

Borough Economy and Infrastructure Executive Advisory Board
20 April 2017
Late Sheet

Please note that Policy A26 for Blackwell Farm had been omitted and Policy A28 duplicated at page 217. Please therefore find attached Policy A26 for your information.

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POLICY A26: Blackwell Farm, Hogs Back, Guildford

Allocation	<p>This is a residential lead mixed use development, allocated for:</p> <ol style="list-style-type: none">(1) Approximately 1,800 homes <u>of which a minimum of 1,500 homes (C3) will be delivered within the plan period</u>, including some specialist and self-build plots, and(2) 6 Traveller pitches, and(3) Approximately 304,000 sq m of employment (B1) on a 10-11ha extension to the Research Park, and(4) Approximately 550 <u>500</u> sq m of comparison retail (A1) in a new Local Centre, and(5) Approximately 660 sq m of convenience retail (A1) in a new Local Centre, and(6) Approximately 550 sq m services in a new Local Centre (A2 –A5), and(7) Approximately 500 sq m of community uses in a new Local Centre (D1), and(8) A primary school (D1) (two form entry), and(9) <u>A secondary school (D1) (up to six form entry, of which two forms are needed for the housing on the site, and the remainder for the wider area), and</u>(10) That part of the site south of land parcel H2 as identified in the Green Belt and Countryside Study is allocated solely for primary access and the junction with the A31 Farnham Road
Requirements	<p>Infrastructure</p> <ol style="list-style-type: none">(1) Primary vehicular access to the site allocation will be via the existing or a realigned junction of the A31 and the Down Place access road, which will be signalised, <u>and from the site to Egerton Road, preferably via Gill Avenue</u>(2) The design of the improved Down Place access road or a new adjacent parallel access road will be sympathetic to its setting variously within the AONB and AGLV. The impacts of this road will be minimised through the retention and enhancement of tree cover in this area and landscaping Secondary vehicular access is required from the site to Egerton Road, preferably via Gill Avenue(3) A through vehicular link <u>which will be controlled</u> is required via the above accesses between the A31 Farnham Road and Egerton Road to provide a new route <u>for employees and emergency services</u> to the Surrey Research Park, the University of Surrey's Manor Park campus and the Royal Surrey County Hospital, <u>as well as a choice of vehicular access for the new residents/occupiers</u>. This will provide relief to reduce impact on the A31/A3 junction, in advance of the delivery of Highways England's A3 Guildford scheme(4) Developer to provide the western route section of the Sustainable Movement Corridor on the site and make a necessary and proportionate contribution to delivering the western route section on the Local Road Network, <u>both having regard to the Sustainable Movement Corridor Supplementary Planning Document</u>(5) <u>A significant bus network to serve the site and key destinations including the existing western suburbs of Guildford and the town</u>

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