



GUILDFORD  
B O R O U G H

**James Whiteman**  
Managing Director

**[www.guildford.gov.uk](http://www.guildford.gov.uk)**

Dear Councillor

**PLANNING COMMITTEE – WEDNESDAY 31 MARCH 2021**

Please find attached the following:

<b>Agenda No</b>	<b>Item</b>
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- |    |  |
|----|--|
| 8. | <b><u>Presentations</u> (Pages 1 - 58)</b> |
|----|--|

Yours sincerely

Sophie Butcher, Democratic Services Officer

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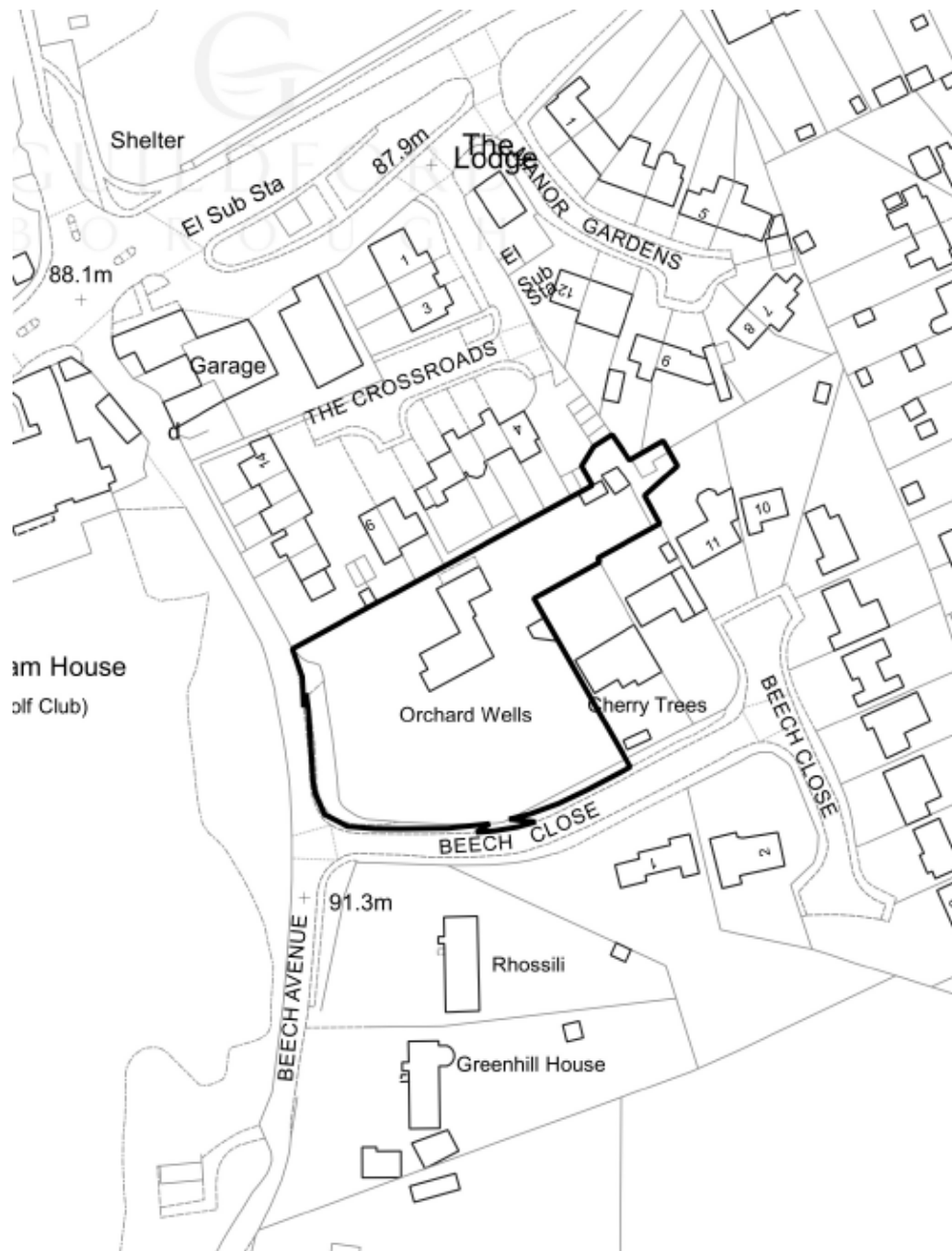
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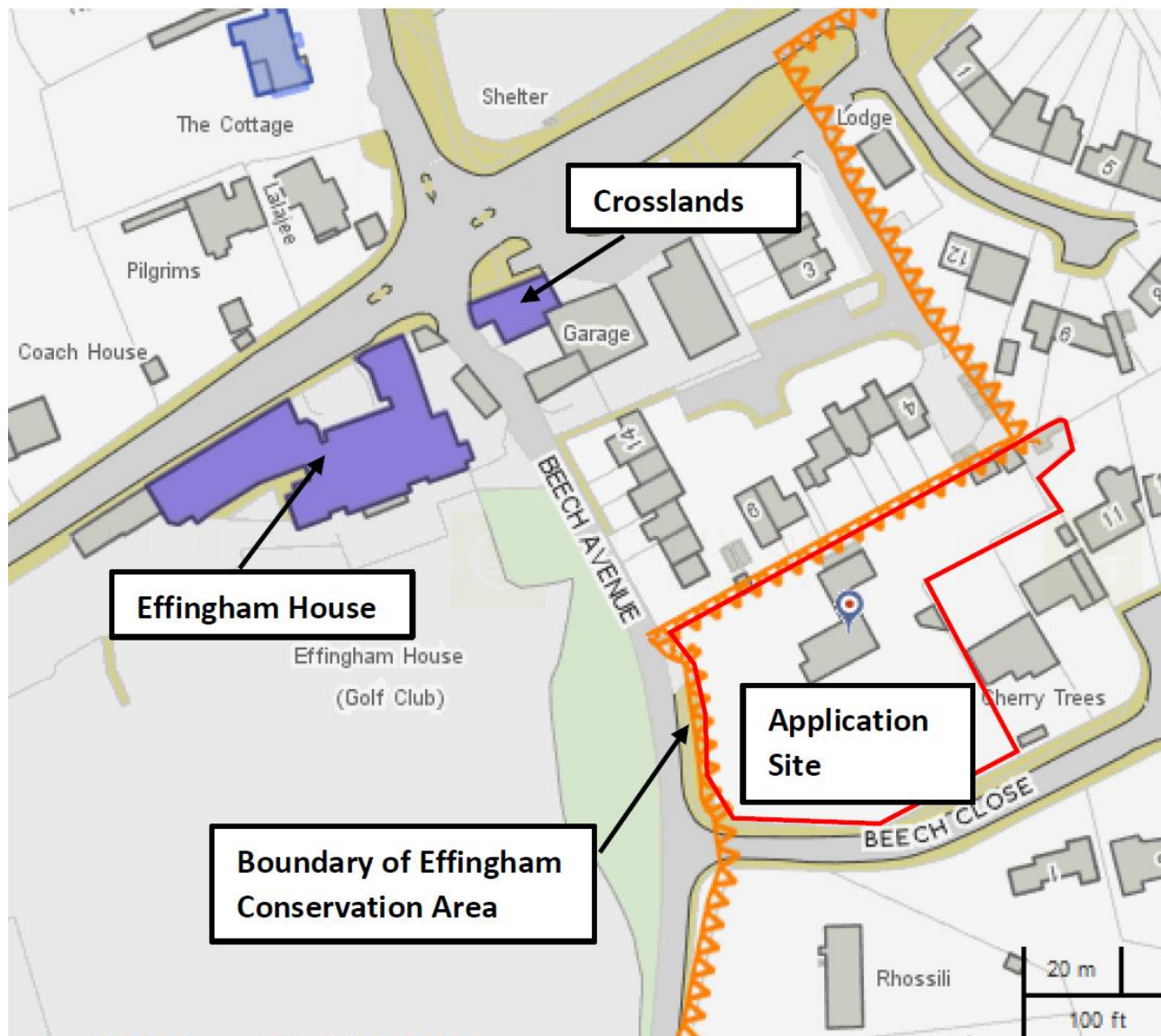
**Orchard Walls  
Beech Avenue  
Effingham  
Leatherhead  
KT24 5PG**

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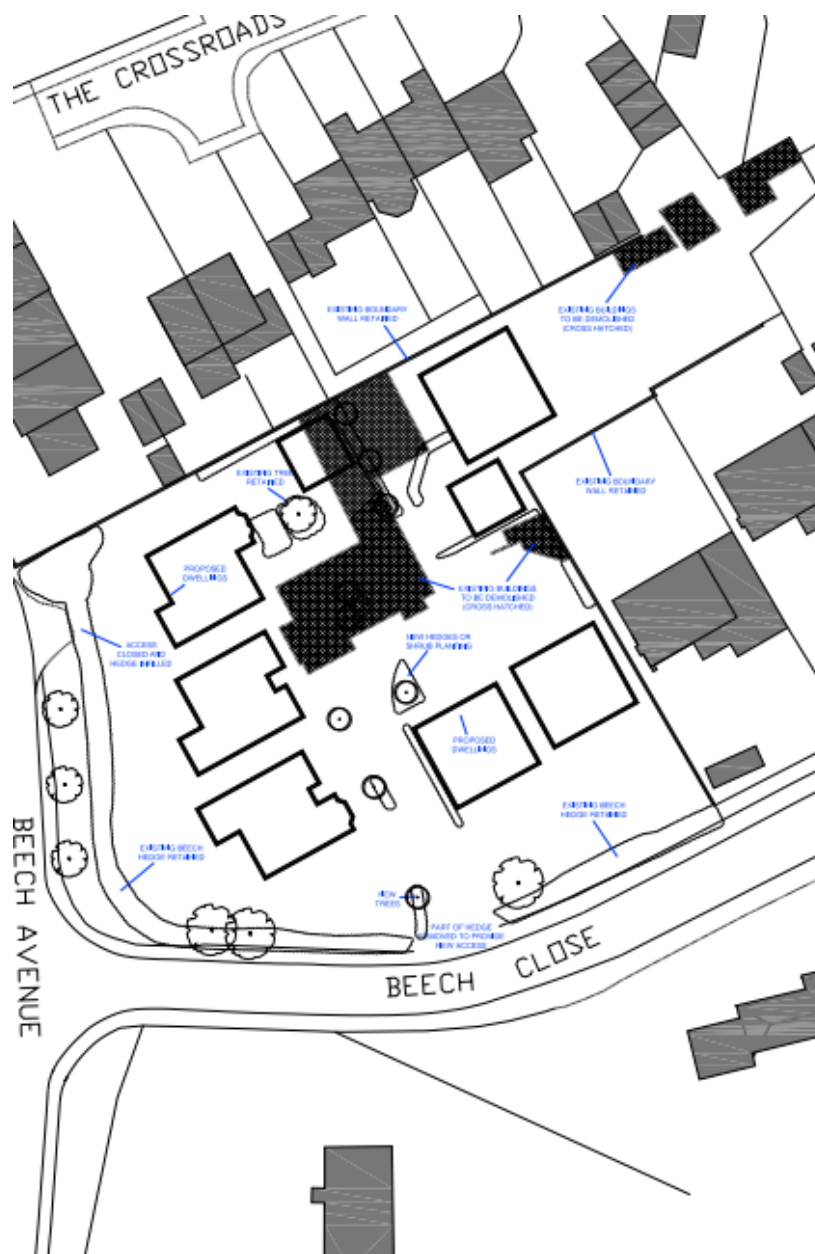
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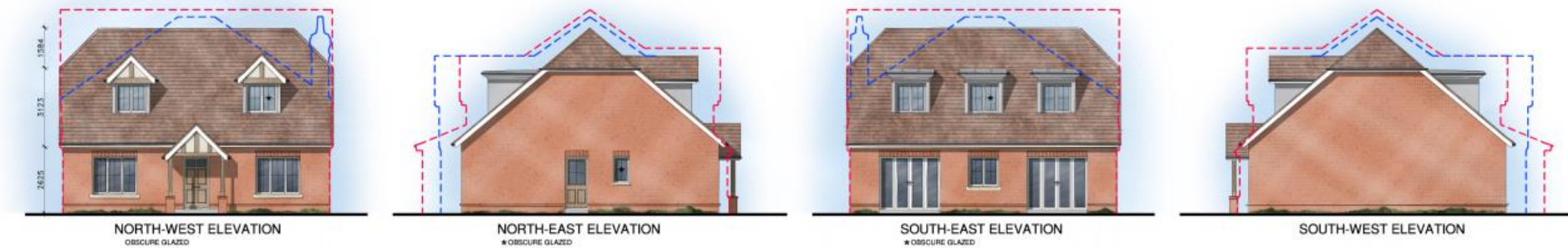
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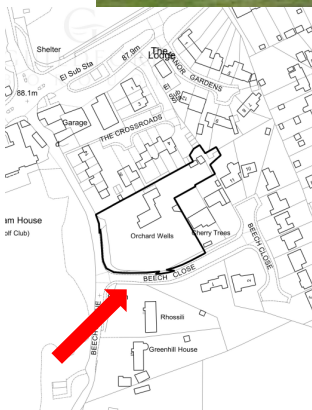
## Plot 4



## Plot 5

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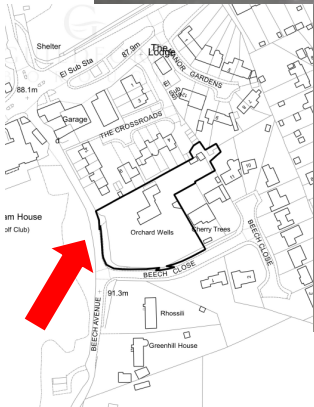


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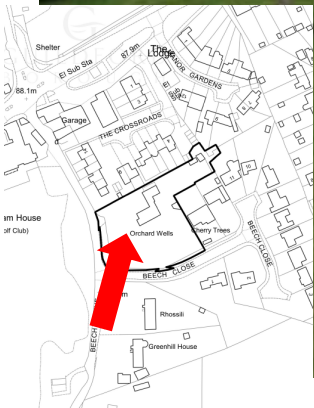
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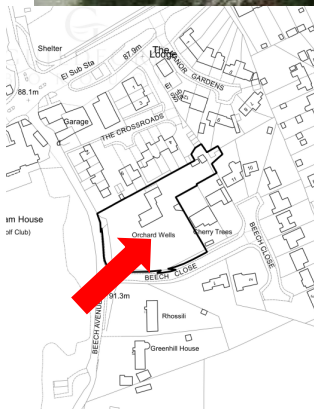


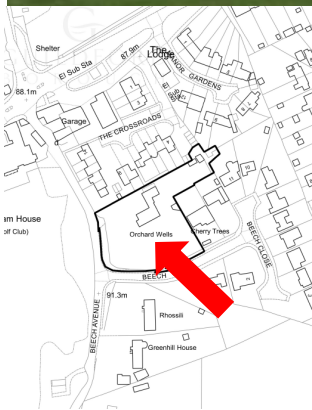
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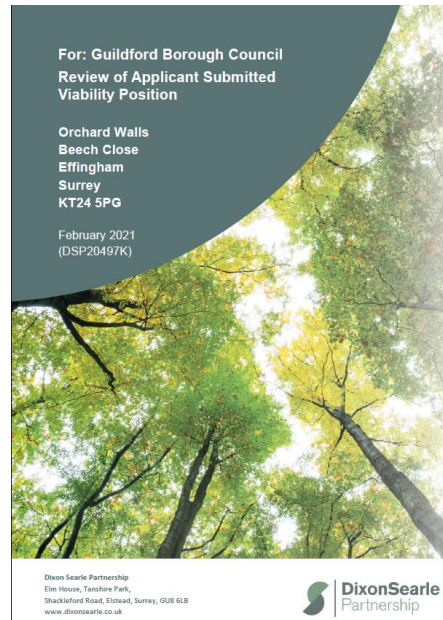
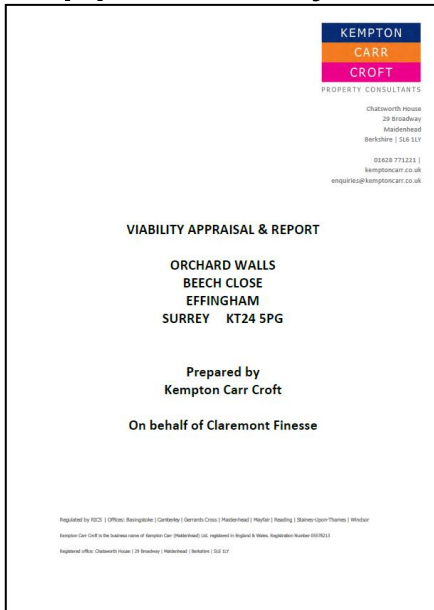
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## ENP-H2: Mix of housing

## Fewer than 10 units:

- At least 50% of market homes shall have one or two bedrooms

An exception to these requirements will only be permitted where the intention is to meet a specific housing need which requires a particular size or type of housing or, for reasons of financial viability, an alternative mix is required. Such exceptions must be supported by clear and recent evidence







**20/P/01569**

**The Shed Factory  
Portsmouth Road,  
Ripley  
Woking  
GU23 6EW**

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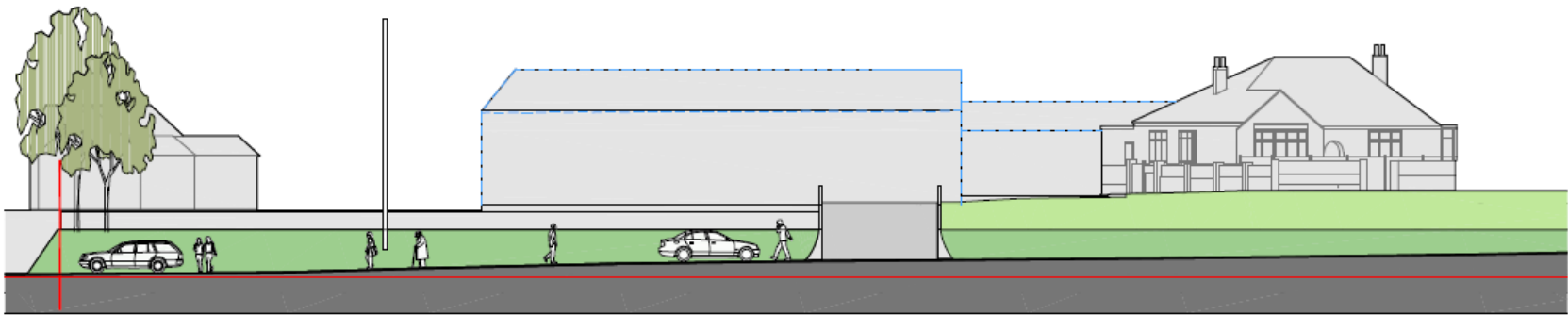
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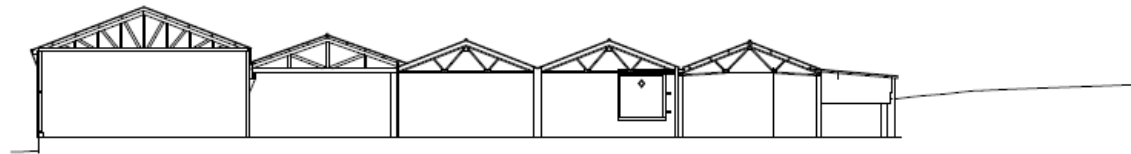




Block Plan (Existing & Proposed)



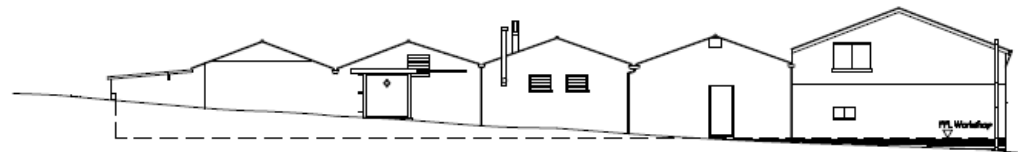
CONTEXTUAL EXISTING SITE ELEVATION  
 1:100 @ A1  
 1:200 @ A3



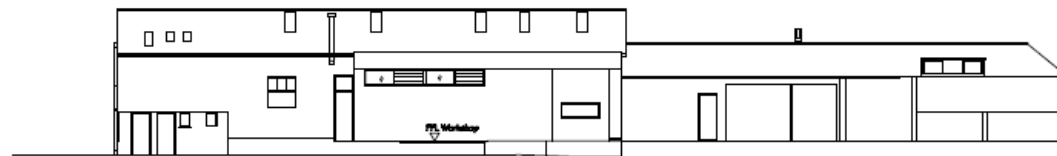
SECTION THRU FACTORY  
 1:100 @ A1  
 1:200 @ A3



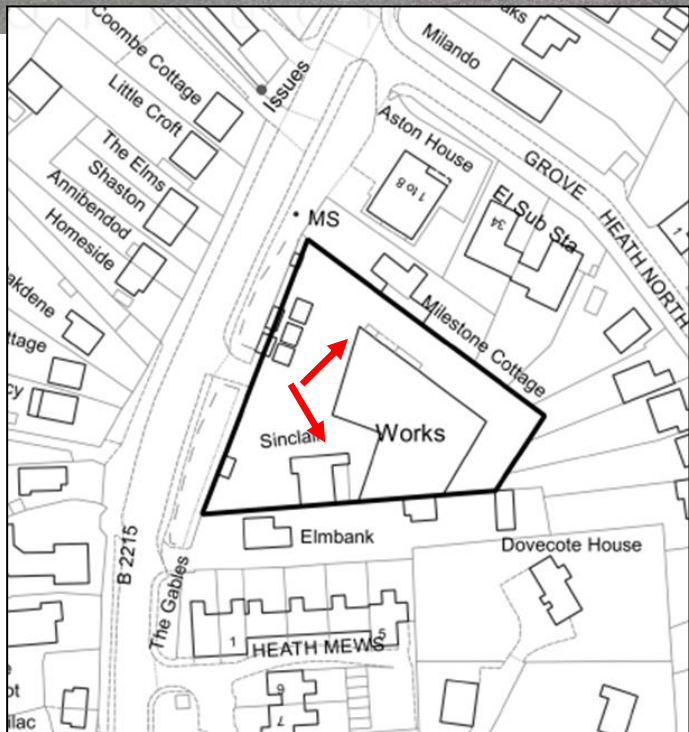
REAR ELEVATION  
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 1:200 @ A3



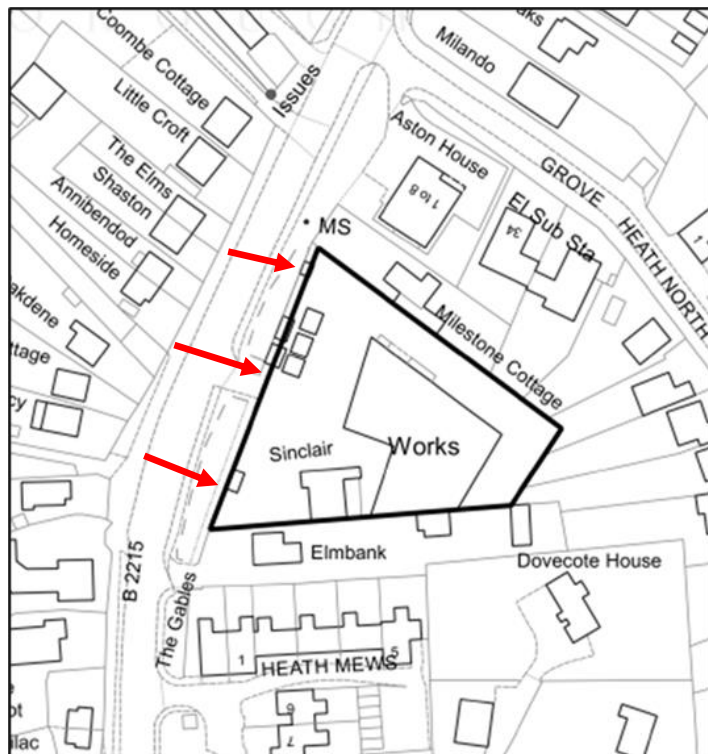
SIDE ELEVATION  
 1:100 @ A1  
 1:200 @ A3



FRONT ELEVATION  
 1:100 @ A1  
 1:200 @ A3





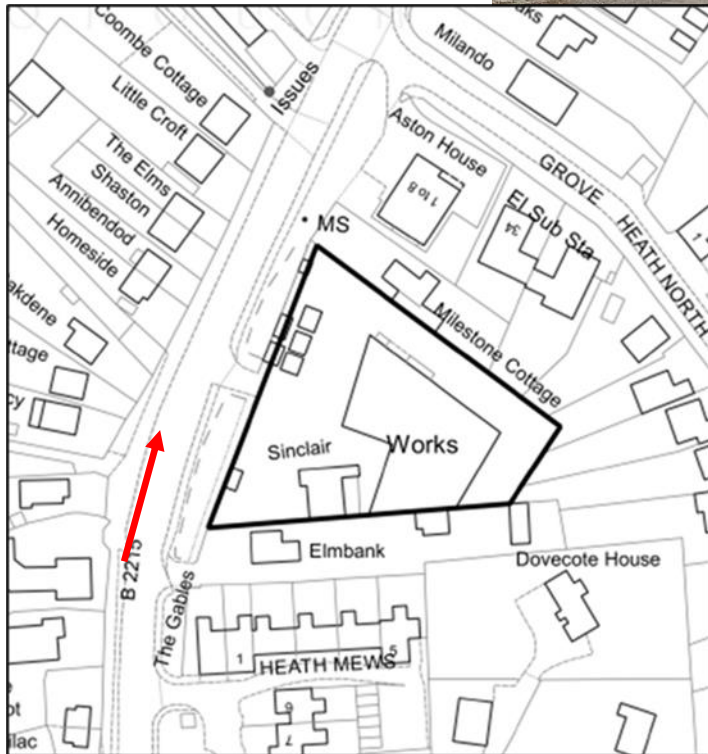


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**20/P/00481**

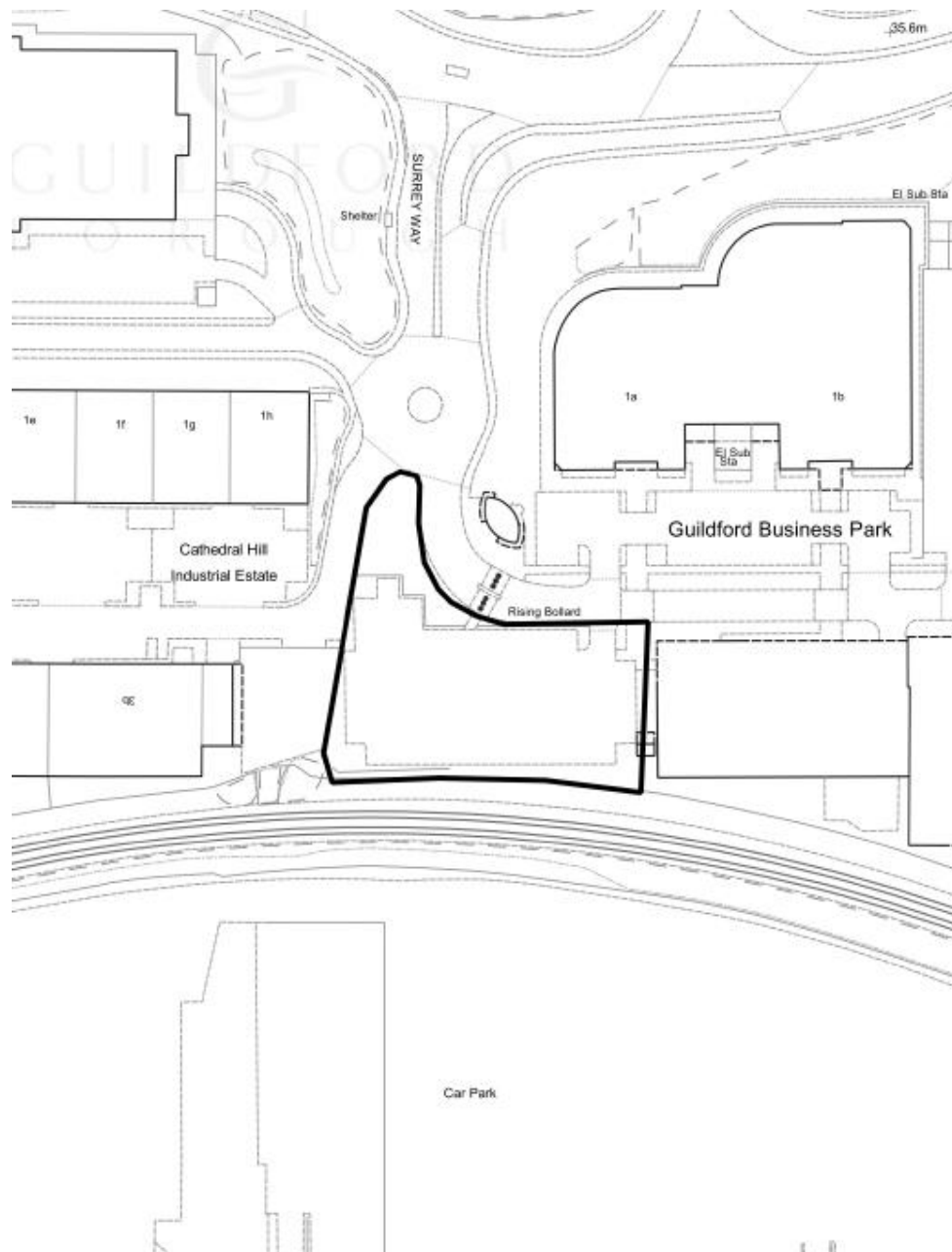
**Plot 5**

**Guildford Business Park Guildford  
Business Park Road Guildford  
GU2 8XG**

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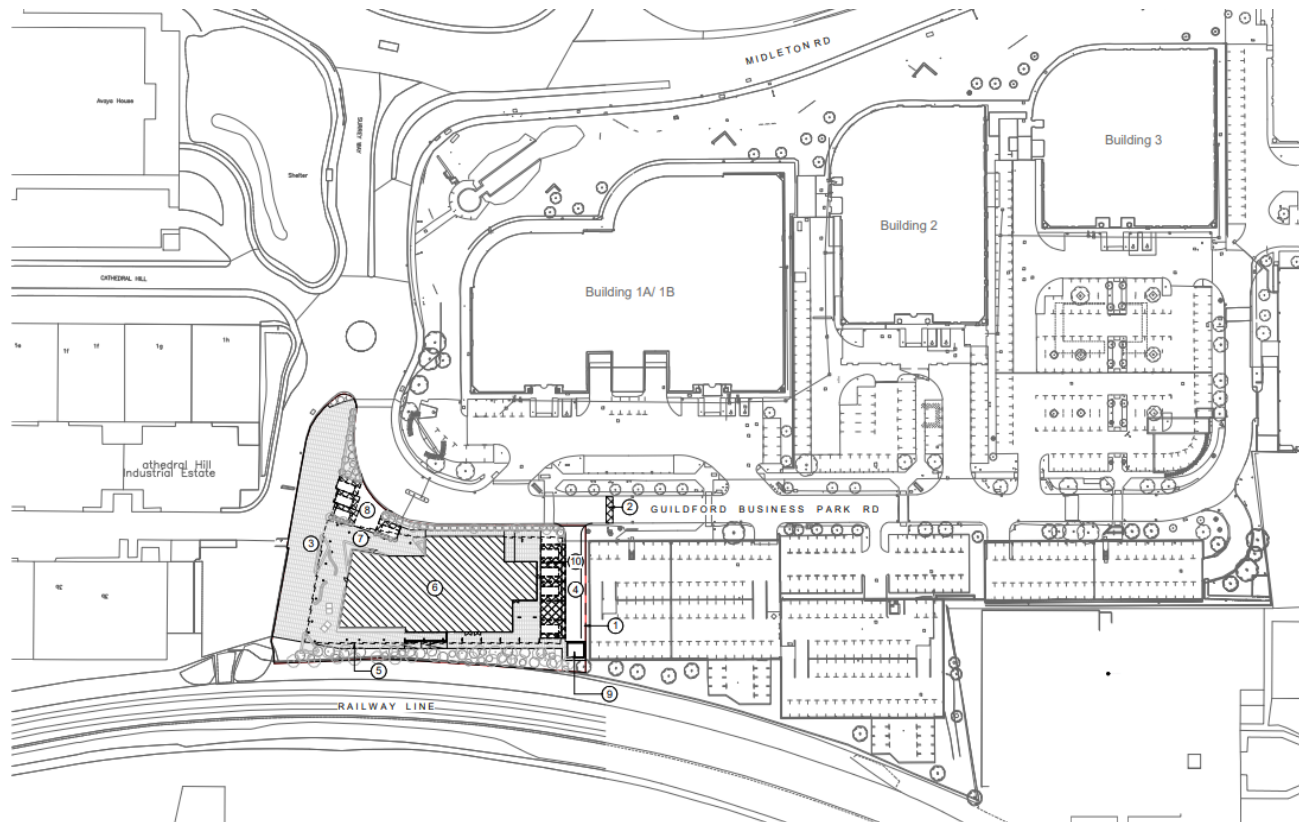
Guildford Business Park Aerial

**Aerial photograph**

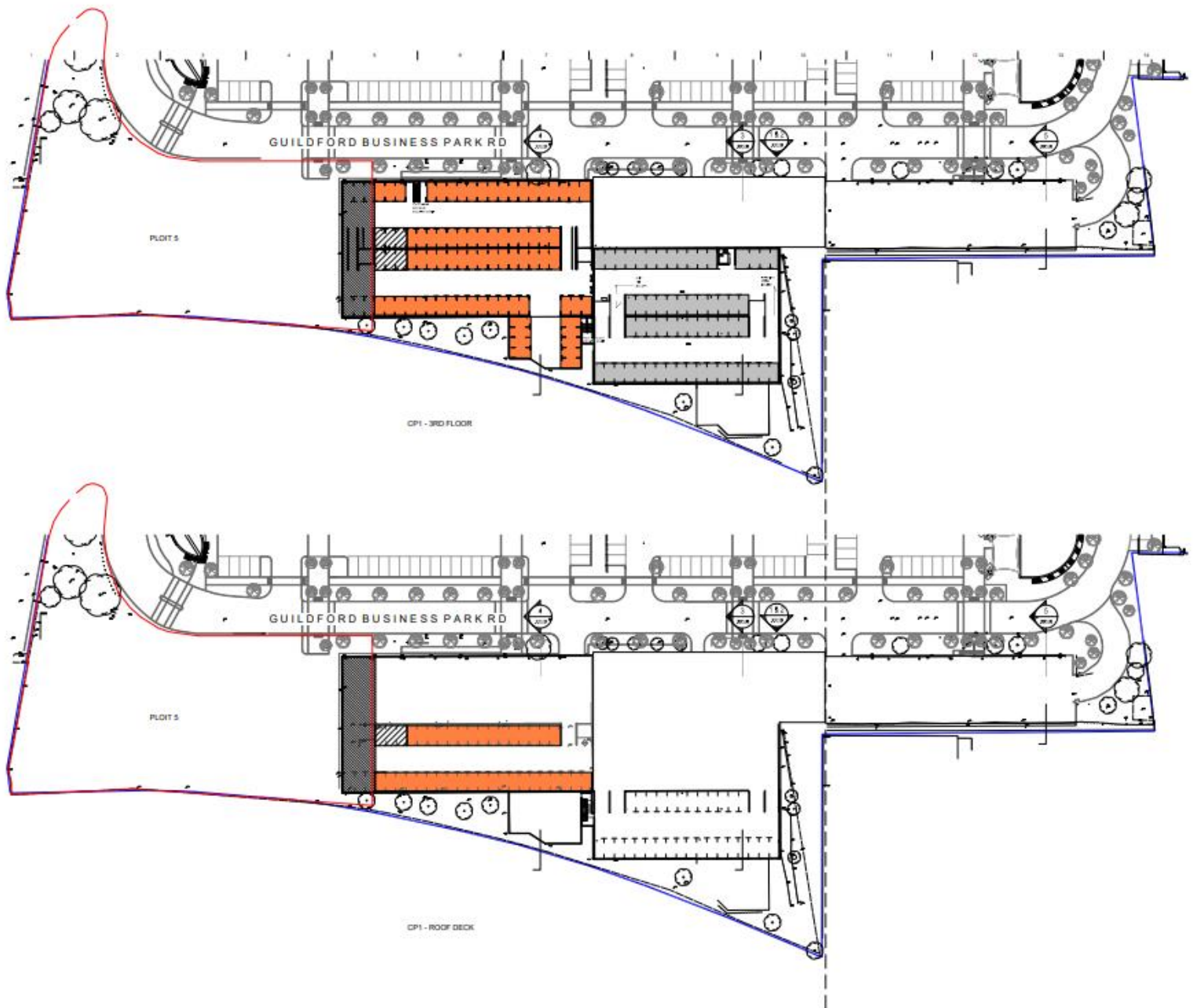
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① Section 1-1  
1:200



② Section 2-2  
1:200

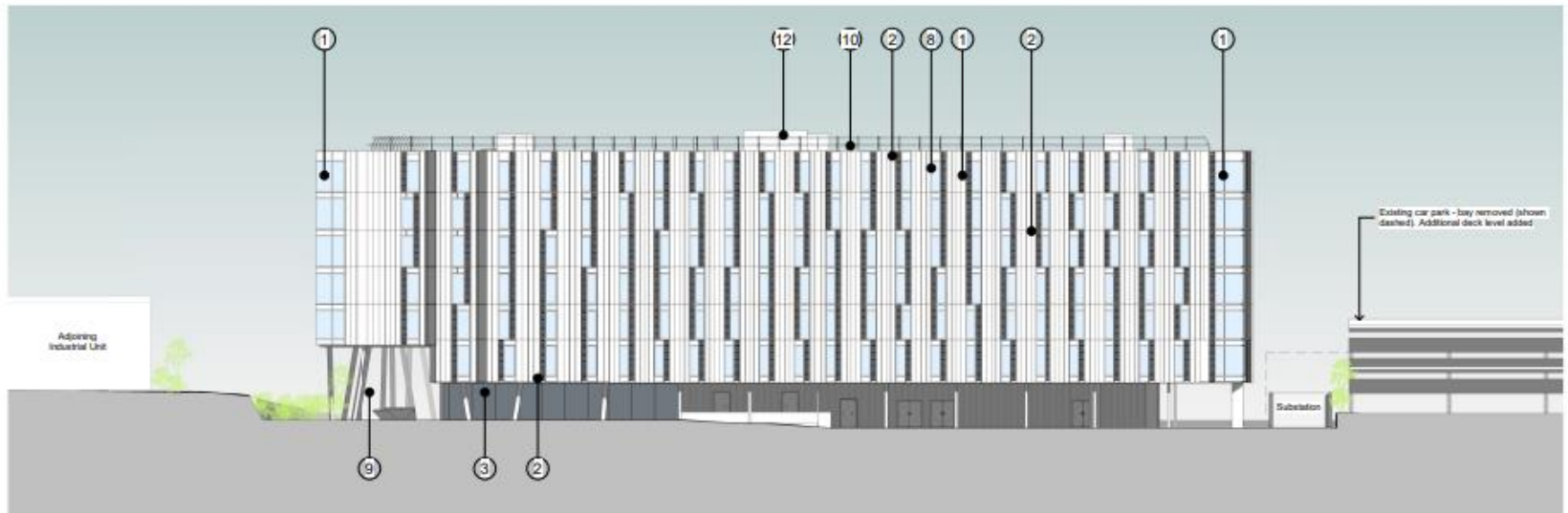




1 North Elevation  
1:200



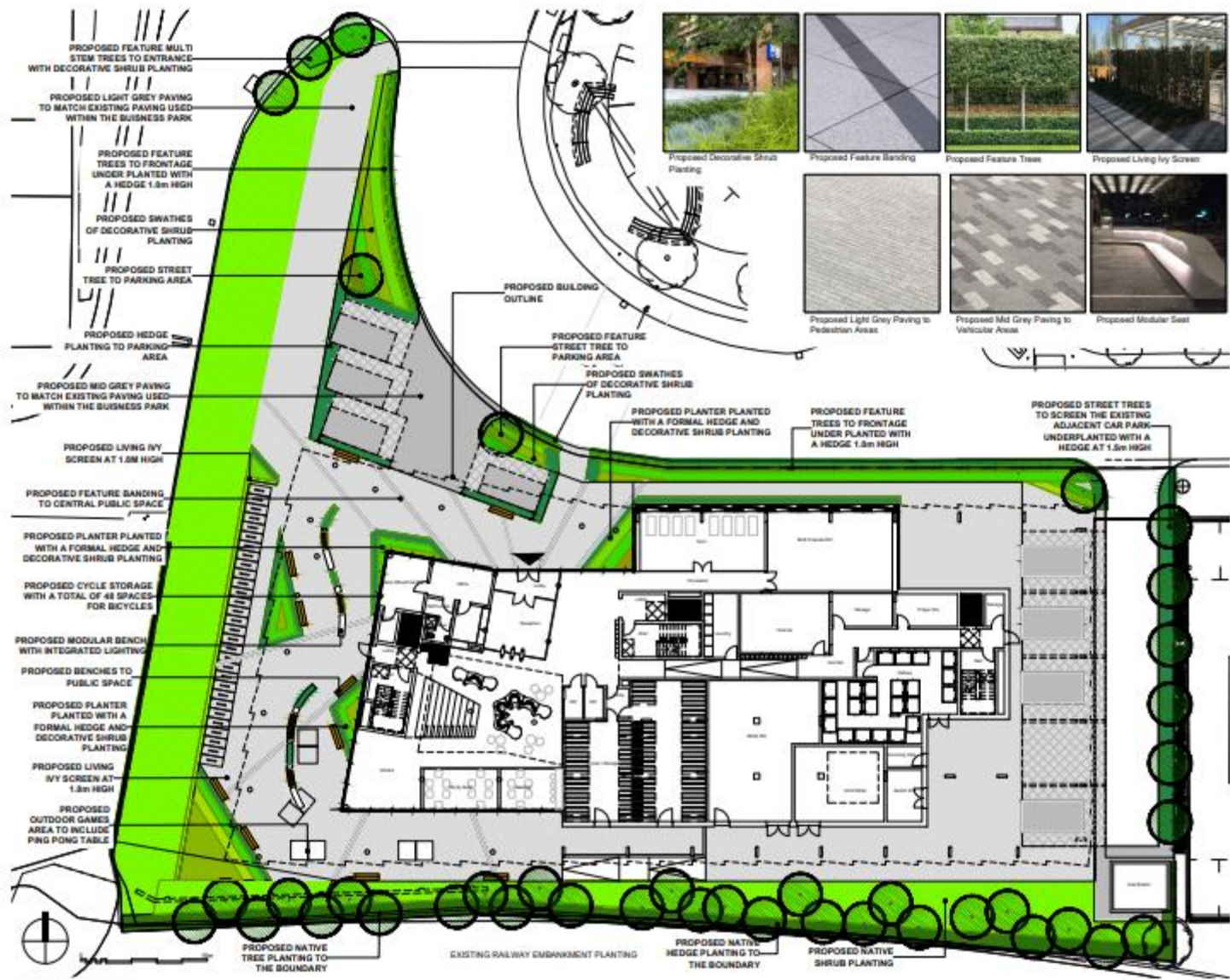
2 East Elevation  
1:200



**1 South Elevation**  
1 : 200



**2 West Elevation**  
1 : 200







Proposed Planter Bench



Proposed Hedge Planting



Proposed Specimen Tree



Proposed Bamboo Planting



Proposed Grass Planting



Proposed Feature Magnolia Tree



Proposed Composite Decking







Proposed Planter Benches



Proposed Hedge Planting

PROPOSED SPECIMEN SHRUB  
AND DECORATIVE PLANTING  
WITHIN GRP PLANTERS TO  
CREATE FLEXIBLE  
SOCIAL SPACES

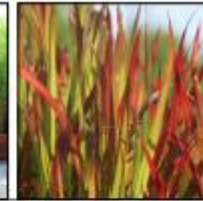
PROPOSED PLANTER BENCHES

PROPOSED HEDGE PLANTING

PROPOSED SMALL  
SPECIMEN TREE



Proposed Decorative Bamboo  
Planting



Proposed Decorative Grass  
Planting



Proposed Decorative Shrub  
Planting



PROPOSED DECORATIVE  
SHRUB PLANTING AND  
DECORATIVE GRASS PLANTING

PROPOSED BAMBOO PLANTING

PROPOSED CONCRETE  
FLAG PAVING

PROPOSED FEATURE  
MAGNOLIA TREES TO  
CENTRAL PLANTERS

PROPOSED COMMUNAL  
STUDY AREA

PROPOSED  
PLANTER BENCHES



Proposed Concrete Block Paving



Proposed Composite Decking





Location of  
extant bridge



View Across University of Surrey Campus Main Car Park





Photographs taken of existing Plot 5 site

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## Policy E3: Maintaining employment capacity and improving employment floorspace:

**(9)** Strategic and Locally Significant Employment Sites will be protected for either B1a and B1b use or B1c, B2 and B8 use in line with their designation above.

**(10)** On Strategic and Locally Significant Employment Sites, employment floorspace will be protected and the loss strongly resisted. Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a continuous period of at least:

a) two years for a Strategic Employment Site prior to submission of a planning application.

**(11)** On Strategic and Locally Significant Employment Sites, the comprehensive and active marketing should also include consideration of alternative suitable B class employment use and other employment generating use, before change of use to residential or other use with no on-going employment use will be permitted.



# Alternative Use Enquiries



## alternative use enquiries:

Marketing of Building 5 has developed throughout CUBE and Benson Elliot's ownership of Guildford Business Park which they acquired in 2015. Initially, building 5 was marketed on a pre-let basis specifically targeting office occupiers across Guildford and the wider South East. This was marketed extensively through both JLL and Montague Evans' online network/presence which was complimented by the dedicated website for Guildford Business Park. This has a dedicated page for building 5 with all salient information available to download. Having discussed building 5 as an option with a number of active requirements we were unable to secure an occupier for the building. Following this in 2017 we broadened our marketing of the plot and had a more encompassing 'all enquiries' strategy (including an 'all enquiries' marketing board on site) which did lead to a number to more enquiries from non-office users. We still had the website and dedicated download section which are regularly updated and refreshed. In addition to this since 2017 we have sent out specific targeted marketing material for building 5 throughout our various networks as well as other marketing campaigns such as branding the ticket gates at Guildford Railways station. We entered into a number of discussions with potential users for the building 5 plot and unfortunately found with a number of them that whilst the site did not quite work for their specific requirement, equally we encountered viability issues and thus made any potentially interested party economically unwise for CUBE/Benson Elliot to transact with.

Enquiry	Comment	Date of enquiry	Business overview
The Italian Drama School (Educational)	Requirement is ideally located slightly closer to London and they have a significant period to execute their requirement.	May 2019	Leading performing arts school.
Sec State for Education (specialist maths school)	Looked at B5 but preferred town centre for school location and acquired Riverworks.	Jan 2020	Buying and developing new sites across England for schools.
Village Hotel Club	Building 5 was considered too small for their requirement	Jan 2018	Lifestyle hotel brand with excellent shared facilities.
The Geoghegan Group	Proximity to the train station and a lack of privacy meant the option was discounted.	Feb 2018	Care home , rehabilitative care and post-operative help.
Medpharm	Considering a relocation for predominantly Laboratory space. Potential relocation from Surrey Research Park, stayed put due to COVID.	Sept 2019	GMP specialist lab user who develop formulation programs for clients.
College of Law	Looking to accommodate 200 staff and 500 students across for buildings. Town location center preferred ultimately.	Jun 2018	Specialist advisors in legal education, teaching /educational user.
Surrey County Council	Looking for new "front of house" HQ for their own occupation and services. Town center preferred.	Jan 2020	Administrative services for the county of Surrey.



Techdow	Looking for Laboratory & storage facility. Stayed in existing premises.	Oct 2017	R&D, manufacture and communication of Low Molecular Weight Heparin.
Enterprise M3	Looking to set up a location to help growing SME's. Requirement has not progressed.	Feb 2019	Bring together private, public and not for profit organisations in the local economy.
Laser Vision	Requirement for a new laser eye correction facility. Would require a change of us to D1. Looking to relocate from the BMI hospital. Not a suitable location for them	April 2019	Specialist in corrective eye surgery
Inward investment enquiry	Requirement on behalf of the council for a US Aerospace corporation. Details sent but no progress.	Jun 2020	TBC
Sisaf	Pharmaceutical production looking for ground floor "wet lab" facility	Sep 2018 & Feb 2020	R&D into biopharmaceutical development.
Genesis Care	Medical group looked at B1A for an Oncology treatment center. Have opted for a self-contained site/building	April 2020	Private treatment and care for cancer patients.
Xenesis	Currently on SRP looking for Lab plus R&D for Ai research. Stayed put.	Nov 2019	Deep learning, artificial intelligence and big data
Current unknown D1 requirement	As yet unknown medical care group who have a requirement for 10,000 sq ft and have viewed B1A.	Aug 2020	TBC – medical user that would require a change of use
Guildford vaccination clinic	Requirement for when mass vaccine administration is required, looking at a number of locations.	Oct 2020	Hub for servicing the distribution of the COVID-19 vaccine throughout Guildford
Performance Preparation Academy	Requirement looking for a Freehold site for a school and on site living	Jan 2020	School with a focus on the performing arts
Sanofi	Looking to relocate offices from exiting Guildford office. Negotiated with them for various options around GBP, relocated out of Guildford.	Aug 2018	Multinational pharmaceutical company

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Guildford Business Park Aerial

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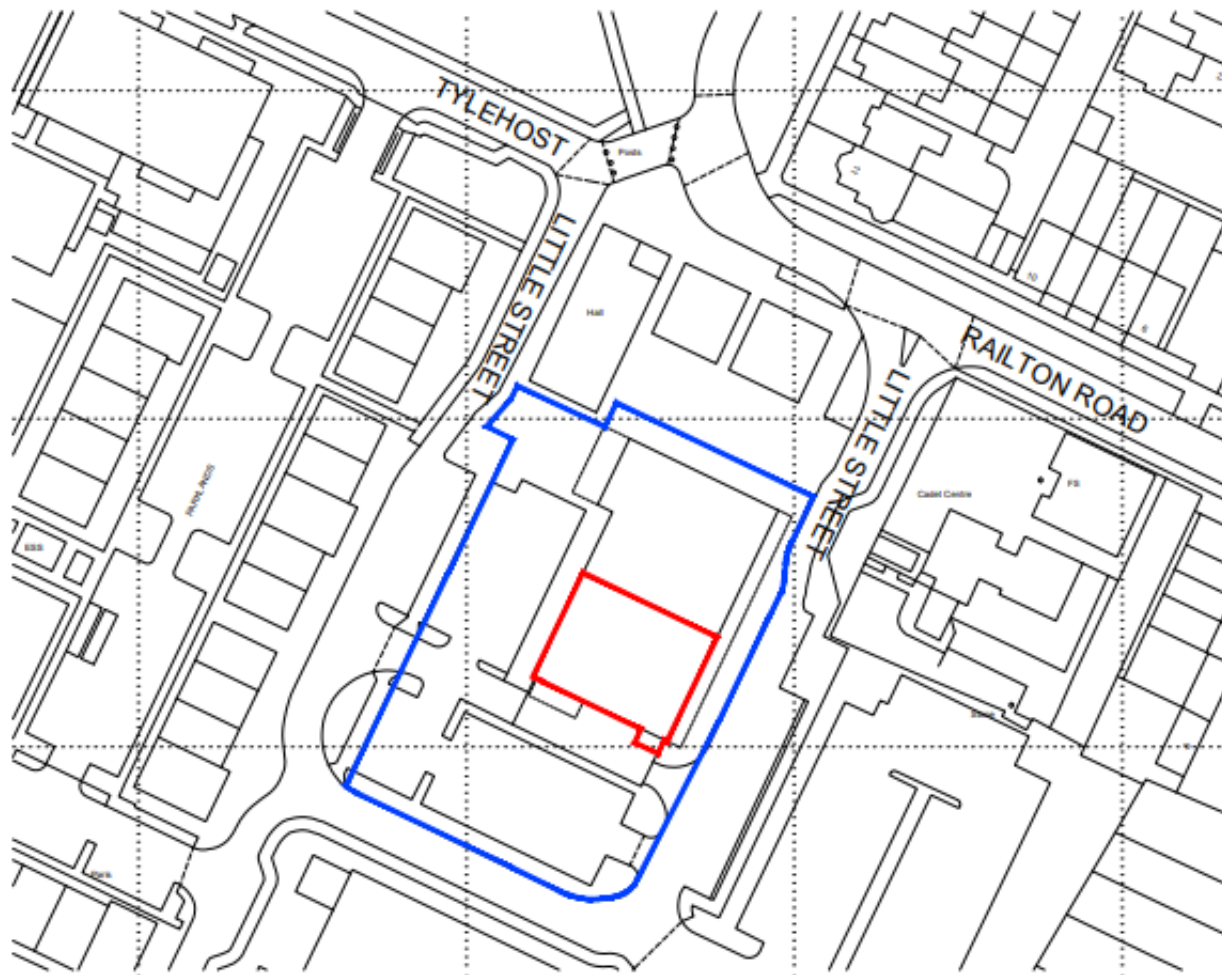
**20/P/01756**

**Food Store  
Railton Road  
Guildford  
GU2 9JX**

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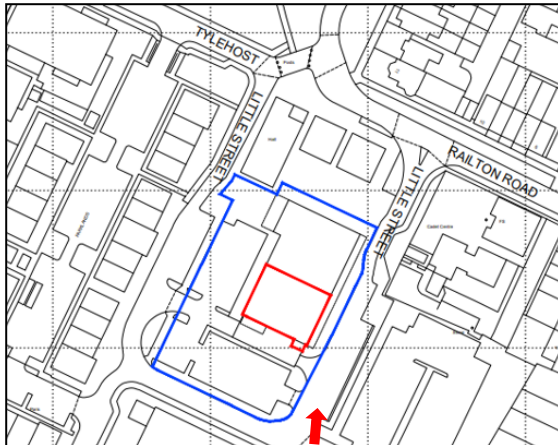
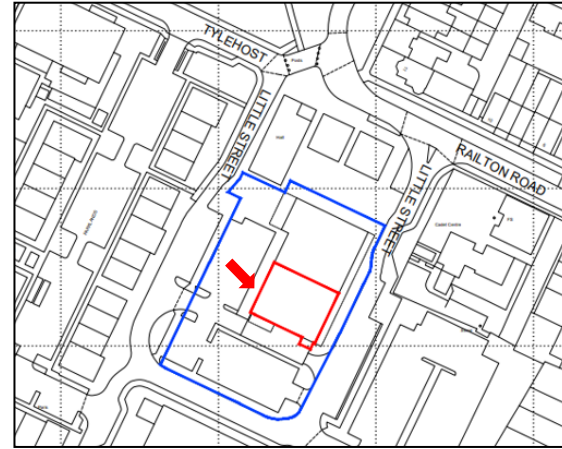


Site location plan

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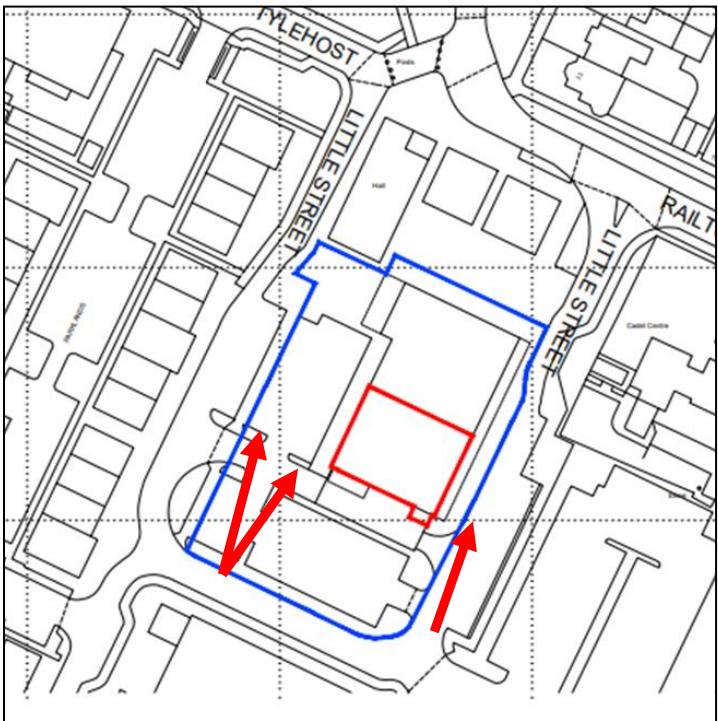


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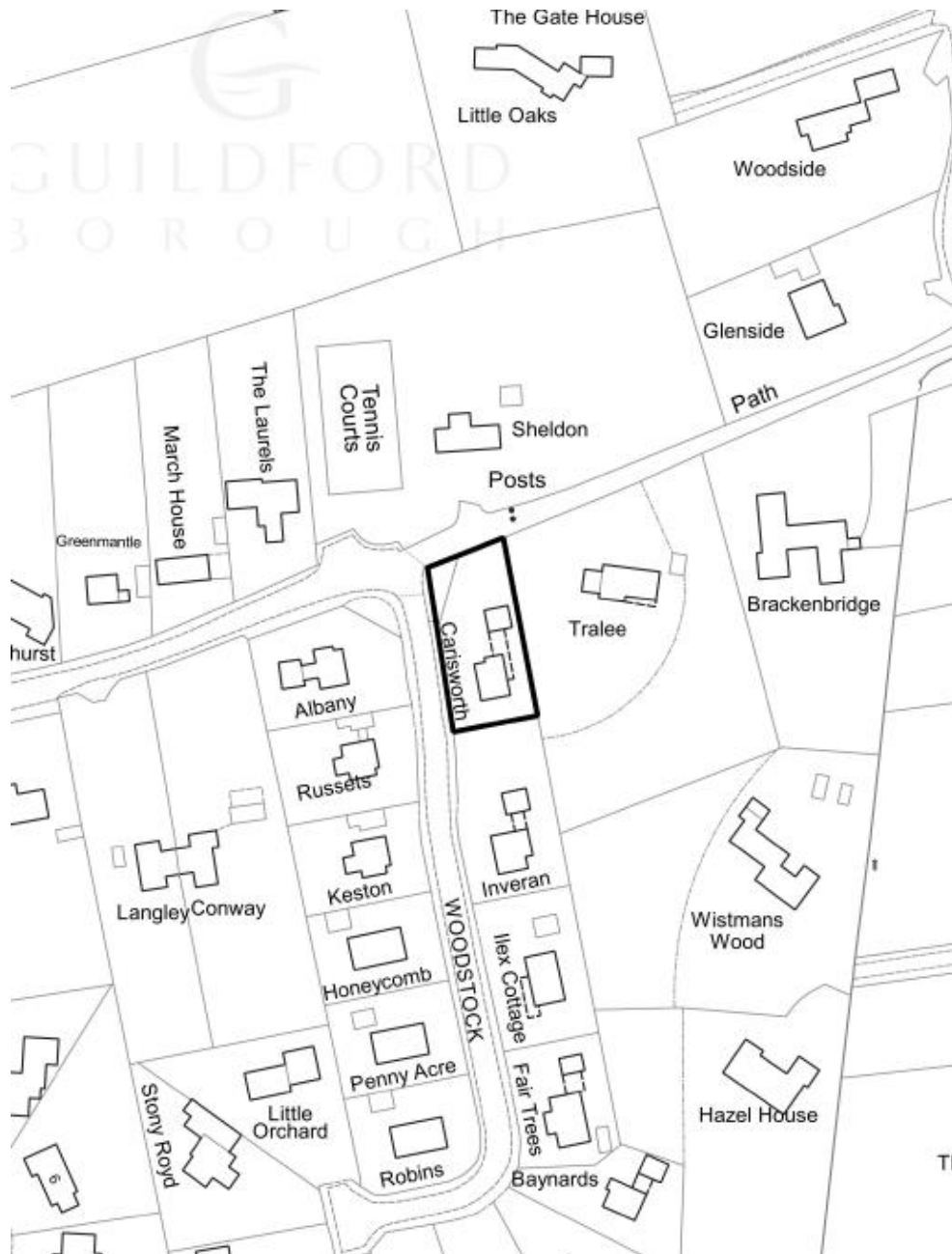
**21/P/00068**

**Carisworth  
Woodstock  
West Clandon  
Guildford  
GU4 7UJ**

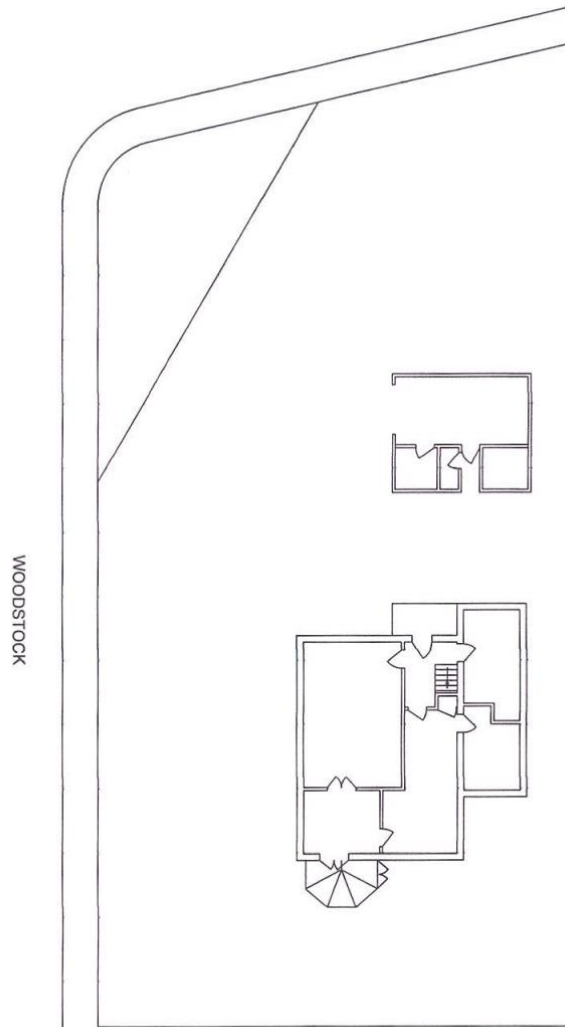
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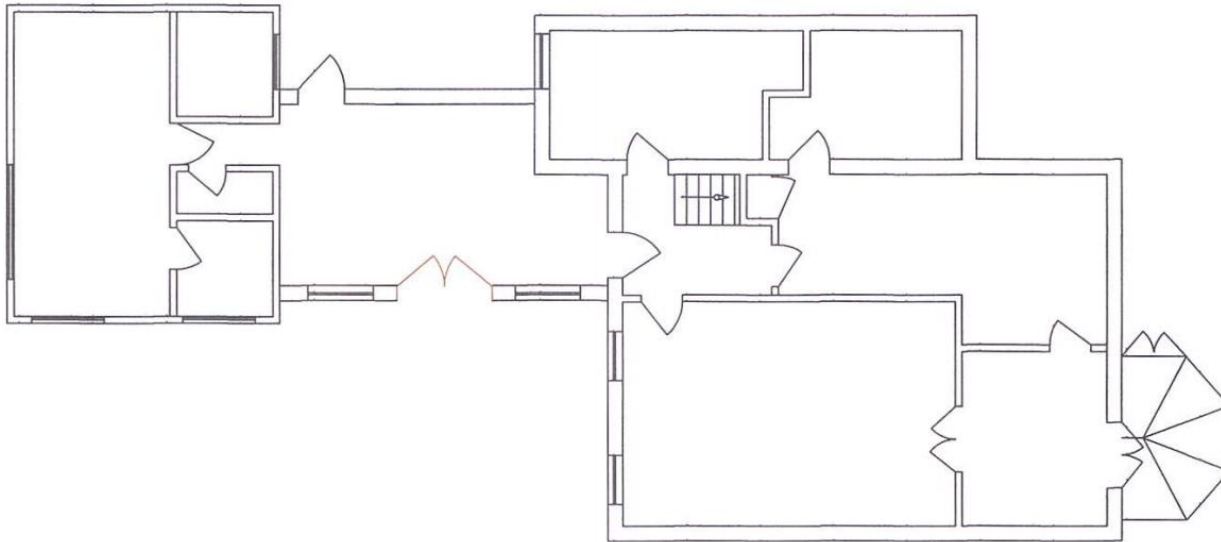
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Existing Front Elevation



Proposed Front Elevation

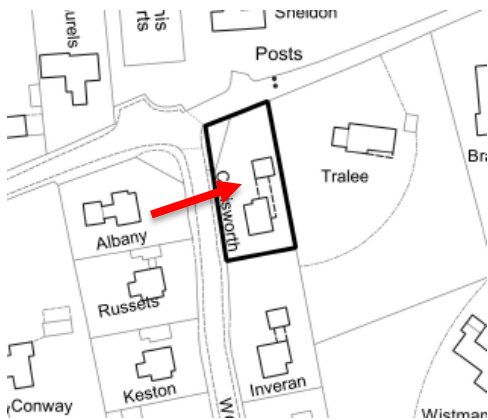




Existing Rear Elevation



Proposed Rear Elevation

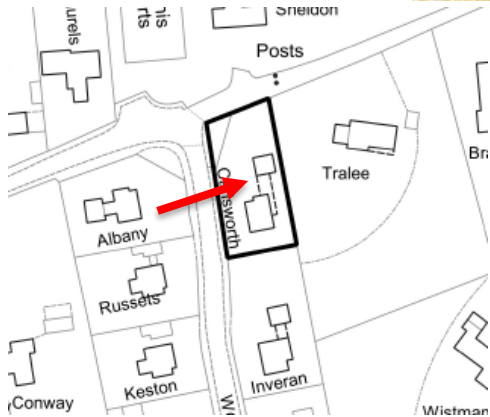


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