel Rech [Quod])

Matter 3: Policy P6/P7: Biodiversity in New Developments

Supplementary Questions:

3.1 Is the requirement for a 20% increase in biodiversity justified in the case of Guildford?

3.2 What would be the implications of a 20% increase on development viability? Would there be any unintended consequences?

3.3 If viability is an issue on a site, how does biodiversity feature amongst other priorities?

Additional Questions for discussion at the hearing:

3.4 When would the requirement commence? Would there be any transitional arrangements?

3.5 Would a more variable approach be justified, for example a 10% increase in some cases and a 20% increase in others?

Bloor Homes (Robert Steele [Savills])

Compton Parish Council (Ramsey Nagaty)

Guildford Greenbelt Group (Catherine Young)

Guildford Residents' Association (John Harrison)

Hallam Land Management (Kate Coventry [LRM Planning])

Home Builders Federation (Mark Behrendt)

Martin Grant Homes (Emily Ford [Barton Willmore])

Portland Capital (Daniel Rech [Quod])

Matter 7: Policy P8/P9: Protecting Important Habitats and Species

Compton Parish Council (Ramsey Nagaty)

Guildford Greenbelt Group (Catherine Young)

Portland Capital (Daniel Rech [Quod])

Matter 7: Policy P11: Air Quality and Air Quality Management Areas

Compton Parish Council (Ramsey Nagaty)

Matter 7: Policy P12: Water Quality, Waterbodies and Riparian Corridors

Guildford Residents' Association (Amanda Mullarkey via Teams)

Portland Capital (Daniel Rech [Quod])

Guildford Development Management Policies Examination

AGENDA - WEDNESDAY 16 NOVEMBER 2022 10am

Main Question for each policy: Whether the policy is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Matter 7: Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Bloor Homes (Robert Steele [Savills])
Compton Parish Council (Ramsey Nagaty)
Guildford Greenbelt Group (Catherine Young)
Guildford Residents' Association and Guildford Society (Amanda Mullarkey)
Martin Grant Homes (Emily Ford [Barton Willmore])
Merrow Residents Association (Keith Meldrum)
Portland Capital (Daniel Rech [Quod])

Matter 7: Policy D5: Protection of Amenity and Provision of Amenity Space

Martin Grant Homes (Emily Ford [Barton Willmore])

Matter 7: Policy D9: Residential Infill Development

Compton Parish Council (Ramsey Nagaty)
Guildford Greenbelt Group (Catherine Young)

Matter 7: Policy D11: The River Wey Corridor & Godalming Navigations

Portland Capital (Daniel Rech [Quod])

Matter 4: Policies D12-D15: Sustainable and Low Impact Development; Climate Change Adaptation; Carbon Emissions from Buildings & Renewable and Low Carbon Energy Generation and Storage

Supplementary Questions:

- 4.1 Is it justified for Policies D12 and D13 to revisit matters covered in LPSS Policy D2 and the Council's SPD?
- 4.2 Do these policies conflict with, or unnecessarily duplicate matters covered by national guidance or legislation?

Bloor Homes (Robert Steele [Savills])
Compton Parish Council (Ramsey Nagaty)
Guildford Greenbelt Group (Catherine Young)
Guildford Residents' Association (Amanda Mullarkey)
Hallam Land Management (Kate Coventry [LRM Planning])
Home Builders Federation (Mark Behrendt)

Matter 7: Policy D18: Conservation Areas

Portland Capital (Daniel Rech [Quod])

Guildford Development Management Policies Examination

AGENDA - THURSDAY 17 NOVEMBER 2022 10am

Main Question for each policy: Whether the policy is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Matter 7: Policy ID6: Open Space in New Developments

Martin Grant Homes (Emily Ford [Barton Willmore])
Portland Capital (Daniel Rech [Quod])

Matter 5: Policy ID10: Achieving a Comprehensive Guildford Borough Cycle Network

Supplementary Question:

5.1 Are the mapped routes adequately justified and would the network be effective?

Compton Parish Council (Ramsey Nagaty)
Martin Grant Homes (Emily Ford [Barton Willmore])
Portland Capital (Daniel Rech [Quod])
Taylor Wimpey (Savills)

Matter 6: Policy ID11: Parking Standards

Supplementary Questions:

6.1 In relation to non-strategic sites, is it justified for the policy to require compliance with the standards set out in a Parking SPD that does not form part of the plan?

6.2 In relation to strategic sites, is it effective for standards and guidance to be included in both the DMP and SPD? Is the difference in approach to non-strategic sites justified?

6.3 Is the requirement for 0.2 visitor spaces per dwelling where 50% or more spaces are allocated in Section 2c justified? Should there be more flexibility?

6.3 Are the maximum vehicle parking standards for strategic sites in Appendix B justified? Could there be any undesirable side effects? Are they maximum requirements when justification is needed to provide fewer spaces (Section 4a)?

6.4 Are the space and garage sizes in Section 5 justified?

Compton Parish Council (Ramsey Nagaty)
Guildford Residents' Association (Amanda Mullarkey)
Home Builders Federation (Mark Behrendt)
Martin Grant Homes (Emily Ford [Barton Willmore])
Merrrow Residents' Association (Keith Meldrum)
Portland Capital (Daniel Rech [Quod])

Matter 8: Viability

Question: Have the policy requirements in the DMP, including the requirements for First Homes, a 20% net gain in biodiversity and electric vehicle charging infrastructure, been adequately assessed in relation to viability to ensure that they do not undermine the deliverability of housing development in the area? If not, how can the matter be addressed and what would the implications be for the policies in the DMP?

Compton Parish Council (Ramsey Nagaty)
Guildford Greenbelt Group (Catherine Young)
Guildford Residents Association (Amanda Mullarky)
Home Builders Federation (Mark Behrendt)
Martin Grant Homes (Emily Ford [Barton Willmore])

Closing Comments from the Inspector

FRIDAY 18 NOVEMBER 10am – potential reserve day