

Planning Policy Explanatory Note 1 – FAQs on the LPDMP

The purpose/status/relationship of this doc

1. I thought we already had a Local Plan?
 - We do – this currently consists of the Local Plan: strategy and sites (April 2019) and the retained Local Plan 2003 policies (for more information about the Local Plan and other planning policy documents please refer to ‘Planning Policy Explanatory Note 2 – guide to planning policy documents’)
 - LPSS (Part 1) contained strategic policies and allocates sites for development – how much housing, employment and other development do we need and where should the development be located
 - The Local Plan: development management policies (LPDMP) is Part 2 – this contains more detailed policies to be used in determining planning applications
 - Once the LPDMP is adopted then the retained Local Plan 2003 policies will no longer be used to determine planning applications
2. Are we consulting on the whole Local Plan?
 - No
 - The LPSS is already adopted and the policies within that document are not currently being reviewed
 - This consultation is only concerned with the proposed policy approaches set out in the LPDMP
3. Why didn't you prepare both parts together?
 - It is a common approach to prepare the Local Plan as a set of documents
 - Preparing the document as one is unmanageable in terms of the complexity and the time it would have taken to prepare it
4. What policies do we use at the moment in the absence of the emerging LPDMP?
 - The retained Local Plan 2003 policies continue to apply in determining planning applications until such time as the LPDMP is adopted
5. When will the LPDMP be adopted?
 - The timetable for Local Plan preparation is set out in the Local Development Scheme (LDS)
 - The current LDS was adopted on 26 May 2020
 - This anticipates that the LPDMP will be adopted in September 2022

The content of the document

6. What does the plan contain?
 - This is the first opportunity to comment on the emerging LPDMP
 - The document identifies a series of key issues for the borough and the policy options that could help address them. It then highlights the Council's preferred policy options for potential development management policies that will guide decision-making on development applications across Guildford borough.

- At this stage there is no specific policy wording - simply the preferred policy approach
7. What is the structure/content of the document?
- Structured in the same chapter headings as the LPSS – housing, economy, protecting, design, and infrastructure and delivery
 - Weighted towards protecting (including climate change) and design (including heritage)
8. What policies does the document include?
- There are 38 policy topics in total
 - Please refer to the 'Summary of the LPDMP' for an explanation of each policy aim and how it is proposed to be achieved
9. What is the plan trying to do?
- The document ensures that developers provide good quality development
 - It's trying to protect what's special and unique about Guildford and its villages
 - Protects and enhances historic assets, biodiversity, water quality, air quality, pubs, community facilities, open space, sport and recreation
 - Ensures that new development is sustainable (see below for more information)
10. What is the plan doing for climate change?
- The measures can be broadly summarised as:
 - Directing growth to sustainable locations (varies depending on what type of growth it is e.g. retail in town centre)
 - Making buildings more sustainable
 - Enabling people to make more sustainable lifestyle choices
 - The LPSS has selected sites that are in sustainable locations or can become sustainable to reduce transport emissions
 - The LPSS promotes sustainable transport e.g. Sustainable Movement Corridor, new stations
 - The LPSS has a local standard for carbon emissions in new buildings (min. 20 per cent better than national), supports low carbon energy (e.g. heat networks), design features for sustainable lifestyles (EV charging point)
 - The LPSS has high level policy requiring developments to be adapted to climate change and a specific requirement improving water efficiency in new dwellings (an adaptation measure)
 - The LPDMP provides detailed policies for climate change mitigation (carbon reduction): fabric-first approach, use low carbon building materials, potential large-scale low carbon energy development
 - The LPDMP provides detailed policies for climate change adaptation: detailed policy on water efficiency, design adaptations for overheating, urban heat island and heavy rainfall
 - Other LPDMP policies are likely to improve climate change mitigation and adaptation e.g. tree protection and planting (carbon sink), water resource protection, green and blue infrastructure (urban cooling), sustainable transport

Myth busting – what the plan does not seek to do

- It must be in line with the context and requirements set by national policy, guidance and legislation
- It doesn't repeat what is contained in other legislation or national policy but it does provide further detail
- It does not replace the adopted LPSS (Local Plan Part 1) – it complements it
- It does not allocate any more housing and employment (including in the Green Belt)
- It does not take any more villages out of the Green Belt
- It doesn't encourage any development that will cause additional traffic
- It is not related specifically to the town centre and the town centre masterplan work currently being undertaken by the Council
- There are no policies that apply to specific areas – all the policies are applicable across the whole borough
- There are limits to what planning can do for climate change:
 - It can't make existing buildings more energy efficient (except for conversions where planning permission is required – LPSS Policy D2 would then apply)
 - It can enable sustainable transport but can't force people to use it
 - It can require design measures to enable sustainable lifestyles but can't force people to use them (e.g. work from home)
 - It can't introduce standards that make development unviable

Why are we consulting now and what are we looking for?

11. Can you consult with the limitations in place as a result of COVID-19?
 - Yes
 - We have amended our consultation requirements (contained in the Statement of Community Involvement) to be in line with legislative requirements
 - We've put in place additional measures for those that may have difficulties accessing materials online
 - This isn't the only consultation on the LPDMP and there will be further opportunities to make your views known

12. What is a Regulation 18 consultation?
 - It is the first consultation on the LPDMP
 - Issues. Options and PO
 - Not the policy but the preferred policy approach

13. How long is the consultation?
 - 7-weeks (the statutory minimum is 6-weeks)
 - Consultation ends at midday on 22 July 2020

14. Who can submit comments to this consultation?
 - Anyone can respond to this consultation
 - We have formally notified the following:
 - Statutory bodies (e.g. Environment Agency, Natural England, Highways England, infrastructure providers etc)
 - Other councils (e.g. neighbouring authorities, Surrey County Council)
 - Residents that have requested that they be kept informed of planning policy consultations
 - Developers and planning agents that have requested that they be kept informed of planning policy consultations

- Anyone else that has requested that they be kept informed of planning policy consultations

15. How do I make sure I get notified of planning policy consultations in the future?

- If you would prefer to receive email notifications, or no longer wish to receive these notifications in the future, please email us at planningpolicy@guildford.gov.uk

16. What can I comment on?

- Whether you agree with the Council's preferred option for each of the 38 policy issues
- Whether you have any other comments or suggestions regarding each of the 38 policy issues
- Whether you have any other comments or suggestions for any additional issues that should be considered within the Plan? Don't forget all the policies that have already been included in the LPSS are not being revisited and are not open to comments.

17. How can I submit my comments?

- **Online:** by using the 'Online questionnaire', found at <https://guildford.inconsult.uk/consult.ti/LPDMIO/consultationHome> (this is our preferred method of response),
- **Email:** localplan@guildford.gov.uk, or
- **Post:** Planning Policy, Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey, GU2 4BB.
- If you email or write to us, please indicate clearly which preferred option each of your comments relates to.

18. How will my comments be used?

- We will consider all comments that are submitted
- The comments will inform the drafting of the next version of the LPDMP. This will contain actual policies (rather than policy approaches) and will be subject to a further round of consultation (Regulation 19 consultation)
- We will not respond to your comments individually, but we will publish all comments that were submitted as part of the consultation
- As part of the Regulation 19 consultation, we will publish an Interim Consultation Statement identifying main issues raised and our response to these
- These main issues and our responses will be put before the independent Inspector when they are examining our LPDMP

Next steps

The Local Development Scheme anticipates the following milestones:

- Next version of the LPDMP (Regulation 19) consultation - March/April 2021
- Submission to the Secretary of State for independent examination - September 2021
- Inspector's public hearings - March 2022
- Adoption of the LPDMP - September 2022