

EXECUTIVE

4 SEPTEMBER 2018

SUPPLEMENTARY INFORMATION

Procedure for the discharge of business at this meeting

The Leader of the Council, as chairman of the Executive, welcomes the attendance of members of the public and non-Executive councillors at this special meeting of the Executive.

The procedure for dealing with each item of business shall be as follows:

1. Lead Councillor to introduce report on the matter
2. Members of the public invited to ask a question or comment, for which they will have a maximum of **three** minutes each
3. Opportunity for councillors to ask questions of the public speaker(s)
4. Non Executive councillors invited to ask a question or comment, for which they will have a maximum of **five** minutes each
5. Lead councillor to respond to comments and questions
6. Executive debates the matter
7. Chairman to invite Executive to make decision on the matter

Item 4: Guildford Borough Local Plan: Local Development Scheme 2018

Public Participation:

No members of the public have given notice of their wish to ask a question or comment on this item.

Item 5: Main Modifications Consultation on the Submission Local Plan

Further amendments to Appendix 2: Schedule of Main Modifications

Following publication of the agenda for this special meeting, the Inspector has suggested a limited number of changes to the proposed Main Modifications schedule. These changes will be made to the proposed main modifications schedule prior to consultation and relate to:

- a) Clarification in the text in MM2, (Policy S2(1)), to reflect that the housing requirement from 2015 to 2018 is 630 dwellings per annum, and from 2019 to 2034 672 dwellings per annum;
- b) Deletion of wording in MM25 (Policy ID2 (4)(a)) in relation to parking permits. This was previously agreed with the Inspector, but was erroneously not struck through in the proposed modifications schedule; and
- c) Changing the wording under MM33 (site A26, requirement (5)) regarding the provision of bus services to read consistently with new wording proposed in MM32 (site A25, at requirement (5)) regarding the same matter.

Furthermore, an addition to MM25 (Policy ID3) is to be included in the proposed main modifications schedule, which allows for consideration of setting maximum parking standards for Guildford town centre in a Parking Supplementary Planning Document. This was omitted in error from the proposed main modifications policy text in the schedule attached to the Executive report at Appendix 2.

The changes are not considered to be significant and will be subject to consultation as part of the proposed main modifications schedule.

Public Participation:

Question:

Cllr Paul Follows, Waverley Borough Councillor (Godalming Central and Ockford Ward) has asked the following question (the response to each part of which is set out in red below):

“(1) In Regards to Policy A61, Land at Aaron’s Hill, Godalming (MM36) – see pages 250 and 478.

As the Executive are likely aware, a planning application for the Waverley Section of this plot has been submitted (WA/2018/1239), and has concluded its consultation period on 31st August.

Please could the Executive explain how part 1 of this new requirement (comprehensive masterplanning) can be met if 262 homes in Waverley are planned and built independently of 200 further homes in Guildford Borough? Do you believe the application under consideration in Waverley should be scrapped and resubmitted as a joined-up, true masterplan as the spirit of your policy (and an equivalent policy in the Waverley Local Plan) indicates?

Response: *The site promoters have consistently been promoting the entire site through both Waverley and Guildford’s local plan processes. As a result, all the technical work, including the masterplanning of the site, has been undertaken on a site wide basis. The site promoters have been engaged with pre-application discussions with both Waverley and Guildford planning officers. Pursuant to this, the site promoters undertook a Design South East Review Panel exercise in March 2018, which considered the masterplan across the whole site. It is not necessary or appropriate to have a single planning application and any subsequent planning application in Guildford will need to demonstrate how it integrates with the development proposed in Waverley.*

(2) in regards to same policy:

Would the Executive explain how council tax and services would be equitably apportioned between Waverley and Guildford - based on the assumption that the proximity of the 200 homes defined under this policy will likely be dependent on services provided in Waverley whilst taxes would go to Guildford?

I note this specifically due to the extra burden this would put on local transport links and amenities in the ward of Godalming Central and Ockford (which includes the Town Centre area as well as the development site) without any appreciable compensation. These areas are already over-stretched and will be more so with the currently proposed 262 houses (let alone 462).

Response: *If the Local Plan includes a development of 200 homes at this site, which is wholly within Guildford Borough and the homes are built, each household would be liable for payment of council tax to Guildford in the normal way, which will contribute towards the provision of local services – including services provided by Guildford Borough Council (10% of Council Tax collected) , Surrey County Council (80%), and the Police and Crime Commissioner (10%). We do not envisage that these homes will rely on services provided by Waverley Borough Council, which Guildford Borough Council would normally provide, but there may be services provided by the County Council for the occupants of these homes from locations within Waverley Borough. This situation is no different to any other area with a large population on the periphery of the borough in closer proximity to a neighbouring town than to Guildford.*

(3) in regards to same policy:

What level of consultation and engagement will be made with Waverley residents in regards to implementation of this policy?"

Response: *Waverley residents are able to respond to the forthcoming consultation on the Main Modifications to the Submission Local Plan should they wish to do so. Any consultation undertaken on a future planning application is also open to anyone who wishes to respond.*

Public Speakers:

In accordance with Public Speaking Procedure Rule 3, the following members of the public have registered to speak on this matter at the meeting:

- Amanda Mullarkey, on behalf of Guildford Residents Association
- Mike Newton, Director Boyer Wokingham, on behalf of Countryside Properties
- Ben Boyce, Managing Director Ashill Group

Call-in

In accordance with Overview and Scrutiny Procedure Rule 16 (h), the Managing Director has designated this matter to be urgent and, subject to the formal agreement of the Executive and the Chairman of the Overview and Scrutiny Committee, shall not be subject to the call-in procedure.

The Chairman of the Overview and Scrutiny Committee has already given her formal agreement.

This means that, subject to the Executive's agreement, the decision can be implemented immediately.

Amended Recommendation:

- (1) That, subject to paragraph (2) below, the main modifications proposed to the Local Plan: strategy and sites document, as shown in Appendix 1 and the schedule in Appendix 2 to the report submitted to the Executive, be approved for formal public consultation beginning on or around 11 September 2018, subject to the inclusion of the following changes proposed by the Inspector:
 - (a) Clarification in the text in MM2, (Policy S2(1)), to reflect that the housing requirement from 2015 to 2018 is 630 dwellings per annum, and from 2019 to 2034 672 dwellings per annum;
 - (b) Deletion of wording in MM25 (Policy ID2 (4)(a)) in relation to parking permits. This was previously agreed with the Inspector, but was erroneously not struck through in the proposed modifications schedule; and
 - (c) Changing the wording under MM33 (site A26, requirement (5)) regarding the provision of bus services to read consistently with new wording proposed in MM32 (site A25, at requirement (5)) regarding the same matter

and the correction of the omission in the proposed main modifications policy text in the main modifications schedule to include an addition to MM25 (Policy ID3) to allow for consideration of setting maximum parking standards for Guildford town centre in a Parking Supplementary Planning Document.

- (2) That the Director of Planning and Regeneration be authorised to make such further minor alterations:

- (a) as may be proposed by the Inspector prior to commencement of the public consultation;
 - (b) to improve the clarity of the submission documents as she shall determine following consultation with the Leader of the Council.
- (3) That, in accordance with Overview and Scrutiny Procedure Rule 16 (h), the Executive agrees to waive the call-in procedure in respect of this decision.