

Compton Parish Council Local Plan Sub-Committee Report - March 2018

Local Plan timeframe

The Public Examination of Guildford's Local Plan is due to begin at 10am on June 5th in the Council Chamber, Millmead House, Millmead, GU2 4BB. Programme Officer Chris Banks has been appointed to ensure that the examination process is carried out soundly and fairly. If anyone has any questions about the process, Chris can be contacted at: bankssolutionsuk@gmail.com. Tel: 01903 783722; Mobile: 07737 786425

The Inspector is expected to publish Matters, Issues and Questions, plus guidance notes for participating in the hearings (including the procedure for submitting written hearing statements), at the end of March/beginning of April. A hearings programme will be issued at the same time.

Article 4 direction granted in Wanborough

The Council has now reversed its decision not to grant an Article 4 Direction to the fields west of Blackwell Farm at Wanborough, which are currently being sold off to property investors. Lead Councillor for Planning Paul Spooner invoked an emergency Article 4 Direction on the land as of 12 Feb 2018 for six months, but this will lapse unless further action is taken by GBC.

£81m loan to build student residences

Guildford Borough Council has voted to borrow £81m for the purpose of building student housing for the University of Surrey. GBC aims to help accelerate the University's growth by 4,000 students.

Waverley Local Plan

The Waverley Local Plan Inspector's Report was published on February 1. Given that Guildford's Local Plan will be presided over by the same Inspector, there are a number of key points in this report worth noting:

- The Inspector opted for a 25% increase in land supply above the demographic need to improve 'affordability'. This means that the number of dwellings per annum (dpa) in Waverley will increase from 396 to 495. It is the Government's belief that over-building will reduce prices. However, this is debatable, and would depend on house builders releasing land banks and building houses quickly, which would be counter to their shareholders' interests.
- He obliged Waverley to take half Woking's shortfall, ie 83 dpa over Waverley's plan period.
- He added a further 12 dpa to allow for migration from London.

- The Inspector decided that green belt policy was completely overridden by the need for housing.
- Landscape designations, eg Areas of Outstanding Natural Beauty and Areas of Great Landscape Value, are played down in some locations, but not in others.

Solum development

The contentious redevelopment plans for Guildford Station (Solum), which were rejected by Guildford Borough Council and town-centre residents groups, have been approved on appeal. The development will provide 438 new homes and 1,877 sqm of new offices.

Criticism of the scheme was widespread, and focused on the scale of the buildings, the impact on adjoining infrastructure, and disregard of the Guildford Vision Group's proposed new east-west crossing of the River Wey, which would relieve congestion in the town centre.

Following legal advice, the council has decided against trying to overturn this decision through a judicial review (which would have to demonstrate that due process had not been followed).

RGP

Following the publication of additional transport evidence, the Green Balance/Local Plan Sub-Committee have submitted a series of technical questions to traffic consultant RGP. We are awaiting a quotation for the cost of addressing these questions. It is not anticipated that this will be significant.