

Appendix G: Policy and Monitoring

Policy	Indicator	Target	Data Source
S1 Presumption in favour of sustainable development	NA	N/A	N/A
S2) Planning for the borough-our spatial development strategy	<ul style="list-style-type: none"> •The number of new homes completed each year •The amount of employment floor space by type completed each year •The number of Traveller pitches and Travelling Showpeople plots completed each year 	<p>13,860-12,426 over the plan period (2015 – 2034) 37,200-36,100 – 47,200-43,700 sq_m over the plan period 43-58 permanent pitches for Gypsies and Travellers and 86 permanent plots for Travelling Show-people between 2017 and 2034 17,- 30 pitches for Gypsies and Travellers and 2 permanent plots for Travelling Show-people between 2017 and 2027 or any new target as identified within an updated Traveller Accommodation Assessment.</p>	Planning applications
H1) Homes for all	Delivery of different size and types of housing compared to the identified mix in the Strategic Housing Market Assessment Monitoring the density of development granted planning approval Monitoring planning approval for new or extended older persons' specialist housing (including care homes and warden-assisted accommodation) or general specialist housing.	To deliver the identified mix of housing sizes, types and numbers as set out in the latest Strategic Housing Market Assessment.	Planning applications

	<p>Traveller accommodation Number of pitches or plots granted planning permission for traveller accommodation, measured against the targets set out in this policy or, if applicable, an updated traveller accommodation assessment The number of unauthorised or illegal traveller encampments or developments and enforcement action.</p>	To meet the need for traveller accommodation as set out in this policy, or the latest Traveller Accommodation Assessment or any document which replaces this.	Planning applications
	<p>Student accommodation, self-build or custom housebuilding Number of planning applications for student accommodation, and self-build or custom build housing.</p> <p><u>Number of planning applications for self-build or custom build housing</u></p>	<p>To meet the need as set out in the latest Strategic Housing Market Assessment, or on the Self-build and Custom housebuilding register.</p> <p><u>To meet the need as set out in the Self-build and Custom housebuilding register</u></p>	<p>Planning applications</p> <p><u>Planning applications</u></p>
	<p>Houses in multiple occupation Monitor the number of HMO applications</p>	To monitor the balance of housing in the immediate locality	Planning applications
H2 Affordable homes	<p>Number of affordable homes approved and as a % of all homes approved</p> <p>Number of affordable homes allowed on appeal and as a % of all homes approvals</p> <p>Number of affordable homes approved as a percentage of policy requirement (i.e. on sites above the qualifying site size threshold)</p> <p><u>Percentage of all new build affordable homes that are for rent.</u></p>	<p>40</p> <p>40</p> <p>100%</p> <p><u>70%</u></p>	<p>Monitoring report</p> <p>Monitoring report</p> <p>Monitoring report</p> <p><u>Monitoring report</u></p>

H3 Rural exception homes	<p>Number of rural exception homes permitted by <u>planning application</u></p> <p>a) By planning application</p> <p>b) On appeal</p> <p>Number of starter homes permitted on rural exception sites</p> <p>Number of market homes approved on rural exception sites for viability reasons</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Planning applications and appeals</p>
P1 Surrey Hills Area of Outstanding Natural Beauty (AONB)	Number Percentage -of appeals allowed for applications for major development in the AONB	Reduction in the number percentage of appeals allowed	Planning applications <u>and appeals</u>
P2 Green Belt	Number Percentage -of appeals allowed involving development in the Green Belt.	Reduction in the number percentage -of appeals allowed	Planning applications <u>and appeals</u>
P3 Countryside	Number Percentage of appeals allowed for applications for new buildings in the inset villages	Reduction in the number percentage -of appeals allowed	Planning applications
P4 Flooding, flood risk and groundwater source production	<p>Number of applications permitted for highly vulnerable uses in flood risk zone three</p> <p>Appeal success for applications refused on flood risk grounds</p>	<p>No planning permissions in flood zone 3b or 3a for highly vulnerable uses</p> <p>Reduction in number of appeals lost on flood risk grounds</p>	<p>Planning permissions</p> <p>Planning applications</p>
P5 Thames Basin Heaths Special Protection Area	<p>Delivery/funding of bespoke mitigation and avoidance <u>and mitigation</u> measures/funding for mitigation and <u>avoidance measures</u></p> <p>Number of net new residential developments within 400m of SPA</p>	<p>All qualifying developments to provide or fund mitigation and avoidance <u>and mitigation</u> measures</p> <p>No net new residential developments within 400m of SPA</p>	<p>Planning applications</p> <p>Planning applications</p>

<p>E1 Meeting employment needs</p>	<p>Net change in permitted and completed B1 (a, b, c), B2 and B8 floor space (sq m) in the borough.</p> <p>Amount of employment floor space (sq m) lost to non-B class uses</p> <p>Number of employee jobs (total and by industry) in the borough.</p>	<p>37,200 <u>36,100</u> - 47,200 <u>43,700</u> sq m B1a and B1b Use class floorspace to- 2033 <u>2034</u>. <u>Net increase of 3.7-4.1 ha industrial land (B1c, B2 and B8) to 2034.</u></p> <p>N/A</p> <p>3,200 <u>4,100</u> additional B class to 2033<u>2034</u></p>	<p>Planning applications and appeals</p> <p>Planning applications and appeals</p> <p>Published data e.g. ONS Business Register Employment Survey (BRES)</p>
<p>E2 Location for new employment floorspace</p>	<p>Percentage of permitted and completed class B1a and B1b floorspace that is located:</p> <ul style="list-style-type: none"> • in Guildford town centre • locations within 500m of a public transport interchange • on the Strategic Employment Sites. <p>Percentage of permitted and completed class B1c, B2 and B8 floorspace that is located on the Industrial Strategic Employment Sites</p> <p><u>Percentage of B class development proposals incorporating units of less than 50 sq m</u></p> <p>Proposals for the development of new B class uses will be encouraged and provision for small business units (less than 50sqm), suitable for start-ups and SME will be encouraged.</p> <p><u>Percentage of B class development proposals over 5,000 sqm incorporating childcare facilities on or close to the site</u></p>	<p>N/A <u>95%</u></p> <p>100% of permitted and completed class B1c, B2 and B8 floorspace ton the Industrial Strategic Employment Sites</p> <p>Percentage of B class development proposals incorporating units of less than 50sqm <u>50%</u></p> <p>Percentage of B class development proposals incorporating childcare facilities on or close to the site <u>50% of</u></p>	<p>Planning applications and appeals <u>decisions and building completions data</u></p> <p>Planning applications and appeals <u>decisions and building completions data</u></p> <p>Planning applications and appeals <u>decisions and building completions data</u></p>

<p>E3: Maintaining employment capacity and improving employment floorspace</p>	<p>Net change in permitted and completed B1 (a, b, c), B2 and B8 floor space (sq m) in the borough, Strategic Employment Sites and Locally Significant Employment Sites.</p> <p>Amount of employment floor space (sq m) lost to non-B class uses in the borough, Strategic Employment Sites and Locally Significant Employment Sites.</p> <p>Number of employee jobs (total and by industry) in the borough.</p>	<p>Net increase of 37,200 <u>36,100</u> - 47,200 <u>43,700</u> sq m B1a and B1b use class floorspace to 2033 <u>2034</u> in the borough Net increase of Industrial land (B1c, B2 and B8) to 2033 <u>2034</u> in the borough</p> <p>No employment floorspace lost on the Strategic Employment Sites and Locally Significant Employment Sites</p> <p>3,200 <u>4,100</u>-additional B class to 2033 <u>2034</u>.</p>	<p>Planning applications and appeals and appeal decisions and building completions data</p> <p>Planning applications and appeals and building completions data</p> <p>Published data e.g. ONS Business Register Employment Survey (BRES)</p>
<p>E4 Surrey Research Park</p>	<p>Total amount of additional B class floorspace permitted and completed on the site.</p> <p>Total amount of appropriate additional B class floorspace permitted and completed on the site which is complementary to the activities of the University of Surrey.</p>	<p>Approximately 35 <u>30</u>,000 sq_m_ B1a,b and c over the plan period <u>that is</u> complementary to the activities of the University of Surrey.</p> <p>Approximately 35 <u>30</u>,000 sq_m B1a,b and c over the plan period <u>that is</u> complementary to the activities of the University of Surrey (100% of development).</p>	<p>Planning applications and monitoring appeal decisions and building completions data</p> <p>Planning applications and monitoring and building compeltions data</p>
<p>E5 Rural Economy</p>	<p>Number of sq_m of B class floorspace permitted and completed in rural wards</p> <p>Number of agricultural planning permissions refused</p>	<p>Overall Nnet increase of 37,200 <u>32,000</u> - 47,200 <u>40,700</u> sq m B1a and B1b use class floorspace to 2033 <u>2034</u> in the <u>whole</u> borough Overall Nnet increase of <u>3.7-4.2ha</u> industrial land (B1c, B2 and B8) to 2033 in the borough.</p> <p>Permit all applications for essential agricultural development</p>	<p>Planning applications and appeals and building completions data</p> <p>Planning applications and appeals and building completions</p>

E6 The leisure and visitor experience	Net change in visitor accommodation bed spaces granted planning permission and completed within the borough	Increase in the number of visitor bed spaces	Planning applications
E7 Guildford Town Centre	Amount of retail floorspace <u>(A1) approved, permitted and completed</u> within the <u>town</u> centre, edge of centre, and out of centre <u>Amount of Food and Beverage floorspace (A3.A4) permitted and completed</u>	Zero <u>41,000 m² (gross)</u> <u>6,000 m² (gross)</u>	Planning application and appeal decisions <u>and building control completions</u> <u>Planning application, appeal decisions and building control completions.</u>
E8 District Centres	Number of vacant units in designated frontage Number of planning applications for main town centre uses over 100_sq_m gross that are approved outside of district centres.	Not to increase None	Annual centres surveys Planning applications
E9 Local Centres	Number of vacant units in the designated frontage Number of planning applications for main town centre uses over 100_sq_m gross that are approved outside of local centres.	Not to increase None	Annual surveys Planning applications
D1 Making Better Places <u>Place Shaping</u>	Number of appeals allowed for applications originally refused for design reasons. Number of new developments achieving the “Built for Life” quality mark.	Reduction in the number of appeals allowed that are considered to be poorly designed. Increase number of developments that have achieved the Built for Life quality mark.	Planning applications and appeals. Planning applications and appeals.

<p>D2 Sustainable design, construction and energy</p>	<p>Megawatts of installed small scale low and zero carbon energy capacity</p> <p>Low and zero carbon decentralised energy networks</p> <p>Average energy consumption/carbon emissions per household</p> <p>No. of new dwellings complying with higher water efficiency standard</p> <p>Amount of waste sent for energy recovery/recycling</p>	<p>Increase in capacity to reach UK average</p> <p>Increase in number</p> <p>Reduction in energy consumption/emissions to reach UK average</p> <p>All new homes to comply with standard</p>	<p>Ofgem Feed in Tariff quarterly reports</p> <p>Planning applications</p> <p>National statistics</p> <p>Building regulations final certificates</p> <p>National statistics</p>
<p>D3 Historic environment</p>	<p>Having access to up to date historic environment records and a heritage asset register</p> <p>Ensure up to date information including the Local List and the list of locally important parks and gardens are available online.</p> <p>Number of published conservation area appraisals Keep the numbers of buildings at risk under review</p>	<p>Conserving and enhancing the historic environment in a manner appropriate to its significance.</p> <p>Supporting development of the highest design quality that will conserve and enhance the special interest, character and significance of the Boroughs heritage assets and their settings and make a positive contribution to local character and distinctiveness.</p> <p>Refusing works which would cause harm to the significance of a heritage asset, whether designated or non-designated, or its setting and having these decisions upheld at appeal.</p>	<p>Surrey County Council Historic Environment Record at www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record</p> <p>Historic England keep a heritage at risk register which includes grade I and grade II* listed buildings, scheduled monuments, registered parks and gardens and conservation areas.</p> <p>Guildford Borough Council website: https://www.guildford.gov.uk/article/16929/Listed-and-locally-listed-</p>

			buildings
D4 <u>Character and Design of New Development in urban areas and inset villages</u>	Number of appeals allowed for applications for new buildings in the inset villages. <u>Percentage of appeals allowed for applications originally refused for design reasons.</u>	Reduction in the number of appeals allowed <u>Reductions in the percentage of appeals allowed that are considered to be poorly designed.</u>	Planning applications <u>and appeals.</u>
ID1 Infrastructure and delivery	Annual CIL receipts Annual CIL spending	N/A N/A	Annual Surveys Planning applications
ID2 Supporting the Department for Transport's "Road Investment Strategy"	Implementation of the Department for Transport's "Road Investment Strategy"	The three schemes on the Strategic Road Network within Guildford borough, as identified in the Road Investment Strategy for the 2015/16 – 2019/20 Road Period, are implemented during the Local Plan period to 2033	Future issues of the Road Investment Strategy Government funding statements Planning consents
ID3) Sustainable transport for new developments	Walking, cycling, bus and rail modal share for travel to work journey in <u>of</u> Guildford borough <u>residents</u> <u>(expressed as a percentage of all trips)</u>	Increase <u>in modal share</u> over time	Census – every 10 years

ID4 Green and blue infrastructure	Amount of open space	No loss of open space, identified deficits gone by 2031	Planning applications, Open space, sports and recreation assessment
	Amount of new SANG provided or funded	All qualifying developments to deliver new SANG or funding for strategic SANG in line with prevailing standards Delivery of strategic SANGs identified in Infrastructure Delivery Plan	Planning applications
	Net gains in biodiversity provided by development	All developments to provide net gains in biodiversity	Planning applications
	Progress towards Water Framework Directive objectives	Achieve 'good ecological status' at earliest opportunity and by 2027 at the latest	Natural England Data
	Condition of European and National sites	Improvement in condition	Natural England Surveys
	Condition of local sites	Improvement in condition	The Council's SNCI surveys

DRAFT - FOR COMMENT