

Planning Inspector publishes first thoughts on Housing Number

The Inspector examining Guildford's Local Plan has published his first thoughts on the crucial number of housing starts which the plan should deliver. The 671 per annum figure is only marginally more than the 654 proposed by Guildford in its most recent submissions. This will disappoint both developers who had been arguing for a far higher figure and local organisations who were hoping for a more restrictive policy which limited the number of starts, particularly in the Green Belt.

The inspector however was critical of Guildford's proposal for a stepped increase in construction weighted towards the later years of the Plan. This could mean a search for new 'shovel ready' sites being brought into the plan at this late stage. The Inspector seems confident that such sites are available without jeopardising the overall 'spatial strategy'.

Clandon can take some comfort however over the Inspector's concerns about the timescale for delivery of improvements to the A3 on which many of the developments in our area would depend. With the possibility of delay to the widening of the A3 though Guildford until 2027 new sites for early years delivery would be unlikely to be A3 dependent and existing sites will need to be evaluated to clarify how dependent they might be to slippage in the A3 programme.

Full text can be read at <https://bankssolutions.us17.list-manage.com/track/click?u=9597783f5698595bfec930d1&id=91fcf49a7c&e=dc3c45a515>

John Stone

26/6/18