

Guildford Borough Councils response to ExA's Third Written Questions (Ref: ExQ3)

GBC ref: 19/CON/00026/ExA.Q3

	Topic	Question	GBC response
1.	General		
3.1.3	All Interested Parties (IPs)	<p>With respect to the Applicant's Proposed Changes 2 to 6, the documentation for which was variously submitted at Deadlines 4 and 4a, which were accepted for Examination by the ExA on 27 February 2020 [PD-012], please provide any comments that you may have that specifically relate to Proposed Changes 2 to 6, which comprise the following:</p> <ul style="list-style-type: none"> • Change 2 - incorporation of two toad underpasses at Old Lane • Change 3 - removal of part of the proposed improvements to the A245 eastbound between the Seven Hills Road and Painshill junctions • Change 4 - amendments to Saturday construction working hours • Change 5 - diversion of a new gas main crossing of the M25 • Change 6 - amendments to the proposed speed limit at Elm Lane 	GBC has no further comments to make on this matter and agrees this should be the scheme subject of the Examination.
3.1.4	All IPs	<p>Included within the Applicant's request at Deadlines 4 and 4a to make Proposed Changes to the originally submitted application is Change 1 (extension of the proposed green element on Cockcrow Bridge). Proposed Change 1 to date has not been accepted for Examination by the ExA. There remains the potential for Change 1 to be accepted by the ExA for Examination</p>	<p>GBC supports the extension of the green element of Cockcrow Bridge and has no objection to this being accepted by the ExA for Examination.</p> <p>GBC considers that the amendment has the potential to improve the biodiversity</p>

Guildford Borough Councils response to ExA's Third Written Questions (Ref: ExQ3)

GBC ref: 19/CON/00026/ExA.Q3

		prior to the close of the Examination and accordingly the ExA considers it appropriate that all IPs be provided with the opportunity to comment on Proposed Change 1 if they wish on a without prejudice basis.	and landscape mitigation proposals for the scheme.
2.	Principle and nature of the development, including need and alternatives		
3.2.2	Applicant, Guildford Borough Council (GBC), Elmbridge Borough Council (EBC), Royal Horticultural Society (RHS) and any other Interested Parties (IPs)	For the purposes of the determination of the submitted application for the Proposed Development does the amended duty under The Climate Change Act 2008, namely achieving net zero greenhouse gas emissions by 2050 pursuant to The Climate Change Act 2008 (2050 Target Amendment) Order 2019, which took effect on 27 June 2019, have any implications for the assessment of the effect on climate change that has been undertaken (ie the conclusions contained within chapter 15 of the ES [APP-060]), particularly with regard to: the provisions of the National Policy Statement for National Networks (NPSNN); any other national policy relating to climate change (including any commitments as part of the Paris Climate Agreement of December 2015; and any in-principle type considerations raised in the recent Court of Appeal judgement concerning the Airports NPS?	The Council considers that the 2050 Target Amendment Order is relevant to the assessment of this proposal. The applicant should review the conclusions of Chapter 15 of the ES.
8.	Landscape and Visual Impact		
3.8.4	GBC	With respect to the replacement Cockcrow bridge, paragraph 3.2.13 of the updated Report on Proposed Scheme Changes [REP4a-004] states that: " <i>The widened bridge would provide greater visual connectivity between the land on either side of the A3 and as such provide a positive contribution to the landscape character of the area.</i> " On the basis that this is yet to be accepted into the examination (having regard to Q3.1.4), do you concur with this analysis, and if not, why?	GBC consider agree that the widened bridge would provide greater visual connectivity between the land on either side of the A3 and would an improved landscape character when compared to the original scheme.
9.	Land use, recreation and non-motorised users		

Guildford Borough Councils response to ExA's Third Written Questions (Ref: ExQ3)

GBC ref: 19/CON/00026/ExA.Q3

3.9.2	SCC, EBC and GBC	Can you please advise on what input you have had in derivation of the 'target ratios' for the provision of replacement land in exchange for Special Category Land (SCL), ie Common Land and Open Space, namely: 2.5:1 for Common Land, 2:1 for Open Space and 1:1 for the permanent acquisition of rights over Common Land and Open Space, identified by the Applicant in [AS-005].	GBC have not previously provided comments on the target ratios and generally considers the proposed ratios are appropriate.
3.9.3	SCC, EBC and GBC	<p>With respect to the proposed provision of replacement land in exchange for SCL and the range of possible options outlined in Table 1 of the 'Note on Implications of Potential Reduction in Replacement Land' [REP5a-012], please:</p> <p>a) identify the three SCL options in Table 1 that you most and least favour, ranked in order of most/least preferred; and</p> <p>b) explain the reasons for those choices.</p> <p>Without prejudice to any representations you have made at earlier deadlines for this Examination concerning the provision of SCL replacement land, in answering this question each local authority is requested to disregard any 'in-principle' type objections they might have to a reduction in the target ratios stated by the Applicant in AS-005. Additionally, in answering this question each local authority is requested to take account of the following factors:</p> <p>i. the underlying purposes for having the Common Land and Open Space;</p>	<p>Notwithstanding that GBC considers that the ratios are not excessive, having regard to Table 1 the most to least preferable options are as follows:</p> <p>Most preferable (most preferable first):</p> <p>Option 5: this not contiguous with other existing or proposed SCL</p> <p>Option 7: this is a relatively small area but has the benefit of being contiguous with the wider area of Ockham Common</p> <p>Option 6: this not contiguous with other existing or proposed SCL</p> <p><u>Least preferable (least preferable first):</u></p> <p>Option 3: largest reduction in area and an area which has good links to existing SCL</p> <p>Option 2: large area of high-quality value area with good connectivity and</p>

Guildford Borough Councils response to ExA's Third Written Questions (Ref: ExQ3)

GBC ref: 19/CON/00026/ExA.Q3

		<p>any user benefits and/or disbenefits in terms of the proximity of any replacement SCL to what would be the retained SCL;</p> <p>iii. the patterns of use for the existing SCL; and</p> <p>ii. the future patterns of use for the existing and new SCL.</p>	<p>would result in loss of new bridleway link</p> <p>Option 8, 9, 10: large area and accumulation of effects</p>
15. Content of the draft Development Consent Order (dDCO)			
3.15.13	Applicant and LAs	Is a 5 year period in relation to replacement tree and shrub planting, that is referred to in R6(5), of sufficient length to ensure that all the proposed soft landscaping becomes properly established?	No. GBC does not consider 5 years to be appropriate, a period of at least 10 years should be required
3.15.17	GBC and RHS	Please set out any concerns or comment you may have on the new Requirement 18 (Protection of certain tree roots at RHS Garden Wisley) in the dDCO [REP5- 002].	<p>The RHS Tree Protection Plan shows the red hatched areas to be an area where “no plant, materials or vehicles” will be used or stored. If this is the objective of the Requirement then this should be secured by the requirement.</p> <p>GBC is not convinced that “except with the consent of the owner” is appropriate and would result in an agreement process that was divorced from other agreement which is generally by the SoS, in consultation with LPAs and/or IPs.</p> <p>GBC would suggest that the requirement should be amended, to be more precise and enforceable. It should either preclude works in these areas or should require the submission of a</p>

Guildford Borough Councils response to ExA's Third Written Questions (Ref: ExQ3)

GBC ref: 19/CON/00026/ExA.Q3

			method statement for any works in these areas for the approval of the approval of the SoS following consultation with LPAs and IPs
--	--	--	--