

GUILDORD PLAN HEARING

This is a note taken of comments heard at the close of the hearings, it is not a formal record of the Inspectors remarks.

The Inspector (Jonathan Bore) summed up as follows:

- a) Thanked everyone for their inputs which he thought had been of high quality.
- b) The inspector went through the four tests for soundness in the NPPF framework
 - a. Positive Preparation
 - i. Not unsound and the general spatial strategy was good with the specific need to address the town centre
 - b. Plan needs to be justified
 - i. Inspector considers the Evidence base is sound
 - ii. Inspector considers the Site Selection is justified
 - c. Plan should be effective
 - i. Inspector believes plan can be delivered based on current information
 - d. Consistent with National Policy
 - i. Inspector believes it to be consistent.
- c) General Topics
 - Early Delivery - Inspector believes the council need to identify and amend policies to ensure early delivery.
 - Employment needs he believes are being met.
 - Transport - inspector has heard concerns, he believes individual site planning applications should ensure transport needs are addressed.
- d) Main Modifications – this is inspectors verbal view and he will issue a full document on modifications required.
 1. Town Centre Policy S3, (inspector mentioned this first) and was very clear it should cover the points he discussed which are copied from previous note in italics below:
 - *The Historic Core I.e. High Street is good but quality of the town declines steeply as one moves into surrounding streets.*
 - *The newer areas have appalling (his word) urban design and spaces.*
 - *The pedestrian environment is dreadful.*
 - *Concerned that the council had no positive plans for well thought out mixed use schemes.*
 - *Believes that there are Town Centre Sites that can be brought forward in the plan period.*

The inspector asked that the new S3 policy referred to above positively addresses the town centre and includes:

 - *Encourages Mixed use*
 - *Positively impacts public realm*
 - *Creates a proper pedestrian environment*
 - *Create an attractive working and living environment respecting conservation needs and setting*
 2. Local Transport Improvements, including Sustainable Movement Corridor
 3. AONB
 4. A3 Improvements

5. Buffer between Ash and Tongham
6. Site Capacities need adjusting in some cases
7. Affordable Housing – this may be impacted by draft NPPF
8. Gosden Hill
 - Look at traffic corridors particularly A3 links
 - Reduce housing to 1800
9. Local Traffic Modelling needs to be improved and related to individual sites
10. Landscape along A3
11. Blackwell Farm
 - Surface Water
 - Access routes
12. Send Marsh and Garlick's Arch
 - Revise allocations

Process from close of hearing:

- Council to issue a plan modified as required, they hope to complete this by 23rd July.
- Inspector to review and consult on modifications.
- 6-week Consultation period September 2018 to mid-October.
- Issue final plan for inspector's approval - November
- Council to adopt amended plan end of year or not.
- NPPF is due a revision and these revisions may cause changes to the plan.