

Planning Committee

18 December 2024

Update/Amendment/Correction List

Planning Committee Minutes – 4 December 2024

The Committee is asked to approve the planning committee minutes from 4 December as attached.

23/P/01850 – (Page 19) – 23/P/01850 - The University of Law, Braboeuf Manor, Portsmouth Road, Guildford, GU3 1HA **National Planning Policy Framework (NPPF);**

The NPPF has been updated since the Committee Reports were published last week. For all development management decisions, the new NPPF takes effect immediately from the date of its publication, 12th December 2024.

The new NPPF introduces significant changes to policy surrounding housing delivery, Green Belt planning, and local plan collaboration however amendments considered to have specific impact on development proposals for the University of Law application are limited. Whilst there may have been a change to the paragraph numbers specifically referenced within the report, there has been no material impact on the meaning of the policies referenced.

It is worth referencing a new paragraph, 156, which is concerned with major development involving the provision of housing on land released from the Green Belt through plan preparation or review, introducing 'Golden Rules' for development. Footnote 58 however makes clear that the 'Golden Rules' do not apply to developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of the new NPPF. The impact on the Green Belt as considered at p.47 of the Committee Report remains relevant.

Amendments to Report

- The red line of the application site as shown within the agenda is incorrect. The site boundary extends to The Drive to the east. The correct plan is provided below.
- On page 26 it is suggested that Thames Water stipulate that a condition is needed concerning wastewater. This is incorrect, Thames Water confirm that there is no objection with reference to the foul water network and the ability to accommodate proposed foul water flows from the development. Two no. conditions are stipulated as required regarding surface water and these are included within the conditions proposed.

Levelling Up and Regeneration Act 2023

It is noted that on page 57 of the Committee Report the new requirements of the Levelling Up and Regeneration Act 2023, as regards the tests imposed on National Landscapes, have been summarised.

As a reminder to Members, the Levelling Up and Regeneration Act (LURA) introduced a notable change for National Landscapes, which became effective from 26 December 2023. This relates to the responsibilities of any 'relevant authority', as referred to by the Countryside and Rights of Way (CRoW) Act 2000, when discharging a function that affects a National Landscape. Relevant authorities include all levels of government, from town/parish councils up through district/county/unitary councils, to government agencies and ministers. Statutory undertakers are also covered by this duty. The amendment, is as follows: Countryside and Rights of Way (CRoW) Act 2000, Section 85 - General duty of public bodies: "Any relevant authority exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty."

The 'seek to further' duty replaces the previous requirement for relevant authorities to 'have regard' to the purpose of a National Landscape, this being the wording with the CRoW Act Section 85 when it was enacted in 2000.

Through discussions with the applicant, the Local Planning Authority has sought to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty through this planning application.

It is noted that the applicant has agreed to two individual measures which are intended to meet the above requirements. These are the construction of two interpretative boards on or close to the site which will provide information to the public about the Surrey Hills National Landscape – its value, its purpose and how the public may help with the conservation and enhancement of the landscape. The exact design and composition of the boards will be agreed with the Local Planning Authority in consultation with the National Landscape Advisor. In addition, the applicant has agreed to add a seating area to the front of the site which will be accessible to the public. This seating will be within the National Landscape and will offer the public a new relaxing vantage point with views over the southern end of the site. The exact design of this seating area will also be agreed with the Local Planning Authority before installation. It is important to note that both the interpretation boards and the seating area are new measures proposed by the applicant which did not form part of the original submission. They are proposed solely to meet the purposes of the LURA.

It is noted that the Surrey Hills Management Plan 2020-2025 sets out eight aims for the National Landscape. Amongst these aims are ones which focus on the economy, tourism and community development and those relating to recreation, health and wellbeing. The management plan states that there is an aim for greater awareness of the Surrey Hills AONB...to foster a pride of place that encourages community action to protect, enhance and enjoy its landscape. It also noted that information will be made accessible for a diverse range of potential visitors in order to foster a greater understanding and enjoyment of the Surrey Hills AONB. It is considered that the interpretation boards being secured through the application would further this aim. The provision of seating in the National Landscape for the use of the public would also be useful and worthwhile addition, broadly advancing the aims of the Management Plan.

In summary, the Local Planning Authority is satisfied that this application has sought to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. As such, the requirements of the Levelling Up and Regeneration Act have been satisfactorily addressed.

Site Location Plan

It is noted that the black line denoting the site is incorrect on pages 19 and 129 of the agenda. A corrected version is provided below.



