

HEARING STATEMENT

Guildford Borough Council Local Plan –
Examination in Public Resumed Hearings

**On behalf of Land at Bridge End Farm
(Respondent ID 11268769)**

23 January 2018

CONTENTS

- 1.0 Hearing Statements Introduction..... 2
- 2.0 Matters and Issues 3

1.0 Hearing Statements Introduction

- 1.1 CBRE acts for Julian Harris and Nicola King as Trustees of the J R Harris Discretionary Settlement, in respect of their landholdings 'Land at Bridge End Farm', which is included within the site allocation A35 Former Wisley Airfield.
- 1.2 Our Client's land comprises predominantly agricultural fields, with agricultural buildings and dwellings.
- 1.3 This statement sets out our position in relation to the further matters identified for discussion at the resumed hearings to the GBC Local Plan as set out in Inspector's note ID/12.

2.0 Matters and Issues

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

- 2.1 It is of utmost importance that GBC has a Local Plan which is capable of being found sound, without the need for immediate review, and which responds to its Objectively Assessed Needs. This is in order to achieve the aims of sustainable development and to ensure that GBC secures a five year housing land supply as soon as possible.
- 2.2 CBRE wishes to reconfirm that Land at Bridge End Farm remains a deliverable developable site.
- 2.3 It is likely that during the lifetime of the Plan, GBC will be required to undertake specific reviews as context and evidence changes in relation to housing need.

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 OAN.

- 2.4 No comment.

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.

- 2.5 CBRE contends that irrespective of the final agreed housing target, it is imperative that GBC produces a housing trajectory that maintains a deliverable pipeline of sites to support it maintaining a 5 year housing land supply.
- 2.6 It is noted that GBC has submitted in its hearing statement on this matter that:
‘the evidence currently gathered as part of the LAA indicates that there will be no material deterioration of the 5 year housing land supply position from that previously set out’
- 2.7 This is reassuring in the context of the need to boost the supply of housing in GBC and meet historic underprovision of housing.
- 2.8 However, CBRE notes that the housing target should be recognised as a ‘minimum’ and not an upper limit to delivery. In the interest of positive planning it is considered that the additional housing sites, as included in the Main Modifications, and the potential for extra capacity to be identified through appropriate evidence-based work on already proposed allocations will be important to maintain a 5 year housing land supply, should there be any fluctuations and uncertainties in delivering the assumed sites which currently form part of the trajectory.

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.

- 2.9 No comment.

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.

- 2.10 The NPPF requires plans to be reviewed every five years, or sooner if circumstances require. Therefore, if the circumstances in relation to clarifying Woking’s OAN and any unmet need are not concluded, the Plan should allow provision for an early review should this be required in response to new evidence or circumstances.