

Planning Committee

18 December 2024

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

Item 4 – Planning Applications

23/P/01850 – (Page 19) – 23/P/01850 - The University of Law, Braboeuf Manor, Portsmouth Road, Guildford, GU3 1HA

- Since the publication of the agenda 1no. objection to the proposed development has been withdrawn. Amendments made since the initial submission of the application are considered to address those concerns originally raised.
- Additional comments from St Catherine’s Village Association have been received. Whilst comments are summarised below, the latest response is available in full on the Council’s website.
 - The application represents harmful over-development that would damage a protected landscape that defines the character of Surrey.
 - Redevelopment of the obsolete University buildings for older persons luxury living is acceptable if on a scale that would be similarly unobtrusive to the existing.
 - The site is an island within the greenbelt so whilst the development might not be *on* the greenbelt, it is *in* the greenbelt and its nature and scale should respect this [*Officer Note: The built form proposed is to be within the existing developed areas of the site which are in-set from the Green Belt. The proposals do not constitute development within the Green Belt.*].
 - There are no exceptional circumstances that justify this level of adverse impact.
 - The proposal is for luxury living with an annual service charge that the developer estimates at £10,000 per unit: this is not aimed at alleviating housing need.

- We do not question the need for this type of accommodation. But nothing justifies the scale of the proposal.
- The scheme fails to respect the sensitivity of its setting within the Surrey Hills National Landscape.
- This site is visible from several miles distance in many directions, and the slightly modified buildings would feature prominently in an otherwise verdant landscape.
- The buildings are completely out of scale with any prior development in their footprint, height, and overall massing.
- The proposed buildings in zone 2 fail to recognise the rural landscape.
- The buildings are manifestly too high since they protrude substantially above the tree line.
- The removal of Zone 3 is welcome as development there is inappropriate.
- The lighting on the existing carpark area is visible over a wide area in the winter, whilst in summer rows of parked cars glint in the sunlight and are clearly visible.
- Recent legislation imposes a positive duty on local planning authorities to "further the purpose of conserving and enhancing the natural beauty of the AONB"...The obligation to enhance must imply the need for a particularly strict interpretation of the obligation to conserve: the minimum for making something better is to prevent any aspect getting worse.
- Flat roofs accentuate the bulky, highly engineered design that is diametrically opposed to the scale and form of development characterising the area.
- *Large floor plates in zone 2* larger footprints makes the buildings more intrusive and increases their impact on the boundary and tree roots.
- *The proposed buildings, being closer to Braboeuf Manor,* will increase the extent to which it is overshadowed.
- The local plan allocation of the car park for student housing is now inappropriate, but that allocation is particularly poorly defined.
- Consent should not be granted until the necessary medical infrastructure to cater for the extra demand is secured.
- [Proposals] would do real harm to the National landscape due to its scale and angular forms combined with the very wide area from which it can be viewed.