

Clerk and Responsible Financial Officer: Mr Nicholas Clemens



# East Horsley

## Parish Council

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4<sup>th</sup> January 2022

Guildford Planning Services,  
Guildford Borough Council,  
Millmead,  
Millmead House,  
Guildford,  
Surrey GU24BB

Attention: Jo Trask, Senior Planning Officer

**REF: 21/D/000143 Discharge of conditions 4,6 & 19 of planning application 19/P/01541  
Development of 110 homes at Lollesworth Fields in East Horsley.**

I am writing on behalf of East Horsley Parish Council ('EHPC') in connection with the discharge of conditions 4,6 and 19 for the development of 110 new homes at Lollesworth Fields in East Horsley (Ref 21/D/000143).

The Decision Notice granting outline approval at this site (Ref 19/P/01541) includes three conditions to be fulfilled before submission of the Reserved Matters application, which has now been made (Ref 21/P/02394). Specifically, I am seeking clarification over the current status of Condition 19 which states that:

*Prior to the submission of the first reserved matters application a Housing Mix Scheme shall be submitted to and agreed in writing with the Local Planning Authority.....Once agreed, the reserved matters applications shall be submitted in accordance with the approved housing mix scheme.*

Since the Reserved Matters application has now been submitted (and EHPC is currently reviewing it), it is important for us to know the status of the Housing Mix Scheme, which is clearly fundamental to any review of the housing plans for this site. The developer's submission explains that their Reserve Matters application and requested Discharge of Conditions are 'separate but related applications'. However there has been no public announcement of any decision made by GBC on the discharge of Condition 19, although the Reserved Matters application has clearly been made.

There would appear to be three possibilities concerning the Discharge of Condition 19:

**a) It has already been granted by GBC but is not yet publicly announced?**

Clearly this is a possibility, although given the short time interval between the submission of the discharge request and the submission of the Reserved Matters application it would seem strange. For the record, EHPC has received no consultation invitation relating to these Discharge of Conditions, despite the high importance of the subject matter involved.

**b) It will be determined at the same time as the Reserved Matters application?**

This would seem to be the most logical and appropriate approach to take and it is one which EHPC would support.

**c) It will be made before the Reserved Matters application is decided?**

If this is to be GBC's approach towards this issue, then EHPC would like to register our strong OBJECTION to the applicant's discharge request and in particular to the material change being sought in the Housing Mix at this site.

Our reasons for objecting are summarised as follows:

- i) The housing mix now being proposed is materially different from that indicated in the outline submission and is no longer SHMA compliant. In particular the proportion of larger homes has now more than doubled, as we show in the analysis presented in the Annex below;
- ii) As a result, the housing mix now being proposed at this site no longer reflects the assessed housing needs of Guildford borough;
- iii) Furthermore, the proposed mix and dwelling types do not reflect the assessed housing needs of East Horsley either. The East Horsley Neighbourhood Plan has identified 'Downsizers' and 'Housing for the Elderly' as the major components of local housing needs. However, the site proposal now submitted makes no provision whatsoever for either bungalows or market-based apartments, the types of dwelling most sought by these local buyers.

Lollesworth Fields is the largest single site development ever undertaken in our village. Accordingly, it is very important to our residents and to EHPC as the local statutory consultee in planning matters. Therefore, I would appreciate receiving your clarification of the status of Condition 19 as soon as possible.

Yours sincerely,

*Nicholas Clemens*

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

## ANNEX: Analysis of Lollesworth Fields proposed housing mix.

The table below shows the indicative housing mix as proposed in the approved Outline application for development of 110 homes at Lollesworth Fields (19/P/01541), as compared with the recent Reserved Matters application (21/P/02394):

	OUTLINE APPLICATION				RESERVED MATTERS APPLICATION			
	Indicative Proposal		SHMA assessed	Nominal Proposal*		Adjusted Proposal**		
	Homes	%	housing mix needed	Homes	%	Homes	%	
<b>5 beds</b>	0	0.0%	0%	8	7.6%	8	7.6%	
<b>4 beds</b>	15	13.6%	15%	13	12.4%	22	21.0%	
<b>3 beds</b>	37	33.6%	35%	44	41.9%	37	35.2%	
<b>2 beds</b>	34	30.9%	30%	24	22.9%	22	21.0%	
<b>1 bed</b>	24	21.8%	20%	16	15.2%	16	15.2%	
<b>TOTAL</b>	<b>110</b>	<b>100.0%</b>	<b>100%</b>	<b>105</b>	<b>100.0%</b>	<b>105</b>	<b>100.0%</b>	

The column here headed as ‘Nominal Proposal’ (\*) shows the housing mix data as presented by Taylor Wimpey. The second column (\*\*) shows the same figures but with an adjustment we have made reflecting that fact that the housing plans as presented by Taylor Wimpey classify 11 homes as ‘Study’ instead of ‘Bedroom’ and so these numbers have, we believe, been wrongly omitted from their housing mix data.

There are nine of the 4-bed homes effected, all with the housing design of ‘Huxford’. The spaces designated as ‘Study’ are all of similar size and positioning on the first floor similar to those classified elsewhere in other houses as ‘Bedroom’. There are two of the 3-bed homes similarly affected. The plots concerned are 33,34,50,58,59,64,65,83 & 84 for the 4-beds and Plots 54 & 85 for the 3-beds.

Note also there are five homes classed as ‘Self-build’ which are excluded from this table above since the housing sizes for these properties are not yet known – the mix percentages shown are therefore based on a total number of 105 homes.

### CONCLUSION:

**Adjusting for the mis-classification of ‘Study’, the housing mix now being proposed shows that a total of 28.6% housing will be either 4 or 5 bed homes, as compared with 13.6% in the original outline proposal.**