

From: Send Parish Council <clerk@sendparishcouncil.gov.uk>
Sent: 25 March 2021 11:04
To: reviews
Subject: Electoral Review: Have your say on a new political map for Guildford Borough Council (consultation open 26 Jan - 5 April) [UNC]
Attachments: Send PC response to Ward boundary review.pdf
Categories: Submissions

To The Review Officer (Guildford)

Thank you for the opportunity to provide you with our views on the LGBC's electoral review of Guildford Borough Council.

Please see attached the response to the consultation from Send Parish Council.

Regards

Debbie Hurdle
Clerk to the Council

Send Parish Council
T: 01483 479312
E: clerk@sendparishcouncil.gov.uk

Send Parish Office
28 Send Road
Send
Woking
Surrey
GU23 7ET



Electoral Review consultation: Have your say on a new political map for Guildford Borough Council

Send Parish Council supports Guildford Borough Council's recommendation to retain 48 councillors. The inset of Send from the Greenbelt, the proposed expansion of the employment sites at Burnt Common and Send Business Centre, as well as identification of Send as a local rural centre, will see the expansion of the village by one-third in 5 years. The council believes the 2 borough councillors for Send will be needed to meet the needs of their growing constituency.

However, the council feels the forecast electorate provided for Send Ward does not reflect the Guildford Borough's housing trajectory and site delivery plan for the village or the additional windfall and LAA sites that have come forward as a result of the inseting of the village from the Greenbelt in April 2019.

Since the Guildford Local Plan was adopted at the end of April 2019, 11 applications have been received for a minimum of 125 houses of which the majority are windfall sites. The forecast below excludes applications for an additional 77 of those 125 dwellings which are currently being appealed.

The village is no longer washed over by Green Belt, having been inset, and is diffuse and spread out in form; given this, and given the expansion of the settlement boundaries, the capacity for an ongoing trajectory of additional incremental windfall sites should not be underestimated.

The parish council believe that the realistic forecast electorate in 2026 will be a minimum of 4262 (explanation provided below) and this will reflect 2131 electors per councillor.

Name	Number of councillors	Current electorate 2020	Forecast Electorate 2026	New electors	Electors per Councillor
Send - Guildford Borough Forecast	2	3444	3791	347	1895
Send - Send Parish Council Forecast	2	3444	4262	818	2131

Based on the Guildford Local Plan housing trajectory and site delivery plan, an additional 675 dwellings will be built in Send by 2026. Assuming a conservative additional 1.5 electors per dwelling, this would see that electorate grow to at least 4262. Given the significant growth planned for Send (the numbers above are the minimum expected) and the slip roads that will be built, the current number of borough councillors reflect the work required to represent the electors in Send.

Status	Reference	Application Ref	Site	Total Units	Complete	Out standing	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
LOCAL PLAN PROJECTED SITE PHASING												
Part-Built	A40	19/P/00027	Clockbarn Nursery, Tannery Lane	75		75	17	46	12			
Pending	A41	19/P/02223	Garlick's Arch (Send / Ripley)**	520		520		35	85	150	150	100
Appeal	A41	21/P/00352	Garlick's Arch - Oldlands Farm (Send)	30		30		30				
	A43	Not yet applied	Land West of Wind's Ridge and Send Hill	40		40			20	20		
				665	0	665	17	111	117	170	150	100
WINDFALL & LAA SITES SINCE VILLAGE INSET												
Started	Windfall	19/P/02237	Pembroke House, 54 Potters Lane	10		10		10				
Started	Windfall	20/P/00671	22A Send Barns Lane	10		10		10				
Pending	Windfall	21/P/00307	Porth, Send Hill	4		4		4				
Pending	Windfall	21/P/00141	Waterside Farm Wharf Lane	9		9		9				
Pending	Windfall	20/P/01885	Elmsleigh Farm, Send Barns Lane	8		8		8				
				41	0	41	0	41	0	0	0	0
Total Projected Dwellings for Send Ward				706	0	706	17	152	117	170	150	100
Assume Lapsed Rate 5% of non-commenced				-31		-31	0	-4	-5	-9	-8	-5
** Assume Garlicks Arch - 25% dwellings in Ripley				-130	0	-130					-30	-100
Projected Dwellings for Send Ward				545	0	545	17	148	112	161	112	-5
Assume 1.5 new electors per dwelling				818	0	818	26	222	168	242	168	-8

Notes to the forecast:

1. A40 - Clockbarn Nursery site is part built already and units are being sold
2. A41 – Garlick's Arch (19/P/02223) planning application is registered and whilst the site is in both Send and Ripley Parish, Phase 3 of the site is sited in Ripley and is expected to be delivered 2024 to 2026. The forecast has been adjusted in that period.

Data to support the Send forecast

Guildford LAA Site Availability Assessment

Site Delivery

https://www.guildford.gov.uk/media/30963/Appendix-7-Site-Delivery/pdf/Appendix_7_-_Site_Delivery.pdf?m=637371444446470000

Table 1: Projected Site Phasing Assessment

C3 Outstanding Permissions - Commenced										
Application	Site Name	Total Units (Net)	Complete	Outstanding	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
16/P/00120	Warren Farm, White Lane, Ash, Guildford, GU12 6HV	56	17	39	39	0	0	0	0	0
17/P/02592	Land south of Ash Lodge Drive, Ash, Guildford	481	87	394	78	79	79	79	79	0
18/P/01014	Land North of Keens Lane and, Tangle Lane, Guildford	148	29	119	80	39	0	0	0	0
Sites less than 50 units		177	0	177	88	89	0	0	0	0
TOTAL		862	133	729	285	207	79	79	79	0

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)										
Application	Site Name	Total Units (Net)	Complete	Outstanding	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
16/P/01290	Land at Guildford Park Road Surface Car Park, Guildford	160	0	160	0	70	90	0	0	0
14/P/02168	Guildford Railway Station, Station View, Guildford	438	0	438	0	0	138	151	149	0
17/P/02158	Land north of, Grange Road, Ash, GU12	60	0	60	0	45	15	0	0	0
18/P/01370	Land adjacent to Grange Farm, Grange Road, Tongham	50	0	50	16	34	0	0	0	0
18/P/02456	Land at Ash Manor, Ash Green Road, ASH SOUTH & TONGHAM	77	0	77	0	25	26	26	0	0
18/P/01950	Land to East of White Lane and West of Chestnut Lane	61	0	61	0	39	22	0	0	0
19/P/00027	Clockbarn Nursery, Tannery Lane, Send	75	0	75	17	46	12	0	0	0
19/P/01760 (RM)	Howard of E'ham School & Lodge Farm, Lower Rd & Ash Green Road	159	0	159	20	60	60	19	0	0
19/P/00267	Kernel Court, Walnut Tree Close, FRIARY & ST NICHOLAS	113	0	113	0	0	113	0	0	0
19/P/02197	Land south of Guildford Road, and to the south and west of the road	154	0	154	0	0	34	60	60	0
Sites less than 50 units		517	0	517	0	107	107	107	107	0
TOTAL		1864	0	1864	53	426	617	363	316	0

C3 Outline Permissions										
Application	Site Name	Total Units (Net)	Complete	Outstanding	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
16/P/00222	Land at Manor Farm, The Street, Tongham, GU10 1DA	254	0	254	0	0	0	0	0	50
14/P/02109 (Hybrid)	Howard of E'ham School & Lodge Farm, Lower Rd & Ash Green Road	136	0	136	0	0	0	0	0	27
17/P/00529	Land adjacent to The Granary, Grange Road, Tongham	50	0	50	20	30	0	0	0	0
19/P/01541	Land near Horsley Railway Station, Ockham Road North	108	0	108	0	0	0	0	0	21
Sites less than 50 units		28	0	28	0	0	0	0	0	5
TOTAL		576	0	576	20	30	0	0	0	103

Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions										
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
18/P/01014	Land North of Keens Lane and, Tangle Lane, Guildford	70	39	0	39	0	0	0	0	
17/P/00509	Land at Guildford College Campus, Stoke Road	527	227	0	0	75	76	76	0	
18/P/01155	Kernel Court, Walnut Tree Close	387	308	308	0	0	0	0	0	
18/P/02100	Just Tyres, Walnut Tree Close	84	84	84	0	0	0	0	0	
18/P/02226	Bishops Nissan of Guildford, Walnut Tree Close	361	185	0	185	0	0	0	0	
18/P/02391	1 & 2 Ash Grove, Guildford	79	79	0	79	0	0	0	0	
TOTAL		1508	922	392	303	75	76	76	0	

Lapse Rate Application (-5%) on non-commenced Permissions		Total Units (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Total		-168	-23	-38	-34	-22	-20	-5

Student Accommodation and Care Homes (C3 equivalent) - Identified LAA Sites									
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
A34	University of Law	112	36	0	0	0	0	0	0
A35	Former Wisley Airfield	100	56	0	0	0	0	0	0
TOTAL		212	92	0	0	0	0	0	0

Local Plan: Strategy and Sites Outstanding Site Allocations									
Site Policy	Site Name	Total Units (Net)	Complete	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
A1	The Plaza, Portsmouth Road, Guildford	90	0	0	0	0	0	0	18
A3	Land between Farnham Road and the Mount,	70	0	0	0	0	0	0	0
A4	Jewsons, Walnut Tree Close, Guildford	175	0	0	0	0	0	0	35
A5	North Street redevelopment, Guildford	400	0	0	0	0	0	0	80
A11	Bright Hill car park, Sydenham Road, Guildford	40	0	0	0	40	0	0	0
A12	White Lion Walk, High Street, Guildford	50	0	0	0	0	0	0	10
A15	Guildford Cathedral	93	0	0	0	46	47	0	0
A16	Land between Gill Avenue and Rosalind Franklin Cl	61	0	0	0	0	0	0	0
A19	Land at Westway, off Aldershot Road	38	0	0	0	0	0	0	7
A20	Former Pond Meadow Shool	10	0	0	0	0	0	10	0
A24	Slyfield (Weyside Urban Village)	1500	0	0	0	0	0	0	150
A25	Gosden Hill	1350	0	0	0	0	0	0	50
A26	Blackwell Farm	1500	0	0	0	0	0	50	125
A31	Land South & East of Ash & Tongham	631	0	0	0	0	0	0	63
A33	Surrey Police Headquarters	116	0	0	0	0	0	0	50
A35	Former Wisley Airfield	2000	0	0	0	25	150	150	175
A37	Land west of West Horsley	135	0	0	0	39	61	35	0
A39	Land north of West Horsley	84	0	0	0	20	50	14	0
A41	Garlick's Arch	550	0	0	65	85	150	150	100
A43	Land west of Winds Ridge and Send Hill	40	0	0	0	20	20	0	0
TOTAL		8933	0	0	65	275	478	409	863

Non-Allocated LAA Sites, windfall and Rural Exception Sites		Total Units (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
LAA Sites		1705	0	0	95	144	145	139

Overall Total		Total Units (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
TOTAL		14653	727	993	1107	1118	1005	1100

Housing Trajectory

Category	Past completions		1 - 5 YEARS					2025-2026
	2015/2016 - 2019/20	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	
Completions	1683							
C3 Outstanding capacity (Commenced)	0	285	207	79	79	79	0	
C3 Outstanding capacity (Approved) - detailed permissions	0	53	426	617	363	316	0	
C3 Outstanding capacity (Approved) - outline permissions	0	20	30	0	0	0	103	
Student Accommodation and Care Homes (C3 equivalent) - detailed permissions	0	392	303	75	76	76	0	
Lapse Rate Application (-5%) on non-commenced Permissions	0	-23	-38	-34	-22	-20	-5	
LAA sites								
Student Accommodation and Care Homes (C3 equivalent)	0	0	0	0	0	0	0	
Windfall	0	0	0	48	97	97	97	
Rural exception sites	0	0	0	6	6	6	6	
Guildford Town Centre	0	0	0	40	0	0	147	
Guildford urban area (excluding SARP and urban extensions)	0	0	0	48	49	12	12	
Ash and Tongham urban area (excluding urban extension)	0	0	0	1	1	2	2	
Villages (excluding new village)	0	0	65	202	319	237	125	
Previously developed land in the Green Belt	0	0	0	0	0	0	50	
Strategic site allocations/location	0	0	0	0	0	0	0	
Slyfield Area Regeneration Plan (SARP)	0	0	0	0	0	0	150	
Guildford urban area extension (Gosden Hill)	0	0	0	0	0	0	50	
Guildford urban area extension (Blackwell Farm)	0	0	0	0	0	50	125	
Ash and Tongham urban extension	0	0	0	0	0	0	63	
New village (former Wisley airfield)	0	0	0	25	150	150	175	
Total housing provision	1683	727	993	1107	1118	1005	1100	
Total within each period	1683			4950				

Send Parish Council
 Send Parish Office
 28 Send Road
 Send
 Woking
 Surrey GU23 7ET
 E: clerk@sendparishcouncil.gov.uk
 01483 479312

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