

		<p>with the nearest public transport access approximately 23 minutes away. This raises concerns regarding accessibility and reliance on private vehicles.</p> <ol style="list-style-type: none"> 3. Lack of Very Special Circumstances Insufficient evidence has been provided to demonstrate the existence of any very special circumstances that would justify inappropriate development in this location. 4. Existing Concentration of Traveller Sites There are already a significant number of traveller sites within the surrounding area, and cumulative impact considerations should therefore be taken into account. 5. Tree Felling Concerns It appears that tree felling may already be taking place on or adjacent to the site, yet no evidence has been provided to confirm that the appropriate licences or permissions have been obtained. 6. Access and Highway Safety Issues We have grave concerns regarding access to the site, particularly as the route involves a BOAT (Byway Open to All Traffic). We request that this matter be referred to Surrey Byways for formal assessment. In practical terms, manoeuvring a 6.8m caravan along the route and into the site would appear extremely difficult and potentially unsafe. 7. Biodiversity Net Gain (BNG) The application does not adequately demonstrate compliance with Biodiversity Net Gain requirements. 8. Ecological Strategy Insufficient The ecological strategy submitted appears limited in scope and should be significantly more comprehensive given the sensitivity of the location. 9. Proximity to Ancient Woodland The site is adjacent to Ancient Woodland, and the application fails to fully address the likely impacts on this protected and irreplaceable habitat. 10. Waste Management A detailed Waste Management Plan should be required as part of the application to demonstrate how waste will be stored, managed, and removed from the site appropriately.
26/P/00416	Foxwell, Hunts Hill Road, Normandy, Guildford, GU3 2AH	<p>Erection of detached garage following demolition of existing stable block</p> <p>RESOLVED – The site lies within the Green Belt; however, the proposed works are considered to constitute an alteration to the existing building rather than inappropriate new development.</p> <p>The proposal is located within 400 metres of the Thames Basin Heaths Special Protection Area (SPA), and the application should therefore be assessed against the relevant SPA avoidance and mitigation requirements.</p>

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ITEMS FOR INFORMATION AND/OR INCLUSION ON FUTURE AGENDAS

Following a request to review a letter from Savills confirming that GBC had agreed its position on Grey Belt, GBC advised that the letter would not be provided, stating that it constituted informal advice and should not be relied upon. The committee subsequently agreed to submit a Freedom of Information request.

The correspondence from a resident regarding the planning application at Westholme was discussed and will subsequently be sent to the councillors for comments. The council had already submitted a response to GBC.

There being no further business the public meeting closed at 19.28hrs

DRAFT