



East Horsley

Parish Council

Clerk and Responsible Financial Officer: Mr Nicholas Clemens
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31st July 2019

Guildford Borough Council Planning Services,
Millmead House,
Millmead,
Guildford GU2 4BB

REF: Planning Application 19/P/00634 Lollesworth Fields, Ockham Road North, East Horsley

Attention: Jo Trask

On 9th May 2019 East Horsley Parish Council submitted a paper objecting to the outline planning application for a proposed development at Lollesworth Fields in East Horsley. Our justification was that the application failed to comply with two relevant policies within the Guildford Local Plan and with eight policies in the East Horsley Neighbourhood Plan.

On 4th July 2019 the applicant submitted a number of amendments to their outline application, with revisions made to five of the submitted plans. We have now had the opportunity to review these revised plans. The applicant's main revision is to reduce the size of the proposed office development from 'up to 300 square metres' to 'up to 99 square metres'. There are no evident planning issues arising from this reduction other than the applicability of the sequential test as referred to by the applicant's agent.

The five revised plans have each been amended to reflect the reduced office development but also contain a small number of other adjustments. Specifically, in the Scale Parameter Plan we notice that in the north-west section of the development the light blue area previously designated as 'Up to 2 Storey' is now designated as 'Up to 1 & 2 Storey'. This was a change that we had suggested in our submission to GBC in order to make the proposed development compliant with the Bungalow Policy EH-H2 of the Neighbourhood Plan. However, we also notice that in the revised Illustrative Sketch Layout (Drawing SK-02 rev C) the schedule of housing sizes shows the development would contain just five 2-bed bungalows, with no other bungalows shown on the site. As such, the proposals still remain non-compliant with Neighbourhood Plan Policy EH-H2 where a 10% threshold is stipulated.

None of the other issues raised in our submission of 9th May 2019 are addressed by the applicant's amendments and as such the proposed development still remains non-compliant with 10 Local Plan and Neighbourhood Plan policies. Accordingly, East Horsley Parish Council maintains our OBJECTION to the proposed planning application.

We also note the recent submission on 4th July 2019 by GBC's SANGs officer, Mr Tom Childs, in which he repeats his advice that a 100 metre buffer zone is needed between the site and Lollesworth Woods in order to protect residents from infection by Oak Processionary Moths that infest those woods.

Given that ensuring the health and safety of its residents must be of the very highest priority for any local authority, we trust that GBC will follow the advice of its SANGs officer and ensure that such a 100 metre buffer zone is stipulated for the Lollesworth Fields development. Accordingly, this means that GBC must refuse the outline planning application as currently proposed.

Yours sincerely,

N.S.Clemens

Mr Nicholas Clemens,
Clerk & Responsible Financial Officer,
East Horsley Parish Council

cc.

Councillor Tim Anderson
Councillor Christopher Barrass
Councillor Catherine Young