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Tom Horwood
Joint Chief Executive of Guildford and
Waverley Borough Councils

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 30 NOVEMBER 2022

Please find attached the following:

Agenda No Item

Late Sheets - Late Representations/No Public Speakers/No Updates or Corrections (Pages 1 - 2)

Yours sincerely

Sophie Butcher, Democratic Services Officer

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Planning Committee

30 November 2022

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 5 – Planning Applications

Please note that there is no public speaking on this application and there are no updates or amendments to report.

22/P/01037 – (Page 15) – Land at High View, Gomshall, GU5 9LT

The Ward Councillor, Richard Morris submitted the following comments in objection to the above application which is also supported by Ward Councillor, Diana Jones:

‘I wish to register my objection to the proposed development at High View, Gomshall, subject of discussion at Planning Committee next Wednesday. Unfortunately I cannot be at the meeting to raise my concerns in person.

I consider that the proposal should be rejected on the following grounds. As with the former (rejected) proposal for ten dwellings on the site, it is questionable whether it constitutes limited infill. It would definitely affect the character of this part of Gomshall within the Area of Outstanding Natural Beauty, with a loss of ‘rural feel’, and affecting countryside views for existing residents in the road. Also, High View is popular with walkers and with cyclists (connecting the 22 east-west cycle route) and increased vehicular traffic would be unwelcome. I would, further, question whether the proposal does in fact comply with policy H1 of the Local Plan – meeting a range of accommodation needs - in that the four dwellings would all be similar 4 bedroom homes at the ‘upper end’ of the market. One would assume that none of the properties could be considered ‘affordable housing’, so will not assist with GBC’s aspiration to offer housing for local young people struggling to afford to buy property in the borough. Put simply, my opinion is that the harm that would be caused with this proposal to the greenbelt and AONB in the picturesque village of Gomshall is not outweighed by any of the arguments in favour.’

The applicant has responded to the above comments as detailed below:

‘As the case officer’s report identifies, this proposal constitutes ‘Limited Infilling’ in this Green Belt village, as supported under the NPPF and Policy P3 of the Local Plan. The layout of the development proposes two pairs of semi-detached houses set in spacious plots, which reflects the character of the existing houses on the north side of High View and is fundamentally different to the previous appeal proposals, which proposed a row of houses along the whole site frontage. At pre-application stage we discussed various options with officers, including a larger number of dwellings that might include smaller units and affordable housing. However, it was considered that the increased density and additional traffic movements would not be welcomed and that the different site layout that would

be required to accommodate such a scheme would have a greater impact on the openness of the Green Belt and the AONB.

The applicant and their architects are one of the few development teams currently delivering genuine PassivHaus housing schemes in the south east, following a 'fabric first' approach to create some of the most sustainable homes in the UK. This scheme, which includes comprehensive landscape proposals and substantial Biodiversity Net Gain, will prove an asset to the village and an exemplar for sustainable development in the borough.'