

Appendix A: Glossary

<p>A uses</p>	<p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>A1 Shops: Retail sale of goods either than hot food, post offices, ticket and travel agencies, sale of sandwiches or other cold food for consumption off the premises, hairdressing, direction of funerals funeral directors, display of goods for sale, hiring shops, dry cleaners, internet cafes</p> <p>A2 Financial and professional services: Financial services, professional services (other than health or medical services), any other services (including us as a betting office)</p> <p>A3 Restaurants and cafescafes: For the sale of food and drink for consumption off-on the premises</p> <p>A4 Drinking establishments: Use as a public house, wine bar or other drinking establishment</p> <p>A5 Hot foot-food takeaways: Use for the sale of hot food for consumption off the premises.</p>
<p>Affordability</p>	<p>Affordability of housing is generally reported using the ratio of lower quartile house price to lower quartile earnings. This is the government’s favoured indicator for affordability, as affordability is most likely to be an issue for people such as first time buyers, whose wages are lower.</p> <p>The higher the ratio, the less affordable housing is (it is in effect how many time a person’s salary would be needed to buy a home).</p> <p>Data sources are the Annual Survey of Hours (ASHE) and Earnings (ONS) and HM Land Registry.</p>
<p>Affordable Housing</p>	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices and housing need in accordance with our allocations policy. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by registered providers local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent</p>

	<p>is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Guildford's affordable rent which is 70%, or LHA equivalent, whichever is lower.</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.</p>
Agriculture	<p>"...Includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadowland, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, " (S.336(1) 1990 Town and Country Planning Act.)</p>
Allocated site / land	<p>Land that is allocated by the development plan for particular use (s).</p>
Allotment	<p>An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some cases, this land will also be used for the growing of ornamental plants.</p>
Annual Monitoring Report (AMR)	<p>The primary purpose of a monitoring report is to share information about the Local Plan and new development in Guildford borough.</p> <p>We report on the progress of the new Local Plan, and how many new homes are being built and where. We also report how much new business and retail floor space we have granted planning permission.</p>
Area of Great Landscape Value (AGLV)	<p>An area designated by the County Council as being of high visual quality worthy of conservations.</p>
Area of Outstanding Natural Beauty (AONB)	<p>A nationally designated area for which the primary objective is conservation of the natural beauty of the landscape.</p>

B uses	<p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>B1: Business: <u>Use for all of any of the following purposes:</u></p> <p>(a) Offices other than in a use within class A2</p> <p>(b) Research and Development laboratories, studies</p> <p>(c) Light industry</p> <p>B2: General industrial - the carrying on of an<u>Use for</u> industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p> <p>B8: Storage or distribution – use for storage or as a distribution centre (including open air storage).</p>
Benchmark	Standard, or a set of standards, used as a point of reference for evaluating performance or level of quality.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	<p>Biodiversity is the variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this <u>includes the diversity within species, between species and of ecosystems (source: UN Convention on Biological Diversity definition). Practically, the term is synonymous with both 'habitats and species', and 'wildlife'.</u></p> <p>includes the diversity within species, between species and of ecosystems (EU Convention on Biological Diversity definition)</p>
Brownfield land	This is a colloquial term. See <u>definition of</u> previously developed land.
Building regulations	Ensures that the policies set out in legislation regarding building standards are carried out. Building regulations approval is required for most building work in the UK.
C uses	<p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>C1 Hotels: As a hotel or as a boarding or guest house where, in each case, no significant element of care is provided.</p>

	<p>C2 Residential institutions: For the provision of residential accommodation and care to people in need of care (other than a use within class C3), a hospital, nursing home, residential school, college or training centre,</p> <p>C2A Secure residential institutions: Secure residential accommodation, prisons and young offenders' institutions, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation, military barracks.</p> <p>C3 Dwelling houses: A dwelling house, used by a single person or by people to be regarded as forming a single household, not more than six residents living together as a single household where care is provided for residents; not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)</p> <p>C4 Houses in multiple occupation: Use of a dwelling house by not more than<u>between three and six unrelated residents, as a "house in multiple occupation".</u> <u>Note: Large HMOs of more than six people are unclassified, i.e. sui generis.</u></p>
Climate change adaptation	Adaptations to buildings, places or environments that make them more resilient to, and potentially benefit from, expected changes in climate and weather patterns.
Climate change mitigation	Action to reduce the impact of human activity on the climate system, mainly through reducing greenhouse gas emissions.
Combined cooling heating and power (CCHP)	A power plant that generates electricity and useful heating and cooling simultaneously for distribution through a network providing power and heat to buildings. The lack of energy lost means the system is highly efficient. CCHP plants and distribution networks can work at a number of scales and can be powered by carbon based fuels, like oil and gas, or renewable fuels, like wood pellets. CCHP is often referred to as trigeneration and CCHP networks that serve multiple buildings may be referred to as district heating and cooling networks.
Combined heat and power (CHP)	A power plant that generates electricity and useful heat simultaneously for distribution through a network providing power and heat to buildings. The lack of energy lost as heat results in high efficiency. CHP plants and distribution networks can work at a number of scales and can be powered by carbon based fuels, like oil and gas, or renewable fuels, like wood pellets. CHP is often referred to as cogeneration and CHP networks that serve multiple buildings may be referred to as district heating networks.
Community Infrastructure	A tariff allowing councils to raise funds from the owners or developers of land undertaking new

Levy (CIL)	building projects in their area. The Council agreed the principle of preparing a CIL for Guildford borough in September 2011.
Comparison floor space	Shops selling non-food items including clothes, footwear, household goods, furniture and electrical goods that purchasers compare on the basis of price and quality before buying.
Conservation Area	An area designated as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, designated by the local planning authority under the Listed Buildings and Conservation Areas Act 1990.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Convenience floor space	Shops selling goods such as food, newspapers and drinks that tend to be purchased regularly and for which convenience of purchases is therefore important ie. a general store, newsagent.
Core strategy	The overarching Development Plan Document (DPD) that sets out a long- term vision and strategic policies and proposals for the District. After recent changes to planning system the Core Strategy for Guildford is now renamed as the Local Plan Strategy and Sites.
Corporate strategy	It is an overarching plan that sets out both our vision for the borough and our priorities that we will use to develop future strategies and plans.
Countryside	All areas Land outside the urban areas and not designated as Green Belt. -including all land within the Green Belt and the Countryside Beyond the Green Belt.
Countryside Strategy	A co-ordinated and planned approach to the countryside as recommended by the Countryside Agency.
Decentralised energy	Energy generation and distribution based around a localised area, as opposed to the national grid. Decentralised energy systems often use renewable and low carbon energy and include district heating/cooling systems.
D uses	These are defined in the Use Classes Order 1987 (as amended): D1 Non-residential institutions: For the provision of any medical or health services, a crèche, day

	<p>nursery or day centre, the provision of education, displaying works of art (not for sale), a museum, public library or public reading room, public hall or exhibition hall, for, or in connection with, public worship or religious instruction, as a law court.</p> <p>D2 Assembly and leisure: A cinema or concert hall, a bingo hall, dance hall, swimming bath, skating rink, gymnasium and other recreations not involving motorised vehicles or firearms.</p>
Defensible boundary	The NPPF states that Green Belt boundaries should be defensible, namely that they are defined clearly; using physical features that are readily recognisable and likely to be permanent (paragraph 85, bullet 6). This includes features such as woodlands, hedgerows, treebelts, waterways, highways and railway infrastructure.
Density	Measurement of the number of dwellings within a hectare (dph).
Design brief	A document setting out the appropriate criteria for the design of development on a particular site. This may include indications relating to density, layout built form, materials and style. It may be prepared in association with a development brief.
Designated heritage asset	A World Heritage Site, S scheduled M monument, I listed b Building, P rotected W wreck S site, r Registered P ark p ark and g Garden, r Registered b Battlefield or c Conservation a Area designated under the relevant legislation.
Development	The carrying out of building, engineering, mining or other operations in, on or under land, or the making of any material change in the use of any buildings or other land (Town and County Planning Act 1990 Section 55).
Development Brief	A document indicating various guidelines, criteria, constraints and information and requirements for the development of a specific site. It may be prepared in association with a design brief.
Development Control Management policies Criteria	The matters relating to site specific design issues including eg: access, amenity of neighbours, scale, the relationship of dwellings to each other and layout.
Development Plan	A set of documents, currently comprising the Guildford Borough Local Plan 2003, any adopted neighbourhood plans in the Guildford borough area, the Surrey Waste and Minerals Plans, and the saved policies in the South East Plan. The new Local Plan will form part of this when adopted (and will replace some of the policies of the existing Local Plan 2003). Section 54A of the Town and

	County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise.
Development Plan Documents (DPD)	Policy documents that are subject to formal procedures.
Duty to cooperate	Local councils now have a duty to cooperate with their neighbouring councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities.
District Heating/Cooling	A system that distributes heat from a central location to residential and commercial buildings, typically through pipes containing superheated water in a closed system. District heat is often combined with combined heat and power (CHP) where both energy and heat are provided from the same facility.
Ecology	The species and habitat present in an area. A set of inter-related functions that allow each specie to exist.
Economic development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Edge of centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, allocation within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Embodied carbon/energy	All the carbon or energy used to produce a material or product including the mining or harvesting of primary materials, processing, manufacture and transport.
Employment expansion	Where the main building(s) on site is (are) retained and the additional floor space is built.
Employment Land Needs Assessment (ELNA)	Technical study that identifies employment land to meet the needs of the borough.
Environment Agency	The Government agency charged with the protection of the environment.

Equalities Impact Assessment (EIA)	To analyse the potential and actual effects of a policy on vulnerable groups and make suitable modifications to reduce or avoid any negative impact.
Green Belt	A statutory policy designation. Green Belt serves five purposes: checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
Green economy	The economic sector devoted to products and services which are intended to minimize or repair harm to the environment e.g. the renewable energy sector and environmentally friendly construction materials.
Greenfield	The term greenfield was originally used in construction and development to reference land that has never been used (e.g. green or new), where there was no need to demolish or rebuild any existing structures.
Green infrastructure	A network of multi-functional green space that is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenhouse gas (GHG)	Gases that are considered to be a major cause of global warming, including carbon dioxide, methane and nitrous oxide.
Groundwater	Naturally occurring water below ground level, used for water supply purposes and being the source for streams, rivers and ponds.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently , but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such. Irish Travellers with a heritage of travelling are often referred to as Traveller.
Habitable rooms	The main living rooms, bedrooms and kitchen of a dwelling.
Habitat Regulations	The Habitats Directive provides legal protection for habitats and species of European importance. If a

Assessment (HRA)	plan or project is likely to have a significant impact on internationally designated sites then the Council must undertake an Appropriate Assessment.
Heritage assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Household	One person living alone or a family or a group of people living at the same address and sharing domestic facilities and housekeeping arrangements.
Housing market area	The general area within which people most often move house. These will typically cover the administrative areas of multiple councils.
Housing needs survey	Survey undertaken to ascertain the level, type and distribution of housing need within the borough.
Housing register	The Borough Council register of persons who qualify to be allocated housing accommodation under the Housing Act 1996.
Important open spaces	Areas of open space within or adjacent to settlements which are of amenity value to the public, clearly visible and important to the character of the settlement and the street scene.
Infilling	<u>Development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development.</u> The filling of an underdeveloped plot in an otherwise built-up frontage by not more than two dwellings.
Infrastructure	The services required to support development including highways, sewerage and utilities.
Insetting	Where a village is excluded from the Green Belt boundary. Currently the villages in Guildford are washed over by the Green Belt and form part of it.

Intermediate affordable housing	Housing at prices and rents above those of social rent but below market price or rents. These can include shared equity (e.g. HomeBuy) and other low cost homes for sales, and intermediate rent. See definition under Affordable Housing.
<u>Land Availability Assessment (LAA)</u>	<u>Technical study assessing the potential of sites to accommodate development of different uses including residential, economic and retail in the future.</u>
Large scale major development	A large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a major development. For all other uses a large scale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.
Lifetime homes	A series of sixteen design criteria (including stairs, entrances and so on) intended to make homes more easily adaptable for lifetime use thereby ensuring that homes are useable by people of varying age and ability, thus extending the building's useful life.
Listed Buildings	Buildings listed by the Secretary of State for Culture Media and Sport as being of special architectural or historic interest. (PPG 15 refers).
Listed buildings consent	Proposals to demolish a listed building or alter or extend it in any way that affects its character require listed building consent.
Local Housing Allowance (LHA)	LHA is the name for housing benefit for tenants of privately rented accommodation. LHA is a flat rate allowance towards rent costs, calculated based on the circumstances of the tenant (such as family size) and the broad area they live in. The scheme has been designed to pay the same amount to tenants with similar circumstances living in the same area. If a household's rent is less than the 'Valuation Office determined' LHA for the type of property, their claim will be assessed on their rental liability, not the LHA amount. If their rent is more than the LHA they will normally have to pay the extra themselves. Guildford borough is split between two LHA areas, one that includes the west of the borough, the other covering the majority of the borough.
Local Plan	A plan for development prepared by local planning authorities. It forms part of the development plan system set out in the Town and County Planning Act 1990.
Local planning authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All

	references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Transport Plan (LTP)	Under the Transport Act 2000, as modified by the Local Transport Act 2008, the local transport authority is required to prepare a Local Transport Plan (LTP) containing (a) their policies for the promotion and encouragement of safe, integrated, efficient and economic transport to, from and within their area, and (b) their proposals for the implementation of those policies. Surrey County Council is the statutory local transport authority for the administrative county of Surrey, including Guildford borough. Surrey County Council's Local Transport Plan is called the 'Surrey Transport Plan'.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices (including office open to the public); and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Minor development	Minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.
Mixed use	A site that is developed for more than one use e.g. retail, residential, business, leisure etc.
Mobile Home	Caravan or other movable structure used as a dwelling.
Monitoring	To observe and review the progress and implementation of local planning policies. The local planning authority must prepare an annual monitoring report as part of the Local Plan.
National Planning Policy Framework (NPPF)	National planning document that sets out national planning policies which local policies which local policies are required to comply with.
National Planning	Guidance provided by national government to support policies in the National Planning Policy

Practice Guidance (NPPG)	Framework (NPPF).
New employment development	Development on a site not previously in an industrial, warehousing or business use.
Neighbourhood plans	A development plan covering a specific designated neighbourhood area. Neighbourhood plans are prepared by a parish council, or neighbourhood forum in non-parished areas. They help decide the outcome of planning decisions, along with the Local Plan, national policy and other considerations and can help decide, how the area should grow and develop and what should be protected.
Older people	People over retirement age, including the active, newly-retired, through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
Outstanding planning permission	Development for which planning permission has been granted but has not yet been fully implemented.
Park and Ride	The provision of a car park on the edge of a settlement together with a bus service into the town / city centre intended to reduce private car journeys into the central area.
Pitch	A piece of land of various sizes which generally accommodates one mobile home and one touring caravan, amenity and storage space, an amenity building and parking.
Planning policy guidance notes	Guidance documents issued by central government which together with Department of the Environment Transport and the Regions circulars guide Local Planning Authorities in the interpretation and application of Government's planning policies and the relevant legislation.
Plot	A piece of land of unspecified size accommodating Travelling Showpeople's caravans, trailers, mobile homes and sometimes equipment. Sometimes called a yard.
Previously Developed Land (PDL)	Also known as brownfield land. Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land

	that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Primary material	Raw material, extracted or harvested, that has not been processed or used before.
Protected species	A species protected by the Wildlife and Countryside Act 1981.
Regional spatial strategy (RSS)	A regional planning policy document, the RSS for Guildford was the South East Plan 2009. This was abolished under the Localism Act 2011. The only policy relevant to Guildford that was retained is NRM6 relating to Thames Basin Heaths Special Protection Area.
Renewable energy	Energy produced from renewable sources, e.g. wind, water, plants or sunlight, rather than by burning fossil fuels (coal, gas and oil.)
Rural business centre	A development providing small scale business units in a rural area and allocated as such on the proposals-Policies map .
Rural exception sites	Small sites identified in rural areas used for affordable housing and to remain so indefinitely in order to meet local housing needs of rural communities where sites would not normally be used for housing due to other policies. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Safeguarded land	Safeguarded land is land between the urban area and the green belt that will not be developed unless required by a further review of the local plan".
Secondary material	Manufactured material that has already been used at least once before, and is to be used again. For example, concrete that is crushed and used again as secondary aggregates.
Section 106 Agreement	Legal agreement (Town and Country Planning Act 1990 as amended) between planning authorities and developers. Planning obligations required for a specific proposal to make a development acceptable in planning terms.
Sequential Test (flooding)	The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding), with higher risks zones 2 and 3 only considered if no other

	alternatives exist and an Exception Test is applied where necessary.
Sequential test (town centre uses)	Local planning authorities are advised to apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. Applications for main town centre uses should be located in town centres, then edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered. Preference is given to accessible sites that are well connected to the town centre.
Settlements	A collection of dwellings forming a community, ranging in size from a small number of dwellings grouped together up to large cities of several million inhabitants.
Site of Special Scientific Interest (SSSI)	Sites notified by English Nature Natural England as being of national importance for wildlife or geological reasons.
Sites of Nature Conservation Importance (SNCI)	A local planning designation. It is an area (non-statutory) approved by the Surrey Nature Conservation Liaison Group as being of county or regional wildlife value, and designated through Council procedures.
Social rented housing	Affordable housing type. Housing where the rent charged is controlled by the national rent regime to ensure that it is kept affordable to people on lower incomes, typically 40-50% of market rents. See definition under Affordable housing.
Special area of conservation	An area designated through the Natura 2000 process as being of European nature conservation importance.
Special Area of Conservation (SAC)	An SSSI additionally designated a Special Area of Conservation under the European Community's Habitats Directive 1992 (92/43/EEC), in order to maintain or restore priority natural habitats and wild species. Together with SPA's, SAC's comprise the European Union's 'Nature 2000' network of habitats of pan-European nature conservation importance.
Special Protection Area (SPA)	An SSSI additionally designated a Special protection Area under the European Community's Directive (79/409/eec) on the conservation of wild birds 1979, because of the need to protect threatened birds, their eggs, nests and habitats.
Strategic employment <u>site</u>	An employment site which provides at least 100 jobs, based in at least 1.5ha of land with 7,000 sq m of floorspace.

Strategic Environmental Assessment (SEA) /Sustainability Appraisal (SA)	Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (that is, social, economic and environmental factors) and required by the Planning and Compulsory Purchase Act 2004 to be undertaken for Local Development Documents. Strategic Environmental Assessment is the environmental assessment of plans, policies and programmes, formally required by the European SEA Directive (2001/42/EC) and in the UK incorporated into the process of Sustainability Appraisal in respect of Local Development Documents.
Strategic Flood Risk Assessment (SFRA)	Technical study assessing the flood risk to an area from flooding from all sources, now and in the future.
Strategic Housing Land Availability Assessment	Technical study assessing the potential of sites to accommodate residential development in the future
Strategic Housing Market Assessment (SHMA)	Technical study analysing the level and type of housing need across a market area.
Strategic planting	The large scale landscaping treatment for a new development designed both to integrate it into the existing landscape and to give it an attractive character.
Sui generic uses	These are <u>uses which uses that</u> do not fall into any specific use class. They are effectively in their own use class. Such uses include theatre, amusement arcade, funfair, launderette, sale of fuel, sale or display for sale of motor vehicles, taxi business or hire cars, scrapyard, hostel, waste disposal installation, retail warehouse club, night-club, casino, <u>betting office, payday loan shop</u> .
Suitable Alternative Natural Green Space (SANG)	Suitable Alternative Natural Green Spaces are green spaces (parks, woodlands, playing fields etc.) provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). They are a central element of the Council's Special Protection Area Strategy for the Thames Basin Heaths and aim to reduce pressure on the SPAs by providing attractive green spaces that people can use for recreation instead of the SPA.
Sustainable development	Whilst there is no definitive or legal definition of sustainable development, it is generally accepted that the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission's definition is a reasonable one. "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

	<p>The NPPF states that the policies in paragraphs 18 to 219 [of the NPPF], taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. The Ministerial foreword of the NPPF defines sustainable as 'ensuring that better lives for ourselves don't mean worse lives for future generations'</p>
Sustainable Urban Drainage Systems/ Sustainable Drainage Systems (SUDS, SuDS)	A drainage system designed to reduce surface water flooding impacts from new development through the use of natural systems e.g. by creating ponds and swales and using permeable materials for hard surfaces.
Sustainable transport modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
Town centre	<p>Area defined on the local authority's Policies Map proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
Traffic calming	Works to slow down and/or discourage motor traffic. These may include road humps, rumble strips, raised sections of road known as tables and "gateways" at the entrance to settlements.
Transit site	A permanent site with facilities provided for short-term temporary use by travellers on the move.
Travellers	For the purposes of planning policy, "gypsies and travellers" means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such (Planning Policy for Traveller Sites, August 2015).

Travelling Showpeople	Members of a group organised for the purpose of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently , but excludes gypsies and travellers as defined in Circular 01/2006 <u>above. (Planning Policy for Traveller Sites, August 2015).</u>
Tree Preservation Order (TPO)	An order made by a local planning authority under the Town and Country Planning Act 1990 which has the effect of preserving a tree, trees or woodlands in the interests of amenity.
Unallocated land	Land that is not allocated by the development plan for any particular use.
Urban	Urban areas are those with characteristics that are in keeping with towns or cities.
Vernacular architecture	The traditional architecture of an area, used typically for houses, cottages and farm buildings and constructed of locally available materials. Vernacular architecture was prevalent until the coming of the railways in the mid-19th century made the importing of building materials from outside the local area an economic proposition.
Viability	<u>An individual development is said to be viable if, after taking account of all costs, it provides a competitive return to the developer and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. In relation to a retail centre, viability refers to the centre's capacity to attract investment and to adapt to changing needs.</u> The ability to become actual, useful and practicable.
Village frameworks	A special designation for settlements of particularly complete historic character within which a more than usually restrictive planning policy towards residential development is considered appropriate.
Washed over	This is where a notation such as Green Belt covers a site or settlement and therefore the policies apply to areas that are 'washed over' or covered by the designation. Washed over is a term that was previously adopted by now superseded Planning Policy Guidance Note 2.
Wildlife corridors	Continuous green spaces which allow the movement of animals and the dispersal of plants through built up areas. These may include many different land types e.g. railway margins (used or disused), derelict land, hedgerows, playing fields, small woods and stream banks.

Windfall	The development of unallocated housing sites which occurs throughout a plan period and which must be taken into account in determining the residual housing requirement for the plan.
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Appendix A1 – Maps showing 500m Buffer of Public Transport Interchange

In this plan we define a transport interchange in policy E2. This states transport interchanges are rail stations and bus stations within the urban areas or in close proximity to the district centres and Strategic Employment Sites. Interchanges include:

- Guildford Rail Station
- Guildford Bus Station
- London Road (Guildford) Rail Station
- Ash Rail Station
- Ash Vale Rail Station
- North Camp Rail Station
- Horsley Rail Station (East Horsley)

When developed, the two new rail stations, Guildford East (Merrow) and Guildford West (Park Barn), will each be treated as a transport interchange.




The 500m buffers around the interchanges are shown on the following maps.

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Transport Interchanges (Guildford Urban Area)



Legend

-  Guildford Borough Boundary
-  500m buffer of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2017-04-21



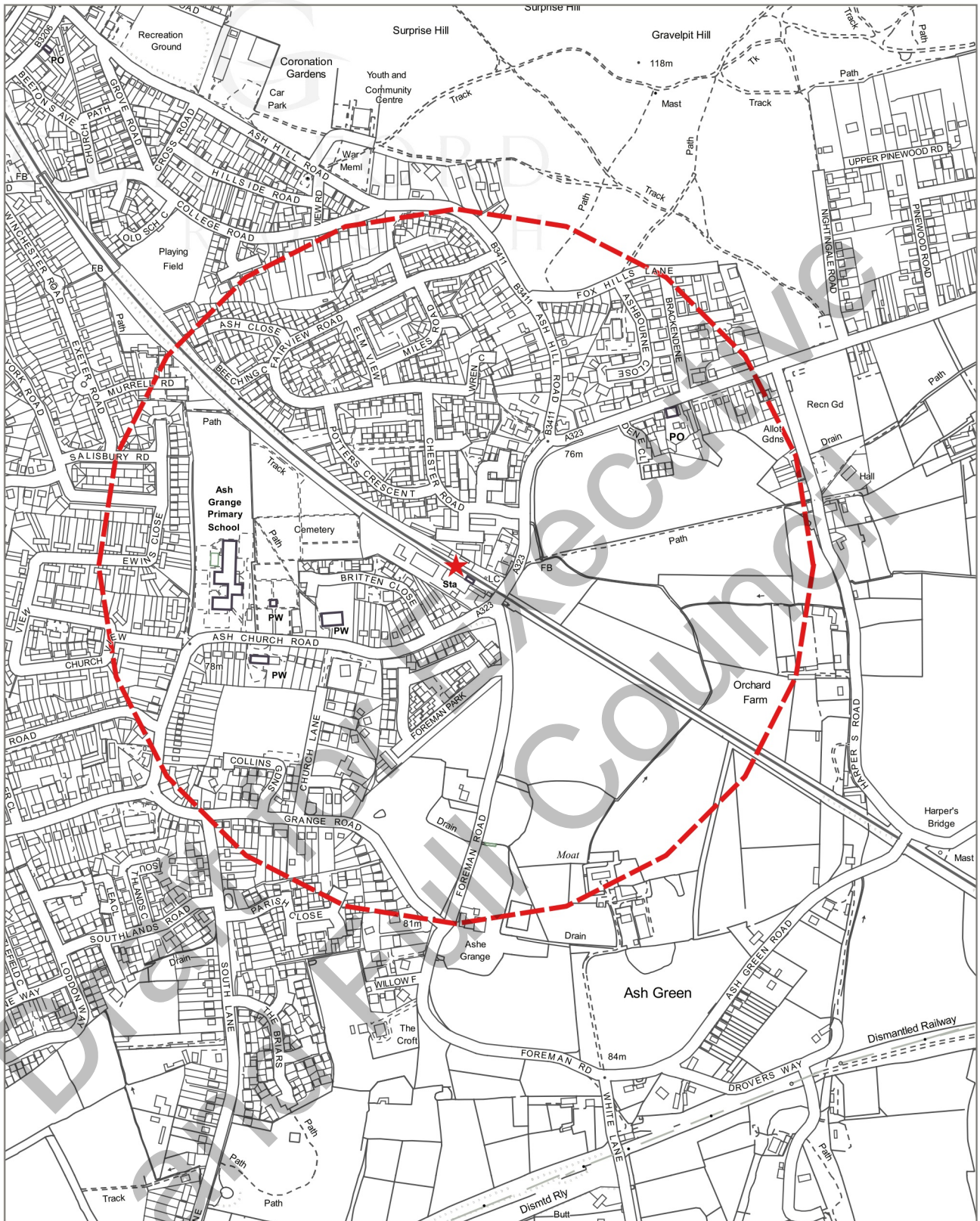
Scale at A4:
1:14,745

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GUILDFORD
BOROUGH

Transport Interchanges (Ash)



Legend

-  Guildford Borough Boundary
-  500m buffer of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2016-03-15



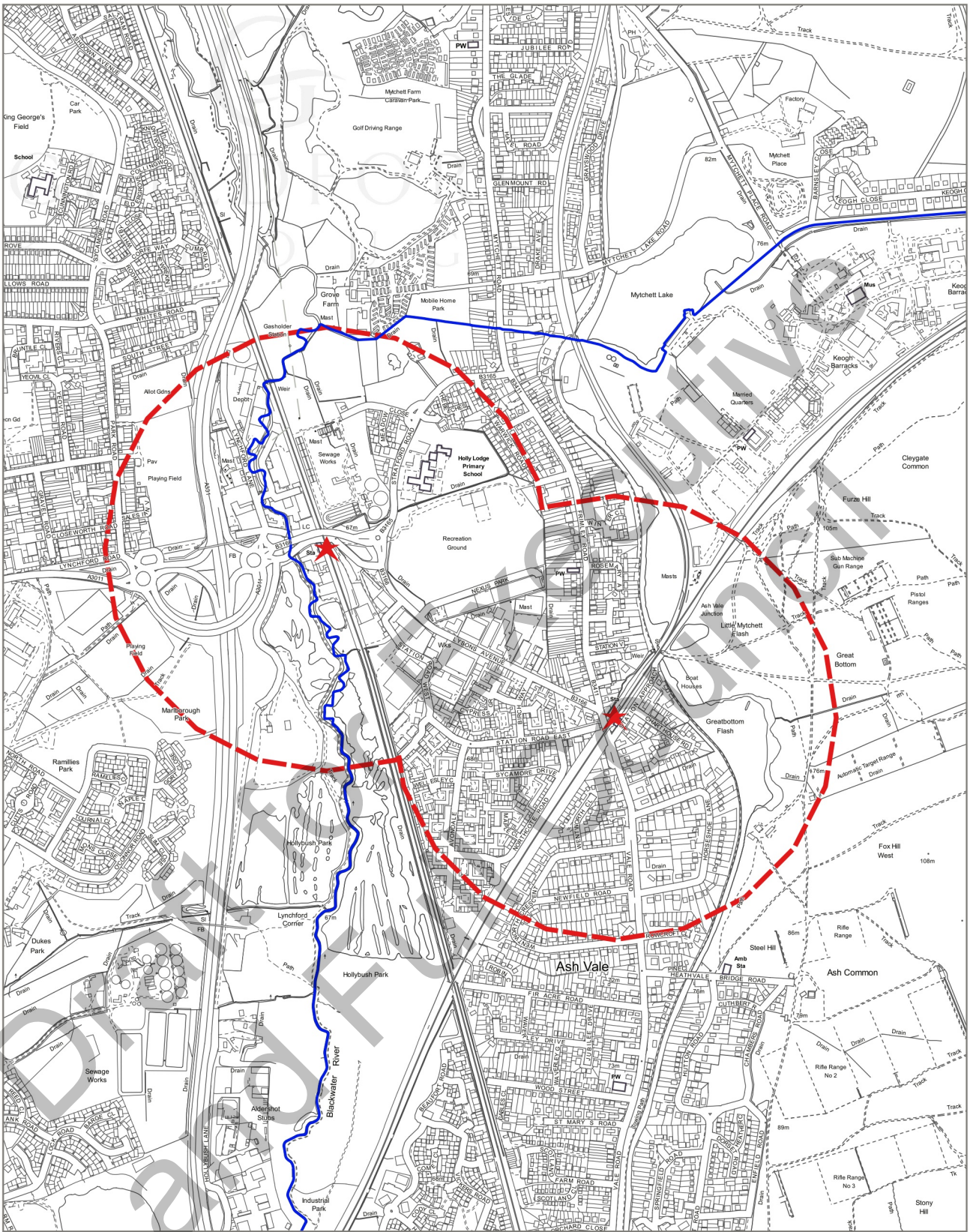
Scale at A4:
1:8,000

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GUILDFORD
BOROUGH

Transport Interchanges (Ash Vale and North Camp)



Legend

-  Guildford Borough Boundary
-  500m buffer of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2017-04-21



Scale at A4:
1:12,779

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GUILDFORD
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Transport Interchanges (Horsley)



Legend

-  Guildford Borough Boundary
-  500m buffer of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2016-03-15



Scale at A4:
1:8,000

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Appendix A2 – Evidence of active and comprehensive marketing

In policies E3, E5 and E9 certain applications are required to be accompanied by evidence of active and comprehensive marketing.

Marketing evidence requires demonstration of a comprehensive and active marketing campaign for a continuous period as specified in policy E3, E5 and E9, prior to submission of a planning application, unless otherwise agreed by the Borough Council. Any marketing of property or tenancy also require the site freehold to be marketed in the same fashion.

Marketing must be undertaken through a recognised commercial agent at a price that genuinely reflects the market value of the current or last use of the site. It must be shown to the Borough Council's satisfaction that marketing has been unsuccessful for all relevant floor space proposed to be lost through redevelopment or change of use. Sufficient detailed information is required to be submitted alongside any planning application to demonstrate compliance with the above criteria.

Evidence of active marketing is to include all of the following:

- a) contact information posted in a prominent location on site in the form of an advertising board (subject to advertising consent, if required)
- b) registration of the property with at least one commercial property agent
- c) full property details and particulars available to inquirers on request
- d) property marketed for its current or last use
- e) property marketed at a reasonable price and terms, including in relation to use, condition, quality and location of floorspace
- f) no covenant or any other form of tie restricting the future use or operation of the property or land

In addition evidence should be submitted regarding:

- a) the history of marketing, agent(s) and media used (press articles and advertisements);
- b) interest in the site/premises including
 - o the number and details of enquiries received, the number, type, proposed uses and value of offers received;
 - o reasons for refusal of any offer received, and reasons why any offers fell through;
 - o the asking price or rent at which the site or property has been offered, including a professional valuation from at least three independent agents to confirm that this is reasonable and competitive (including the offer of renewal of lease to existing tenants at a reasonable market rate);
- c) flexibility in space offered, including dividing up large areas of floorspace where this is possible and practical and alternative layouts; and
- d) the reasons for prospective tenants not taking up space and how these problems have been addressed);
- e) alternative marketing strategies, including management of the space by specialist third party providers.
- f) the length of marketing period (at least 12 months continuous marketing), including dates; and
- g) the length of the vacancy period.

It is proposed that a checklist will be developed to appraise evidence of marketing and to

ensure a consistent approach is taken for all applications. This will be published as part of an SPD. The Council must be satisfied that the evidence received is robust and the information is presented in a way that is clear to Councillors, officers and the public.

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Appendix B – Hierarchy of retail and service centres and Guildford Town Centre shopping frontages

Hierarchy of retail and service centres

<u>Type of Centre</u>	<u>Location</u>	<u>Type of Centre</u>
<u>Town centre</u>	<u>Guildford town centre</u>	<u>Town centre</u>
<u>District centres</u>	<p><u>Urban</u></p> <ul style="list-style-type: none"> • <u>Wharf Road, Ash</u> <p><u>Rural</u></p> <ul style="list-style-type: none"> • <u>Station Parade, East Horsley</u> • <u>Ripley</u> 	<u>District centres</u>
<u>Local centres</u>	<p><u>21 Local Centres, of which 14 are in towns, and seven are in rural areas</u></p> <p><u>14 urban Local Centres:</u></p> <ul style="list-style-type: none"> • <u>Aldershot Road, Westborough</u> • <u>Collingwood Crescent, Boxgrove</u> • <u>Kingpost Parade, London Road, Burpham</u> • <u>Epsom Road, Meroo</u> • <u>Kingfisher Drive, Meroo</u> • <u>Madrid Road, Guildford Park</u> • <u>Southway, Park Barn</u> • <u>Stoughton Road, Bellfields</u> • <u>The Square, Onslow Village</u> • <u>Woodbridge Hill, Guildford</u> • <u>Woodbridge Road, Guildford</u> • <u>Worplesdon Road, Stoughton</u> • <u>Ash Vale Parade, Ash</u> • <u>The Street, Tongham</u> <p><u>Seven rural Local Centres:</u></p> <ul style="list-style-type: none"> • <u>Bishopsmead Parade, East Horsley</u> • <u>Effingham</u> • <u>Fairlands</u> • <u>Jacobs Well</u> • <u>Send</u> • <u>Shalford</u> • <u>Shere</u> 	<u>Local centres</u>
<u>Future new urban local centres</u>	<u>New local centres will be built as part of mixed-uses strategic developments at Gosden Hill, the former Wisley airfield and Blackwell Farm. The location of each will be determined by planning application.</u>	<u>Future new urban local centres</u>

	<p><u>Once built, these new local centres will be treated as local centres within the context of this Plan, and their exact location and boundaries subsequently designated in the next Local Plan review</u></p>	
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Guildford Town Centre shopping frontages

Location	Proposed shopping frontage designation
High Street (59-163 on the North side, 46-160 on the South side)	Primary
Commercial Road (26-33) Leapale Road (1-10) Woodbridge Road (2-10 and 90-109)	Secondary
North Street (39-87 on the South side and 24-6 on the North side)	Secondary
White Lion Walk (1-27), Tunsgate (4-25) and Tunsgate Square (1-14)	Secondary
Swan Lane (1-28), Market Street (2-27), Jeffries Passage (4-16). (Between North Street and High Street)	Secondary
Woodbridge Road (89a-College House)	Secondary
Southern end of Chapel Street (numbers 1-11 and 13-25) and Castle Street (2-12) and Phoenix Court (1-10)	Secondary
Sydenham Road (1-1c)	Secondary
Debenhams	Secondary
Chertsey Street (York House to Old Baptist Church)	Secondary
Haydon Place (64-94)	Secondary
Angel Gate (1-10)	Secondary
Friary Street (1a-20)	Secondary
13 Friary Street	Secondary
High Street (26-44 and 162-Trinity gate on the South side, 23-53 and 167-255 on the North side) around the junction with Epsom Road (16-21) and London Road (4a-20)	Secondary

Appendix C Infrastructure Schedule

This ~~h~~Infrastructure ~~s~~Schedule sets out the key infrastructure requirements on which the delivery of the plan depends. It is not an exhaustive list of all infrastructure that will be provided or improved in the borough during the plan period.

This ~~s~~Schedule includes the key infrastructure needed to support the development planned, focussing particularly on the first five years of the plan period, and the infrastructure needed to support the strategic development sites. The schedule also includes some infrastructure projects needed to support smaller sites, which cumulatively could have an unacceptable impact without improved and new infrastructure.

We have worked with infrastructure delivery organisations, including Surrey County Council, Highways England, Network Rail, Thames Water and other water supply companies, and health providers, to produce this schedule of infrastructure known to be required to support the planned development in the Local Plan.

~~This~~The Infrastructure Schedule also forms part of the **Guildford Infrastructure Delivery Plan 2016** (Guildford borough's IDP), The IDP, including the Infrastructure Schedule, where it will be updated-revised from time to time, as the Plan progresses through submission and examination, including during the Plan period, as and when further detail becomes available regarding infrastructure projects, their timing, and funding sources. Some of this detail will come from the investment plans of infrastructure providers.

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
1	Transport			
NR	Rail			
NR1	Guildford rail station capacity and interchange improvements	Between 2024 and post plan period	Network Rail	£100m Network Rail <u>and developer funded</u>
NR2	New rail station at Guildford West (Park Barn)	Between <u>2018</u> 2024 and 2029	Network Rail, Surrey County Council, Royal Surrey County Hospital, Guildford Borough Council and developer(s)	£10m Developer funded
NR3	New rail station at Guildford East (Merrow) (to principally serve Gosden Hill Farm site)	Between <u>2018</u> 2024 and 2029	Network Rail, Surrey County Council and developer	£10m Developer funded
NR4	Electrification of North Downs Line, facilitating increased service frequency	Between 2019 and 2029	Network Rail	£30m Network Rail
NR5	Portsmouth Direct Line improvements (together with South West Main Line Peak Demand improvements), facilitating increased service frequency	Between 2029 and post plan period	Network Rail	£5m Network Rail

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
NR6	North Downs Line (Great Western Railway) service frequency and timetable improvements	2017-2018	Network Rail and Great Western Railway	Budgetted for in Great Western Railway franchise
SRN	Strategic Road Network			
SRN1	A3 Guildford average speed camera/road safety scheme	Between 2017 and 2026	Highways England	£2m Highways England and developer contributions
SRN2	A3 Guildford (A320 Stoke interchange junction to A31 Hog's Back junction) 'Road Investment Strategy' scheme (E31)	Between 2023 and 2027	Highways England	£100-250m Highways England and developer <u>contributions funded</u>
SRN3	M25 Junction 10/A3 Wisley interchange 'Road Investment Strategy' scheme (E16)	Between 2019 and 2022	Highways England	£100-250m Highways England and developer <u>contributions funded</u>
SRN4	New A3/A3100 Burpham junction with relocated A3 southbound off-slip and new A3 southbound on-slip (to principally serve Gosden Hill Farm site)	Between 2021 and 2023	Highways England and/or Surrey County Council and/or developer	£10m Developer funded
SRN5	M25 Junctions 10-16 'Road Investment Strategy' scheme (E15)	Between 2019 and 2022	Highways England	£100-250m Highways England

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SRN6	Beechcroft Drive new access road/road safety scheme	Between 2017 and 2020	Highways England	£1m Highways England and developer contributions
SRN7	A3 northbound off-slip lane widening <u>at University Interchange to (approaching Tesco roundabout) improvement scheme</u>	Between 2017 and 2020 <u>2018 and 2019</u>	Highways England	£2m Highways England and developer contributions <u>Committed funding: Department for Transport £1.6m</u>
SRN8	A3 southbound off-slip lane widening to A320 Stoke Interchange improvement scheme	Between 2017 and 2020 <u>2018 and 2019</u>	Highways England	£2m Highways England and developer contributions <u>Committed funding: Department for Transport £2.5m</u>
SRN9	A3 northbound on-slip at A247 Clandon Road <u>(Burnt Common)</u>	Between 2021 and 2027	Surrey County Council and/or Highways England and/or developer	£10m Developer funded
SRN10	A3 southbound off-slip at A247 Clandon Road <u>(Burnt Common)</u>	Between 2021 and 2027	Surrey County Council and/or Highways England and/or developer	£10m Developer funded
LRN	Local Road Network			
LRN1	Guildford Town Centre Transport Package Component schemes:	2016/17–2019/20, which	Surrey County Council for highway schemes,	£9.260m Committed funding package:

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
	<ul style="list-style-type: none"> Walnut Tree Close experimental closure scheme: experimental closure for up to 18 months to inform decision on a potential permanent closure Replacement Walnut Bridge scheme: a wider structure to cater for higher flows of pedestrians plus usage by cyclists Guildford College Link + scheme: a new pedestrian and cycle route linking Walnut Bridge (scheme 2) to Guildford College Millbrook car park junction improvement scheme: to remove requirement for exiting vehicles to circuit the Guildford gyratory A25 cycle corridor scheme: widening sections of this existing corridor to create a shared use path for pedestrians and cyclists up to 3m in width A25/A320 Stoke cross roads improvement scheme: improved provision for pedestrians and cyclists, bus priority, and reduced number of pedestrian and cyclist casualties A3100 London Road to Boxgrove roundabout corridor improvement scheme: bus stop facilities including RTPI and creating an off-road shared use path for pedestrians and cyclists up to 3m in width 	encompasses the delivery of the various component schemes	Guildford Borough Council for replacement Walnut Bridge	Local Growth Fund £6.55m Guildford Borough Council £1.403m Developer <u>contributions funded</u> £0.314m Surrey County Council £0.993m
LRN2	A3/Egerton Road Tesco Roundabout improvement scheme	Between 2017 and 2026	Surrey County Council and/or Highways England	£5m Highways England and developer <u>contributions funded</u>
LRN3	New signalised junction from Blackwell Farm site to A31 Farnham Road (to principally serve Blackwell Farm site)	Between 2021 and 2027	Surrey County Council and/or developer Developer	£5m Developer funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
LRN4	Access road at Blackwell Farm site with through link to Egerton Road (to principally serve Blackwell Farm site)	Between 2021 and 2027	Surrey County Council and/or developer Developer	£20m Developer funded
LRN5	Interventions to address potential highway performance issues resulting from development at Blackwell Farm site	Between 2021 and 2033	Surrey County Council and/or Highways England and/or developer	£5-10m Developer funded
LRN6	Interventions to address potential highway performance issues resulting from development at Gosden Hill Farm site	Between 2021 and 2033	Surrey County Council and/or Highways England and/or developer	£5-10m Developer funded
LRN7	Interventions to address potential highway performance issues resulting from development at Land at former Wisley airfield site. To include mitigation schemes to address issues: <ul style="list-style-type: none"> • on the A3 and M25 and at the M25 Junction 10/A3 Wisley interchange • on B2215 Ripley High Street • at the junctions of Ripley High Street with Newark Lane/Rose Lane • at junction of Old Lane with A3 on-slip (Guildford bound) • <u>at junctions of Old Lane, Forest Road and Howard Road</u> 	Between 2021 and 2033	Surrey County Council and/or Highways England and/or developers	£25m Developer funded
LRN8	Interventions to address potential highway performance issues, including on A320 Woking Road, resulting from development at SARP site	Between 2023 and 2033	Surrey County Council and/or Highways England and/or developers	£5-10m Developer funded

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
LRN9	A323 Ash Road and Guildford Road (Ash) traffic management and environmental improvement scheme	Between 2018 and 2026	Surrey County Council	£1m Developer <u>contributions funded</u>
LRN10	B3411 Ash Hill Road (Ash) traffic management and environmental improvement scheme	Between 2018 and 2026	Surrey County Council	£0.5m Developer <u>contributions funded</u>
LRN11	B3411 Ash Hill Road/A323 Guildford Road (Ash) junction improvement scheme	Between 2017 and 2026	Surrey County Council	£0.5m Developer funded
LRN12	B3411 Ash Vale Road (Ash Vale) environmental improvement scheme	Between 2018 and 2026	Surrey County Council	£0.8m Developer <u>contributions funded</u>
LRN13	A323 Aldershot Road/A331 Blackwater Valley Route (Ash) junction improvement scheme	Between 2018 and 2026	Surrey County Council	£2m Developer <u>contributions funded</u> and Local Growth Fund
LRN14	A331 Blackwater Valley Route with A31 Hog's Back (Tongham) junction improvement scheme	Between 2017 2018 and 2026	Surrey County Council	£0.5m Developer <u>contributions funded</u> and Local Growth Fund
LRN15	The Street (Tongham) environmental improvement scheme	Between 2017 2018 and 2026	Surrey County Council	£0.5m Developer <u>contributions funded</u>
LRN16	A31 Hog's Back (Tongham to Puttenham) road safety scheme	Between 2018 and 2026	Surrey County Council	£2.5m Developer <u>contributions funded</u>

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
LRN17	B3000 Puttenham Hill/A31 Hog's Back junction (Puttenham) improvement scheme (to principally serve Land to the south of Normandy and north of Flexford site)	Between 2021 and 2026	Surrey County Council	£1m Developer funded
LRN18	A323 Guildford Road (Normandy) traffic management and environmental improvement scheme (to principally serve Land to the south of Normandy and north of Flexford site)	Between 2021 and 2026	Surrey County Council	£1m Developer funded
LRN19	Westwood Lane (Normandy) traffic management and environmental improvement scheme (to principally serve Land to the south of Normandy and north of Flexford site)	Between 2021 and 2026	Surrey County Council	£0.8m Developer funded
LRN20	A247 Send Road/Send Barns Lane (Send) traffic management and environmental improvement scheme	Between 2017 2018 and 2026	Surrey County Council	£1.5m Developer contributions funded
LRN21	New road bridge and footbridge scheme to enable level crossing closure on A323 Guildford Road adjacent to Ash railway station	Between 2018 and 2024	Surrey County Council	£15m Developer contributions funded and Network Rail
LRN22	East Horsley and West Horsley traffic management and environmental improvement scheme	Between 2019 and 2023	Surrey County Council	£1m Developer contributions funded
<u>LRN23</u>	<u>A322 Onslow Street, Laundry Road, A322 Woodbridge Road and A246 York Road junctions improvement scheme involving new and modified signalised junctions</u>	<u>Between 2020 and 2025</u>	<u>Surrey County Council</u>	<u>£10m Developer funded</u>
<u>LRN24</u>	<u>A323 Guildford Road/A324 Pirbright Road junction improvement scheme</u>	<u>Between 2019 and 2025</u>	<u>Surrey County Council</u>	<u>£0.5m Developer funded</u>

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
LRN25	A281 Horsham Road/A248 Kings Road/A248 Broadford Road junction improvement schemes	Between 2021 and 2023	Surrey County Council	£2.5-5m Developer funded
P&R	Park and Ride			
P&R1	Gosden Hill Farm Park and Ride (to principally mitigate traffic impact of Gosden Hill Farm site)	Between 2021 and 2023	Developer	£7.5m Developer funded

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	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SMC	Sustainable Movement Corridor			
SMC1	Sustainable Movement Corridor: West	Between 2018 and 2033	Surrey County Council, Guildford Borough Council and developer(s)	£20m Developer <u>contributions funded</u> and Local Growth Fund
SMC2	Sustainable Movement Corridor: Yorkie's Bridge	Between 2018 and 2033	Surrey County Council, Guildford Borough Council, Network Rail and developer(s)	£10m Developer <u>contributions funded</u> and Local Growth Fund
SMC3	Sustainable Movement Corridor: Town Centre Phase 1	Between 2018 and 2022	Surrey County Council and Guildford Borough Council	£5-10m Developer <u>contributions funded</u> and Local Growth Fund
SMC4	Sustainable Movement Corridor: Town Centre Phase 2	Between 2018 and 2033	Surrey County Council, Guildford Borough Council, Network Rail and developer(s)	£5-10m Developer <u>contributions funded</u> and Local Growth Fund
SMC5	Sustainable Movement Corridor: North	Between 2018 and 2033	Surrey County Council, Guildford Borough Council and developer(s)	£20m Developer <u>contributions funded</u> and Local Growth Fund

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SMC6	Sustainable Movement Corridor: East	Between 2018 and 2033	Surrey County Council, Guildford Borough Council and developer	£20m Developer contributions <u>funded</u> and Local Growth Fund
BT	Bus Transport			
BT1	New Guildford town centre bus facilities	Between 2018 and 2022	Surrey County Council and/or Guildford Borough Council and/or developer(s)	£5-10m Developer funded
BT2	Bus interchange at Effingham Junction rail station (or alternatively Horsley rail station) (to principally serve Land at former Wisley airfield site)	Between 2021 and 2025	Developer Surrey County Council and/or Network Rail and/or Train Operating Company and/or developer	£0.25m Developer funded
BT3	Significant bus network serving the Land at former Wisley airfield site and key destinations including Effingham Junction railway station and/or Horsley railway station, Guildford, Woking and Cobham to be provided and secured in perpetuity	Between 2021 and 2022	Developer	To be confirmed Developer funded
BT4	Significant bus network serving the Land to the south of Normandy and to the north of Flexford site and key destinations including Guildford and the Blackwater Valley to be provided	Between 2021 and 2022	Developer	To be confirmed Developer funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
BT5	Significant bus network serving the Gosden Hill Farm site and key destinations including the existing eastern suburbs of Guildford and the town centre to be provided	Between 2021 and 2022	Developer	To be confirmed Developer funded
BT6	Significant bus network serving the Blackwell Farm site and key destinations including the existing western suburbs of Guildford and the town centre to be provided	Between 2021 and 2022	Developer	To be confirmed Developer funded
AM	Active Modes			
AM1	Guildford Wayfinding signage system – Phase 2	Between 2016 and 2033	Surrey County Council, Guildford Borough Council and developers	£0.22m Developer contributions funded , Local Growth Fund and Surrey County Council
AM2	Comprehensive Guildford borough cycle network, excluding AM3 and AM4	Between 2016 and post plan period, which encompasses the delivery of various component schemes	Surrey County Council, Guildford Borough Council and developers	£20m Developer contributions funded , Local Growth Fund and Surrey County Council
AM3	Off site cycle network from the Land at former Wisley airfield site to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade and Ripley, with improvements to a level that would be attractive and safe for the average cyclist	Between 2021 and 2025	Surrey County Council, Guildford Borough Council and developers	To be confirmed £6.5m Developer funded
AM4	Off site cycle network from the Land to the south of Normandy and to	Between	Surrey County	To be confirmed

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
	north of Flexford site to key destinations including Wanborough railway station and to the Christmas Pie Trail, with improvements to a level that would be attractive and safe for the average cyclist	2021 and 2025	Council, Guildford Borough Council and developers	Developer funded
2	Utilities			
EG	Electricity and gas distribution and supply			
EG1	UKPN RDP Asset replacement and reinforcements Summary from UKPN RDP Published electricity projects (asset replacement and reinforcements) UKPN SPN Regional Development Plan - Chessington / Laleham / West Weybridge - June 2015 Version 3	2015-2023	UKPN / SSE / Developers	£30m UK Power Networks (UKPN) / SSE, and developer <u>funded contributions from large sites</u>
EG2	3753 - Guildford Grid 33 kV Switchgear Replacement – (FL) Required for 3 txf's in parallel (2016-2018) Replacement the existing 33kV switchgear with a new 13-breaker switchboard in order to increase the fault level from 17.5kA to 30kA. 5543 - Guildford Grid 132/33kV - ITC (2019 - 2022) Installation of a 3rd 132kV UGC circuit and addition of a third 132/33kV grid transformer for N-2 P2/6 compliance. 7886 - Guildford A 33kV/11kV - ITC (2016 - 2018) Replacement of T5 and T6 with new 2 x 12/40 MVA transformers. It is also proposed to replace 200m of DC 33kV underground cables from Guildford Grid with new 40MVA cables.	Years 1-5	UKPN	TBD

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
	<p>7887/8154 - Guildford B 11kV – ITC and Replacement of the 11kV switchboard for fault duty (2016 - 2017) Replacement of T1 and T2 with new 2 x 20/40 MVA transformer/s, replacing 200 m of DC 33kV underground cables with 40 MVA cable and replacement of a 17 panel 11kV switchboard.</p> <p>8015 - Merrow 33kV/11kV Reinforcement - Third 12/24 MVA Transformer, 3 km of UGC Circuit & Replace 10 Panel SWB (2020-2022) Installation of an additional 12/24 MVA transformer, 3 km of underground 33kV cable circuit from Guildford, and replacement of the existing 8 panel switchboard in order to increase winter firm capacity from 23MVA to 48MVA.</p> <p>8037 - Guildford Grid 132kV Reinforcement for (N-2) - Installation of a 3rd 132kV circuit (Phase 1 Guildford to Effingham) (2015 - 2022) Installation of a third 132kV circuit from Leatherhead 132kV mesh to Guildford to supply a third 90MVA 132/33kV transformer at Guildford Grid for N-2 P2/6 compliance. This project is linked to project 5543 which will add a third 132/33kV transformer at Guildford (N-2).</p>			
EG3	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Gosden Hill strategic site	Years 1-15	UKPN	Developer and UKPN <u>funded</u>

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
EG4	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Blackwell Farm strategic site	Years 1-15	UKPN	Developer and UKPN <u>funded</u>
EG5	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Wisley former airfield strategic sites	Years 1-15	UKPN	Developer and UKPN <u>funded</u>
EG6	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Normandy / Flexford strategic sites	Years 1-15	UKPN	Developer and UKPN
EG7	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Slyfield Regeneration site (SARP)	Years 1-15	UKPN	Developer and UKPN <u>funded</u>
WS	Water supply			
WS1	Upgrade to water supply network capacity to support the former Wisley airfield strategic site	Years 1-15	Affinity Water	Developer <u>funded</u>
WS2	Upgrade to capacity of water supply network if assessment shows it is needed to support Blackwell Farm strategic site	Years 1-15	Thames Water	Developer <u>funded</u>
WS3	Upgrade to capacity of water supply network if assessment shows it is needed to support Gosden Hill Farm strategic site	Years 1-15	Thames Water	Developer <u>funded</u>
WS4	Upgrade to capacity of water supply network if assessment shows it is needed to support Normandy / Flexford	Years 1-15	Thames Water	Developer

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
WS5	Upgrade to capacity of water supply network if assessment shows it is needed to support Slyfield Regeneration site	Years 1-15	Thames Water	Developer <u>funded</u>
WCT	Wastewater connections and treatment			
WCT1	Upgrade to the foul water network connections to the former Wisley airfield site to provide sufficient capacity.	Years 1-15 Local network upgrades take about 18 months to deliver	Thames Water	TBD Developer and Thames Water <u>funded</u>
WCT2	Upgrade of capacity at Ripley <u>sewage-wastewater</u> treatment works to serve increased flows from Wisley former airfield strategic site	Years 1-15	Thames Water	TBD Developer and Thames Water <u>funded</u>
WCT3	Upgrade to wastewater infrastructure if assessment (at developer's cost) shows that additional capacity is needed to provide for Blackwell Farm strategic site. Details of scale and form of upgrades to wastewater infrastructure will be included once development areas are confirmed and developers have produced detailed drainage strategies.	Years 1-15	Thames Water	TBD Developer and Thames Water <u>funded</u>
WCT4	Upgrade to wastewater infrastructure if assessment (at developer's cost) shows that additional capacity is needed to provide for Gosden Hill	Years 1-15	Thames Water	TBD Developer and Thames Water <u>funded</u>

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
WCT5	Upgrade to wastewater infrastructure if assessment (at developer's cost) shows that additional capacity is needed to provide for Normandy / Flexford	Years 1-15	Thames Water	TBD Developer and Thames Water
WCT6	Relocation of Slyfield sewage wastewater treatment works	2021	Thames Water	To be funded by the development
WCT7	Upgrading existing pumping station at Slyfield Slyfield Area Regeneration Project (SARP) site	Years 1-10	Thames Water	Developer and Thames Water <u>funded</u>
WCT8	Pipeline required between existing pumping station and the new site and potentially returning to discharge location at Slyfield Area Regeneration Project (SARP) site	Years 1-10	Thames Water	Developer and Thames Water <u>funded</u>
WCT9	<u>Upgrade of capacity at Ash Vale wastewater treatment works to serve increased flows</u>	<u>Years 1 - 5</u>	<u>Thames Water</u>	<u>Developer and Thames Water funded</u>
FRR	Flood risk reduction : surface water mitigation measures			
FRR1	Minimising surface water flood risk at the strategic site at Gosden Hill, to ensure that run-off after development does not exceed run-off rates from the site before development. Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site.	Years 1-15	Developer	TBD Developer <u>funded</u>

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
FRR2	Minimising surface water flood risk at the strategic site at Blackwell Farm, to ensure that run-off after development does not exceed run-off rates from the site before development. Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site.	Years 1-15	Developer	TBD Developer <u>funded</u>
FRR3	Minimising surface water flood risk at the strategic site at Wisley former airfield, to ensure that run-off after development does not exceed run-off rates from the site before development. Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site.	Years 1-15	Developer	TBD Developer <u>funded contributions</u>
FRR4	Flood risk reduction in Orchard Close by railway line at Wanborough station to support the Normandy / Flexford strategic site.	2017	Surrey County Council (as highways authority), Network Rail, Guildford Borough Council, Environment Agency, and Thames Water	Regional Flood and Coastal Committee (RFCC) funding from the Environment Agency (EA) is available in 2016/17 financial year Flood Defence Grant in Aid (FDGiA) funding
FRR5	Minimising surface water flood risk at the strategic site at Normandy / Flexford, to ensure that run-off after development does not exceed run-off rates from the site before development. Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site.	Years 1-15	Developer	TBD Developer contributions
3	Green Infrastructure			

Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SANG Suitable Alternative Natural Green Space (SANG)			
SANG1	Strategic Suitable Alternative Natural Green Space (SANG) Effingham Common	Current	Guildford Borough Council SANG remaining maintenance and management costs £8,969,000 plus interest Developer <u>contributions funded</u>
SANG2	Strategic Suitable Alternative Natural Green Space (SANG) Chantry Woods, Pilgrim's Way, Holy Trinity	Current	Guildford Borough Council SANG remaining maintenance and management costs £8,717,561 plus interest Developer <u>contributions funded</u>
SANG3	Strategic Suitable Alternative Natural Green Space (SANG) Riverside Park (including Parsonage Watermeadows), North Guildford	Current	Guildford Borough Council SANG remaining capital, maintenance and management costs £1,205,065 plus interest Developer <u>contributions funded</u>

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SANG4	Strategic Suitable Alternative Natural Green Space (SANG) Tyting Farm, Halfpenny Lane, Holy Trinity	Years 1-5	Guildford Borough Council	SANG all capital, maintenance and management costs £12,265,300 plus interest Developer <u>contributions funded</u>
SANG5	Strategic Suitable Alternative Natural Green Space (SANG) Burpham Court Farm, North Guildford	Years 1-5	Guildford Borough Council	SANG all capital, maintenance and management costs £6,132,650 plus interest Developer <u>contributions funded</u>
SANG6	Strategic Suitable Alternative Natural Green Space (SANG) Russell Place Farm, Wood Street Village	Years 1-5	Landowner	SANG all capital, maintenance and management costs £10,229,260 plus interest Developer <u>contributions funded</u>
SANG7	Strategic Suitable Alternative Natural Green Space (SANG) Ash, West of Ash Green	Years 1-5	Developer To be transferred to Guildford Borough Council to allocate to developments and to maintain	Developer to deliver initial stage, maintenance and management of initial stage and delivery, maintenance and management of later stages to be <u>funded by developer contributions funded</u> . SANG all capital and management costs

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
				£7,359,180
SANG8	Strategic Suitable Alternative Natural Green Space (SANG) <u>Land Adjacent to</u> Long Reach Farm , West Horsley	Years 1-5	Landowner	Delivery method TBD. SANG all capital, maintenance and management costs £7,573,822 Developer <u>contributions funded</u>
SANG9	Bespoke Suitable Alternative Natural Green Space (SANG) Bens Wood, West Horsley	Years 1-5	Developer	Developer <u>contributions funded</u>
SANG 10	Bespoke Suitable Alternative Natural Green Space (SANG) at Blackwell Farm site	Years 1-5	Developer	Developer to fund <u>funded</u>
SANG 11	Bespoke Suitable Alternative Natural Green Space (SANG) Gosden Hill Farm	Years 1-5	Developer	Developer to fund <u>funded</u>
SANG 12	Bespoke Suitable Alternative Natural Green Space (SANG) Former Wisley airfield	Years 1-5	Developer	Developer to fund <u>funded</u>
SANG 13	Bespoke Suitable Alternative Natural Green Space (SANG) at Wyke Farm, Normandy/Flexford	Years 1-15	Developer	Developer to fund
OS	Open Space			
OS1	Open space including park, playground, and playing fields at Gosden Hill Farm strategic site	Years 1-15	Developer	Developer to fund <u>funded and provide</u>

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
OS2	Open space including park, playground, and playing fields, at Blackwell Farm strategic site	Years 1-15	Developer	Developer to fund <u>funded</u> and provide
OS3	Open space including park, playground, and playing fields at Former Wisley Airfield strategic site	Years 1-15	Developer	Developer to fund <u>funded</u> and provide
OS4	Open space including park, playground, and playing fields at Normandy / Flexford	Years 1-15	Developer	Developer to fund and provide
OS5	Bellfields allotments relocated to Clay Lane	Years 1-5	Guildford Borough Council	GBC
OS6	New allotments on land north east of Spoil Road, Tongham	Years 1-5	Developer; to be vested to Parish Council	Developer of surrounding land <u>funded</u>
4	Education			
EYED	Early Years			
EYED1	Part of Guildford College site (former Engineering and Construction buildings) fronting Stoke Road	Years 1-5	Currently owned by Guildford College Site being marketed	Private developer
EYED2	Early years provision on strategic sites, to meet identified needs	Years 1-15	Private developer	Developer <u>funded</u> contributions
PED	Primary Schools			

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
PED1	Expansion of Wyke Primary School by 1 additional FE. To serve the strategic site at Normandy / Flexford	Years 1-15	A community / maintained school	Developer contributions Construction costs = £5m
PED2	A new two-form entry primary school with pre-school provision at the Former Wisley Airfield site to serve new housing on the site	Years 1-15	An academy <u>trust</u> or academy partnership	Developer to provide serviced land and build costs Construction cost = £8m
PED3	A new two-form entry primary school with pre-school provision at Gosden Hill Farm to serve new housing on the site	Years 1-15	An academy <u>trust</u> or academy partnership	Developer to provide serviced land and build costs Construction cost = £8m
PED4	A new two-form entry primary school with pre-school provision at Blackwell Farm to serve new housing on the site	Years 1-15	An academy <u>trust</u> or academy partnership	Developer to provide serviced land and build costs Construction cost = £8m
PED5	<u>Appropriate financial contribution to enable expansion of Weyfield Primary Academy by additional 1FE – 2FE</u> A new two-form entry primary school with pre-school provision at Slyfield regeneration site (SARP) to serve the new housing on site or an appropriate financial contribution	Years 1-15	An academy <u>trust</u> or academy partnership	Developer funded to provide serviced land and build costs Construction cost = £8m
PED6	(Potential) expansion of Ash Grange Primary School by additional (1FE - 2FE (if required to provide spaces for children who will live in the homes south and east of Ash and Tongham)	Years 1-10 0-5	A community / maintained school	SCC currently investigating costs and delivery. Developer <u>funded</u> contributions

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
PED7	Up to an additional 3FE in Guildford Town; SCC currently in discussions with existing schools	Years 1-5	Existing schools and <u>an academy trust partnership</u>	Developer <u>funded contributions</u>
SED	Secondary Schools			
SED1	<p>A minimum 4-form entry (4FE) secondary school (maximum 6FE, depending on provision elsewhere) at Gosden Hill Farm strategic development site. To be located a short walk from the proposed Park and Ride.</p> <p>2FE of the school would be needed to serve the <u>strategic development site itself</u>, and the remainder will serve new housing development in the wider area.</p> <p>Secondary school place needs will be re-assessed at the time a planning application is <u>made determined</u> at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.</p>	TBD	An academy <u>trust or academy partnership</u>	<p>Developer to provide serviced land <u>at nil cost</u> and transfer it to SCC</p> <p>Developer contributions (from other sites) to fund building</p> <p>£15-20m build costs – developer <u>funded contributions</u></p>
SED2	<p>A 4FE secondary school at the former Wisley airfield (to age 16)</p> <p>2FE of the school is needed to serve the strategic development <u>site itself, and</u>; the remainder will serve new housing development in the wider area.</p> <p>Secondary school place needs will be re-assessed at the time a planning application is <u>made determined</u> at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.</p>	TBD	An academy <u>trust or academy partnership</u>	<p>Developer to provide serviced land at nil cost <u>and transfer it to SCC</u></p> <p>£15m build costs – developer <u>funded contributions</u></p>

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SED3	<p>A 7-form entry (67FE) secondary school at the Normandy / Flexford Blackwell Farm strategic development site. <u>To be located to the north of the site.</u></p> <p>Only 12-FE would be needed to serve the strategic development site itself, <u>and the remaining will capacity would serve new housing development in the wider area, including Blackwell Farm strategic site.</u></p> <p><u>Secondary school place needs will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.</u></p> <p>Land for a new secondary school to be close to Wanborough railway station, to serve the surrounding area, with effective walking and cycling links between the two.</p>	TBD	An academy <u>trust or academy partnership</u>	<p>Developer to provide serviced land at nil cost <u>and transfer it to SCC</u></p> <p>£20m build costs – developer <u>funded contributions</u></p>
SED4	<p>University Technical College (UTC) at Kings College School grounds, Park Barn.</p> <p>A new specialised vocational training (in computer science and cyber security, and engineering) will be provided for up to 720 14-19 years olds.</p> <p>The UTC will serve a wide catchment area, extending into London and Sussex.</p> <p>Access to the UTC will be helped in the longer term by new rail station at Guildford West (Park Barn).</p>	Planning to open in September 2018	Guildford Education Partnership, industry partners, and Surrey County Council	<p>Land on which the UTC could be built is owned by Guildford Education Partnership.</p> <p>£13m</p> <p>Project development grant of £300k to manage the process of getting the UTC developed indicative budget of just over £13m to cover the capital cost of the</p>

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
				<p>building, equipment and ICT from central government (Education Funding Agency)</p> <p>£10m EFA Funding approved May 2015. Ongoing operational and maintenance costs of a UTC will be the same arrangements as for other secondary schools in the County.</p>
<u>SED5</u>	<u>Expansion of Ash Manor Secondary School by additional 1FE to provide spaces for children who will live around Ash and Tongham</u>	<u>TBD</u>	<u>An academy trust</u>	<u>Developer funded</u>
5	Emergency Services			
ES	Police			

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
ES1	Neighbourhood Policing Centre (30_sq m plus 2 parking spaces) on-site at Former Wisley Airfield site	5-15	Surrey Police	£100K Developer <u>funded</u>
ES2	A new ambulance community response post and a Make Ready Centre (MRC) at the existing ambulance station at The Street, Tongham (immediately north of the A31 Runfold Diversion).	1-5	SE Coast Ambulance NHS Foundation Trust (SECamb)	TBC
	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost and funding source
6	Health and Social Care			
HSC	GPs and Dental surgeries: Primary Health Care			
HSC1	<p>Park Barn Surgery and Community Centre:</p> <p>Replacement of the Oaks Medical Centre with a new health centre on the former Pond Meadow school site. New facilities to provide GPs practice, dental surgery and pharmacy.</p> <p>On the same site, and potentially within the same building, a Community Centre with Youth Facilities.</p>	1-5	GP Practice / Guildford Waverley CCG	<p>£5.5m, consisting of :</p> <p>£1.5m— NHS Primary Care infrastructure Grant (April 2015—approval in principle)</p> <p>£1.5m - Capital receipt from selling part of site for housing</p>

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
HSC2	Land and a new building for a new GPs practice surgery at Gosden Hill strategic site	1-15 years	Developer / Guildford Waverley CCG	Serviced land at nil cost to be provided by the developer CCG or a local GPs Practice to fund
HSC3	Expansion of existing GPs Practices in Guildown Group Practice to provide additional capacity for residents of Blackwell Farm strategic site <u>or land and a new building for a new GPs practice surgery at Blackwell Farm strategic site</u>	1-15 years	Developer / Guildford Waverley CCG	CCG or a local GPs Practice and developer <u>funded contributions to fund</u>
HSC4	GPs surgery with pharmacy at the Former Wisley airfield site	1-15 years	Developer / Guildford Waverley CCG	Serviced land at nil cost to be provided by the developer CCG or a local GPs Practice to fund
HSC5	Expansion of East Horsley Medical Centre to provide additional capacity and services for future population	5-15	GP Practice	Guildford Waverley CCG / developer <u>funded contributions / CIL</u>
<u>HSC6</u>	<u>Expansion of existing GP provision in the area to provide additional capacity for residents of the Ash and Tongham strategic location for development or land and a new building for a new GPs practice surgery at the Ash and Tongham strategic location for development</u>	<u>1-15</u>	<u>Developer / Surrey Heath CCG</u>	<u>Surrey Heath CCG / developer funded</u>
7	Community Facilities			

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
BS	Burial Space			
BS1	New burial ground at Salt Box Road, by Whitmoor Common and the railway line.	6-15 years	Guildford Borough Council	Guildford Borough Council
CMH	Community Meeting Halls			
CMH1	Community meeting hall at Blackwell Farm strategic site (Use Class D1)	1-15 years	TBD	Developer <u>funded</u>
CMH2	Community meeting hall at Gosden Hill Farm strategic site (Use Class D1)	1-15 years	TBD	Developer <u>funded</u>
CMH3	Community meeting hall at the former Wisley airfield strategic site (Use Class D1)	1-15 years	TBD	Developer <u>funded</u>
8	Waste transfer facility, and other waste and works infrastructure			
SARP1	New Surrey County Council waste transfer station in the Slyfield industrial estate (in different location to existing, to replace the existing)	1-5 years	Surrey County Council	SARP is designated as a "Housing Zone" by the Homes and Communities Agency. As part of this designation, £90m loan funding could be made available from the Public Works Loan Board. This would be repaid by the developer.

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost <u>(where known)</u> and funding source
SARP2	New Community Recycling Centre (CRC)	1-5 years	Surrey County Council	SARP is designated as a "Housing Zone" by the Homes and Communities Agency. As part of this designation, £90m loan funding could be made available from the Public Works Loan Board. This would be repaid by the developer.
SARP3	New works depot for Guildford Borough Council	1-5 years	Guildford Borough Council	SARP is designated as a "Housing Zone" by the Homes and Communities Agency. As part of this designation, £90m loan funding could be made available from the Public Works Loan Board. This would be repaid by the developer.

Appendix D: Evidence Base

Research

This is a list of our completed research studies and [website addresses](#) where you can read them.

Air Quality Assessment

This document considers the potential effect of the growth proposed in the Local Plan on air quality.

www.guildford.gov.uk/newlocalplan/protectinganddesign

Assessment of the viability of carbon emissions targets for new builds (2017)

This document provides a technical feasibility and cost assessment for new developments to meet the carbon reduction requirements in the emerging Local Plan.

www.guildford.gov.uk/newlocalplan/protectinganddesign

Employment Land Needs Assessment (2017⁵)

The ELNA assesses how much employment land we are likely to need within Guildford borough to 203⁴₃.

www.guildford.gov.uk/elna

Environmental sustainability and climate change study

This study identifies the key environmental sustainability and climate change issues for Guildford borough.

www.guildford.gov.uk/environmentalsustainabilitystudy

Equalities Impact Assessment screening (2014)

All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in the society

www.guildford.gov.uk/newlocalplan/CHttpHandler.ashx?id=21292&p=0

Green Belt and Countryside Study, volumes 1-6 and summary (2013 - 2015)

An independent assessment of Guildford Borough's Green Belt and 'countryside beyond the Green Belt' which identifies potential development

areas should there be insufficient sites within our urban areas. It also assesses which villages, major previously developed sites and traveller sites should be inset from the Green Belt.

www.guildford.gov.uk/gbcs

Strategic Highway Assessment for the Proposed Submission Local Plan (Surrey County Council, June 2016)

~~The strategic highway assessment follows and builds on earlier assessments, but is different in that, firstly, it assesses the growth scenario that represents the spatial strategy in the Proposed Submission Local Plan, and secondly, it assesses the mitigation provided by the highway schemes from the programme of transport schemes that are considered necessary for the delivery of the plan.~~

~~www.guildford.gov.uk/transport~~

Guildford Town and Approaches Movement Study: Strategy Report (Arup, March 2015)

Guildford Town and Approaches Movement Study: Scenario Analysis and Appraisal of Interventions report (Arup, March 2015)

Guildford Town and Approaches Movement Study: Vision, Objectives, Baseline and Business-As-Usual Report (Arup, March 2015)

The aim of the study was to develop a recommended long term movement strategy to 2050 for the town of Guildford.

www.guildford.gov.uk/transport

Guildford Strategic Parking Strategy: Stage 1: Parking Demand (Steer Davies Gleave, August 2013)

This Stage 1 report forms an evidence base for a car parking strategy and documents the assessment of the need for parking in the town centre over the next 20 years

www.guildford.gov.uk/article/10779/Executive---3-October-2013

Guildford Strategic Car Parking Review: Stage 2: Car Parking Management Proposals (Steer Davies Gleave, August 2013)

This Stage 2 report for the Guildford Strategic Car Parking Review, directly follows on from the Stage 1 report and contains recommendations for managing the supply and demand for parking across the town centre whilst facilitating economic activity

www.guildford.gov.uk/transport

Guildford Borough Transport Strategy (June 2016)

The transport strategy sets out a programme of schemes covering all modes of surface transport in the borough and beyond.

www.guildford.gov.uk/newlocalplan/infrastructureanddelivery

Guildford Draft Local Plan: Education Review (May 2016)

This review considers the need for additional school places over the period of the draft new Local Plan (2013-33).

www.guildford.gov.uk/newlocalplan/infrastructureanddelivery

West Surrey Strategic Housing Market Assessment (SHMA), September 2015

The SHMA will help inform our new Local Plan by helping us understand how many homes we need and what type.

www.guildford.gov.uk/shma

Habitat Regulations Assessment (HRA) Screening (2013, 2014 and, 2016 and 2017)

The aim of the Habitat Regulations Assessment (HRA) is to identify any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to begin to identify appropriate mitigation strategies where such effects were identified.

www.guildford.gov.uk/hra

Historic Environment Information (2016)

This document pulls together information about our heritage assets.

www.guildford.gov.uk/historicenvironmentinformation

Infrastructure Delivery Plan - draft (2016) and Infrastructure Baseline (2013)

The Infrastructure baseline considers the quality and capacity of the existing physical, community and social infrastructure. This supports the resident and working populations. It examines each type of infrastructure, reviews existing capacity, and for some infrastructure types, it also notes the current plans of infrastructure providers. This infrastructure baseline study is an audit of existing infrastructure provision. It is not a plan of the infrastructure we need to provide to support development in the future.

www.guildford.gov.uk/infrastructureevidence

Land Availability Assessment (LAA) (2016) and addendum (2017)

The LAA is an audit of land for new homes, retail, offices, allotments, traveller accommodation and secondary schools at a point in time (February 2016). The LAA does not decide where development will be built.

www.guildford.gov.uk/landavailabilityassessment

Landscape (and townscape) Character Assessment (2007)

An assessment of the borough's landscape has been completed by Land Use Consultants to provide more information about what makes it special and so varied.

www.guildford.gov.uk/landsapecharacterassessment

Local Housing Needs Surveys –

~~There are currently Local Housing Needs Surveys for includes Albury, East and West Horsley, Effingham, Normandy, Pirbright, Puttenham, Ripley, Shackleford (and Peper Harow), Send, Shalford, Shere, St Martha, Worplesdon, W Clandon.~~
The Council ~~is currently producing an updated version of this local housing need study.ies as required.~~

Local Plan and Affordable Housing Viability Study (2014)

The study tests the circumstances in which the Council can expect the residential property market to deliver the required levels of affordable housing and suitable rates for CIL.

www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study

Monitoring Report 2015/165 (20165)

The Monitoring Report (MR) provides information of the performance of the planning policies in the Local Development Framework.

www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications

Open Space, Sports and Recreation Assessment 2016

~~This study identifies open space of public value across the borough, to be protected in line with the NPPF.~~

~~www.guildford.gov.uk/newlocalplan/infrastructureanddelivery~~

Renewable Energy Mapping Study 2015

~~A renewable energy mapping study undertaken by the Centre for Sustainable Energy. The findings consider the appropriate use of low and zero carbon energy generation across the Borough. The outputs provide an indication of the range of sustainable energy resources that exist in the Borough and the opportunities and constraints that impact their use.~~

~~www.guildford.gov.uk/newlocalplan/renewableenergymappingstudy~~

Retail and Leisure Update Study (2014)

A study to identify our retail and leisure needs to 2033 and looks at the health of our existing centres.

www.guildford.gov.uk/retailstudy www.guildford.gov.uk/newlocalplan/economy

Retail and Leisure Study addendum (2017)

An addendum to the Retail and Leisure Study 2014 providing an updated assessment.

www.guildford.gov.uk/newlocalplan/economy

Rural Economic Strategy 2017

A five year plan for our rural economy and how it can play a part in supporting the delivery of housing, employment, superfast broadband, and necessary infrastructure whilst preserving the boroughs special landscapes and environmental qualities.

www.guildford.gov.uk/ruraleconomy

Settlement Hierarchy (2014) and Profiles (2013)

The settlement hierarchy study is part of our evidence base for the new Local Plan. It will enable us to have a better understanding of the roles of each of our settlements. It does so by grouping together those settlements that have similar functions and characteristics. This will help us decide the location of future development across the borough by directing growth towards those settlements which are the most sustainable, or can be made more sustainable through additional growth.

www.guildford.gov.uk/settlementhierarchy

Sites of Nature Conservation Importance (SNCIs)

Sites of Nature Conservation Importance (SNCI) are areas which are designated locally for their wildlife importance. The National Planning Policy Framework (paragraph 109 -118) requires local councils to conserve and enhance the natural environment.

www.guildford.gov.uk/article/3964/Sites-of-Nature-Conservation-Importance-SNCI www.guildford.gov.uk/newlocalplan/protectinganddesign

Strategic Flood Risk Assessment SFRA (2016) – Level 1 and Level 2

The Strategic Flood Risk Assessment (SFRA) informs the planning process of flood risk and provides information on future risk over a wide spatial area.

www.guildford.gov.uk/article/3968/Strategic-Flood-Risk-Assessment www.guildford.gov.uk/newlocalplan/strategicfloodriskassessment

Strategic Highway Assessment for the Proposed Submission Local Plan (Surrey County Council, June 2016)

The strategic highway assessment follows and builds on earlier assessments, but is different in that, firstly, it assesses the growth scenario that represents the spatial strategy in the Proposed Submission Local Plan, and secondly, it assesses the mitigation provided by the highway schemes from the programme of transport schemes that are considered necessary for the delivery of the plan.

www.guildford.gov.uk/transport

Surface Water Management Plans

www.guildford.gov.uk/surfacewatermanagementplan

The Surface Water Management Plans (SWMPs) and Action Plans are documents prepared in partnership with Surrey County Council, the Environment Agency, and Thames Water. They aim to understand flooding from surface water, identify hotspots, and to identify cost effective actions in the form of a management plan, to manage flood risk in these areas.

The Guildford SWMP covers the whole of the Guildford Borough Council administrative area which is within the River Wey and Tillingbourne catchments, whilst the Ash SWMP covers the area which drains to the Blackwater catchment.

www.guildford.gov.uk/newlocalplan/surfacewatermanagementplan

Water Quality Assessment

Sustainability Appraisal Scoping Report (2013) and Sustainability Appraisal (2017)

The Guildford Local Plan is required by law to promote sustainable development through the balancing of social, environmental and economic considerations to achieve the best overall outcome. This is done through assessing these documents at each stage of their preparation to consider potential social, environmental and economic impacts. This process, and the resulting report is called Sustainability Appraisal (SA).

www.guildford.gov.uk/newlocalplan/sustainabilityappraisal

Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016 (2010)

This document forms the basis of planning guidance in relation to new residential development and its impact on the SPA and will be updated in due course.

www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications

Traveller Accommodation Assessment (2017)

The Travellers Accommodation Assessment identifies the number of pitches for Gypsies and Travellers and plots for Travelling Showpeople that

are needed within our borough.

www.guildford.gov.uk/taa

Open Space, Sports and Recreation Assessment 2016

~~This study identifies open space of public value across the borough, to be protected in line with the NPPF.~~

~~TBC~~

Water Quality Assessment

~~The Water Quality Assessment provides an assessment of the impact of local plan proposals on water quality by examining impacts on wastewater infrastructure.~~

~~www.guildford.gov.uk/newlocalplan/infrastructureanddelivery~~

West Surrey Strategic Housing Market Assessment (SHMA), September 2015

~~The SHMA will help inform our new Local Plan by helping us understand how many homes we need and what type.~~

~~www.guildford.gov.uk/shma~~

West Surrey Strategic Housing Market Assessment: Guildford Addendum Report 2017

~~An addendum to the West Surrey Strategic Housing Market Assessment ('the SHMA Report'), providing an updated assessment of the objectively assessed housing need (OAN) in Guildford Borough to cover the plan period 2015-34.~~

~~www.guildford.gov.uk/newlocalplan/shma~~

West Surrey Functional Economic Market Area (FEMA)

~~Guildford Borough Council, Woking Borough Council and Waverley Borough Council have worked together and agreed the extent of the West Surrey FEMA which covers the whole geographic area of all three boroughs.~~

~~www.guildford.gov.uk/newlocalplan/economy~~

Future research

We are working on a number of other pieces of research which we will publish when they are ready.

~~Rural Economic Strategy~~

~~Land Availability Assessment~~AA (annual update)

~~Sites of Nature Conservation Interest~~ NCI surveys (ongoing programme)

What you told us during earlier consultations

This is a list of our earlier consultations and where you can read more about them and what you told us.

Proposed Submission Local Plan: strategy and sites (June 2016)

~~We consulted on our Proposed Submission Local Plan: strategy and sites from 6 June to 18 July 2016. This document sets out our vision, objectives and approaches to development (our strategy). It also shows the location of development (the key sites) in our area between now and 2033.~~

~~www.guildford.gov.uk/newlocalplan/draftlocalplan~~

Draft Guildford borough Local Plan: strategy and sites July 2014.

~~A consultation under regulation 18 of the Town and Country Planning (Local Planning) (England) regulations 2012 was held between 1 July and 26 September 2014. Comments were invited on a vision, objectives and strategy for Guildford borough and the location of development to 2031.~~

~~www.guildford.gov.uk/newlocalplan/draftlocalplan~~

Local Plan Strategy and Sites Issues and Options Consultation (Oct – Nov 2013)

We consulted on our Local Plan Strategy and Sites Issues and Options document from 1 October to 29 November 2013. ~~This consultation has now closed. The draft Strategy and Sites planning document will set out our vision, objectives and approaches to development (our strategy). It will also show the location of development (the key sites) in our area between now and 2031.~~ The Issues and Options document invited comments on a series of key issues for the borough and the options that could help us address them.

~~www.guildford.gov.uk/article/3976/Issues-and-Options~~

Who needs housing? (May-July 2011)

Responses to the consultation which aimed to help Guildford Borough Council understand its housing target

~~www.guildford.gov.uk/CHttpHandler.ashx?id=10083&p=0~~

Core Strategy Further Options consultation (March - April 2009) Responses to the 2009 consultation for further options in the Core Strategy

www.guildford.gov.uk/CHttpHandler.ashx?id=4472&p=0

Core Strategy Preferred Options consultation (June - July 2006)

A summary of the responses to the 2005 Core Strategy consultation

www.guildford.gov.uk/CHttpHandler.ashx?id=4253&p=0

Core Strategy Issues and Options consultation (March - April 2005)

A questionnaire created to aid the preparation of the 2005 Core Strategy for Guildford

www.guildford.gov.uk/CHttpHandler.ashx?id=4199&p=0

Site Allocations Issues and Options (November 2007 - January 2008)

As part of the Early Stakeholder and Community Engagement stage many potential development sites were suggested to us. From 21 November 2007 until 30 January 2008, we consulted on the suggested sites as part of the Issues and Options consultation. We received over 4000 responses to the consultation.

www.guildford.gov.uk/article/3970/Site-allocations-proformas-and-ward-maps

Other Local Plan documents

Community Involvement in Planning (2013) The community engagement strategy guides us and our partners (including the county council, police and health service) on how we engage with our communities, interested people and organisations in the many services we all provide.

www.guildford.gov.uk/ces

Local Development Scheme (2017~~5~~)

The Local Development Scheme is the timetable and project plan new Local Plan. It explains what documents the Council intends to prepare and when, in order to plan for future development in the borough.

www.guildford.gov.uk/lds

Other plans and strategies

Corporate

Guildford Town Centre and Hinterland Masterplan Report (Allies and Morrison Urban Practitioners, Final draft report for consultation October 2015)

~~The Town Centre Masterplan prepared by Allies and Morrison is a guide for the ongoing work by the Council's Major Projects team who will, where appropriate, progress proposals compatible with the Local Plan and planning requirements.~~

~~www.guildford.gov.uk/temp~~

Guildford Borough Economic Strategy 2013-2031

The strategy aims to ensure that Guildford will be the leading economy in Surrey in the years up to 2031 and beyond. It also concentrates on improvements to support economic growth, including road infrastructure, housing, skills and employment opportunities, in our urban and rural locations.

www.guildford.gov.uk/economicstrategy

Guildford Borough Corporate Plan 2015-2020

It is the overarching plan that sets out the strategy that underpins the direction of your Council for the next five years

www.guildford.gov.uk/corporateplan

Guildford Town Centre Regeneration Strategy 2017

This is an aspirational document that sets out a recommended approach to delivering this growth, developing previously developed land and driving significant town centre improvements. The Regeneration Strategy sets out a regeneration work programme to take forward the various project strands. The Strategy is an aspirational document only and does not form part of the development plan for the borough or carry any material planning weight.

www2.guildford.gov.uk/councilmeetings/mgConvert2PDF.aspx?ID=7014w

Guildford Housing Strategy 2015-2020

This statement builds on the work done by the Council and its partners since the 2005 Housing Strategy was published, and outlines how we will

continue to provide opportunity and choice for people wanting to live in the borough.

www.guildford.gov.uk/housingstrategy

Guildford borough Local Plan 2003

The Plan is the result of working closely with local residents, businesses, parish councils and amenity organisations. Work on the Local Plan began in 1997 with the production of Issues Papers and since that time many meetings, consultations and exhibitions have been undertaken across the Borough. The Public Local Inquiry was held between 9 May and 6 October 2000 and the Inspector issued his report in September 2001. Over 3,000 comments have been received which have been invaluable in helping the Council prepare the Plan. Local people can be confident that all points of view have been taken into account.

www.guildford.gov.uk/localplan

Other planning policy and plans

National Planning Policy Framework (2012)

The National Planning Policy Framework is a key part of the government's reforms to make the planning system less complex and more accessible. It vastly simplifies the number of policy pages about planning. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications

www.gov.uk/government/publications/national-planning-policy-framework--2

Planning Policy for Traveller Sites (2015~~2~~)

~~The p~~lanning policy for traveller sites ~~came into effect at the same time as the National Planning Policy Framework. The new planning policy for traveller sites~~ should be read in conjunction with the National Planning Policy Framework.

www.gov.uk/government/publications/planning-policy-for-traveller-sites

South East Plan (2009)

The Regional Spatial Strategy (RSS) for the South East of England (known as the South East Plan) sets out the long term spatial planning framework for the region over the years 2006-2026.

webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalplanning/815640/

Surrey Waste and Minerals Plans

The Surrey Waste Plan is a generic term given to waste development plan documents. They set out the planning framework for the development of waste management facilities in Surrey. In general, the documents are expected to have a lifetime of ten years from their date of adoption. However, any of the documents may be reviewed earlier if the monitoring indicates that this is necessary

www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans

Surrey Transport Plan (LTP3, 2011 and subsequent updates)

The Surrey Transport Plan is the third Local Transport Plan (LTP) for the county. It is a statutory plan (required by the Local Transport Act 2008 and Transport Act 2000), which replaced the second LTP on 1 April 2011. As part of the Surrey Transport Plan, Surrey County Council is producing a Local Transport Strategy and Forward Programme for each district and borough in the county. Surrey County Council proposes to bring forward and adopt a Local Transport Strategy and Forward Programme for the Guildford borough area following the adoption of a new Local Plan by Guildford Borough Council.

www.surreycc.gov.uk/surreytransportplan

The Enterprise M3 Delivery Plan - 2014-2020

This Delivery Plan sets out in detail how Enterprise M3 will use the Local Growth Fund to help deliver the vision and aims set out in the Growth Deal and Strategic Economic Plan.

www.enterprisem3.org.uk/document/enterprise-m3-strategic-economic-plan-march-2014

The Enterprise M3 Strategic Economic Plan - 2014-2020

This document presents the Strategic Economic Plan (SEP) for Enterprise M3 Local Enterprise Partnership (LEP) to 2020.

www.enterprisem3.org.uk/news/enterprise-m3-publishes-its-local-growth-deal-and-strategic-economic-plan/

Appendix E: Superseded Policies

Many of the Guildford Borough Local Plan 2003 policies are 'saved' policies and still used in determining planning applications.

The Guildford Borough Local Plan 2003 policies not saved by the Government Office in September 2007 and no longer in use are policy H1 Housing provision, H10 New residential development, S1 Major new retail development, Proposal GT4 Seeboard site, RE7 Protection of the best and most versatile agricultural land, HE11 Scheduled ancient monuments and other sites and monuments of national importance and U1 University of Surrey.

The table below shows which Local Plan 2003 policies are superseded by new Local Plan policies within this Strategy and Sites document. The remainder of the Guildford Borough Local Plan 2003 policies remain extant and will be reviewed through the second part of the Local Plan: Development Management Policies, with the exception of policy M8 (Guildford to Cranleigh Movement Corridor) which is not saved.

New Local Plan policy	<u>Superseded</u> Local Plan 2003 policy
S1 Presumption in favour of sustainable development	
S2 Planning for the borough – our spatial development strategy	<u>H1 Housing provision</u>
H1 Homes for all	<u>H5 Retention of existing housing stock</u> H7 – Conversions (<u>houses in multiple occupation (HMO) part only</u>) H13 - Gypsy Caravan Sites H14 - Sites for Travelling Showpeople
H2 Affordable homes	H11 – Affordable Housing
H3 Rural exception homes	H12 - Affordable Housing for local needs in rural areas
D1 Making better place	G1 – General standards of development – G1 (5) Crime prevention G5 – Design code – G5(1) Context for design G5 – Design code – G5 (6) Important public views and roofscapes
D2 Sustainable design, construction and energy	G1 – General standards of development – G1(9) Energy conservation G1 – General standards of development – G1(10) Conservation of water resources
P1 The Surrey Hills Area of Outstanding Natural Beauty (<u>AONB</u>) and <u>Area of Great Landscape Value</u>	RE5 – Area of Outstanding Natural Beauty (AONB) RE6 – Area of Great Landscape Value (AGLV)

P2 Green Belt	<p>H6 – Replacement dwellings in the countryside</p> <p>H9 – Extensions to dwellings in the countryside</p> <p>RE1 – Extent of the Green Belt</p> <p>RE2 – Development within the Green Belt</p> <p>RE3 – Identified settlements in the Green Belt</p> <p>RE9 – Re-use and adaptation of rural buildings to employment, community or recreational use</p> <p>RE10 – Re-use of rural buildings for residential use</p> <p>RE15- Major developed sites in Green Belt</p>
P3 Countryside	<p>RE4 – Countryside beyond the Green Belt</p> <p>R11 – Blackwater Valley</p>
P4 Flood Risk	<p>G1 – General standards of development – G1 (6) Flood protection</p> <p><u>G1 (7) Land drainage and public utility infrastructure</u></p>
<u>P5 Thames Basin Heaths Special Protection Area</u>	<p><u>NE1 Potential Special Protection Areas (PSPA) and Candidate Special Areas of Conservation (CSAC)</u></p>
<u>D1 Place making</u>	<p><u>G1 (5) Crime prevention</u></p> <p><u>G5 (1) Context for design</u></p>
D2 Sustainable design, construction and energy D3 Historic environment	<p>G1 (9) Energy conservation</p> <p>G1 (10) Conservation of water resources</p>
<u>D3 Historic environment</u>	<p><u>HE1 Proposals which affect listed buildings</u></p> <p><u>HE3 The demolition of listed buildings</u></p> <p><u>HE6 Locally listed buildings</u></p>

<p>D4 Housing in urban areas and inset villages Character and design of new development</p>	<p>H4 – Housing in urban areas H10 New residential development (not saved) G1 (3) Protection of amenities enjoyed by occupants of buildings G1 (12) Safeguarding and enhancement of the landscape and existing natural features G5 (1) Context for design G5 (2) Scale, proportion and form G5 (3) Space around buildings G5 (7) Materials and architectural detailing</p>
<p>E1 Meeting employment needs</p>	<p>E1 – Allocation of business, industrial and warehousing land E2 – Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the Green Belt E3 – Safeguarding existing and allocated business, industrial and warehousing land GT5 – Woodbridge Park Industrial Estate</p>
<p>E2 Locations of new employment floorspace</p>	<p>E1 – Allocation of business, industrial and warehousing land E4 – Restraint on Allocation of business, industrial and warehousing <u>employment development</u>land</p>
<p>E3 Maintaining employment capacity and improving employment floorspace</p>	<p>E2– Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the Green Belt E3 – Safeguarding existing and allocated business, industrial and warehousing land</p>
<p>E4 Surrey Research Park</p>	
<p>E5 Rural economy</p>	<p>Policy RE8 – Farm diversification (including farm shops) E5 – Homeworking</p>

E6 The leisure and visitor experience	<p>T1 – Arts and entertainment in urban areas and identified settlements T2 – Safeguarding arts and entertainment facilities T3 – New hotels, guesthouses and other overnight accommodation in urban areas T4 – Safeguarding hotels, guesthouses and other overnight accommodation T5 – Changes of use to hotels, guesthouses and other overnight Accommodation <u>T6 Static recreational caravans and chalets in the countryside</u> <u>T7 Loss of recreational caravan and camping sites</u> <u>T8 New sites for touring caravans and tents</u> <u>R1 Loss of land and facilities for sport and recreation</u></p>
E7 Guildford town centre	<p>S2 – Additional retail development in Guildford town centre S3 – Provision of small retail units (class A1) S4 - Guildford town centre Primary Shopping Area S5 - Guildford town centre Secondary Shopping Areas S6 - Guildford town centre Tertiary Shopping Areas S7 - Guildford town centre Specialist Shopping Areas</p>
E8 District eCentres	<p>S8 – District shopping centres</p>
E9 Local Centres	<p>S9 – Local shopping centres S10 – Neighbourhood shops</p>
<u>I</u> D1 Infrastructure and delivery	<p><u>G1 (7) – Land drainage and public utility infrastructure</u> <u>G2 – Development of new utility infrastructure</u> G6 – Planning benefits M3 – Park and ride sites M5 – Rail network and interchange facilities M6 – Provision for cyclists and pedestrians</p>

<p><u>ID2</u> Supporting the Department for Transport's "Road Investment Strategy"</p>	
<p><u>ID3</u> Sustainable transport for new developments</p>	<p>M1 – Parking provision <u>M2 Long stay parking within Guildford town centre</u> M4 – Provision for buses G1 – General standards of development – G1(1) Parking provision G1 – General standards of development – G1(2) Transport provision, access, highway layout and capacity G12 – Location for development G13 <u>Green travel plans</u></p>
<p><u>ID4</u> Green and blue infrastructure</p>	<p>G5(10) Open spaces of value G11 – The corridor of the River Wey and the Guildford and Godalming Navigations R1 – Extent of the Green Belt<u>Loss of land and facilities for sport and recreation</u> R5 – Protection of Open Space NE1 – Potential Special Protection Areas (PSPA) and Candidate Special Areas of Conservation (CSAC) <u>NE2 Sites of Special Scientific Interest</u> NE3 – Local and non-statutory sites</p>
<p><u>ID5</u> Thames Basin Heaths Special Protection Area</p>	

~~A1~~ Site Allocations

H2 - Bright Hill Car Park

H3 - Housing/open space

H15 - Home Farm

M7 - Access from Walnut Tree Close to the railway station

GT3 - Bellerby Theatre, Leapale Lane. This site has now been developed so this 2003 Policy is ~~now~~ out of date.

GT6 Farnham Road hospital. This site has now been developed so this 2003 Policy is out of date.

GT7 - Ladymead fire station. This site now has planning permission and has partly been developed so this 2003 Policy is ~~now~~ out of date.

GT8 Land and buildings at Guildford Railway Station

CF6 Hospital related development

Draft for Executive
and Full Council