



Ripley Parish Council, Victory House, Ripley Village Hall, High Street, Ripley, GU23 6AF

20th September 2022

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 26th SEPTEMBER 2022 at 1800hrs at VICTORY HOUSE

Your attendance is required at the above meeting; the Agenda is shown below. Details of Planning Applications are available at www.guildford.gov.uk

Jim Morris, BSc (Hons), PSLCC
Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence from Planning & Environment Committee members.

2. DISCLOSURE OF INTERESTS

To **RECEIVE** any disclosure by members of non-pecuniary interests in agenda items.

To **RECEIVE** any written requests for new disclosable pecuniary interests dispensations Without a dispensation a member may not participate in any discussion on the matter nor vote.

3. MINUTES

To **RECEIVE and SIGN** as a correct record the Minutes of the Planning & Environment Committee meeting held 05.09.2022.

4. PLANNING APPLICATIONS

To **RECEIVE and CONSIDER** the following planning applications and any applications received before the meeting but after Agenda dispatch. Applications received before the meeting but after Agenda publication are publicised at www.ripleyparishcouncil.gov.uk

22/P/01175

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU.

Proposal: Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

a) Full Planning Application incorporating;

i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange;

- ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion;
 - iii. a new road junction as a secondary access to serve the new settlement from Old Lane;
 - iv. SANG and associated infrastructure, including SANG car parks.
 - v. Restricted access from Ockham Lane
- b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area, (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school, (Class F1(a)), up to 2 nurseries, (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c) and associated pavilion (Classes E(b) and (d), F2(b))), SANG other infrastructure, (Class E(b)), part of Wisley Lane Diversion between Ockham Interchange roundabout and realigned section of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the former Wisley Airfield (with construction access from Ockham Interchange and Elm Corner).
 Contact: Hannah Yates hannah.yates@guildford.gov.uk
 Closing date: 18.10.2022

SCC Ref 2020/0080

GU21/CON/00007

Site: Valentines Farm, Rose Lane, Ripley, GU23 6NE.

Proposal: Change of use of land to waste transfer yard for waste wood from Challenge Fencing and Titan Garden Buildings (including conversion of existing stable building to office, storage, welfare facilities). The new building includes (internally) a wood waste pellet production plant and biomass boiler and a wood chipping area. Externally is a proposed wood storage area, reclaimed waste storage area and hard standing apron for maneuvering of vehicles.

Contact: MWCD@surreycc.gov.uk

Closing date: 26.09.2022

22/P/01384

Location: 14 Dorton Way, Ripley, GU23 6BT.

Proposal: Proposed two storey front extension.

Contact: Sakina Khanbhai sakina.khanbhai@guildford.gov.uk

Closing date: 27.09.2022 (extension)

22/P/01306

Location: Land at the former Highlands Nurseries, Portsmouth Road, Ripley, GU23 6EY.

Proposal: Erection of 25 no. affordable dwellings, with vehicular and pedestrian access, public open space, car parking, tree works and landscaping.

Contact: Jo Trask jo.trask@guildford.gov.uk

Closing date: 04.10.2022

22/T/00209

Location: Playground, Ripley Green Road, Ripley, GU23 6AR.

Proposal: T5 Norway Maple – Remove major deadwood; T13 Common Lime – Remove basal growth; T14 Common Lime – Remove basal growth; T21 Robinia – Remove dead elm leaning into crown; T24 Mountain Ash – Lift canopy over parking space to 3m; T41 Common Lime – Climbing inspection of suspected hollowing at 12m & 15m (pollard point). Remove major deadwood; T43 Common Lime – Remove deadwood; T45 Common Oak – Remove deadwood; T72 Common Oak – Remove deadwood, stabilise over bench, path and road; T73 Common Oak – Remove major deadwood; T80 Common Lime – Sever Ivy at base; T83/5 Willow – Remove damaged stem and shorten the limb over the road by 4m; T105 Common Oak – Remove two [OPM] nests (Ripley Conservation area).

Contact: Tim Holman tim.holman@surreycc.gov.uk

22/T/00211

Location: Ripley Parish Council Nature Reserve, West End Cottages, Ripley, GU23 6AD.

Proposal: T3 Ash – Remove deadwood and split branch at 8m; G5 Plum – Reduce height of leaning stem by 2-3m; T48 Apple – Cutback damaged branch by 1-2m (Ripley Conservation Area).

Contact: Tim Holman tim.holman@surreycc.gov.uk

22/T/00212

Location: Car Park, White Hart Meadows, Ripley.

Proposal: Oak (T7) – sever Ivy at base of adjacent small Holly which is climbing into the Oak; Robinia (T18) – reduce crown height of one eastern stem by 4m; Holly (T22) – reduce crown height by 3m (Ripley Conservation Area).

Contact: Tim Holman tim.holman@surreycc.gov.uk

5. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

To RECEIVE and CONSIDER reports on any enforcement actions, decisions, and informatives on recent planning applications.

6. PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

To RECEIVE and CONSIDER reports on matters ongoing under the remit of the P&E Infrastructure Sub-Committee.

7. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER matters ongoing under the remit of the P&E Committee:

- i) HMP Send presentation from Mark Jackson of Cushman & Wakeman.
- ii) Correspondence: *Guildford Development Management Policies Examination – documents ID01-03.*
- iii) Correspondence: *Guildford DMP examination – taking part in the hearings.*
- iv) Former Wisley Airfield Community Liaison Group.

8. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 17th October 2022 at 1800hrs at Victory House.

MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE MEETING held on MONDAY 5th SEPTEMBER 2022 at 1800HRS at VICTORY HOUSE

Present: Cllr Peter Shoesmith (Chairman)
Cllr Rowland Cornell
Cllr Sarah Gill
Cllr Vernon Wood
Jim Morris, Clerk of the Council
One member of the public

In accordance with Ripley Parish Council Standing Order 10, a, vi, the Chairman invited questions from the member of the public present at the meeting.

P&E 031/22 PUBLIC QUESTIONS

A local resident had entered a planning application to fell a dangerous tree in the Conservation Area. Some weeks had passed, and the resident had been unable to gain any information on the progress of the application.

Members advised the resident to seek written advice from a qualified arborist, and to fell the tree under Dead/Dying/Dangerous protocol if necessary.

P&E 032/22 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Richard Ayears, and Cllr Suzie Powell-Cullingford.

P&E 033/22 DISCLOSURES OF INTEREST

No disclosures of interest were received.

P&E 034/22 MINUTES

The Minutes of the meetings held on Monday 15th August 2022 were received, confirmed, and signed as a true and correct record by the Chairman.

P&E 035/22 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations and **RESOLVED: That the agreed comments of the Planning Group be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Thursday 20th October 2022.**

22/P/01175

Location: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU.

Proposal: Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

a) Full Planning Application incorporating;

i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange;

- ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion;
- iii. a new road junction as a secondary access to serve the new settlement from Old Lane;
- iv. SANG and associated infrastructure, including SANG car parks.
- v. Restricted access from Ockham Lane

b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area, (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school, (Class F1(a)), up to 2 nurseries, (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c) and associated pavilion (Classes E(b) and (d), F2(b))), SANG other infrastructure, (Class E(b)), part of Wisley Lane Diversion between Ockham Interchange roundabout and realigned section of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the former Wisley Airfield (with construction access from Ockham Interchange and Elm Corner).

Contact: Hannah Yates hannah.yates@guildford.gov.uk

Ripley Parish Council seeks an extension to deadline for Planning Application 22/P/01175.

22/P/01269

Location: 5 Heath Rise, Ripley, GU23 6ET.

Proposal: Erection of a single storey rear extension following demolition of the existing rear outbuilding.

Contact: Julia Kapciak julia.kapciak@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 22/P/01269.

22/P/01313

Location: 15 Grove Heath North, Ripley, GU23 6EN.

Proposal: Erection of single storey rear extension.

Contact: Julia Kapciak julia.kapciak@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 22/P/01313.

EN/18/00104

APP/Y3615/C/3238790

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY.

Alleged Breach: Without planning permission, the material change of use of the land from a nil use to the mixed use of the land for residential purposes, through the stationing of a park home and the use of the land and buildings for non-agricultural storage, including but not limited to the storage of motor vehicles.

Without planning permission; the construction of two steel portal-framed buildings labelled A and B on Plan 2 attached to the Notice; the laying of concrete hardstanding hatched in black on Plan 2; the construction of retaining walls cross-hatched in green on Plan 2 attached to this notice; the construction of breeze block planters shown cross-hatched in red of Plan 2 attached to this notice and the construction of tracks cross-hatched in black on Plan 2 attached to this notice.

Contact: Joanna Searle planningappeals@guildford.gov.uk

Ripley Parish Council notes the dates of Planning Inquiry ref APP/Y3615/C/3238790.

P&E 036/22 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered decisions and informatives for Planning Application ref 22/P/00564.

P&E 037/22 PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

National Highways was seeking a date to host a virtual meeting regarding A3/A247 South. Cllr Ayears had been attempting to arrange a date for a meeting between Ripley Parish Council, Surrey County Council, National Highways, and Taylor Wimpey for October 2022, with no responses from any of the other parties.

It was RESOLVED: That a virtual meeting regarding A3/A247 South be held at 11am on Monday 12th September.

P&E 038/22 PLANNING & ENVIRONMENT

Members received and considered matters under the auspices of Planning & Environment:

i) HMP Send presentation from Mark Jackson of Cushman & Wakeman. An offer of a virtual meeting had been received.

It was RESOLVED: That a virtual meeting be held at 6pm on Monday 12th September.

ii) Correspondence: *Have your say in our on-street parking review*. There did not appear to be any proposed alterations to parking in Ripley.

It was RESOLVED: That the item be noted.

iii) Correspondence: *Proposal for the re-development of Cothelstone and Fieldfares, Clandon Road, Send, to deliver a new purpose-built care home for the elderly frail in need of high dependency care*. The parish council noted the location of the proposed purpose-built care home.

It was RESOLVED: That the item be noted.

iv) Correspondence: *EN/19/00016 – Land Known as Valentines Farm, Rose Lane, Ripley*.

It was RESOLVED: That the item be noted.

v) Correspondence: *T – W latest Application 22/P/01175*. Members thanked the resident for raising local planning issues. It had become apparent that Ripley Parish Council had been omitted from the list of Statutory Consultees for the application for Former Wisley Airfield. Representations to the Case Officer had been unanswered. The application would be assessed over the coming weeks.

It was RESOLVED: That the item be noted.

vi) Correspondence: *Polesden Lane*. Members noted that the parish council could offer little support for a scheme to install bollards. The matter was with Surrey County Council and the representative for Horsleys Division.

It was RESOLVED: That the item be noted.

vii) Former Wisley Airfield Community Liaison Group. There were no updates.

It was RESOLVED: That the item be noted.

viii) Community Land Trust. There were no updates.

It was RESOLVED: That the item be noted and removed from future Agendas until new information became available.

P&E 039/22 DATE OF THE NEXT P&E COMMITTEE MEETING

The next meeting of the parish council's Planning & Environment Committee was scheduled to take place on Monday 26th September 2022.

The meeting closed at 1850hrs

Date:

Chairman



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www.guildford.gov.uk

Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 16 September 2022

Dear Mr. Morris,

**GUILDFORD BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (as amended)
PLANNING (LISTED BUILDING & CONSERVATION AREAS) ACT 1990 (as amended)
THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017 (as amended)**

Application Reference: **22/P/01175**

Location: **Land At Wisley Airfield, Hatch Lane, Ockham, GU23 6NU**

Please be advised that the Local Planning Authority of Guildford Borough Council has received the following application.

Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

- a) Full Planning Application incorporating; i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange; ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion; iii. a new road junction as a secondary access to serve the new settlement from Old Lane; iv. SANG and associated infrastructure, including SANG car parks. v. Restricted access from Ockham Lane
- b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area, (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school, (Class F1(a)), up to 2 nurseries, (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c) and associated pavilion (Classes E(b) and (d), F2(b))), SANG other infrastructure, (Class E(b)), part of Wisley Lane Diversion between Ockham Interchange roundabout and realigned section of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the former Wisley Airfield (with

**Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB**

construction access from Ockham Interchange and Elm Corner).

This application is accompanied by an Environmental Statement.

Case Officer: Hannah Yates

The application, together with the plans, the Environmental Statement (and associated non-technical summary) and all other documents submitted may be examined at

<https://www2.guildford.gov.uk/publicaccess>.

If you are unable to view the application electronically, it can also be inspected (digitally) at the Guildford Borough Council Offices, Millmead House, Guildford, GU2 4BB between 8:30am and 5pm Monday to Thursday and 8:30am to 4:30pm on Friday.

Digital or paper copies of the Environmental Statement may also be purchased directly from the applicant Environmental Planning team at Stantec:

Tel: 020 7446 6888; IEPenquiries@bartonwillmore.co.uk

As the application has been submitted during the summer holiday season the Council has decided to extend the normal consultation period. Representations should be made in writing and submitted to the Council **on or before 28 October 2022** via the following methods:

- online: <https://www2.guildford.gov.uk/publicaccess> (This is the strongly preferred method of submitting observations); or

- if observations cannot be submitted online, they may be sent in writing to Planning Services, Guildford Borough Council, Millmead House, Guildford GU2 4BB.

Please Note:

Your comments will be placed on our website and made publicly available, meaning they cannot be treated as confidential. Please ensure that you only provide us with information that you are happy to publicly share.

Commenting Guidance

- Please quote the reference number and your full postal address on any correspondence
- Please do not submit any photographs as we are not permitted to publicly share these for personal privacy reasons
- We must receive your comments **on or before 3 October 2022**
- Please note that letters of representation are not acknowledged and individual points will not receive a response
- When making your comments, please note that the case officer must only consider planning matters when making their recommended decision

Yours sincerely



Daniel Ledger
Interim Head of Place

Tel: 020 8541 9897
e-mail: MWCD@surreycc.gov.uk



Ripley Parish Council
Parish Council Office
4 Rio House
High Street
Ripley
Woking, Surrey
GU23 6AE

Our ref: SCC Ref 2020/0080
Your ref: GU21/CON/00007

12 September 2022

Dear Mr Morris

TOWN AND COUNTRY PLANNING ACT 1990

RE-CONSULTATION ON CURRENT APPLICATION

SITE: Valentines Farm, Rose Lane, Ripley, Surrey GU23 6NE

PROPOSAL: Change of use of land to waste transfer yard for waste wood from Challenge Fencing and Titan Garden Buildings (including conversion of existing stable building to office, storage, welfare facilities). The new building includes (internally) a wood waste pellet production plant and biomass boiler and a wood chipping area. Externally is a proposed wood storage area, reclaimed waste storage area and hard standing apron for manoeuvring of vehicles.

APPLICANT: Challenge Fencing and Titan Garden Buildings

GRID REF: 505453 156305

Further information has been submitted in respect of the above application for planning permission/approval. The additional information is available for viewing/downloading from our website: <http://planning.surreycc.gov.uk/planappsearch.aspx> by entering SCC Ref 2020/0080 in the "our reference" search field or from the link in the covering email.

The applicant has submitted the following additional details:

- 05/09/22 Email From Applicant Redacted
- 05/09/22 Air Quality Assessment dated August 2022 - redacted

I would be glad to receive any further observations which you may wish to make so that these can be taken into account when the proposals are formally considered by the County Planning Authority. Could you please let me have a reply **within 14 days**.

In the event of any appeal to the Secretary of State in relation to the above, copies of your reply will be forwarded to the Secretary of State and to the appellant, unless your reply is marked 'confidential'.

If you have any queries about the application, please contact the Case Officer, James Nolan on 020 8541 9442.

Yours sincerely

Rosemary Cottrell
Planning Technical Support Team



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www.guildford.gov.uk

Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 01 September 2022

Dear Mr. Morris,

Reference: 22/P/01384

Location: 14 Dorton Way, Ripley, Woking, GU23 6BT
Proposal: Proposed two storey front extension
Contact : Sakina Khanbhai (Direct Line 01483 444640, EMail
sakina.khanbhai@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Daniel Ledger
Interim Head of Place



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Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 13 September 2022

Dear Mr. Morris,

Reference: 22/P/01306

Location: Land at the former Highlands Nurseries, Portsmouth Road, Ripley, GU23 6EY
Proposal: Erection of 25 no. affordable dwellings, with vehicular and pedestrian access, public open space, car parking, tree works and landscaping.
Contact : Jo Trask (Direct Line 01483 444609, EMail jo.trask@guildford.gov.uk)
planningenquiries@guildford.gov.uk

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Yours sincerely

Daniel Ledger
Interim Head of Place



Mr Morris
4 Rio House
High Street
Ripley
Woking
GU23 6BZ

Date: 09 September 2022

Dear Mr Morris

22/T/00209 - NOTIFICATION OF INTENTION TO LOP, TOP OR FELL A TREE(S) IN A CONSERVATION AREA

Location: Playground, Ripley Green Road, Ripley, GU23 6AR
Proposal: T5 Norway Maple – Remove major deadwood; T13 Common Lime – Remove basal growth; T14 Common Lime – Remove basal growth; T21 Robinia – Remove dead elm leaning into crown; T24 Mountain Ash – Lift canopy over parking space to 3m; T41 Common Lime – Climbing inspection of suspected hollowing at 12m & 15m (pollard point). Remove major deadwood; T43 Common Lime – Remove deadwood; T45 Common Oak – Remove deadwood; T72 Common Oak – Remove deadwood, stabilise over bench, path and road; T73 Common Oak – Remove major deadwood; T80 Common Lime – Sever Ivy at base; T83/5 Willow – Remove damaged stem and shorten the limb over the road by 4m; T105 Common Oak – Remove two [OPM] nests (Ripley Conservation area).
Contact : Tim Holman (Direct Line 01483 444946, EMail tim.holman@guildford.gov.uk)

Thank you for your application which I received on 26/08/2022 and was registered on 26/08/2022.

In accordance with the Council's adopted practices it is likely that this application will be determined under officer's delegated powers, following the 21 day consultation period. This means that the case officer will visit the site, consider the consultation responses and all other material planning issues and form a recommendation. Once the recommendation has been agreed, the local Members will be notified of this and will have an opportunity to consider it before a decision is issued. If the local Members disagree with the recommendation on planning grounds, the application will go to the next available Planning Committee for determination. The planning officers report will be on the case file once a decision has been made.

If your application is refused, you have the right to appeal as set out in the notes accompanying the Tree Form. Would you please ensure that you quote the above reference on any



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Mr Morris
Victory House
High Street
Ripley
Woking
GU23 6AF

Date: 12 September 2022

Dear Mr Morris

22/T/00211 - NOTIFICATION OF INTENTION TO LOP, TOP OR FELL A TREE(S) IN A CONSERVATION AREA

Location: Ripley Parish Council Nature Reserve, West End Cottages, High Street, Ripley, Guildford, GU23 6AD
Proposal: T3 Ash – Remove deadwood and split branch at 8m; G5 Plum – Reduce height of leaning stem by 2-3m; T48 Apple – Cutback damaged branch by 1-2m (Ripley Conservation Area).
Contact : Tim Holman (Direct Line 01483 444946, EMail tim.holman@guildford.gov.uk)

Thank you for your application which I received on 26/08/2022 and was registered on 26/08/2022.

In accordance with the Council's adopted practices it is likely that this application will be determined under officer's delegated powers, following the 21 day consultation period. This means that the case officer will visit the site, consider the consultation responses and all other material planning issues and form a recommendation. Once the recommendation has been agreed, the local Members will be notified of this and will have an opportunity to consider it before a decision is issued. If the local Members disagree with the recommendation on planning grounds, the application will go to the next available Planning Committee for determination. The planning officers report will be on the case file once a decision has been made.

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Yours sincerely



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Mr. Jim Morris
Ripley Parish Council
Victory House
High Street
Ripley
Woking
GU23 6AF

Date: 13 September 2022

Dear Mr. Morris,

22/T/00212 - NOTIFICATION OF INTENTION TO LOP, TOP OR FELL A TREE(S) IN A CONSERVATION AREA

Location: Car Park, White Hart Meadows, Ripley
Proposal: Oak (T7) – sever Ivy at base of adjacent small Holly which is climbing into the Oak; Robinia (T18) – reduce crown height of one eastern stem by 4m; Holly (T22) – reduce crown height by 3m (Ripley Conservation Area).
Contact : Tim Holman (Direct Line 01483 444946, EMail tim.holman@guildford.gov.uk)

Thank you for your application which I received on 26/08/2022 and was registered on 26/08/2022.

In accordance with the Council's adopted practices it is likely that this application will be determined under officer's delegated powers. The planning officers report will be on the case file once a decision has been made.

If your application is refused, you have the right to appeal as set out in the notes accompanying the Tree Form. Would you please ensure that you quote the above reference on any communications.

Yours sincerely

Daniel Ledger
Interim Head of Place

Current Enforcement Cases Ripley

Report date: 01/09/2022

Total Number of all Open Cases: 15

Total Number of **HIGH** Priority Cases Open: 0

Total Number of **MEDIUM** Priority Cases Open: 6

Total Number of **LOW** Priority Cases Open: 9

Ripley	Total cases for parish: 15
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- | | | | |
|----------|---|--|--|
| 1 | Case No: EN/18/00104

Officer: Joanna Searle

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY

Description: Without planning permission, the material change of use of the land from a nil use to the mixed use of the land for residential purposes, through the stationing of a park home and the use of the land and buildings for non-agricultural storage, including but not limited to the storage of motor vehicles

Without planning permission; the construction of two steel portal –framed buildings labelled A and B on Plan 2 attached to the Notice; the laying of concrete hardstanding hatched in black on Plan 2; the construction of retaining walls cross-hatched in green on Plan 2 attached to this notice; the construction of breeze block planters shown cross-hatched in red on Plan 2 attached to this notice and the construction of tracks cross-hatched in black on Plan 2 attached to this notice. | Received: 23/04/2018

Priority: Medium | Case Status: Appeal Received |
| 2 | Case No: EN/19/00016

Officer: Joanna Searle

Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE

Description: i) Without planning permission an engineering operation consisting of the construction of a bund/raised earth platform in the approximate location outlined in blue on the attached plan.

ii) Without planning permission an engineering operation comprising changes to the levels of the ground, construction of a wall and fence and the laying of materials to create a hard-surfaced raised area, in the approximate location outlined in green on the attached plan.

iii) Without planning permission, operational development consisting of the installation of two structures, in the approximate location outlined in black on the attached plan and also shown in the two photographs attached to this Notice.

iv) Without planning permission, an engineering operation consisting of the construction of a track shown in the approximate location cross hatched in black on the attached plan. | Received: 17/01/2019

Priority: Medium | Case Status: Serve Enforcement Notice |
| 3 | Case No: EN/20/00048

Officer: Alison Adams

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY

Description: Alleged unauthorised Development - erection of large scaffolding structure | Received: 12/03/2020

Priority: Low | Case Status: Investigating |

4	Case No: EN/20/00084	Received: 30/03/2020	Case Status: Serve Enforcement Notice
	Officer: Joanna Searle		Priority: Low
	Location: Land lying to the west of Polesden Lane, Ripley, Guildford, GU23 6DX also known as land between Grafton and The Ha		
	Description: Without planning permission; i) the making of a material change of use of the land from a nil use to use of the land for residential purposes through the stationing of a static mobile home and for the storage of vehicles ii) the erection on the land of a day room, outbuildings, fencing and a children's play structure iii) the laying of hardstanding and the construction of a cesspit to facilitate the stationing of the mobile home and the development in i) and ii) above		
5	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised use of land as builder's yard		
6	Case No: EN/20/00155	Received: 10/06/2020	Case Status: Investigating
	Officer: Enforcement		Priority: Low
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged that outbuilding being used for habitable accommodation		
7	Case No: EN/20/00156	Received: 10/06/2020	Case Status: Investigating
	Officer: Enforcement		Priority: Low
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged change of use of the land to a commercial dog training and exercise area and the use of an outbuilding as residential accommodation without planning permission.		
8	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Peter Muir		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Alleged construction of a building without planning permission		
9	Case No: EN/21/00004	Received: 05/01/2021	Case Status: Investigating
	Officer: Enforcement		Priority: Low
	Location: Fernwood Nurseries, Tithebarns Lane, Send, Woking, GU23 7LE		
	Description: Alleged erection of replacement buildings rather than refurbishment as approved by planning approval 19/P/00207		
10	Case No: EN/21/00019	Received: 18/01/2021	Case Status: Investigating
	Officer: Enforcement		Priority: Medium
	Location: Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT		
	Description: Alleged unauthorised construction of hard surface and track		

11	Case No: EN/21/00105	Received: 29/03/2021	Case Status: Investigating
	Officer: Alison Adams		Priority: Low
	Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY		
	Description: Alleged unauthorised portacabin		
12	Case No: EN/21/00135	Received: 19/04/2021	Case Status: Investigating
	Officer: Enforcement		Priority: Medium
	Location: Watsons Bakery, High Street, Ripley, Woking, GU23 6AZ		
	Description: Alleged unauthorised installation of UPVC windows		
13	Case No: EN/22/00037	Received: 17/01/2022	Case Status: Investigating
	Officer: Enforcement		Priority: Low
	Location: The Paddocks, Rose Lane, Ripley GU23 6NE		
	Description: Alleged unauthorised increase in area of site		
14	Case No: EN/22/00165	Received: 06/05/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Medium
	Location: Stables, Hangover House, Gambles Lane, Ripley		
	Description: Alleged unauthorised operational development consisting of the creation of hard surfaces, and the erection of gates and fence		
15	Case No: EN/22/00265	Received: 28/07/2022	Case Status: Investigating
	Officer: Peter Muir		Priority: Medium
	Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE		
	Description: Alleged unauthorised operational development linked to multiple deliveries of concrete to the site		



Enforcement Cases Closed Ripley

Report date: 01/09/2022

Actions since: 01/08/2022

Ripley

Total cases for parish: 2

1 Case No: EN/18/00232 Enforcement Officer: Peter Muir

Location: Hampton House, High Street, Ripley, Woking, GU23 6AZ

Description: Alleged non-compliance with approved application 14/P/00337

Sign-Off Date:

Action Notes:

11/08/2022

The changes that have been made from the approved plans on 14/P/01337 are relatively minor in terms of their visual impact and are not considered to result in any material harm to the adjacent Listed Buildings and their setting or the wider character of the area including the Ripley Conservation Area. It would not be expedient to take further action. This has been agreed by the Senior Specialist - Planning Enforcement.

2 Case No: EN/19/00013 Enforcement Officer: Peter Muir

Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY

Description: Alleged siting of mobile homes for residential purposes without planning permission

Sign-Off Date:

Action Notes:

09/08/2022

Site visit has confirmed that the only persons living on site are doing so in accordance with planning approval 16/P/02491, and the mobile homes previously occupied by other parties have been sold and removed from site. The breach of planning control has been resolved through negotiation.

08.09.22 15:23

**Guildford Development Management Policies Examination - documents
ID01-03**

To Guildford Borough Council and all consultation respondents

Following the introductory email 21 July 2022, attached are three documents from the Inspector
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ID01 - Inspector's Guidance Note

ID02 - Inspector's Matters and Questions

ID03 - Preliminary Timetable

Please note page 3 of the Guidance Note – any respondents who are wishing to make changes to the Development Management Policies document and want to take part in the hearings should please let me know by **5.00 pm on Friday 30 September 2022**.

Please do not hesitate to contact me if you have any queries.

Regards, Robert Young
Programme Officer
email: guildfordplan2exam@gmail.com

Guildford Development Management Policies Examination Examination Guidance Note

8 September 2022

INTRODUCTION

This note has been prepared by Planning Inspector David Reed BSc DipTP DMS MRTPI who has been appointed by the Secretary of State for Levelling Up, Housing and Communities to carry out an independent examination of the Guildford Borough Local Plan: Development Management Policies (the DMP). The note provides guidance to representors who wish to be involved in the examination process.

PROGRAMME OFFICER

The Programme Officer for the examination is Robert Young, who works independently of the Council under my direction. Robert is responsible for organising the administration of the examination and acting as a channel of communication between myself, the Council and interested parties to ensure its smooth running. Robert is also responsible for ensuring that documents are circulated to relevant parties as required and that the document library and other information on the examination section of the Council's website is kept up to date.

Any procedural or other matters that you wish to raise during the examination should be raised through Robert whose contact details are as follows:

Robert Young
Programme Officer
Guildford Development Management Policies Examination
c/o Planning Policy
Millmead House
Millmead
Guildford
Surrey
GU2 4BB
Email: guildfordplan2exam@gmail.com
Mobile: 07908 563538

THE SCOPE AND PURPOSE OF THE EXAMINATION

The purpose of the examination of the DMP is to determine whether it satisfies the legal requirements under the 2004 Act and associated regulations, whether the Council has complied with the duty to co-operate and whether the plan is sound. **To be sound the DMP must be positively prepared, justified, effective and consistent with national policy.** The starting point is the assumption that the Council has submitted a plan it believes to be sound. The examination is not an opportunity to 'improve' the plan for other reasons.

It is important to note that the DMP follows the adoption of the Guildford Borough Local Plan: Strategy and Sites (the LPSS) in April 2019. The LPSS sets the planning strategy for the Borough over the period to 2034 and this includes the spatial strategy and allocations for meeting the housing and other needs of the area.

The examination of the DMP is not an opportunity to revisit the matters which have been determined by the LPSS. As a non-strategic, subsidiary plan the role of the DMP is to provide a suite of detailed development management policies to support the implementation of the LPSS. It follows that the DMP must be consistent with the JCS, albeit providing more detailed or additional policy where necessary.

It is appreciated some representators have specific land or development interests in the Borough. However, the examination will not consider the application of the DMP or individual policies to specific sites or schemes, nor arguments which are advanced for site specific reasons. The merits of the policies will be considered on a generic basis only.

It is also important to note in respect of Policy ID11: Parking Standards that the examination will not consider the draft Parking SPD, only the content of the DMP. The Parking SPD is a matter for the Council.

The plan to be examined is the Submission Local Plan dated June 2022, exactly the same document as the Proposed Submission version published in January 2022.

The Council has prepared 'Additional Modifications comprising of minor modifications to and errata for the Proposed Submission Local Plan: Development Management Policies (2022)' (Core Document CD005) in the light of representations and to correct some errors, and this contains a series of changes the Council proposes to make to the plan. The resulting tracked change version of the plan has been published as CD006. These documents have been carefully considered and the preliminary view reached that, whilst providing clarification in some instances, the proposed changes do not materially alter the policies of the plan. As such these alterations can be considered a part of the plan under examination and, unless subsumed into main modifications in due course (see below), are a matter for the Council to progress along with any other changes of a minor nature.

All written representations made on the Proposed Submission Plan will be taken into account, but my report will not deal with every point that has been made. The examination relates solely to legal requirements and the soundness of the plan and as such only these matters will be covered in my report. The Council and parties who are seeking changes to the plan (i.e. those who have made an objection) will have the opportunity to put forward their views during the examination, but it is important to stress that the written evidence already submitted carries as much weight as verbal evidence given at the hearing sessions.

Those who have made representations supporting the DMP do not have a right to speak at the hearing sessions. The Council has submitted the plan for examination and can be expected to be able to explain and support its provisions. It is not therefore necessary for those who support the plan to speak at the examination although I may agree to an exception if this would be helpful to the examination hearings.

The examination will end when my report is submitted to the Council. The potential outcomes for the examination are:

(a) The Council has complied with the duty to co-operate, the plan satisfies the legal requirements and is sound. In this case I would recommend that the plan be adopted without main modifications.

(b) The submitted plan does not satisfy the legal requirements or is unsound in some way,

but with further modifications these matters could be addressed. In these circumstances the Council has asked me to recommend main modifications to make the plan legally compliant and/or sound so it can be adopted.

(c) The third scenario is that these requirements have not been met and it would not be possible to modify the plan to make it legally compliant and/or sound. In this case I would recommend that the plan is withdrawn.

Any modifications I recommend would be limited to those required to address matters of legal compliance or soundness. These are known as 'main modifications' (MMs) and would be published for a minimum of six weeks public consultation prior to being finalised.

THE HEARING SESSIONS

From my reading of the DMP, its supporting documentation, the representations received and the Council's responses, a number of matters and questions (MQs) have been identified that potentially involve soundness issues and thus require discussion during the examination hearings. There will also be an opportunity for other issues to be raised if participants consider the DMP is not sound in some other respect although the matter must already have been raised in a representation on the Proposed Submission plan. The MQs are set out in the accompanying document together with a preliminary timetable for the hearing sessions. These are planned to be held in the Council Chamber at Millmead House, Guildford commencing at **10am on Tuesday 15 November** and will continue as necessary that week. There will be an opportunity if necessary to attend in a 'virtual' capacity. Further details of how to join and participate in these events will be issued in due course.

The hearing sessions will take the form of a discussion, led by me, during which the Council and other participants will be invited to put forward their views and to elaborate upon their written submissions. The hearing sessions will be livestreamed to interested parties through the examination website but will not be available after the event. Only participants who have been invited – those who have made representations on the matter under discussion and wish to be involved – will be allowed to speak. Hearing participants will be given a full opportunity to contribute their views on relevant matters but there will also be a need to use hearing time efficiently for the benefit of all concerned.

The hearing sessions will commence at 10.00 am each day in accordance with the published timetable. There will be a short break mid-morning and a longer break around lunchtime. If there is a full afternoon session there will be a further short break mid-afternoon.

The preliminary timetable for the hearing sessions has been circulated with this note, but it may well be necessary to amend this in the light of the number of participants who wish to take part in the sessions or for other reasons. Whilst the Programme Officer will endeavour to keep people informed of any changes, it is the responsibility of participants to keep in contact and ensure they attend the appropriate sessions. The participants for each session will be those who made relevant representations on the DMP and who have confirmed to the Programme Officer that they wish to speak.

All those who wish to speak at the hearing sessions should confirm this in writing to the Programme Officer by 5.00 pm on Friday 30 September 2022, stating clearly which specific policies they wish to discuss.

If you do not contact the Programme Officer by 5.00 pm on Friday 30 September 2022 it will

be assumed you do not wish to speak at the hearings and will rely on your written submissions. A finalised timetable and list of participants will be circulated prior to the hearing sessions and only those on the list will be allowed to speak.

Where several individuals or developers have made similar representations on a topic they are encouraged to appoint a common representative to avoid unnecessary repetition.

THE EXAMINATION LIBRARY AND AVAILABILITY OF DOCUMENTS

All documents associated with the examination are available on the Council's website and this will be kept up to date. The Council has produced a range of background papers and supporting documentation and these are available together with the representations made on the Proposed Submission version of the plan (CD013 and CD014) and the consultation statement summarising the responses received (CD019). **The attention of representors is specifically drawn to Appendix 6 of document CD019 which lists the main issues raised in the pre-submission consultation and sets out the Council's response to each of these issues. This will form the basis of the Council's case at the examination hearings and may address representor's concerns.**

The latest hearing timetable and list of participants will be on the website, together with any further documents prepared to assist the examination, the hearing statements submitted by participants and any correspondence between the Inspector and the Council.

If you have any difficulties accessing the examination website please contact the Programme Officer or the Council.

THE SUBMISSION OF HEARING STATEMENTS AND FURTHER MATERIAL

The Council is asked to provide a full written response to all the MQs, addressing the relevant points raised by representations. These should include specific references to supporting evidence or existing documents as necessary.

Other participants may, if they wish, submit written statements addressing the MQs for the sessions they are attending to reinforce their existing representations. However, there is no requirement to do this and participants may rely on the submissions already made. There is no need to repeat points already made. Any statements should be succinct and there is no need to include extracts from the plan or examination documents as references will suffice. Appendices should be kept to a minimum. Those not participating in the hearings may also submit further statements addressing the MQs for the consideration of the Inspector.

Written statements should be submitted to the Programme Officer electronically. For both the Council and other participants, **the deadline for the receipt of any further written statements is 5.00 pm on Friday 21 October 2022.** The person or body submitting the representation should make it clear which specific policy is being addressed, **with a separate statement for each policy.** Those commenting on several policies should not combine them into a single statement. In order for the hearing sessions to proceed as planned, late statements will not be accepted. Statements will be posted on the examination website and thus made available to other hearing participants and interested persons.

After this, no further opportunity will be provided for additional statements or further documentation unless this is specifically requested by me. In particular, there is no scope to

produce rebuttal statements responding to the views of other participants and no opportunity for further statements or written information to be submitted at the hearing sessions.

SUMMARY/KEY POINTS

- The MQs paper sets out the key questions for consideration during the examination
- The hearing sessions will begin at 10.00 am on Tuesday 15 November 2022
- A preliminary timetable has been published for the hearing sessions
- All those who wish to speak at the hearing sessions must confirm this in writing to the Programme Officer by 5.00 pm on Friday 30 September 2022, identifying the specific policies concerned
- A finalised timetable and list of participants for the hearings will be confirmed in due course
- Participants who wish to submit further written statements to address the MQs should do so by 5.00 pm on Friday 21 October 2022 with a separate statement for each policy
- All documentation relevant to the examination is available on the Council's website
- Any queries should be directed to the Programme Officer – Robert Young

David Reed

INSPECTOR
8 September 2022

Guildford Development Management Policies Examination

List of Matters and Questions

8 September 2022

Please read the Examination Guidance Note circulated with this document.

The Council are asked to respond in full to every question except Matter 7.

Other respondents (particularly those attending the hearings) may wish to address the questions by submitting a further statement but there is no requirement to do so as existing representations made at Regulation 19 stage will be fully considered. A separate statement should be submitted for each policy.

It is important to note that the DMP follows the adoption of the Guildford Borough Local Plan: Strategy and Sites (the LPSS) in April 2019. The LPSS sets the planning strategy for the Borough over the period to 2034 and this includes the spatial strategy and allocations for meeting the housing and other needs of the area.

The examination of the DMP is not an opportunity to revisit the matters which have been determined by the LPSS. As a non-strategic, subsidiary plan the role of the DMP is to provide a suite of detailed development management policies to support the implementation of the LPSS. It follows that the DMP must be consistent with the JCS, albeit providing more detailed or additional policy where necessary.

It is appreciated some representors have specific land or development interests in the Borough. However, the examination will not consider the application of the DMP or individual policies to specific sites or schemes, nor arguments which are advanced for site specific reasons. The merits of the policies will be considered on a generic basis only.

It is also important to note in respect of Policy ID11: Parking Standards that the examination will not consider the draft Parking SPD, only the content of the DMP. The Parking SPD is a matter for the Council.

Duty to co-operate and other legal requirements

No significant concerns have been raised by representors or identified by the Inspector to justify discussion at the hearings.

Matter 1: Policy H7: Review Mechanisms

Main Question: Whether Policy H7: Review Mechanisms is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Supplementary Questions:

- 1.1 (For the Council) How often has reduced affordable housing provision been agreed? Please provide a list of recent cases. Have review clauses been agreed?
- 1.2 Is the scope of the policy sufficiently clear? Should small scale development (to be defined) be exempt?
- 1.3 Would 'late stage' reviews be effective? What would happen in the event of disagreement?
- 1.4 Should further details of the review process be included?

Matter 2: Policy H8: First Homes

Main Question: Whether Policy H8: First Homes is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Supplementary Questions:

2.1 The Government's First Homes policy was introduced after the adoption of the LPSS. What are the implications for Guildford Borough and the affordable housing split set out in LPSS Policy H2(4)?

2.2 In the case of Guildford Borough, will the policy lead to the loss of shared ownership properties, an excess of 1-bedroom properties or any other adverse consequences? If so, should there be scope for some flexibility over the requirement for 25% of affordable homes to be First Homes?

Matter 3: Policy P6/P7: Biodiversity in New Developments

Main Question: Whether Policy P6/P7: Biodiversity in New Developments is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Supplementary Questions:

3.1 Is the requirement for a 20% increase in biodiversity justified in the case of Guildford?

3.2 What would be the implications of a 20% increase on development viability? Would there be any unintended consequences?

3.3 If viability is an issue on a site, how does biodiversity feature amongst other priorities?

Matter 4: Policies D12-D15: Sustainable and Low Impact Development; Climate Change Adaptation; Carbon Emissions from Buildings & Renewable and Low Carbon Energy Generation and Storage

Main Question: Whether Policies D12-D15: Sustainable and Low Impact Development; Climate Change Adaptation; Carbon Emissions from Buildings & Renewable and Low Carbon Energy Generation and Storage are positively prepared, justified, effective and consistent with both national policy and the LPSS.

Supplementary Questions:

4.1 Is it justified for Policies D12 and D13 to revisit matters covered in LPSS Policy D2 and the Council's SPD?

3.2 Do these policies conflict with, or unnecessarily duplicate matters covered by national guidance or legislation?

Matter 5: Policy ID10: Achieving a Comprehensive Guildford Borough Cycle Network

Question: Whether Policy ID10: Achieving a Comprehensive Guildford Borough Cycle Network is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Supplementary Question:

5.1 Are the mapped routes adequately justified and would the network be effective?

Matter 6: Policy ID11: Parking Standards

Question: Whether Policy ID11: Parking Standards is positively prepared, justified, effective and consistent with both national policy and the LPSS.

Supplementary Questions:

6.1 In relation to non-strategic sites, is it justified for the policy to require compliance with the standards set out in a Parking SPD that does not form part of the plan?

6.2 In relation to strategic sites, is it effective for standards and guidance to be included in both the DMP and SPD? Is the difference in approach to non-strategic sites justified?

6.3 Is the requirement for 0.2 visitor spaces per dwelling where 50% or more spaces are allocated in Section 2c justified? Should there be more flexibility?

6.3 Are the maximum vehicle parking standards for strategic sites in Appendix B justified? Could there be any undesirable side effects? Are they maximum requirements when justification is needed to provide fewer spaces (Section 4a)?

6.4 Are the space and garage sizes in Section 5 justified?

Matter 7: Other Policies

Main Question: Whether the other policies in the DMP are positively prepared, justified, effective and consistent with both national policy and the LPSS.

(if responding to this matter, please submit a separate statement for each policy)

Matter 8: Viability

Question: Have the policy requirements in the DMP, including the requirements for First Homes, a 20% net gain in biodiversity and electric vehicle charging infrastructure, been adequately assessed in relation to viability to ensure that they do not undermine the deliverability of housing development in the area? If not, how can the matter be addressed and what would the implications be for the policies in the DMP?

Guildford Development Management Policies Examination

Preliminary Timetable

As at 8 September 2022

TUESDAY 15 NOVEMBER 10am

Matter 1: Policy H7: Review Mechanisms

Matter 2: Policy H8: First Homes

(not before 2pm)

Matter 5: Policy ID10: Achieving a Comprehensive Guildford Borough Cycle Network

WEDNESDAY 16 NOVEMBER 10am

Matter 3: Policy P6/P7: Biodiversity in New Developments

(not before 2pm)

Matter 4: Policies D12-D15: Sustainable and Low Impact Development; Climate Change Adaptation; Carbon Emissions from Buildings & Renewable and Low Carbon Energy Generation and Storage

THURSDAY 17 NOVEMBER 10am

Matter 6: Policy ID11: Parking Standards

(not before 2pm)

Matter 8: Viability

FRIDAY 18 NOVEMBER

Reserve Day

(Matter 7: Other Policies – day & time to be advised)

08.09.22 17:48

Guildford DMP examination - taking part in the hearings

To Guildford Borough Council and all consultation respondents

Further to my earlier email, the Inspector wishes to emphasise that the hearings are not an open invitation for people to seek changes to the plan except for reasons of soundness, ie whether the policies are positively prepared, justified, effective and consistent with national policy. Changes to the plan can only be made if it is not sound in one of these respects, and discussion will be on that basis. The examination is not an opportunity to 'improve' the plan for other reasons.

To take part in the discussion on any policy the respondent concerned must have made representations on it.

Please do not hesitate to contact me if you have any queries.

Regards, Robert Young
Programme Officer
email: guildfordplan2exam@gmail.com