



Ministry for Housing, Communities and Local Government  
Planning Casework Unit

**by email only**

Date: 28 May 2026

Dear Sirs

**25/P/01474: Application for planning permission**

**Location:** Land to the east of, Eashing Lane, Godalming, GU7

**Proposal:** Residential development comprising of 234 dwellings, including 50% affordable dwellings, together with means of access, internal road network, parking, public open space (including play space), landscaping and associated works. (application for full planning permission)

**Contact :** John Busher (Direct Line 01483 444634, EMail [john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk))

In accordance with the Town and Country Planning (Consultation) (England) Direction 2026, Guildford Borough Council formally refers the above application for your consideration.

The proposal was heard at the Council's Planning Committee meeting on 27 May 2026. The officer recommendation was to approve planning permission, subject to conditions and the completion of a s106 agreement, however, Members resolved to refuse the application for the following three reasons:

*1. The proposed development does not meet the definition of Grey Belt and would result in harmful urban sprawl in conflict with Green Belt purpose (a). Therefore, the proposal represents inappropriate development within the Green Belt. The harm cannot be outweighed by the benefits of the development. The proposal is therefore contrary to Policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 and Chapter 13 of the National Planning Policy Framework.*

*2. The site lies within the 400m to 5km zone of the Wealden Heaths Special Protection Area (WHSPA). In the absence of a completed planning obligation, the Local Planning Authority is not satisfied that there will be no likely significant effect on the Special Protection Area and is unable to satisfy itself that this proposal, either alone or in combination with other development, would not have an adverse effect on the integrity of the Special Protection Area and the relevant Site of Special Scientific Interest (SSSI). As such, the development would fail to meet the requirements of Regulation 63 of The Conservation of Habitats and Species Regulations 2017 as amended, and as the development does not meet the requirements of Regulation 64 the Local Planning Authority must refuse to grant planning permission.*

*3. In the absence of a completed planning obligation the development fails to mitigate its impact on infrastructure provision and other matters. This includes the following:*

- *failure to secure a healthcare contribution;*

- *failure to secure a police contribution;*
- *failure to secure an early years education contribution;*
- *failure to secure and ensure the delivery of the affordable housing (117 units – 70 affordable rent; 24 shared ownership and 23 DMS);*
- *failure to secure the custom-build units, including marketing etc and details of how and when they can be disposed of if there is no interest;*
- *failure to secure the provision of the on-site car club;*
- *failure to secure a contribution towards a Travel Plan audit;*
- *failure to secure a contribution towards a TRO for the Eashing Lane 20mph zone and 7.5t weight restriction;*
- *failure to secure a contribution towards improvements to the digital demand responsive bus service;*
- *failure to secure a restriction to occupy the development until the Ock Way vehicular access and pedestrian and cycle accesses have been delivered in accordance with an agreed programme for opening;*
- *failure to secure the delivery, management and maintenance of BNG;*
- *failure to secure a Biodiversity Net Gain Plan;*
- *failure to secure the delivery, management and maintenance of on-site open space and play space;*
- *failure to secure the establishment / formation of a management company for the development; and*
- *failure to secure s106 monitoring payments (including BNG monitoring).*

*Accordingly, the proposal is contrary to policies P5, H2, ID1 and ID3 of the Guildford Borough Local Plan: Strategy and Sites, 2019, policy ID6 of the Guildford Borough Local Plan: Development Management Policies 2023; the Council's Planning Contributions SPD 2017 and the NPPF.*

The minutes of the meeting will not be available for some time, however, the webcast can be viewed on the Council's website - <https://guildford.public-i.tv/core/portal/home>.

I attach to this email a copy of the Committee Report. All other documents can be viewed on the Council's portal - <https://publicaccess.guildford.gov.uk/online-applications>. As noted above, the application reference is 25/P/01474. If you need specific documents, please do let me know.

You should also be aware that the eastern access to the site, as well as a number of the proposed pedestrian access points, fall within the jurisdiction of our neighbouring authority, Waverley Borough Council. Waverley have a live application for the eastern access and the pedestrian accesses which is currently under consideration. The reference number of the associated Waverley application is WA/2026/00451 and the case officer is Sam Wallis ([sam.wallis@waverley.gov.uk](mailto:sam.wallis@waverley.gov.uk)).

We look forward to receiving your response within 21-days.

Yours sincerely



John Busher  
Area Team Leader