

Compton Parish Council Local Plan Sub-Committee Report – December 5, 2022

Local Plan Part 2 hearing

The Public Examination of the Local Plan (part 2) took place from November 15-17. Cllr Ramsey Nagaty attended on behalf of Compton PC. Other than Cllr Nagaty (GGG), Cllr Catherine Young (GGG) and Joss Bigmore (R4GV – Exec Lead for Planning), no other borough councillors attended. Guildford Residents Association and the Guildford Society were also in attendance. A copy of the Agenda is attached (Annex A). Cllr Nagaty will report on the outcome of the hearing.

GRA Meeting – 29 November

The chair of the Local Plan Sub-Committee attended the Guildford Residents meeting via Zoom on November 29. Meeting notes have not yet been circulated to members, but these will be attached to the next Local Plan Sub-Committee Report. The discussion focused on:

- The decision of the Planning Inspector to uphold the Council's policy not to impose building heights on any future town centre developments. There were concerns that every developer would claim that a "landmark building" of 10-13 storeys was needed on every building plot.
- The 'Shaping Guildford's Future' plans. (The latest proposals and supporting reports by the consultants working on the project can be accessed on the project website:
- <https://shapingguildford.co.uk> Clicking on the 'Latest' box will take you to the set of documents.) There were concerns about the proposed changes to the gyratory and particularly the option which would close a section of the A281 between Guildford and Shalford. (Fewer route options, combined with more cars on the road would inevitably create more traffic through Compton.) Members also questioned the feasibility of building 2,600 homes on Woodbridge Meadows, none of which would have parking.
- The decision to approve the application for the redevelopment of the Debenham's site, which was taken by the Planning Committee on Tuesday evening (22nd). There was general disappointment among the members that a building of this height and scale had been approved. It was felt that two blocks of 7 and 8 storeys would be overbearing relative to the river and the buildings and land on the opposite bank.
- The upcoming North Street development application, which is expected to committee later this month or January.