

# EXECUTIVE

17 July 2018

- \* Councillor Paul Spooner (Chairman)
- \* Councillor Matt Furniss (Vice-Chairman)

- |                             |                                 |
|-----------------------------|---------------------------------|
| * Councillor David Bilbé    | * Councillor Gordon Jackson     |
| Councillor Philip Brooker   | * Councillor Nigel Manning      |
| * Councillor Geoff Davis    | * Councillor Nikki Nelson-Smith |
| * Councillor Graham Ellwood | Councillor Iseult Roche         |

\*Present

Councillors Angela Gunning, Mike Hurdle, Jo Randall, David Reeve, Caroline Reeves, Tony Rooth were also in attendance.

## **EX18 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Philip Brooker and Iseult Roche.

## **EX19 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTEREST**

No disclosable pecuniary interests were declared.

Councillor Caroline Reeves declared an interest in relation to Agenda Item 6 – The Homelessness Strategy 2018-2020, on the basis that she was a trustee of Guildford Action.

## **EX20 MINUTES**

The Executive approved the minutes of the meeting held on 19 June 2018. The Chairman signed the minutes.

## **EX21 LEADER'S ANNOUNCEMENTS**

There were no announcements from the Leader.

## **EX22 BUDGET ASSUMPTIONS AND BUSINESS PLANNING 2018-19 TO 2020-21**

The Executive considered a report which set out the suggested parameters that officers would use to prepare the 2019-20 General Fund and Housing Revenue Account (HRA) outline budgets and projections for the following three years. These parameters were the level of:

- (a) general inflation to be assumed in expenditure budgets (excluding any increases of a contractual nature)
- (b) pay award to be assumed in the preparation of the salary budgets
- (c) increase in income to be achieved from fees and charges
- (d) council tax and council tax base increase
- (e) housing rent increase
- (f) business rates increase
- (g) government grant predictions
- (h) the Council's Medium Term Financial Strategy

Setting parameters for the whole of the plan period was beneficial in the calculation of projections over the medium term. Officers therefore proposed working assumptions to use in the preparation of the outline budget for 2019-20 and projections for the following three years.

The Executive acknowledged that, within the period covered by the business planning horizon, there would be significant change to the system of local government finance. By 2020, government would re-assess the baseline need to spend of each local authority through the 'fair funding review' and establish a financing system based on 75% business rates retention. As part of the fair funding review, further powers and responsibilities would be passed to local government and the cost drivers and demand for local government services would be re-assessed. The Government had launched a series of technical consultations on the design of the new local government funding system from 2020, which Officers had responded to and would continue to respond to as further consultations came forward.

The Executive noted that the assumptions would result in a deficit between projected income and expenditure of £8.5 million over the period 2019-20 to 2022-23, although sensitivity analysis had shown that the range of the deficit could vary between £7.7 million and £11.5 million. To address this shortfall, the Council had recently launched a revised transformation programme, "Future Guildford". Further information regarding the programme and potential savings would be presented to the Executive in due course.

Having considered the report, the Executive

RESOLVED:

- (1) That the budget assumptions to be used in the preparation of the 2019-20 outline budget and for medium term financial planning purposes, as detailed in the report submitted to the Executive and in the table below, be approved.

	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>Benchmark</b>
<b>General Inflation</b>	2.0%	2.0%	2.0%	2.0%	CPI
<b>Payroll</b>	2.0%	2.0%	2.0%	2.0%	AWE (PS)
<b>Income</b>	3.0%	3.0%	3.0%	3.0%	RPI
<b>Council Tax increase</b>	£5 (approx 3.3%)	1.9%	1.9%	1.9%	CPI
<b>Business Rates Inflation</b>	3%	2%	2%	2%	RPI until 2020, CPI after 2020
<b>Revenue Support Grant (RSG) decrease</b>	'Negative RSG' of £674,000	'Negative RSG' of £1.2 million	'Negative RSG' of £1.7 million	'Negative RSG' of £2.1 million	n/a
<b>Council Tax Base Increase</b>	0.73%	1.2%	1.18%	1.06%	Planning applications and local plan forecast
<b>New Homes Bonus</b>	£1.2 million	£1.9 million	£2.6 million	£3.4 million	Planning applications and local plan forecast
<b>Housing Rents</b>	1% reduction	2% increase	2% increase	2% increase	Government Guidance until 2020 then CPI

	2019-20	2020-21	2021-22	2022-23	Benchmark
<b>Average Weighted Investment Returns</b>	1.48	1.49	1.63	1.64	Target % above BoE Base rate as per TMSS

- (2) That the revised medium term financial strategy, as set out in Appendix 1 to the report, be approved.

Reasons:

- (1) To set the budget assumptions that officers will use to prepare the 2019-20 outline budget and medium term financial plan.
- (2) To inform the Council's business planning and budget process for 2019-20.

**EX23 THE HOMELESSNESS STRATEGY 2018-2020**

The Executive considered a report on the Council's revised Homelessness Strategy for the next two years in the light of the Homelessness Reduction Act 2017 (HRA17), which extended the duties on local housing authorities with effect from 3 April 2018.

Councillors noted that the new strategy and action plans had focused on three areas:

- Prevention – Effective and creative use of resources to prevent homelessness
- Support – Provision of a range of support services to help people access and sustain accommodation
- Supply – Ensuring an adequate supply of accommodation for people who are homeless or at risk of homelessness.

The prevention of homelessness was the central objective of the Homelessness Strategy. The HRA17 presented significant challenges as it placed greater emphasis on preventing homelessness in an area where access to suitable and affordable housing was so difficult for lower income households.

The Council commissioned a range of services and partner agencies and joint working arrangements played a key role in preventing homelessness. With affordable housing in short supply, effective communication and the development of new initiatives to engage with customers at the earliest opportunity would become increasingly important.

To strengthen the Council's homelessness prevention work, the Strategy and action plans highlighted the importance of:

- developing service delivery around the requirements of the HRA17 in line with evolving good practice
- working internally and with partners to identify early intervention opportunities
- reviewing procurement and commissioning arrangements.

In October 2018, Universal Credit would be rolled out in Guildford and this would affect all those receiving benefits as well as others on low incomes, tenants in social and private rented housing and those in socially excluded groups.

Rough sleeping and single homelessness remain the Council's most challenging areas of work. Single people were not normally a priority for housing but were increasingly at risk of homelessness and had limited options. There had been an increase in the number of rough

sleepers with multiple needs, particularly mental health issues, who experienced difficulties engaging with services and accessing appropriate support and accommodation.

The Council currently commissioned a range of services to prevent homelessness and enable access to housing and support. These services needed to adapt and transform to remain effective and to reflect the changing environment. The strategy acknowledged these challenges and proposed that the Council:

- Continued to prepare for the introduction of Universal Credit and support customers and partners
- Reviewed rough sleeping services and the approach to commissioning to ensure resources were targeted to reflect the needs of customers in a changing environment
- Worked with partners to develop joint working arrangements, maximise resources and explore joint commissioning opportunities.

The future was uncertain in respect of the housing market and the availability of affordable housing. Without an adequate supply of housing affordable for people on benefits or on low incomes, the demand for social rented housing, which is limited in supply, would increase.

The Council's use of the private rented sector had been essential to its success in preventing homelessness to date. Landlords were facing a number of changes in relation to legislation, regulation and taxation which made the buy to let market less financially attractive and increased the administrative burden. This could affect the sector and reduce supply as new investors were discouraged from entering the market or existing landlords prompted to leave.

The HRA17 had extended the Council's obligations and it now had a duty to relieve homelessness where the person is likely to become homeless within 56 days. The Council leased a number of properties to housing associations and other providers to help meet local housing need. Existing arrangements had been effective but the new legislation had required the Council to review its use of resources to ensure they were targeted effectively. In particular, it needed to increase the supply of short-term accommodation for single people and families.

To ensure the supply of housing, the strategy had set out the Council's intention to:

- Maximise the use of social housing including addressing under-occupation and tackling social housing fraud
- Review the use of the Private Rented Sector, improve the offer and incentives to ensure that the number of landlords and agents willing to work with the Council is maintained and increased.
- Review the use of existing properties leased to housing associations, explore opportunities for alternative use and identify additional properties suitable to be leased
- Work with housing providers and commissioning partners to monitor and review supported housing to ensure it meets local need.

The Executive noted that the draft Strategy had also been considered by the Overview and Scrutiny Committee at its meeting on 5 June 2018. In response to comments made by the Committee, a number of minor amendments had been made to the draft Strategy. Having noted that the Committee had expressed support for the strategy and action plans, the Executive

RESOLVED:

- (1) That the new draft Homelessness Strategy 2018-20, as set out in Appendix 1 to the report submitted to the Executive, be adopted.

- (2) That the Director of Community Services be authorised to implement the strategy and review and update the action plans in consultation with the Lead Councillor for Housing and Development Management.

Reason:

To meet the Council's duty under the Homelessness Act 2002 to review homelessness in the borough at least every five years and produce a strategy setting out the Council's approach to the prevention of homelessness, provision of accommodation and support for those facing homelessness.

**EX24 GUILDFORD SUSTAINABLE MOVEMENT CORRIDOR 1: WEST (SMC1) - PHASE 1**

The Executive considered a report which sought approval to transfer the budget required to complete the first phase of Guildford Sustainable Movement Corridor 1 – West (SMC1) from the provisional capital programme to the approved capital programme. This would enable the continuation and completion of the detailed design and implementation of the first phase of Guildford Sustainable Movement Corridor 1 – West (SMC1) from 2018-19 to 2020-21.

This package of improvements would provide a vital transport corridor between the Surrey Research Park/Royal Surrey County Hospital and Guildford mainline train station.

The report also outlined the current spend and the works completed to date as well as the remaining scope of works to be delivered from 2018-19 to 2020-21.

Having considered the report, the Executive

RESOLVED: That £3.85 million required for the first phase of Guildford Sustainable Movement Corridor, that is currently part of the overall budget of £9.895 million on the Provisional Capital Programme, be moved to the Approved Capital Programme.

Reason:

To complete the detailed design and delivery of the first phase of Guildford Sustainable Movement Corridor 1 – West (Phase 1 SMC1). £2.725m of the funds have been awarded to the project by the Enterprise M3 Local Enterprise Partnership (EM3 LEP). These funds must be spent by end of March 2021 and so work on detailed design is already underway.

**EX25 PUBLIC BIKE SHARE SCHEME FOR GUILDFORD**

The Executive considered a report which identified the potential for a public bike share scheme in Guildford, specifically in areas close to the town centre. This would be a highly visible project stating the borough's commitment to sustainable transport, encouraging modal shift away from the private motor car and providing a new service to many who did not currently cycle.

The total scheme costs of £1.13 million included the infrastructure improvements which will be completed alongside the implementation of the docking stations. Funding of £600,000 had recently been made available by the Enterprise M3 Local Enterprise Partnership (EM3 LEP) which would enable a new bike share scheme in the town to be completed in this financial year and it would also make it possible to make the fleet of bikes electric. The remaining £530,000 was on the provisional capital programme.

A supplementary estimate of £600,000 would be required to be fully funded by the EM3 LEP grant.

An interim feasibility report proposing a phased approach to the project had been completed, a copy of which was appended to the report to the Executive. Using this information an expression of interest was submitted to the EM3 LEP after the LEP called for bids for work which could be

implemented in 2018-19. The outcome of the bid to the EM3 LEP would not be known until July 2018 and there was a need to continue to progress the project in advance of the decision in order to be able to deliver within the LEP timescales. Once the full feasibility report was made available and the EM3 LEP grant confirmed, the Executive was asked to authorise Officers, in consultation with the Lead Councillor, to transfer the sum of £530,000 that was currently on the provisional capital programme to the approved capital programme.

The Executive

RESOLVED:

- (1) That the bike share scheme for the town, as outlined in the report submitted to the Executive, be approved.
- (2) That, once the full feasibility report is made available and the EM3 LEP grant is confirmed, the Managing Director and S151 Officer be authorised, in consultation with the Lead Councillor for Infrastructure and Governance, to transfer the sum of £530,000 that is currently on the provisional capital programme, as agreed by the Executive in January 2018, to the approved capital programme.
- (3) That the supplementary estimate of £600,000 be fully funded by the EM3 LEP grant.

Reason:

The scheme would improve the sustainable transport options available for residents and visitors to Guildford helping to maintain air quality and improve public health and well-being whilst assisting with, amongst others, the following strategic priorities as set out in the Council's Corporate Plan 2018-2023:

- Making travel in Guildford and across the borough easier: Introduce a public bike share scheme (including electric bikes) in Guildford.

## **EX26 WANBOROUGH ARTICLE 4 DIRECTION**

The Executive was reminded that, in February 2018, the Leader of the Council agreed to the making of an Article 4 Direction, with immediate effect, on land at Wanborough Hill, Wanborough.

The Direction applied to the following development:

- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and not being development comprised within any other class; and
- The use of the land for any purpose for not more than 28 days in total, in any one calendar year, of which not more than 14 days in total may be used for holding of a market or motor car and motorcycle racing, including trials of speed, and practising for these activities, and the provision on the land of any moveable structure for the purpose of the permitted use, within Class B of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and not being development/use comprised within any other class.

The Executive now considered a report on the proposed confirmation of the Direction and gave consideration to the representations received from local residents (twenty of whom had supported the confirmation of the Direction) and the land owner (who had objected).

In considering the matter, the Executive took into account the representations received, together with national and local planning policy, full details of which were set out in the report.

The Executive noted that this parcel of land was located within the Green Belt, AGLV and partly within the Surrey Hills AONB. It was bordered by the A31 trunk road, to the south, with Wanborough Hill and the village of Wanborough to the east, of which seven properties were Listed Buildings. To the north and west, the land was bordered by woodland and open agricultural fields. The land was highly visible, sensitive in landscape terms and relatively free from all forms of development. Potential development in the form of fencing and other permitted uses would result in irrevocable harm to the openness and visual amenity of the Green Belt, AGLV and AONB and lead to the subdivision of agricultural land other than for purposes reasonably necessary for agriculture.

The Town and Country Planning (General Permitted Development) Order 2015 granted planning permission for certain types of development. Part 2 of Schedule 2, Class A, of the Order, allowed fences up to 2 metres high to be erected on the land and this was a serious cause for concern in respect of this open and visual landscape. Part 4 of Schedule 2, Class B would allow the plots to be used on a temporary basis for any purpose for not more than 28 days in any one calendar year, restricted to 14 days in the case of a market, fair or motor sport. This was also cause for strong concern as it was considered that such use would be a threat to the amenity of the area. Article 4 of the 2015 Order permitted the Local Planning Authority to remove by direction some of the development rights otherwise granted by the Order.

Following careful consideration of the representations, the Executive considered that there was strong justification and merit for the Direction to remain in place and to proceed with confirmation of the Direction as it was necessary to protect local amenity.

The Executive therefore

**RESOLVED:** That the Director of Planning and Regeneration be authorised to take all necessary steps to confirm the Article 4 Direction on land to the west of Manor Farm Cottages, Wanborough Hill, Wanborough, currently in effect to remove permission granted by the General Permitted Development Order 2015, relating to Schedule 2 Part 2, Minor Operations, Class A, relating to fences, gates, walls and any other means of enclosure and Schedule 2, Part 4, Temporary Buildings and Uses, Class B, relating to temporary uses of the land.

Reason:

Due to an objection having been received and following the serving of the Article 4 Direction, the matter no longer remains delegated to officers and it is considered necessary to confirm the Direction in order to protect local amenity.

## **EX27      MIDLETON INDUSTRIAL ESTATE REDEVELOPMENT**

The Executive was reminded that the Council owned the freehold of Midleton Industrial Estate, which had significant potential for redevelopment over the medium term. The Council had decided to develop the site in phases as and when leases expired or were determined.

The Executive had approved a business case for the redevelopment of the Midleton Industrial Estate on 24 January 2017, as part of the consideration of the 2017-18 capital programme.

The Executive, having considered a report which outlined progress with the delivery of the project, including the current spend and the works completed to date as well as the remaining scope of works to be delivered during 2018-19 and 2019-20,

**RESOLVED:**

- (1) That the sum of £3.65 million be transferred from the provisional capital programme to the approved capital programme to enable the continuation and completion of the design and construction of phase one of the Midleton Industrial Estate redevelopment, as detailed in the report submitted to the Executive.
- (2) That the Director of Community Services, in consultation with the Lead Councillor for Finance and Asset Management, be authorised to progress the design and construction of phase one.

Reason:

To progress the redevelopment of Midleton Industrial Estate site in phases to enhance both the capital value and rental income of the Council's property assets.

The meeting finished at 8.07 pm

Signed .....

Chairman

Date .....

# EXECUTIVE

28 August 2018

Councillor Paul Spooner (Chairman)

\* Councillor Matt Furniss (Vice-Chairman) (in the chair)

\* Councillor David Bilbé

\* Councillor Philip Brooker

\* Councillor Geoff Davis

\* Councillor Graham Ellwood

\* Councillor Gordon Jackson

\* Councillor Nigel Manning

\* Councillor Nikki Nelson-Smith

\* Councillor Iseult Roche

\*Present

Councillors Susan Parker, Mike Piper, Jo Randall, Caroline Reeves, and Tony Rooth were also in attendance.

## **EX28 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Paul Spooner.

## **EX29 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTEREST**

No disclosable pecuniary interests were declared.

## **EX30 MINUTES**

The Executive approved the minutes of the meeting held on 17 July 2018. The Chairman signed the minutes.

## **EX31 WALNUT BRIDGE**

In accordance with Public Speaking Procedure Rule 3, Mr John Rigg addressed the meeting prior to consideration of this matter.

Councillors were reminded that, in July 2016, the Executive had been presented with two specific design options for the Walnut Bridge replacement project: a "Cable Stay" with two mast location options (town side or station side) and a "Living Bridge". The Executive decided that the Cable Stay design should be progressed.

The Executive considered a report which sought approval to the principle of progressing with an alternative to the 'Cable Stay bridge with mast on town side' design, essentially removing the Cable Stay element. It was noted that the report was not asking the Executive to give its specific approval to the detail of the bridge design submitted in the planning application ref. 18/P/01213.

There were two main reasons for the proposed change. First, there was an evolving situation affecting the land surrounding the bridge including a proposal to redevelop the station. These matters provided greater opportunity to introduce an enhanced urban realm over a wider area including better wayfinding between the station and town centre.

Second, following the Executive decision of July 2016, an OJEU compliant procurement exercise had been progressed incorporating the Cable Stay design. The market response was that the Cable Stay aspect of the design was technically challenging. As a result, the majority of tenderers withdrew from the process leaving an insufficient number to continue with the procurement. The exercise was halted whilst alternative approaches were explored.

At the same time, other matters affecting the immediate area had arisen, one of which related to land ownership in the area where the bridge would land on the Bedford Wharf side. This resulted in a decision by the Executive in May 2018 to prepare to apply for a Compulsory Purchase Order (CPO) of the land at the front of the Odeon and the plaza area.

In addition, the Solum regeneration development (Ref 14/P/02168) comprising “A mixed use redevelopment comprising 438 residential dwellings” had been approved at appeal on 27 February 2018. This development would provide a new focus for the area and generate increased footfall and cycle use across the Walnut Bridge. An alignment of the station entrance and the bridge would further assist in directing pedestrians and cyclists to the town centre.

These recent developments provided the Council with an opportunity to enhance the wider area through landscaping in association with the bridge replacement. This would aid wayfinding and enhance the user experience of those travelling to and from the Bedford Wharf plaza.

Officers subsequently asked the Council’s consultants to develop designs that responded to the feedback from the procurement exercise and which took account of the re-development of the station and land issues on Bedford Wharf. The design options produced were for a design which removed the Cable Stay aspect.

The consultants were further asked to prepare and submit a planning application. This was to provide confidence that the design would be considered acceptable in planning terms.

Having considered the options, namely to either proceed with the principle of a design that excludes the Cable Stay aspect, or to revert to a cable stay design, it was

**RESOLVED:**

- (1) That the Executive approves the progression of a new design for the Walnut Bridge, which does not include the Cable Stay element.
- (2) That the Director of Environment, in consultation with the Lead Councillor for Infrastructure and Governance, be authorised to make any further changes that may be required.

Reasons:

- In recognition of changes to the local area and the planned redevelopment of the station
- To respond to the technical challenges of a Cable Stay design highlighted during the procurement exercise
- To ensure the successful delivery of the Project

(In accordance with Council Procedure Rule 19 (e), Councillor Matt Furniss asked that his vote to abstain in respect of this matter be recorded)

### **EX32 PROPOSAL FOR INVESTMENT IN BROADBAND FOR SURREY HILLS LTD. COMMUNITY BENEFIT SOCIETY**

The Executive noted that on 23 July 2018 the Department for Digital, Culture, Media and Sport (DCMS) published “The Future Telecoms Infrastructure Review” as part of its response for delivery of the Industrial Strategy. The Review detailed the changes needed to give the majority of the population access to 5G (the fifth generation of mobile networks) and to connect 15 million premises to full fibre broadband by 2025.

This full-fibre ambition was anticipated in the Council’s Rural Economic Strategy 2017-2022, which predicted that rapid changes in technology – in particular around 5G mobile

communications pioneered in Guildford at the University of Surrey – would transform daily life in terms of working, learning, travelling, recreation, shopping, and healthcare. It was also acknowledged that delivery of the Rural Economic Strategy’s Action Plan Priority Infrastructure for Enterprise was reliant on full-fibre broadband as the enabling technology on which the other rural strategic priorities would depend.

The key feature of full-fibre broadband was the level of connectivity that it provided – that is, the capacity of the fibre itself and the data transmission speeds in both download and upload. The ideal capability was full symmetric fibre – where the down and up speeds matched and provided at least 1Gigabit per second (1Gbps) in each direction.

The Executive considered a report on a proposal to provide the Borough’s rural communities with full symmetric fibre. This would exceed the DCMS ambition to provide “*next generation Fibre to the Premises (FTTP)*” as defined in The Future Telecoms Infrastructure Review.

It was proposed that the Council should invest an initial sum of £10,000 in Broadband for Surrey Hills Ltd. (B4SH), which was an important first step in an evolving local digital strategy with full fibre as the enabling technology for a range of applications, including Guildford town centre WiFi and LoRa (Long-Range) networks and 5G. All of these supported the ‘Internet of Things’ (IoT). The report invited the Executive to consider, in due course, a higher investment of up to £50,000 after the initial roll out in the Albury/Chilworth area and following evaluation of the first phase.

As well as working closely with the University of Surrey’s 5G Innovation Centre, neighbouring Boroughs and Districts and Surrey County Council, officers had contacted Network Rail as a potential delivery partner/provider to facilitate broadband access through its lineside ducts and crossing points along six different rail routes into Guildford.

The Executive was informed that B4SH had been modelled on Broadband for the Rural North (B4RN), which had been very successful. Key to B4RN’s success had been the negotiation of free wayleaves with landowners.

Incorporation as a Community Benefit Society had already helped B4SH with its own wayleave negotiations, receiving active support from the Duke of Northumberland’s Albury Estate. As joint managers of the public open access parts of the Albury Estate, Surrey County Council and Surrey Wildlife Trust had also been, together with Natural England, helpful parties in the wayleave discussions to date with local landowners.

The Future Telecoms Infrastructure Review had stated that investment was key to improving consumer outcomes in terms of choice, service quality, innovation and price over the longer term. The deployment of full symmetric fibre to the premises by B4SH would realise all of these outcomes, offering the Council a leading role in facilitating broadband delivery and inspiring other councils to add their support.

Having considered the proposals, including the B4SH Business Plan and Investment Proposal Review which were set out in the “Not for Publication” item 9 elsewhere on the agenda for the meeting, the Executive

RESOLVED:

- (1) That the Council invests the initial sum of £10,000 in Broadband for Surrey Hills Ltd., as described in the report submitted to the Executive.
- (2) That the Council agrees, as a landowner, to provide free wayleaves where B4SH fibre crosses its land, as other landowners have done in support of their communities.

Reasons:

- To support a community-led initiative having a mainly social benefit for those parts of the Borough that are currently poorly served by broadband connectivity.
- Full symmetric fibre broadband will hasten delivery of the Government's Industrial Strategy as set out in *The Future Telecoms Infrastructure Review*, create the conditions for the economic transformation of our local rural communities, and facilitate many of the Strategic Priority Objectives set out in the Action and Delivery Plans of the *Rural Economic Strategy 2017-2022*.

The meeting finished at 7.37 pm

Signed .....

Chairman

Date .....

# EXECUTIVE

4 September 2018

- \* Councillor Paul Spooner (Chairman)
- \* Councillor Matt Furniss (Vice-Chairman)

Councillor David Bilbé	Councillor Gordon Jackson
* Councillor Philip Brooker	* Councillor Nigel Manning
* Councillor Geoff Davis	Councillor Nikki Nelson-Smith
* Councillor Graham Ellwood	Councillor Iseult Roche

\*Present

Councillors Adrian Chandler, Angela Gunning, Susan Parker, Mike Piper, Jo Randall, Caroline Reeves, Tony Rooth, and David Wright were also in attendance.

## **EX33 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors David Bilbé, Gordon Jackson, and Nikki Nelson-Smith.

## **EX34 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTEREST**

There were no disclosures of interest.

## **EX35 LEADER'S ANNOUNCEMENTS**

There were no announcements from the Leader.

## **EX36 GUILDFORD BOROUGH LOCAL PLAN: LOCAL DEVELOPMENT SCHEME 2018**

The Executive considered a report which sought approval of an updated Local Development Scheme (LDS) for the new Local Plan, which would set the timetable for plan production and opportunities for stakeholders to be involved in the process.

The Local Plan would continue to be prepared as two documents: the strategy and sites document and the development management policies document. The Draft Plan had been submitted to the Secretary of State on 13 December 2017 and formal hearings were held in June and July 2018. The Inspector had come to an interim conclusion that the plan could be found 'sound', subject to some main modifications. It was therefore necessary to carry out a further round of consultation to enable representations to be made in relation to these proposed main modifications. The consultation would commence in mid-September for a period of 6 weeks. This consultation was not in the previous LDS and therefore necessitated a change to the anticipated adoption date of the Local Plan, which was now mid-March 2019.

Following a suggestion by non-Executive councillors that consideration of this matter should be referred to full Council for decision, the Executive was informed that approval of the Local Development Scheme was a matter for determination by the Executive.

Having noted that the timetable for the Development Management DPD remained unchanged, the Executive

**RESOLVED:** That the revised Local Development Scheme, as set out in Appendix 1 to the report submitted to the Executive, be approved.

Reason:

To progress the new Guildford Borough Local Plan by having a Local Development Scheme with an up to date timetable for the Local Plan.

**EX37 MAIN MODIFICATIONS CONSULTATION ON THE SUBMISSION LOCAL PLAN**

Prior to consideration of this matter. Councillor Paul Follows, Waverley Borough Councillor (Godalming Central and Ockford Ward) asked the following question:

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

*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 31 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".

In accordance with Public Speaking Procedure Rule 3, the following persons addressed the meeting on this matter:

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

The Executive noted that the Submission Local Plan: strategy and sites ("the Local Plan") outlined the spatial development strategy for the borough up to 2034. The Local Plan had been submitted to the Secretary of State on 13 December 2017 and had set out the quantum and location of development based on an evaluation of objectively assessed need (OAN) for new homes, employment and retail space and an assessment of whether this quantum of development could be provided in a sustainable way following consideration of other policy constraints.

The Local Plan was also concerned with the protection and enhancement of the local environment, the provision of appropriate infrastructure to support the planned growth of the borough and the promotion of sustainable transport.

As part of the Examination in public, the Local Plan had undergone hearing sessions into those issues the Inspector considered necessary to explore further with all relevant parties. The Inspector had also requested further information from the Council in relation to matters that did not need to be considered at formal hearing sessions. The Inspector had reached an interim conclusion that, subject to making necessary main modifications, the plan could be found to be 'sound'. The necessary main modifications had been made to the plan and were now required to undergo formal consultation for a six-week period. The consultation related to only the main modifications and not to minor modifications or the remainder of the plan. On completion of the consultation, the Inspector would consider the representations made and, along with all the other evidence provided, finalise his report assessing the soundness of the plan.

The report now before the Executive outlined the most fundamental modifications sought by the Inspector. Following publication of the agenda for this special meeting, the Inspector had suggested a limited number of changes to the proposed Main Modifications schedule. These changes would be made to the proposed main modifications schedule prior to consultation and the details were set out on the Supplementary Information sheet circulated at the meeting.

The Leader of the Council expressed his disappointment that the Inspector wished to allocate more housing, particularly in the first five years of the life of the Plan and that Guildford was expected to contribute towards Woking's unmet need.

Following a suggestion by non-Executive councillors that consideration of this matter should be referred to full Council for decision, the Executive was informed that approval of the Main Modifications for public consultation was a matter for determination by the Executive.

In accordance with Overview and Scrutiny Procedure Rule 16 (h), the Managing Director had 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. Having noted that the Chairman of the Overview and Scrutiny Committee had given her formal agreement, the Executive

RESOLVED:

- (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 though 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 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.

Reasons:

- The Local Plan provides a coherent approach to meeting future development needs and allocates sites to accommodate sustainable development in the borough up to 2034.
- The recommendations above will enable the main modifications to be consulted on and the responses to be considered by the Inspector in producing his formal report into the soundness of the Guildford Borough Local Plan.
- The second recommendation is to enable changes to be made to the submission documents if they come to light after the Executive decision but before the Main Modifications consultation begins.

The meeting finished at 8.35 pm

Signed .....

Chairman

Date .....