Guildford Borough Local Plan: strategy and sites: Examination

Hearings commencing 5 June 2018

Inspector’s Note accompanying the Hearings Agenda

This is a new version of the hearings agenda and supersedes all previous issued agendas. Please note the following changes:

- Agenda items are re-numbered following additions and deletions from the agenda.

- Agenda Item 9, Spatial Strategy (26 June) is split into two sessions, with developer and landowner representatives participating in the morning, and individuals and interest group representatives participating in the afternoon.

- The contents of Agenda Item 9, Spatial Strategy, are clarified.

- The item on European Protected Sites, formerly within Agenda Item 9, is moved to 3 July and appears as Agenda Item 15.

- The session on boosting housing supply and early years provision (the follow up to Agenda Item 5) is now on 3 July.

- Items for discussion in respect of Wisley Airfield are set out under Agenda Item 18 (5 July)

- The Burnt Common slip roads (A43a) are now under Agenda Item 18, Wisley Airfield, rather than under Item 16, Send Marsh, Burnt Common and Garlick’s Arch.

- There are some minor changes to the subheadings under the agenda items

Please take careful note of the following.

The hearings will only cover issues about which I require further information. I expect to go round the table once on each agenda item sub-heading. Rebuttals of others’ contributions are not encouraged and I will act to prevent the repetition of points made by previous speakers. However, I may myself seek further comment in the interests of clarification, or where there is a matter that I need to pursue further.

Jonathan Bore
INSPECTOR

20 June 2018
V6
**Guildford Borough Local Plan Examination**

**Hearings commencing 5 June 2018**

**Sessions start at 10 am each day and finish at 5 pm.**

**AGENDA**

**5 and 6 June**

**Opening and appearances**

1. **The objectively assessed need for housing.** *(Matter 2)*

What figure should ensue from the following inputs, unaffected by the consideration of environmental constraints and unmet need:

   a) relevant and up-to-date evidence relating to population and household projections

   b) an effective market signals uplift that can be expected to improve affordability, having regard to the latest information on affordability trends

   c) the effect of growth in the student population on the housing stock, having regard to projected PBSA provision and the Plan’s policy approach towards the provision of purpose built student accommodation

   d) forecast and historic employment growth trends

   e) a realistic approach towards meeting affordable housing need. *(Note: the discussion on affordable housing thresholds is now agenda item 7 on 14 June.)*

**Attendees**

9327329 Judith Ashton Associates obo A2 Dominion Group
17989857 The Guildford Housing Forum
17426113 Home Builders Federation (HBF)
8593185 Niels Laub
10799425 Guildford Greenbelt Group
8607169 CPRE Surrey Branch & Guildford Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
8944737 Barton Willmore obo Martin Grant Homes
17467233 Indigo Planning obo Guildford College Group
8967233 Terrence O’Rourke obo University of Surrey
11189889 Woolf Bond Planning obo Taylor Wimpey
15084897 Save Send Action Group
17341057 Roger Daniels OBO Sustainable Land Products
12062017 Dandara Ltd
7 June

2. Potential adjustments to the housing figure. (Matter 3)

   a) Unmet need in the HMA, from Woking

   b) Factors including Green Belt and landscape and environmental designations. This will be a high level discussion; the main spatial strategy discussion follows under item 11.

3. Overall housing requirement for the plan period.

Taking the OAN (Q1) and potential adjustments (Q2), what should be the housing requirement in the Plan?

Attendees
8569857 Woking Borough Council
15658145 Waverley Borough Council
9327329 Judith Ashton Associates obo A2 Dominion Group
17989857 The Guildford Housing Forum
17426113 Home Builders Federation (HBF)
15806849 Iceni Projects obo Ptarmigan Land
10799425 Guildford Greenbelt Group
8607169 CPRE Surrey Branch & Guildford Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
8944737 Barton Willmore obo Martin Grant Homes
17467233 Indigo Planning obo Guildford College Group
11189889 Woolf Bond Planning obo Taylor Wimpey
15084897 Save Send Action Group
17341057 Roger Daniels OBO Sustainable Land Products
12062017 Dandara Ltd
17463841 Nexus OBO Earl of Onslow Clandon Estate
8593185 Niels Laub
16206593 Turley obo Bloor Homes
8803841 Mr Theodore Wallace
8749121 Mr Paton
17457825 Wisley Action Group

[23 participants]
4. The housing trajectory and 5 year housing land supply. (Matters 4 and 5)

Is the Plan’s trajectory a sound basis for meeting the housing requirement in the Borough?

a) Is it a sound approach to set a housing delivery trajectory that is substantially lower in the early years than the OAN (and indeed the projected rate of completions)? In considering the reasonable alternatives, was account taken of the social and employment repercussions of not meeting the OAN in the early years?

b) What is the realistic likelihood that the main A3 improvement scheme (and other major infrastructure works) will be completed in time to enable the full projected housing delivery to take place?

c) In the event of delay in infrastructure provision, is the plan flexible enough to deliver the housing requirement? What adjustments might realistically be made?

d) What should be the parameters for calculating the housing land supply, and on adoption, what would be the 5 year supply? Will it be maintained going forward?

5. Ways forward (Matter 4)

Are there any measures that can be put in place to enable the plan to become more resilient against delays in infrastructure provision, and to boost housing supply in the early years? This will be a positive and focused discussion about possible steps but will not seek at this stage to reach conclusions on appropriate solutions. It is likely that I will ask the Council to consider suitable measures and come back on this subject at a later hearing session. See agenda item 12. Suggestions from representors have included:

- Infrastructure works to enable allocated sites to deliver earlier
- The enlargement of allocated sites, particularly those that can deliver early
- The identification of sites adjacent to the urban areas of adjacent boroughs (e.g. Godalming)
- Greater housing provision in and around inset villages
- Greater housing provision on town centre and brownfield sites
- More housing on sites beyond the Green Belt
More flexibility towards land use changes (such as more flexible hotel, offices and employment land policies).

Attendees
10799425 Guildford Greenbelt Group
8563201 Colin Smith Planning obo West Horsley Parish Council
16058113 Ockham Parish Council
15084897 Save Send Action Group
8556385 Guildford Residents Association
17406209 PRP obo Guildford Vision Group
8607169 CPRE Surrey Branch & Guildford Group
17989857 The Guildford Housing Forum
9327329 Judith Ashton Associates obo A2 Dominion Group
17426113 Home Builders Federation (HBF)
15267521 Maddox Planning Consultants obo Hornhatch Farm
15806849 Iceni Projects obo Ptarmigan Land
15266785 Boyer obo Countryside Properties & Trenfold Property
11189889 Woof Bond Planning obo Taylor Wimpey
15280737 Carter Jonas obo Miller Developments
17323713 Shrimplin Brown obo Obsidian Strategic
8944737 Barton Willmore obo Martin Grant Homes
17467233 Indigo Planning obo Guildford College Group
17341057 Roger Daniels OBO Sustainable Land Products
17463841 Nexus OBO Earl of Onslow Clandon Estate
15805921 CBRE (RPS) obo Ashill
1268769 CBRE obo Bridge End Farm
12062017 Dandara Ltd
15666113 Barratt David Wilson Homes
8569857 Woking Borough Council
15658145 Waverley Borough Council

[27 Participants]

14 June

Various matters

6. Meeting employment needs (Matter 7)

Whether the forecasts are soundly based and whether enough employment land has been allocated

Attendees
11061345 DMH Stallard OBO Ewbank’s Organisation
10799425 Guildford Greenbelt Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
8973377 Lichfield obo Cassidy Slyfield
17323169 WYG obo The Newship Group
7. Affordable housing thresholds (Matter 6)

Whether the affordable housing thresholds proposed by the Council are justified

Attendees
17426113 Home Builders Federation (HBF)
15806849 Iceni Projects obo Ptarmigan Land
10799425 Guildford Greenbelt Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
17467233 Indigo Planning obo Guildford College Group
17406209 PRP obo Guildford Vision Group
15084897 Save Send Action Group
8561377 The Guildford Society

8. Self-build and custom-build policies (Matter 6)

a) Whether the plan makes adequate provision for these forms of housing

b) Whether the policy criteria are effective

Attendees
9327329 Judith Ashton Associates obo A2 Dominion Group
17426113 Home Builders Federation (HBF)
15806849 Iceni Projects obo Ptarmigan Land
10799425 Guildford Greenbelt Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
16206593 Turley obo Bloor Homes
8605793 Astenbell
16058113 Ockham Parish Council
17467233 Indigo Planning obo Guildford College Group
15084897 Save Send Action Group
15805921 CBRE (RPS) obo Ashill

Neighbourhood Plans – Thatchers Hotel will now be dealt with by way of written reps. Gosden Hill is addressed under agenda item 10.

Takeaway hot food outlets near schools - – this will now be dealt with by way of written reps
26 June

9. The spatial strategy (Matter 9)

a) Does the plan strike the right balance between development on
   o strategic areas of Green Belt release
   o town centre and urban sites
   o inset villages and village extensions
   o land beyond the Green Belt?

b) Is the release of the proposed amount of land from the Green Belt justified by exceptional circumstances?

c) Is the plan’s approach towards protected landscapes (AONB, AGLV) sound?

d) Is it sound to include new land in the Green Belt at Ash and Tongham?

Morning participants 10am
11847233 Savills obo Wisley Property Investments Ltd
11458241 Neame Sutton obo Bewley Homes Plc
17426113 Home Builders Federation (HBF)
15267521 Maddox Planning Consultants obo Hornhatch Farm
11268769 CBRE obo Bridge End Farm
15266785 Boyer obo Countryside Properties & Trenfold Property
17308737 Robinson Escott Planning obo Crimson Project Management
17380865 Turley obo Crownhall Estates
15280737 Carter Jonas obo Miller Developments
16206593 Turley obo Bloor Homes
17323713 Shrimplin Brown obo Obsidian Strategic
8580225 Planit Consulting obo Crownhall Estates
15670785 Vail Williams obo Mr & Mrs Poulson
8944737 Barton Willmore obo Martin Grant Homes
17467233 Indigo Planning obo Guildford College Group
11189889 Woolf Bond Planning obo Taylor Wimpey
15805921 CBRE (RPS) obo Ashill
17463841 Nexus OBO Earl of Onslow Clandon Estate
17415009 Lightwood Strategic
17341057 Roger Daniels OBO Sustainable Land Products
8973377 Lichfields obo Cassidy Slyfield
17976417 RPS obo Ashill
15806849 Iceni Projects obo Ptarmigan Land
12062017 Dandara Ltd – John Richards
**Afternoon participants 2 pm**

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<td>Guildford Greenbelt Group</td>
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<td>Ramsey Nagaty</td>
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<td>Colin Smith Planning obo West Horsley Parish Council</td>
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<td>Save Send Action Group</td>
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<td>Richard D Jarvis</td>
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27 June

10. Gosden Hill Farm (A25) (this and all subsequent sites appear as Matter 11 in Doc ID/3)

a) The exceptional circumstances for the release of this particular site from the Green Belt

b) The scale of the allocation, and the amount of housing that can be delivered in the plan period

c) The landscape and design strategy having regard to the location of the site and the relationship with other allocations at the eastern approaches to Guildford

d) The transport strategy and measures to mitigate traffic impacts on nearby roads and communities

e) Traveller pitches and the point about “nil costs” (applies to all large sites)

f) Consistency with neighbourhood plan

Attendees
10799425 Guildford Greenbelt Group
8825057 Merrow Residents Association
8607169 CPRE Surrey Branch & Guildford Group
8556385 Guildford Residents Association
8803841 Mr Theodore Wallace
8581505 Burpham Neighbourhood Forum
8858113 Ramsey Nagaty
8609217 West Clandon Parish Council
15280737 Carter Jonas obo Miller Developments
16206593 Turley obo Bloor Homes
8944737 Barton Willmore obo Martin Grant Homes
8599201 Richard Jarvis

11. A24 Slyfield Area Regeneration Project

a) The risks to timely delivery and any potential for early delivery

Attendees
10799425 Guildford Greenbelt Group
8607169 CPRE Surrey Branch & Guildford Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
17406209 PRP obo Guildford Vision Group
28 June

12. Blackwell Farm (A26)

   a) The exceptional circumstances for the release of this particular site from the Green Belt

   b) The scale of the allocation

   c) The landscape strategy for the site, including the access road from the A31 and the line of the allocation boundary in relation to the access road

   d) The transport strategy and measures to mitigate traffic impacts on nearby roads and communities

Attendees
8627393 Worpleston Parish Council
9332193 Save The Hogs Back Campaign
15275009 Compton Parish Council
10799425 Guildford Greenbelt Group
8607169 CPRE Surrey Branch & Guildford Group
17308737 Robinson Escott Planning obo Crimson Project Management
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
8858113 Ramsey Nagaty
11189889 Woof Bond Planning obo Taylor Wimpey
8729313 Lisa Wright
8967233 Terrence O’Rourke obo University of Surrey
8599201 Richard Jarvis

13. Guildford urban area sites

   a) Scope to improve the flexibility of the plan allocations to allow for increased capacity subject to urban design and heritage considerations

8561377 The Guildford Society
8556385 Guildford Residents Association
10799425 Guildford Greenbelt Group
8729313 Lisa Wright
15084897 Save Send Action Group
10986241 Michael Dawson
17320801 Terence O’Rourke OBO M&G Real Estate
10986657 Vail Williams obo Beltane Global (formerly MC Nominees)
17353249 Vail Williams obo Walnut Property Investments
17406209 PRP obo Guildford Vision Group
3 July

14. Boosting housing supply and early years provision – relation to the spatial strategy (Matter 4)

Follow up to agenda item 5.

Attendees
9327329  Judith Ashton Associates obo A2 Dominion Group
17989857 The Guildford Housing Forum
17426113 Home Builders Federation (HBF)
15267521 Maddox Planning Consultants obo Hornhatch Farm
15806849 Iceni Projects obo Ptarmigan Land
15266785 Boyer obo Countryside Properties & Trenfold Property
10799425 Guildford Greenbelt Group
8563201  Colin Smith Planning obo West Horsley Parish Council
8607169  CPRE Surrey Branch & Guildford Group
8556385  Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
16206593 Turley obo Bloor Homes
17323713 Shrimplin Brown obo Obsidian Strategic
8944737  Barton Willmore obo Martin Grant Homes
16058113 Ockham Parish Council
17467233 Indigo Planning obo Guildford College Group
15084897 Save Send Action Group
11189889 Woof Bond Planning obo Taylor Wimpey
17415009 Lightwood Strategic
17341057 Roger Daniels OBO Sustainable Land Products
17463841 Nexus OBO Earl of Onslow Clandon Estate
15805921 CBRE (RPS) obo Ashill
12062017 Dandara Ltd
17406209 PRP obo Guildford Vision Group
8569857  Woking Borough Council
15658145 Waverley Borough Council
11847233 Savills obo Wisley Property Investments Ltd

[26 Participants]

15. Is the plan’s approach towards European designated sites sound (having regard to the latest legal judgments)?

Attendees
Generally as above in 14 plus below

8627393  Worlesdon Parish Council
4 July

16. Send Marsh, Burnt Common and Garlick’s Arch (A43, A58)

a) The exceptional circumstances for the release of these particular sites from the Green Belt

b) The landscape and design strategy for the site, having regard to the relationship of the site to the village and its location in relation to other allocations at the eastern approaches to Guildford

c) The transport strategy and measures to mitigate traffic impacts on nearby roads and communities

Attendees
8803841 Mr Theodore Wallace
15278369 Ripley Parish Council
15084897 Save Send Action Group
8563169 Send Parish Council
17457825 Wisley Action Group
8825057 Merrow Residents Association
8607169 CPRE Surrey Branch & Guildford Group
8717921 Helen Jefferies
10799425 Guildford Greenbelt Group
8556385 Guildford Residents Association
16058113 Ockham Parish Council
17323169 WYG obo The Newship Group
15280737 Carter Jonas obo Miller Developments
17323169 WYG obo The Newship Group
8858113 Ramsey Nagaty
8609217 West Clandon Parish Council
8973377 Lichfields obo Cassidy Slyfield
11847233 Savills obo Wisley Property Investments Ltd
15806849 Iceni Projects obo Ptarmigan Land

17. Ash and Tongham (A29)

a) Opportunities to increase early housing delivery

b) The mechanisms, including funding, to deliver the new bridge and other transport mitigation measures

c) The design requirements, including those under Policy A29(6) and (8)

Attendees
9327329 Judith Aston Associates obo A2 Dominion Group
5 July

18. Wisley Airfield (A35 and A43a)

   a) The exceptional circumstances for the release of this site from the Green Belt

   b) The landscape and design strategy for the site, having regard to the relationship of the site to the countryside

   c) The current Highways England position and the mechanism for delivering the Burnt Common slip roads

Attendees

892057 East Horsley Parish Council
11847233 Savills obo Wisley Property Investments Ltd
11268769 CBRE obo Bridge End Farm
17457825 Wisley Action Group
8717921 Helen Jefferies
10799425 Guildford Greenbelt Group
8563201 Colin Smith Planning obo West Horsley Parish Council
8607169 CPRE Surrey Branch & Guildford Group
8556385 Guildford Residents Association
15280737 Carter Jonas obo Miller Developments
16058113 Ockham Parish Council
8749121 Mr Paton
11189889 Woolf Bond Planning obo Taylor Wimpey
17463841 Nexus OBO Earl of Onslow Clandon Estate
15278369 Ripley Parish Council
17243169 RSPB James Dawkins

19. Review

This will be a session which will consider whether additional work is required of the Council, and if so what, and will also review the emerging list of main modifications.