

I represent Beechcroft Drive, a community of 21 houses, a neighbour of the University. Let me make this clear, whilst we have some ongoing issues with the University, we recognise it is an excellent seat of learning and a cornerstone of the local economy. However we also recognise the growing dominance of the University and how it seeks to redraw the boundaries of Guildford in order to meet its insatiable quest for profit.

Thus to the key issue in the Local Plan - housing:-

- Several months into this process we still have no idea what the real housing number is. Better people than me have analysed the data and concluded that it is excessive - twice the number of comparable areas. GBC's only defence is that this is a top-down target, with the implied threat we accept it or there'll be worse to come, this is the politics of the parade square.
- Will this plan deliver the 40-45% affordable housing quota? In essence, no, the wording is naïve and almost apologetic. Developers are developers; they're tasked with maximising profit, they'll drive a bulldozer through this requirement.

So what are we sacrificing the greenbelt for? For high-end, executive houses, sold off-plan from Battersea to Beijing. The local community won't benefit from this local plan; this plan represents profit not people.

Guildford's Infrastructure is crumbling, whatever trade-off GBC has received for the green belt and AONB, it will never be enough! Furthermore it won't be invested in the existing infrastructure, it will be invested in the new green belt infrastructure. This will lead to exponential demands on already stretched resources. You can't simply parachute another 6,7,8,000 houses into the Guildford Urban area and expect life to go on as normal.

Imposing top-down housing targets will decimate the social fabric of this town, Guildford cannot sustain rampant growth of this magnitude. This town needs to be strategically developed from the middle out, George Osborne has said he will remove the constraints to brownfield development, we need to re-build the housing stock, re-set the local housing ladder and provide flats, starter homes and true affordable housing, council houses for the key workers and the next generation.

If this plan is adopted, you will destroy this town, you will slowly strip away the reasons why people want to live in Guildford, this is happening already, the biggest consequence being that you will lose a generation. Your children and grandchildren will just decide that the quality of life in Guildford is no longer worth tolerating, they will vote with their feet, seeking a better quality of life elsewhere, it's not just deprivation that destroys towns, it's also over development.

During this whole process one voice we have not heard is that of the Councillors. You are here to make a difference and represent the needs of both the electorate and business, one shouldn't dominate the other and if this Council is being bullied by Westminster, in order to meet its

economic shortcomings, then it should be challenged, in court if need be, just like you did to a Labour Government in 2010.

Please do not play party politics with the needs of this Town, protect the next generation and produce a local plan that is for people not profit.