

Planning Committee

22 November 2022

Update/Amendment/Correction/List

21/P/02232 – (Page 25) – Debenhams, Millbrook, Guildford

Amendments / Corrections:

Page 31 – First paragraph says that the number of dwellings has neem reduced from 215 to 184. This should be 185.

Page 32 – Bullet five should read: *“that the Civic Square and access between the buildings (in part) remain publicly accessible for the lifetime of the development”*.

Page 57 – Paragraph under the table. Last sentence should read ‘It would be the larger of the two buildings with a maximum height of eight storeys but stepping down with roof terraces to six storeys at the southern end of either wing’.

Page 59 – For clarity, it is noted that Historic England object to the proposed application. Members will be aware that the HE comments on the application are provided in full in the appendices to the Committee Report.

Page 69 – It is noted that the National Trust Guidance referred to is dated September 2011 and therefore predates the first iteration of the NPPF.

Pages 73 and 75 – The figures quoted as being GIA are in fact GEA.

Page 76 – Fourth paragraph. ‘demonstrated a return of 5.70 profit....%’. This should be 5.8%.
and

‘The BLV used was £7.9m, which was considerably lower...’. The BLV used was £10.3m comprising EUV of £7.9m and a Premium of £2.4m.

Page 87 – First paragraph. The second reference to AONB should read AGLV.

Page 101 – The open space areas should be as follows:

- the Civic Square: 686 sqm (including 68sqm of play space).
- the Riverside Walk: comprising 995sqm (an increase of 249sqm from the submitted scheme (October 2021)).
- the Pocket Park: 573sqm (including 277sqm of play space).
- the Residential Street: comprising 390sqm...
- Podium Terrace: 580sqm...

Page 144 – Air quality benefits second paragraph – 20% should read 100%.

Page 150 – The last sentence should read ‘The Local Planning Authority has agreed with the applicant that two landing points on the application site will be safeguarded (subject to reasonable time limitations) for a bridge in the future’.

Page 151 – Second last paragraph says that the number of dwellings has neem reduced from 215 to 184. This should be 185.

Clarification:

Guildford Society email to Members - Officers are aware that an email has been circulated to Members on Monday morning by the Guildford Society.

With specific regard to the image at the bottom of the email, Officers would note that they have not been able to verify its accuracy. Indeed, it does appear that the relationship between the new proposed building, and for example, St Marys Church has not been drawn correctly. The separation distance between the two is, in reality, greater than depicted. In addition, the section taken through the proposed building is not on the same line as the southern elevation of the current building and as such, the comparison between the two buildings is inaccurate at the point shown on the plan.

Members are advised that they should base their decision only on the drawings which have been supplied by the applicant and which Officers know to be accurate. These drawings are on our website and will be shown as part of the Committee presentation.