

Compton PC Local Plan Sub-Committee Report - January 2018

Local Plan timetable

The public examination of the Local Plan (Regulation 24) is estimated to take place in April 2018. Prior to that there will be a pre-examination meeting in February. (The pre-examination meeting is not open to the public).

Jonathan Bore, the Planning Inspector who presided over Waverley's Local Plan, has been appointed to Guildford.

Green Balance will be representing both Compton and Worplesdon Parish Council's at the Public Examination. As the Blackwell Farm strategic site straddles both parishes, there should be no conflicts in this dual representation.

Wanborough land banking

As the Sub-Committee reported last month, a substantial area of green belt agricultural land adjoining the Hog's Back, west of Blackwell Farm has been sold to a land bank company, which has parcelled it up into a series of lots for onward sale. The area is entirely within the Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value.

On the advice of Clive Smith, planning advisor to the Surrey Hills AONB Board, Wanborough PC has requested that GBC invoke an Article 4 Directive to provide enhanced safeguards for the area, but GBC's Director of Planning has rejected this request.

Residents in Wanborough have set up a petition requesting that this the Council overall the decision by the Director of Planning.

<http://www2.guildford.gov.uk/councilmeetings/mgEPetitionDisplay.aspx?ID=15&RPID=5102940&HPID=5102940>).

Landscape Visual Impact Assessment (LVIA) for Western Link Road

Land Management Services has completed the visual impact assessment of the proposed 'Western Link' road from the A31 to Egerton Road. The assessment was jointly funded by Compton, Worplesdon, Wanborough and Artington parish councils. The 54-page document is currently with the Local Plan Sub-Committee for review (checking typos etc). The report's conclusions are as follows:

"... there would be significant impacts and effects on both landscape character and visual amenity. The road would be prominent in views to and from the Hog's Back from public rights of way, permissive paths and the A31. Car lights would impact significantly at night introducing lighting to the currently unlit slopes to the AONB. This report concludes that if permanent street lighting were to be introduced this would have a major adverse effect on

character and tranquillity. Creation of the route would involve vegetation removal, principally in the vicinity of the A31 junction and at the crossing point with the lane to Down Place. A significantly larger land take than that shown on the feasible option would be required in order to create a safe and viable highway. It is anticipated that extensive cut and fill works would be required to create suitable gradients. The land take and consequent impact on landscape character and visual amenity would, therefore, be substantially greater than suggested by the feasible option alignment. There would be harm to landscape pattern, land use, land cover and the loss of mature trees and woodland.”