

Artington Parish Council

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Guildford Borough Council

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Artington Parish Council response to Proposed Submission Local Plan (Reg. 19)

Artington Parish Council (APC) has submitted comments and objections to previous drafts of the Guildford Local Plan during the consultation periods, its last submission being on 14th July 2016.

None of the issues raised by APC have resulted in any changes of substance but the parish council understands and trusts that its previous submissions will be made available to the Inspector.

The council has the following specific concerns regarding your proposed Submission Local Plan (Reg. 19):

1. Major Development with Surrey Hills AONB

Policy P1 on Page 52 with respect to the Surrey Hills AONB contains a generalised statement concerning a presumption against major development in the AONB. But specific criteria as contained in the earlier draft have been removed. This appears to leave to a greater extent the interpretation of the policy to the planning authority. The council challenges this amendment.

Turning now to those proposals which directly effect Artington parish:

2. Mount Browne (Policy A32)

The number of potential houses remains at 116. The council reiterates that the plan provides no evidence of exceptional circumstances to justify such major development or its removal (insetting) from the Green Belt.

The opportunity to 'design in' encouragement for pedestrians to use the park and ride has been removed. The council challenges this amendment.

3. The University of Law (Policy A33)

The council reiterates that the plan provides no evidence of exceptional circumstances to justify its removal (insetting) from the Green Belt.

The potential remains at 112 student bed spaces. However, the restriction on the number of storeys has been removed thus permitting more than two storeys. The council believes that this is entirely inappropriate considering the setting of the building within the AONB and it being clearly visible from the adjacent roads. Artington Parish Council objects to the removal of the restriction on the number of storeys that can be built on the site.

The council objects to the removal of the previous constraint for future development: ‘*Sensitivity to the setting of the (neighbouring) Grade II listed building (Braboeuf Manor).*’ This is contrary to the spirit of an AONB and not in accord with the Plan’s own stated objective to “conserve and enhance the unique qualities of our and built environment, especially on the Surrey Hills Area of Outstanding Natural Beauty”.

4. Evidence Base Research Studies

Appendix D: The Evidence Base lists the research studies supporting the Plan. Absent from the list is the study undertaken by GBC in January 2007: ‘*Guildford Landscape Character Assessment and Guidance. Volume 2 Rural - Urban Fringe Assessment.*’ Since this is germane to the Surrey Hills AONB, including the so-called ‘green lung’ between Guildford and Godalming, the council believes that this study should be listed in the evidence base.

5. Blackwell Farm Development

The concerns raised by local parish councils (including APC) regarding the impact that such a major development will have on local minor roads does not appear to have been addressed in any meaningful way. As with other parts of the Plan it is strong on platitudes and the hope that things will turn out alright. The proposed development of Blackwell Farm with 1500 homes would have a profound impact on local lanes within Artington parish.

The B3000 to the east of Compton already operates well above its capacity and is subject to gridlock. This is exacerbated by a narrow humpbacked railway bridge that barely has room for the passing of heavy goods vehicles which constantly use the B3000 travelling between the A3 and Godalming or Guildford. As such the bridge is hazardous. The bridge is due for replacement in 2018 but, due to a lack of funds, it will be replaced ‘like for like’ and remain the same width.

Beyond the railway bridge, the B3000 joins the A3100 at an extremely busy roundabout (Guildford Crematorium roundabout) which has frequent tail-backs.

To the south of the B3000, on Furze Lane, there is a new development of 50 houses that will soon add to the B3000 congestion problems. The net effect of gridlock on the B3000 is rat running on the adjacent lanes through Artington, Farncombe and Binscombe. In particular the narrow lanes that run north from the B3000 (Stakescorner Road, Littleton Lane, Sandy Lane), which feed the sizeable establishments of Loseley Estate and Mount Browne Surrey Police Headquarters, are subjected to extensive rat running that causes major problems for residents. Artington parish has for many years been working with Guildford Police to combat rat running but with limited success.

The Blackwell Farm project would inevitably increase the level traffic on the B3000 and adjacent narrow lanes exacerbating already serious traffic problems within the parish of Artington.

Artington Parish Council supports the objection raised by Compton Parish Council and other affected local parish councils to the proposed Blackwell Farm development as evidenced by their 'Green Balance' report appended.

Yours sincerely



Philip Gorton, clerk.

Attached: Compton Parish Council's *Green Balance* report.

Cc: Compton Parish Council
Shalford Parish Council
Worplesdon Parish Council
Tim Harrold, CPRE