

## **Guildford Borough Council Local Plan Resumed Hearings 12 and 13 February 2019**

### **Inspector Note**

The Inspector invites statements from the Council and Attendees on the implications of the 2016 household projections for OAN and the plan's housing requirement.

In addition he wants to consider whether there would be consequential changes for the housing trajectory and 5 year HLS, and any other consequences affecting the main modifications, such as the inclusion or exclusion of the additional housing sites (but not their merits). The deadline for these statements will be close of play Thursday 17<sup>th</sup> January 2019 for the Council and Thursday 24<sup>th</sup> January 2019 for Attendees. Note these should be 1 electronic copy and two paper copies to the Programme Officer by the deadline.

Please note that the Inspector will not be opening up the hearing to cover any items other than those mentioned above. The spatial strategy, strategic sites and constraints have already been thoroughly discussed and we will not be going back to them. As regards the additional sites added at the modification stage, discussion will be confined to the need or otherwise for their allocation having regard to any revised OAN and housing trajectory. He does not intend to discuss their characteristics or the impacts of their allocation because he can rely on the written submissions and his own observations.

### **Matters and Issues**

1. The appropriateness of using 2016-based household projections for the basis of Guildford's Local Plan.

Note The Government's recent consultation regarding the continued use of 2014-based household projections is directed solely at plans which use the standard method for calculating OAN and which are being examined under the 2018 NPPF. The consultation has not been directed at transitional plans like the Guildford Local Plan, which are being examined against the policies of the 2012 NPPF and are based on a different approach to OAN calculation. Paragraph 158 of the 2012 NPPF states that Local Plans should be based on adequate, up-to-date and relevant evidence; the 2016-based household projections constitute the most recent evidence.

2. Whether the calculation set out in the Council's paper "Update to OAN Assessment in Guildford as a result of the 2016-based Household Projections" (GBC-LPSS-033b) is an appropriate basis for calculating the OAN.

3. The implications of the Council's paper "GBC note on OAN following the 2016-based Household Projections" (GBC-LPSS-033a) for

- the overall housing requirement set by the plan
- the housing trajectory
- the 5 year housing land supply
- the need for the additional sites included in the main modifications.

4. Whether it is possible at this point in time to come to conclusions on the issue of Woking's OAN and any unmet need.
5. Whether in view of current uncertainties (especially with regard to item 4) it would be appropriate to insert a review mechanism into the plan and if so, how it would be phrased.

**Attendees** (based upon the attendees from Matters 2 to 5 from the June 2018 hearing sessions)

10799425 Guildford Greenbelt Group  
11189889 Woolf Bond Planning obo Taylor Wimpey  
11268769 CBRE obo Bridge End Farm  
12062017 Dandara Ltd  
15084897 Save Send Action Group  
15266785 Boyer obo Countryside Properties & Trenfold Property  
15267521 Maddox Planning Consultants obo Hornhatch Farm  
15280737 Carter Jonas obo Miller Developments  
15658145 Waverley Borough Council  
15666113 Barratt David Wilson Homes  
15805921 CBRE (RPS) obo Ashill  
15806849 Icen Projects obo Ptarmigan Land  
16058113 Ockham Parish Council  
16206593 Turley obo Bloor Homes  
17323713 Shrimplin Brown obo Obsidian Strategic  
17341057 Roger Daniels OBO Sustainable Land Products  
17406209 PRP obo Guildford Vision Group  
17426113 Home Builders Federation (HBF)  
17457825 Wisley Action Group  
17463841 Nexus OBO Earl of Onslow Clandon Estate  
17467233 Indigo Planning obo Guildford College Group  
17989857 The Guildford Housing Forum  
8556385 Guildford Residents Association  
8563201 Colin Smith Planning obo West Horsley Parish Council  
8569857 Woking Borough Council  
8593185 Niels Laub  
8607169 CPRE Surrey Branch & Guildford Group  
8749121 Mr Paton  
8803841 Mr Theodore Wallace  
8944737 Barton Willmore obo Martin Grant Homes  
8967233 Terrence O'Rourke obo University of Surrey  
9327329 Judith Ashton Associates obo A2 Dominion Group

Jonathan Bore  
Inspector  
20<sup>th</sup> December 2018