

Compton PC Local Plan Sub-Committee Report – October 1, 2022

Local Plan Part 2 Examination in Public

The timetable for the Public Examination of the Local Plan (part two) is as follows:

- Friday 30 September 2022 - Deadline for representors to confirm participation in hearings. Cllr Ramsey Nagaty has confirmed that he will participate on behalf of Compton Parish Council.
- Friday 21 October 2022- Deadline for submission of Council and participants' hearing statements. The Local Plan Sub-Committee will prepare the hearing statement on behalf of the PC in conjunction with Cllr Nagaty. The statement will be circulated to the PC members ahead of October 21.
- Tuesday 15 November 2022- Examination hearings start

The Inspectors List of Matters and Questions focus on the following areas:

- The review mechanism for reducing affordable housing provision
- The requirement for 25% of affordable homes to be First Homes
- The requirement for a 20% increase in biodiversity in new developments
- Sustainable and Low Impact Development; Climate Change Adaptation; Carbon Emissions from Buildings & Renewable and Low Carbon Energy Generation and Storage
- Parking standards
- The cycle network

The Inspector appears to be concerned that the policy requirements in the Development Management Policies, including the requirements for first homes, a 20% net gain in biodiversity and electric vehicle charging infrastructure, could render developments unviable and compromise deliverability of housing development in the area.

Surrey Hills AONB boundary review

Natural England has carried out a technical landscape beauty evaluation of the areas to be assessed for the AONB boundary review. Karen Stevens wrote to Natural England with a request to see this study, but this request was ignored. A freedom of information request was therefore submitted to Natural England, but this has been declined.

GRA meeting

The Local Plan Sub-Committee was unable to attend the GRA meeting. However, a copy of the minutes is attached (Annex A).

The GRA has agreed to commission a report on building height and mass to submit to the Inspector for the examination of the Development Management Policies. GRA members are concerned that the 14-storey buildings proposed for new town centre developments would change the character of Guildford. The group needs to raise £5,000. It already has pledges amounting to £2,200 from six members, and Compton PC has been asked to consider whether this is something which it would wish to support.