

Guildford borough Submission Local Plan: strategy and sites

December 2017



GUILDFORD
B O R O U G H

Alternative formats

**If you would like to read this consultation document in a different format such as large print or a different language please contact Planning Policy:
Telephone: 01483 44471
Email: planningpolicy@guildford.gov.uk**

Draft

Contents

	Foreword	5
	How to read this plan	7
1.	Introduction	9
2.	Key facts about the borough	13
3.	Our vision and objectives	19
4.	Policies	25
	Strategic	
	Policy S1: Presumption in favour of sustainable development	25
	Policy S2: Planning for the borough - our spatial development strategy	27
	Housing	
	Policy H1: Homes for all	30
	Policy H2: Affordable Homes	38
	Policy H3: Rural Exception Homes	42
	Protecting	
	Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value	45
	Policy P2: Green Belt	48
	Policy P3: Countryside	52
	Policy P4: Flooding, flood Risk and groundwater protection zones	54
	Policy P5: Thames Basin Heaths Special Protection Area	58
	Economy	
	Policy E1: Meeting employment needs	63
	Policy E2: Locations of new employment floorspace	68
	Policy E3: Maintaining employment capacity and improving employment floorspace	72
	Policy E4: Surrey Research Park	75
	Policy E5: Rural Economy	78
	Policy E6: The leisure and visitor experience	82
	Policy E7: Guildford Town Centre	86
	Policy E8: District Centres	91
	Policy E9: Local Centres and isolated retail units	94
	Design	
	Policy D1: Place shaping	98
	Policy D2: Sustainable design, construction and energy	101
	Policy D3: Historic environment	109
	Policy D4: Character and design of new development	112
	Infrastructure and delivery	
	Policy ID1: Infrastructure and delivery	115
	Policy ID2: Supporting the Department for Transport's "Road Investment Strategy"	118
	Policy ID3: Sustainable transport for new developments	120
	Policy ID4: Green and blue infrastructure	125
	Site allocations A1 – A59	132

Appendices

Appendix A: Glossary	262
Appendix A1: Maps showing 500m buffer of public transport interchange	279
Appendix A2: Evidence of active and comprehensive marketing	284
Appendix B: Hierarchy of retail and service centres and Guildford Town Centre Shopping Frontages	286
Appendix C: Infrastructure Schedule	289
Appendix D: Evidence Base	313
Appendix E: Superseded Policies	325
Appendix F: Policies Map	330
Appendix G: Policy and Monitoring	331
Appendix H: Maps	341

Draft

Foreword

Councillor Paul Spooner - Leader of the Council

The borough of Guildford is a very special, beautiful place for all who live and work here. We want to keep it this way for generations to come. To help manage the future of the area and outline the direction in which we are heading, we have set out planning policies for the period up until 2034. Our Submission Local Plan: strategy and sites (2017) addresses the needs for employment, housing, community facilities and other forms of development in the borough, supported by the appropriate level of infrastructure. It also outlines how we will conserve and enhance the unique qualities of our natural and built environment, especially in the Surrey Hills Area of Outstanding Natural Beauty and Thames Basin Heaths Special Protection Area. This Development Plan Document sets out how we propose to meet these conflicting demands and offers a vision for the borough as a prosperous, safe and healthy place where people from all communities want, and are able, to live and work. Once tested for soundness, the Local Plan: strategy and sites will form a key component of our development plan against which we are required to determine planning applications. The document will provide the framework for improved infrastructure, development and employment in the borough for the twenty-year plan period.

The Submission Local Plan: strategy and sites (2017) recognises and reflects the uniqueness of our borough as a place in which to live, work, visit and study. Guildford is home to two universities, a world leading research institute, a number of UK and European business headquarters and a world class research park. The borough also has a vibrant retail economy, contains a number of cultural attractions and is highly valued by residents and visitors alike for its special heritage and landscape. Protecting these qualities for future generations is a core theme of this plan.

The planning system is underpinned by an objective to promote sustainable development. Whilst we will conserve and enhance our special landscapes, the Local Plan aims to balance protecting the borough's unique environment with meeting our social and economic needs. Ignoring the need for more housing and employment in the borough will have destructive consequences for local communities. It is necessary to have more affordable housing, sites for travellers and diversification in the housing stock to help ensure that accommodation is accessible to all. It is also vital to enhance our employment to maintain the prosperity of the borough, including in our rural areas.

We recognise that significant infrastructure upgrades are required to support existing communities and the planned growth of the borough. The delivery of sites allocated in this plan is contingent upon the provision of new infrastructure, which is a key theme of our Local Plan. The Council will work with infrastructure providers and developers to ensure that sufficient physical, social and green infrastructure is provided during the plan period.

The policies and site allocations contained within the Submission Local Plan are informed by an up-to-date, extensive and robust evidence base. The borough's specific housing and employment needs have been determined through our updated joint West Surrey Strategic Housing Market Assessment and Employment Land Needs Assessment. The Council's Land Availability Assessment determines the availability, suitability and viability of sites for development. Our evidence base will continue to be updated throughout the plan period to ensure that the plan remains flexible and adaptable to change.

In meeting the borough's housing and employment needs the Council have adopted a 'brownfield first' approach. However, our evidence demonstrates that there is not sufficient previously developed land available to meet all of the borough's development needs. A range of locations, including five strategic sites, have therefore been identified for development. In accordance with national policy, we are also proposing to inset some of our villages from the green belt. In total, 1.5% of green belt land will be removed and allocated for development during the plan period.

The Submission Local Plan: strategy and sites (2017) is the culmination of a long and complex preparation process. In drawing up the plan, we have engaged with partner organisations and local communities and agencies. We have worked particularly closely with neighbouring Local Authorities who share similar physical and demographical characteristics to us and over which our housing and economic markets transcend.

We have also asked you for your views about the future of the area throughout the preparation of the Local Plan. The comments you provided on our published Issue and Options 2013 document, Draft Local Plan 2014 and Proposed Submission Local Plan (2016) have proven invaluable in helping the Council produce what we consider to be the most sustainable plan possible. We recognise that there are many different and often competing views about the borough's future and have looked at various ways of meeting the needs that you identified, alongside the national requirements with which we have to comply. The six-week consultation period on the Proposed Submission Local Plan (2017) offers another opportunity to have your views heard.

The Submission Local Plan: strategy and sites (2017) plans positively for the borough's long-term needs. The plan will deliver more housing, employment space and supporting infrastructure whilst preserving the borough's special landscapes and environmental qualities. In producing the Proposed Submission Local Plan: strategy and sites (2017), we have set out a vision and policies for the future of the borough that aim to improve the prosperity of Guildford and reflect your own aspirations.

Draft

How to read this plan

Blue boxes

contain POLICY

Green boxes

contain important information to support POLICY

Pink boxes

contain information on how the POLICY will be implemented and monitored

Blue underlined text

is a hyperlink to a place in this document or to a website

Draft

Draft

1. Introduction

Background

- 1.1 Planning decisions determine where new homes, offices, business, shops and leisure facilities will go and how we protect our countryside, historic environment and open spaces. These choices shape where we live, work, shop and play.
- 1.2 Our new Local Plan for 2015 - 2034 is central to delivering Guildford's vision for the future. It deals with key issues of local importance and gives direction to deliver a high quality of life in a sustainable way. Planning applications will be determined against the policies and proposals of the Local Plan once it has been adopted.
- 1.3 The new Local Plan consists of two parts. This document, the 'Local Plan: strategy and sites', sets out our vision, aims and strategy for the borough up to 2034. The document contains overarching planning policies and allocates land for housing, employment, community facilities and other types of development. The second part of the Local Plan, to be known as the 'Local Plan: development management policies', will be produced following the adoption of this document and include detailed development management policies.
- 1.4 The Planning and Compulsory Purchase Act 2004 (and amendments in subsequent Acts) sets out the requirements and consultation processes needed to produce a Local Plan. We must also have followed the processes outlined within The Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.5 The new Local Plan must be consistent with the National Planning Policy Framework (NPPF). The NPPF instructs us to prepare a plan that is positive about development and requires councils to cooperate with neighbouring authorities when producing their plan. The National Planning Practice Guidance (NPPG) has also guided us in the plan-making process.

Plan-making

- 1.6 Local Plans must comply with the law as set out in the Localism Act 2011 (covering the Duty to Cooperate and Neighbourhood Planning) and the Planning and Compulsory Purchase Act 2004. They also need to consider national planning policy and guidance set out in the NPPF and NPPG. Other legal frameworks, including the European Habitats Directive, are also relevant to the plan-making process.
- 1.7 Specific plan-making requirements are set out in The Town and Country Planning (Local Planning) (England) Regulations 2012. For this Local Plan to be found sound by a Planning Inspector appointed by the Secretary of State, it must be positively prepared, justified, effective and consistent with national policy. We can only formally adopt the Local Plan once it has been found sound by the Inspector.
- 1.8 This Local Plan: strategy and sites document is informed by the Council's strategic visions and plans including the Corporate Plan, Economic Strategy and Housing Strategy. It is also based on a collection of research and information documents called the evidence base. We have also engaged with specific consultation bodies, organisations and our community to develop the Local Plan.
- 1.9 The Localism Act 2011 and Local Plan Regulations 2012 introduced a new Duty to Cooperate. This requires us to engage in constructive, active and ongoing dialogue with neighbouring local authorities and other organisations concerned with sustainable development during the plan-making process. To demonstrate how we have addressed this duty, we have published a Duty to Cooperate topic paper that describes who we have cooperated with, the matters we have

discussed and when and where we met. We have produced the topic paper alongside this Submission Local Plan and will submit it to the Secretary of State for consideration and Examination in Public.

- 1.10 The challenges facing our borough are complex and there is often not an easy solution. However, by working with our partners and stakeholders, we have produced a positive plan for the borough. The policies included in the Local Plan aim to address our challenges and set out a spatial strategy to deliver the borough's strategic priorities.
- 1.11 The plan should be read in whole. Each policy is accompanied by a reasoned justification to explain its context and how it should be applied.
- 1.12 Many of the policies contained within this plan supersede the saved policies of the Guildford Local Plan 2003. Appendix E lists the policies of the 2003 Local Plan that will be replaced by the policies of this document and will cease to have effect following the adoption of this plan. Remaining saved policies of the 2003 Local Plan will continue to be used in the determination of planning applications until such time that they are replaced by policies of the Council's forthcoming Local Plan: development management policies.

Neighbourhood planning

- 1.13 England and Wales operate a 'plan-led' planning system. This means that the development plan is the first consideration in determining planning applications. Our Local Plan: strategy and sites document also sets out allocated sites for development in the borough across the plan period and provides an up-to-date framework for local communities who are preparing Neighbourhood Plans. Parish Councils or Neighbourhood Forums can create Neighbourhood Plans to set out a local vision and planning policies for a designated neighbourhood area. Neighbourhood Plans must be consistent with national policies and the strategic policies of our Local Plan. Once adopted they will form part of the statutory development plan and be a key consideration in the determination of planning applications in their area.

Policies Map

- 1.14 We will publish a Policies Map alongside the Local Plan that will:
- identify areas we want to protect including the Surrey Hills **Area of Outstanding Natural Beauty**, the **Special Protection Areas** and the Metropolitan **Green Belt**
 - illustrate safeguarded sites and designated safeguarding areas identified in the Minerals and Waste Development Framework
 - identify strategic sites and strategic infrastructure
 - set out the areas to which specific policies apply.

Key diagram

- 1.15 Our key diagram illustrates the broad locations identified for strategic development within the borough over the plan period. The symbols on the key diagram are indicative and do not represent precise locations or sites. More detailed diagrammatic information is illustrated on the Policies Map.

Evidencebase

- 1.16 The NPPF requires us to base our development plan policies on up-to-date and relevant evidence. Since preparation of the plan began, we have continued to develop our evidence base as we progress towards the Examination in Public. Our evidence base is comprised of

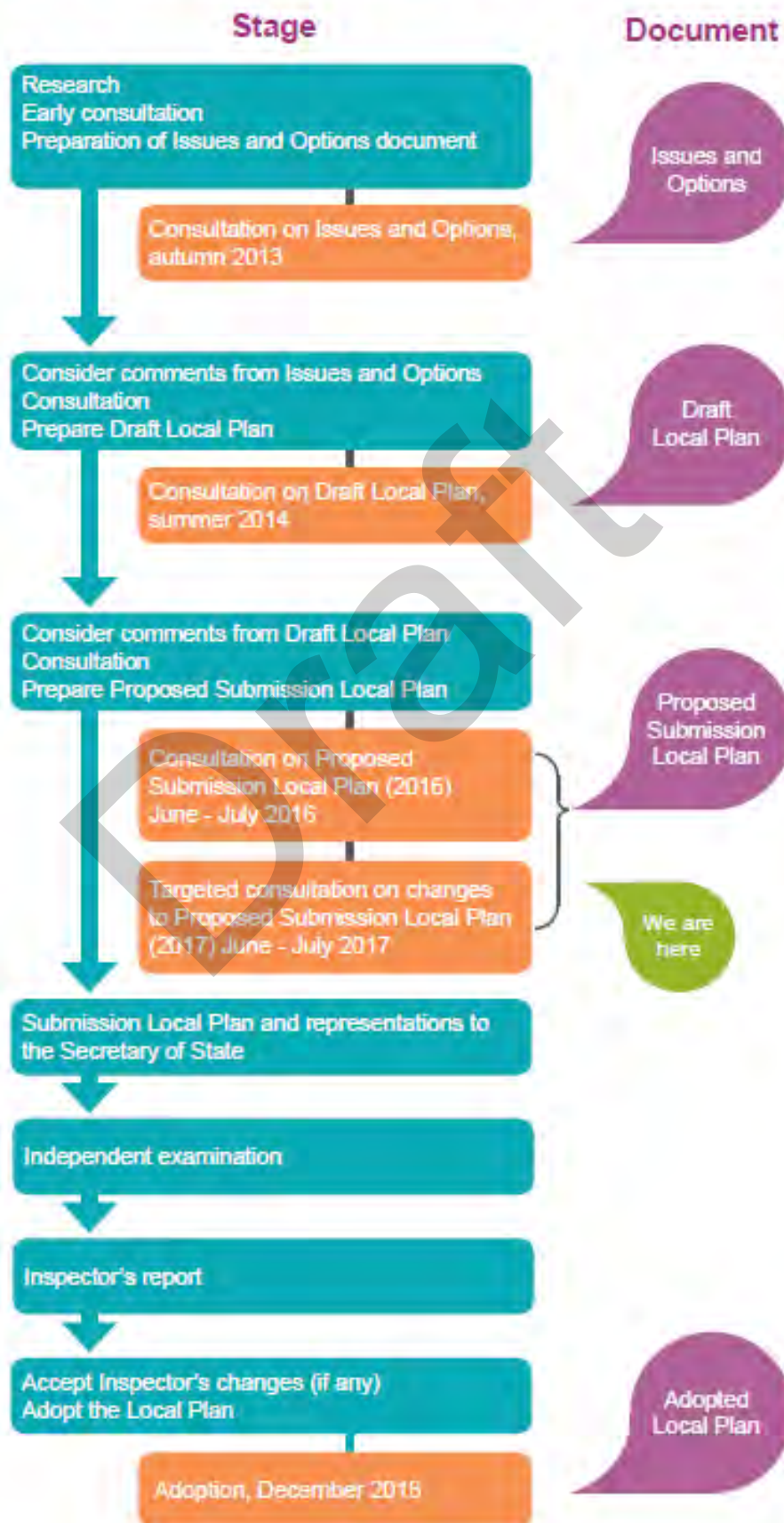
documents that have informed past stages of the Local Plan and new evidence which has helped identify our objectively assessed needs.

Monitoring indicators

- 1.17 We need to assess whether this Local Plan is meeting its aims and objectives, and have appropriate mechanisms in place so that we can recognise if it is not and actions can be taken accordingly. To help achieve this, each policy in this document is accompanied by monitoring indicators.
- 1.18 Where policies are failing to deliver the strategic objectives of this plan, necessary actions will be identified in our Annual Monitoring Report. Amongst other things, the Annual Monitoring Report will show the number of homes and amount of employment and retail space that have been delivered (on an annual basis) against our objectively assessed need.
- 1.19 We will review the Local Plan, if required, by using the outcomes of the Annual Monitoring Report(s). As part of a review, we will consider the proposed level of new homes and employment land. We will examine all available information and, if necessary, undertake further work to develop our evidence base. Should evidence suggest that we are not meeting our objectively assessed need, various options, including identifying potential new site allocations and requesting assistance from neighbouring authorities, will be considered.

Draft

Stages of preparing the Local Plan: strategy and sites



2. Key facts about the borough

- 2.1 Guildford is the county town of Surrey, known for its historic buildings and landscapes, cultural associations and the picturesque town centre. Situated in the south west of the county and surrounded by Green Belt and countryside, the urban areas of Guildford, Ash and Tongham are home to many of the borough's residents, with further communities in village settlements. We are within commuting distance from London and about 70 kilometres from the south coast.
- 2.2 We are the second largest borough in the county in terms of area, covering approximately 270 square kilometres. Guildford Cathedral, the University of Surrey, the Hog's Back and Surrey Hills are dominant landmarks of our borough. We are one of the safest parts of Surrey and part of one of the safest counties in England.

Population

- 2.3 Our borough's population has risen steadily from 93,000 in 1951 to 137,183 in 2011. The population is predicted to grow from 145,473 in 2015 to 167,126 by 2034¹.
- 2.4 Our residents are largely healthy and enjoy well above average life expectancy. The workforce is generally well educated, highly skilled and well paid.

Pockets of deprivation

- 2.5 The Index of Multiple Deprivation 2015 provides a measure of deprivation based on factors such as income, employment, health, education, housing and crime. The Index ranks our borough amongst the least deprived 10 per cent of boroughs in England.
- 2.6 Despite the borough's relative affluence, pockets of deprivation exist. For the purposes of the Index of Multiple Deprivation, our borough is divided into 84 smaller areas called lower super output areas (LSOAs). Whilst none of the borough's LSOA's fall within the most deprived ten percent nationally, one is located in the top twenty percent and a further 14 areas are classified within the most deprived half of lower super output areas². The impact of such relative deprivation is felt more keenly in an affluent area such as our borough.
- 2.7 The Council's Project Aspire aims to improve the lives of residents in the borough's least advantaged areas by working with partners, businesses and communities to deliver the changes local people wish to see. The project will run in parallel to the Local Plan and will initially focus on enhancing the quality of life and prospects of residents in north Guildford by encouraging these less advantaged communities to become more self-confident and self-reliant. Work may include the implementation of measures to reduce social and economic exclusion, improve health and wellbeing or enhance outcomes for young people at school.

Employment

- 2.8 The number of jobs in the borough continues to grow in line with our role as a regional administrative and commercial centre. Employment opportunities available in the borough reached 95,000 in 2015 across a wide range of industry sectors³. The main employment sectors that are continuing to grow include public administration, education and health, finance,

¹ Office for National Statistics (ONS) 2014-based sub-national population projections

² Gov.uk – English indices of deprivation 2015

³ Office for National Statistics (ONS) Jobs Density - Total jobs includes employees, self-employed, government-supported trainees and HM Forces, quoted on Nomis

distribution, hotels and restaurants. The tourism and service sectors, commercial services and manufacturing industries are also significant employers in the borough. Job opportunities in the retail industry are particularly concentrated within Guildford town centre. We also have a growing cluster of high tech industries that continue to create new jobs, particularly focused around the Surrey Research Park but also a cluster of gaming companies in Guildford town centre. New employment land is required to sustain such growth.

- 2.9 Although the economy has a relatively high public sector element, the private sector remains robust. The borough is home to the headquarters of major global companies including Allianz, Ericsson, Phillips, Electronic Arts and Avaya. The University of Surrey is also a significant employer in the borough along with the Surrey Research Park, which is home to over 140 companies.
- 2.10 We are fortunate that the level of unemployment in Guildford is low. Approximately 3.5% of working age adults in the borough are unemployed (as of Jan- Dec 2016) compared to 4.8% of working age adults nationally. However, we do have a skills shortage in some sectors and many workers are unable to afford homes close to work. This creates additional pressure to make sure that adequate provision is made for housing.

Infrastructure

- 2.10a Pressure on existing infrastructure and additional stress caused by planned growth must be addressed if we are to maintain and enhance the borough's prosperity and quality of life. Many people are attracted to Guildford by the quality of life and environment. This places a high demand on school places and access to amenities such as open spaces. The Local and Strategic road networks, rail network and local facilities in village settlements are also facing increasing pressure.

Transport and accessibility

- 2.11 Guildford is a busy town with a wide influence on its surrounding area. The M25, A3, A31 and A331 are the principal routes that connect Guildford to the rest of the Strategic Road Network. The A3 trunk road cuts through the borough and provides a direct link to London and the south coast.
- 2.12 The borough benefits from twelve rail stations, including Guildford railway station, the busiest in the county, which provides access to, and interchange between, four lines. These rail lines fan out to serve our other stations and destinations beyond including London Waterloo, Woking, Reading, Redhill and Gatwick Airport.
- 2.13 Most of our communities are served by bus, which are operated on a largely commercial basis, with park and ride available on several approaches to Guildford. On most local roads in the urban areas and in the villages there is at least one footway, and usually two. Facilities to assist pedestrians in crossing roads are commonplace. There is a fragmented and disjointed network of cycle routes, consisting of routes both on and adjacent to local roads, with the latter often comprising shared lanes for pedestrians and cyclists. Many cycle lanes and tracks are narrow and some are unattractive to the average cyclist. There is also a network of footpaths and bridleways forming a Rights of Way network, which includes various routes that can be used by off-road cyclists.
- 2.14 The success of our borough, and the wider region, places significant demands on our transport networks. For instance, car ownership is high in the borough (86% of households own at least one car or van) compared to regional and national levels (81% and 74% respectively)⁴. We also

⁴ Office for National Statistics (ONS) 2011 Census: Car or van availability, local authorities in England and Wales (Table KS404EW)

have a significantly greater proportion of households with two or more cars. Journeys concentrate on key parts of the road and rail networks at peak times of day, leading to congestion or over-crowding, delays and unreliability, which have direct costs to people and businesses.

- 2.14a Significant, recurrent traffic congestion is experienced during peak hours on the A3 trunk road, both as it runs through the urban area of Guildford, with queuing extending back onto the dual carriageway section of the eastbound A31, and to the east between the Ripley junction and the A3/M25 (Junction 10) Wisley interchange junction. Traffic congestion also afflicts the Guildford urban area during peak hours. Whilst most local roads are single carriageway, with a lane in each direction, it is at their junctions that the free flow of traffic is most often impeded during peak periods, in some cases resulting in significant delays.
- 2.14b Bus services are also affected by the traffic congestion on local roads. On rail services, as patronage of rail services has continued to grow, more passengers are required to stand on peak services. A growth in cycling has occurred despite limited improvements to facilities for cyclists.
- 2.15 There are significant opportunities to progressively improve the opportunities for making sustainable travel choices and to improve the capacity of the road networks through transport infrastructure and service improvements. Surrey residents are generally very dissatisfied with the condition of the highways in the county⁵ and this issue and the desire for more effective maintenance of local roads has been a key issue recurring in consultations on the Local Plan.

Housing

- 2.16 Housing is an issue of great significance to the borough and forms a major theme of the Local Plan. We have devoted considerable effort to understanding what the borough's housing needs are and have demonstrated this through our Land Availability Assessment (LAA) and Strategic Housing Market Assessment (SHMA). These documents form a key part of our evidence base.
- 2.17 The LAA has helped us to consider where new homes could be built by assessing the suitability, availability and viability of land to provide additional dwellings. The document is an audit of land at a point in time and does not decide where new homes will be built or grant planning permission. The LAA helps to inform the process of deciding how many new homes we may be able to deliver and when, and provides information about possible land that could be used to provide those new homes.
- 2.18 The SHMA is an assessment of peoples' housing needs within our borough based on statistical evidence. The document provides us with our objectively assessed housing need. This detailed evidence is required to ensure that the new Local Plan is based on up-to-date and robust information. The West Surrey SHMA, which covers the administrative boundaries of Guildford Borough Council, Waverley Borough Council and Woking Borough Council, was published in October 2015 and the West Surrey SHMA: Guildford Addendum Report in 2017. Both have informed the number and type of homes we have decided to plan for over the lifetime of the Local Plan.
- 2.19 The NPPF requires councils to identify the housing needs of their area and respond positively to wider opportunities for growth. The document instructs us to use our evidence base to ensure that our Local Plan meets the full, objectively assessed needs for market and affordable homes in the housing market area, as far as is consistent with the policies set out in the NPPF.
- 2.20 Our work has developed in parallel with the production of the Council's Housing Strategy 2015-2020 and has taken into account the Homelessness Strategy 2013 – 2018. We have also considered surveys carried out by our Parish Councils on local need.

⁵ National Transport & Highways Network Public Satisfaction Survey 2016

2.21 Our borough is in the main an affluent area. House prices are high, sustained by high demand, and are considerably above the national average (average house prices are currently £231,205 across England and Wales, £439,509 in Surrey and £445,524 in Guildford)⁶. This in turn has led to a vibrant private rented sector that provides housing for those who cannot afford to access the private sale market. There is an ongoing shortage of affordable housing, particularly for first time buyers, which in turn contributes to skill shortages in the borough. The total Guildford Borough Council housing stock is 5,210 units⁷, with 65 new units having been added since the Housing Strategy was adopted in 2015 and planning permission for a further 103 units. There is also insufficient accommodation suitable for people wishing to downsize.

(2.22 Paragraph intentionally blank)

Natural environment

2.23 Our borough has some spectacular scenery designated for its long-term protection. The south of the borough lies within the Surrey Hills Area of Outstanding Natural Beauty and surrounding land is designated as Areas of Great Landscape Value. There are Special Protection Areas (SPA) (particularly surrounding Ash), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Regionally Important Geological Sites (RIGS), local Sites of Nature Conservation Importance and nature reserves across our borough. Approximately 89% of the borough is located within the Metropolitan Green Belt.

2.24 Guildford has its origins growing up where the River Wey flows through the North Downs ridge. This constrains development and creates a clear sense of separation between the town and outlying settlements, protecting the highly valued environment that is a distinctive part of the borough's character. The western border of the borough lies within the Blackwater Valley.

2.25 Some areas of our borough, including Guildford town centre, are at risk of fluvial and surface water flooding. Flash flooding can cause severe disruption to people and businesses, closing main roads and damaging homes. Over recent years we have witnessed more frequent flooding in the borough.

Heritage

2.26 Our borough has a particularly rich and varied architectural heritage with 1,200 listed buildings and 38 conservation areas. It contains 151 designated Areas of High Archaeological Potential, 37 County Sites of Archaeological Importance, 35 scheduled monuments and 10 registered parks/gardens. The borough is also home to a series of great historic country houses set within designed landscape and parklands.

Competing and conflicting demands

2.27 The Local Plan needs to protect our attractive and valued environment whilst reconciling the need to accommodate our development needs. The balance between protecting our environment and meeting our development needs, including the provision of appropriate infrastructure, is at the centre of our spatial strategy.

2.28 It is the role of the Local Plan to balance the borough's competing and conflicting demands for land. We have sought to achieve this through a controlled realignment of the Green Belt boundary and development of a small number of strategic sites, which will allow us to provide for mixed and inclusive communities supported by new infrastructure.

⁶ Land Registry House Price Index December 2016

⁷ February 2017

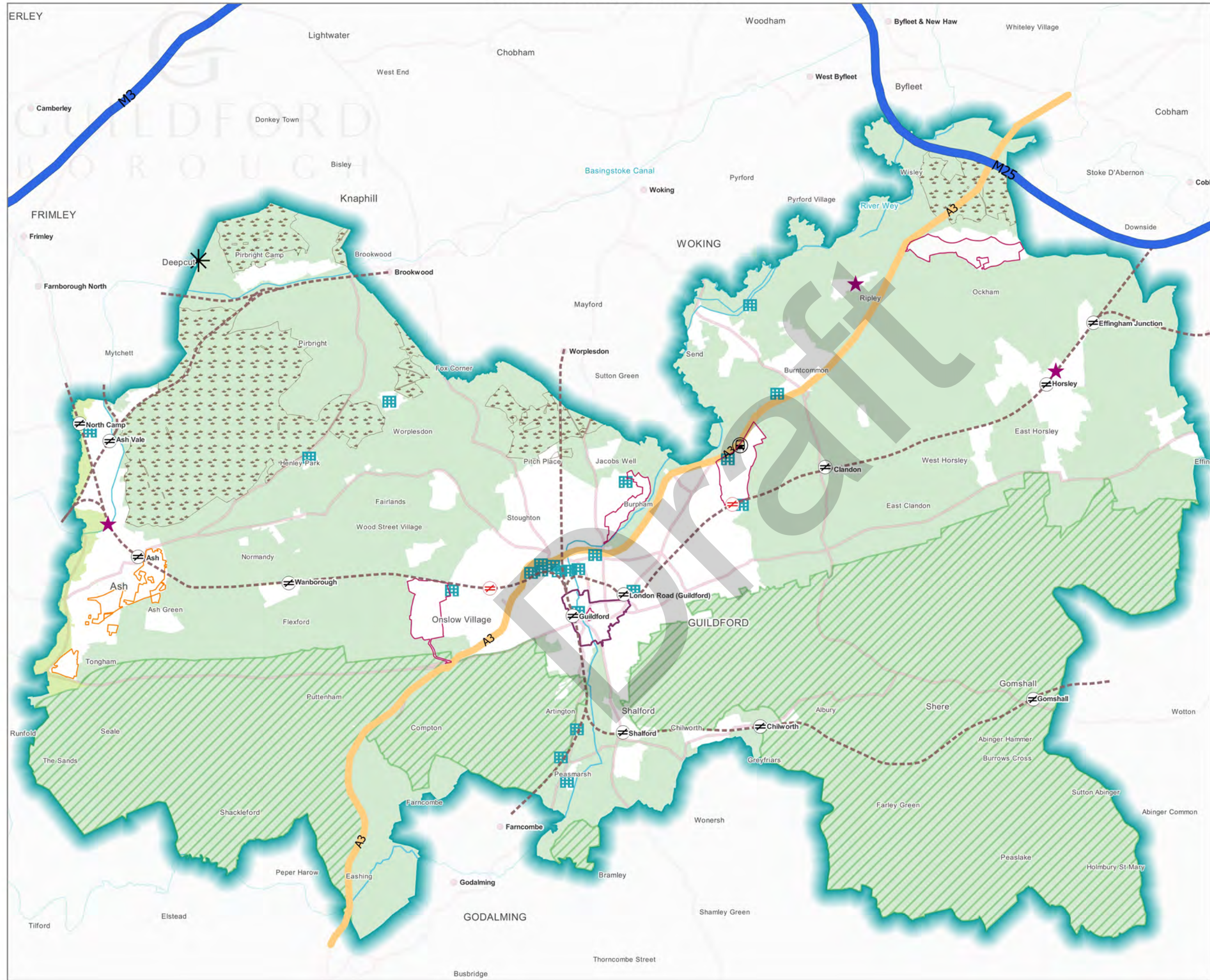
Other plans and strategies

- 2.29 The South East Plan was published in May 2009. Whilst the majority of the plan was revoked in March 2013 as part of the reforms made to the planning system by the previous Coalition government, policy NRM6 remains in place and is relevant to development in the borough. The policy relates to new residential development close to the Thames Basin Heaths Special Protection Area. The South East Plan can be viewed on the National Archives website.
- 2.30 Surrey County Council is responsible for the preparation of the Surrey Waste Plan. The Plan was adopted in May 2008 and sets out a framework for the development of waste management facilities in Surrey. Its provisions are a material consideration in the determination of planning applications. The Key Diagram and Sites Maps identify the allocated sites for waste management that are safeguarded from development.
- 2.31 Surrey Minerals Plan Core Strategy and Primary Aggregates Development Plan Documents (DPDs) were adopted by Surrey County Council in July 2011. They form part of the Surrey Minerals and Waste Development Framework. The Plan provides the policy framework to guide minerals development in the county. It replaced the Surrey Minerals Local Plan 1993. The Policies Map illustrates designated Mineral Safeguarding Areas within the borough.
- 2.32 Surrey County Council adopted its Aggregates Recycling Joint DPD in February 2013. The Aggregates Recycling Joint DPD forms part of the Surrey Minerals and Waste Development Framework and its provisions are a material consideration in the determination of planning applications. The document sets out proposals with regard to the provision of aggregates recycling facilities across the county for the period up to 2026. The Aggregates Recycling Joint DPD allocates the preferred areas for locating aggregate recycling facilities. It should be read alongside the Surrey Waste Plan 2008, the Surrey Minerals Plan Core Strategy 2011 and the Surrey Minerals Plan Primary Aggregates DPD 2011.
- 2.33 The borough is located within the Enterprise M3 Local Economic Partnership (LEP) area. The LEP aims to drive economic growth over a region covering most of Surrey and Hampshire by working with key partners (including Local Authorities), businesses and central government. The LEP published its 'Strategic Economic Plan, Growth Deal and Delivery Plan' in March 2014. Whilst the document does not form part of the development plan, it provides an important overview of the LEP's priorities and plans for delivering economic prosperity in the region.

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 2.34 We are required to carry out a Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) of the Local Plan to assess its impacts on social, economic and environmental objectives. We have undertaken the SA as an integral part of the Local Plan process. This has been an iterative process where outcomes have been fed back to inform the policies and proposals of the 'Local Plan: strategy and sites' document.
- 2.35 The process includes an appraisal of options to demonstrate that those chosen are the most suitable when tested against reasonable alternatives. Each policy and site has been appraised. We will publish the SA as a separate document to support the Local Plan. Full details of the SA can be found on the Council's website via the following link:
www.guildford.gov.uk/newlocalplan/sustainabilityappraisal.

Guildford Borough Key Diagram




Legend

- Strategic Development Site
- Strategic Development Location
- Strategic Employment Site
- Area inset from the Green Belt (shown in white)
- Town Centre Boundary
- ★ District Shopping Centre
- ✂ New Railway Station
- ✂ Existing Railway Station
- Railway Line
- ⊞ New Park and Ride
- ✳ Deepcut Development Site
- Motorway
- A3
- A roads
- Green Belt
- Countryside
- Area of Outstanding Natural Beauty
- Special Protection Area
- Guildford Borough Boundary

Scale at A3:
1:81,000

© Crown Copyright 2017. Guildford Borough Council.
Licence No. 100019625.



GUILDFORD
BOROUGH

3. Our vision and ambition

- 3.1 The Submission Local Plan: strategy and sites is framed by our overarching spatial vision. The vision sets out how we will plan for the sustainable growth of the borough up to 2034.

Spatial Vision

The Local Plan: strategy and sites makes provision to meet the identified growth needs of the borough in terms of housing, employment, and retail and leisure. This is achieved by maintaining the extent and function of the Green Belt in such a way as to protect the existing character of the borough through maintaining the clear distinction between urban and rural areas and safeguarding the natural, built and historic environment. All new development will be of exemplary design and bring with it the necessary infrastructure and services required to enable future and existing communities to live sustainable lives.

In meeting this target a range of house sizes will be provided reflecting our communities needs and helping to create mixed communities. Affordable housing will account for approximately 40% of all new housing and be provided on all appropriate sites.

The plan provides for the delivery of at least 12,426 additional homes by 2034. The preferred location for this development is existing brownfield sites. Approximately 3,000 units will be located in the urban areas which take advantage of the existing infrastructure and services, reduce the need to travel and offer alternative modes of transport to the private car. The plan also makes provision for approximately 1,200 dwellings on non-strategic sites within and as extensions to existing villages, some of which are now inset from the Green Belt. These dwellings will offer a variety of housing choice in villages and help contribute to supporting local services and the important role they play in village life.

Not all of the borough's development needs can be met within Guildford's urban areas. The plan therefore focuses some development on large strategic greenfield sites which brings with it significant infrastructure, helps to make it sustainable and does not compromise the overall character of the Borough. At least 3,200 units will be provided within the plan period on two urban extensions; one to the north east of the Guildford urban area at Gosden Hill Farm and the other to the south west of Guildford at Blackwell Farm. A new settlement will be created at Wisley containing approximately 2,000 homes. Further development is also located around Ash and Tongham on land beyond the Green Belt along with new Green Belt designated to prevent Ash and Tongham merging with the village of Ash Green.

The delivery of this quantum of residential development will lead to the provision of a significant increase in accessible public open space across the borough. Over 240 ha, equivalent to more than 330 football pitches, will be provided in perpetuity for the use of residents and visitors. This space will also support and improve the borough's biodiversity. Areas of high environmental value such as the Area of Outstanding Natural Beauty and Sites of Special Scientific Interest will be retained and afforded great protection. New development on the edges of urban areas will be required to treat the transition from urban to rural character in a sympathetic way.

Existing high levels of economic prosperity will be maintained and enhanced through the protection of commercial premises and the provision of additional sites and premises to meet the needs of businesses across the borough. A hierarchy of strategic employment sites will help protect existing floorspace and ensure any loss is fully justified. The primary new site is an extension to the Surrey Research Park. Up to 11 ha, comprising 30,000 sq m of premises for business use (including offices, research, development and design activities in any science) will be provided within the plan period.

The plan also supports the rural economy and provides support for the many forms of employment and businesses that thrive in rural areas. All development outside of urban areas should complement and protect the rural character of the borough.

The role of Guildford town centre as the largest retail, service, administrative and commercial centre in Surrey will be maintained and enhanced. The major town centre redevelopment of North Street will include 41,000 sq m of comparison retail floorspace together with 6,000 sq m of food and drink uses and up to 400 flats. All development within the town centre will need to respect and enhance the unique setting and historical character of the town and be of the highest design and environmental standards. There will be significant ongoing investment in the public realm specifically designed to enhance the pedestrian experience of using the town centre.

The transport strategy and Local Plan policies will be aligned to encourage residents, employees and visitors to use alternative modes of transport and to seek to reduce car traffic especially through the town.

We will seek to ensure that all residential communities have access to facilities and services. Existing district and local centres will be protected and major new housing developments will provide appropriate retail, employment and community facilities, including education facilities, as an integral part of the development.

The growth proposed in this plan is predicated on the delivery of the necessary infrastructure. The Infrastructure Schedule accompanying the plan outlines the key infrastructure needed to support the development planned, focussing particularly on the first five years of the plan period and the strategic development sites. During the plan period Guildford will experience significant improvements in transport infrastructure including new rail stations at Guildford West (Park Barn) and Guildford East (Merrow), over twenty schemes to address 'hotspots' on the Local Road Network and a new park and ride site at Gosden Hill Farm. A Sustainable Movement Corridor, providing a priority route for buses, pedestrians and cyclists through the Guildford Urban area and serving new communities at Blackwell Farm, Gosden Hill Farm and Slyfield Area Regeneration Project, will be delivered.

The Department for Transport's Road Investment Strategy includes schemes for the A3 Guildford and the M25 Junction 10/A3 Wisley interchange. Early, targeted improvement schemes to deliver road safety and some congestion relief on the A3 in Guildford will be delivered within the plan period. The delivery of housing in the later stages of the plan period is dependent upon major improvement to the A3 through Guildford.

- 3.2 We will aim to implement our spatial vision by striving to achieve the thirteen strategic objectives identified below. Each objective falls within one of the four core themes running through this document and the Council's Corporate Plan (2015-2020).

Core themes	Ambition	Issue (from Issues and options October 2013)	Strategic objectives
<p>SOCIETY</p>	<p>Improving the lives of our residents by making Guildford a place where everyone is truly valued.</p>	<ul style="list-style-type: none"> • Pockets of deprivation • Reduce unemployment • Ageing population • Cost of homes • Lack of affordable housing • Need to accommodate growing student population • Shortage of traveler accommodation • Shortage of specific types and sizes of accommodation 	<ol style="list-style-type: none"> 1. To deliver sufficient sustainable development that meets all identified needs. 2. To improve opportunities for all residents in the borough to access suitable housing, employment, training, education, open space, leisure, community and health facilities. 3. To ensure that all development is of high quality design and enables people to live safe, healthy and active lifestyles. 4. To retain the distinct character and separate identities of our settlements.
<p>ENVIRONMENT</p>	<p>To protect and enhance the environment and balance the needs of all residents and visitors with the desired outcome of improved overall wellbeing.</p>	<ul style="list-style-type: none"> • Balancing growth with protecting natural and heritage assets • Flood risk in certain areas of the borough • Mitigating the impacts of, and adapting to, climate change 	<ol style="list-style-type: none"> 5. To protect and enhance our heritage assets and improve the quality of our built and natural environment. 6. To protect those areas designated as Thames Basin Heaths Special Protection Area, Special Areas of Conservation, Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty for their biodiversity and landscape characteristics.

Core themes	Ambition	Issue (from Issues and options October 2013)	Strategic objectives
			<p>7. To ensure that new development is designed and located to minimise its impact on the environment and that it mitigates, and is adapted for, climate change.</p>
<p>ECONOMY</p>	<p>To encourage economic growth through knowledge, innovation and creativity, improving employment opportunities available to all residents and supporting rural businesses.</p>	<ul style="list-style-type: none"> • Shortage of suitable commercial premises in appropriate locations • Housing need • Additional retail floor space • Changing nature of the rural economy • Shortage of infrastructure to support tourism • Conference facilities 	<p>8. To maintain and enhance our role as one of the County's key employment locations in both a strategic and local context by providing and protecting a range of employment sites in appropriate locations.</p> <p>9. Reinforce our role as a world leader in innovation and research, with a particular focus on bio-technology, space and electronic gaming industries, and the sustainable growth of Surrey Research Park and the borough's other business hubs.</p> <p>10. Support and expand the economic vitality of our rural areas whilst protecting existing heritage, landscape and character</p> <p>11. Reinforce Guildford's role as Surrey County's premier town centre destination whilst protecting and enhancing its cultural facilities and heritage assets.</p>

Core themes	Ambition	Issue (from Issues and options October 2013)	Strategic objectives
<p>INFRASTRUCTURE</p>	<p>To work effectively with partners to ensure that there is appropriate infrastructure in place for existing communities as they expand and move towards a sustainable transport system with improved public transport and less reliance on the car.</p>	<ul style="list-style-type: none"> • Road congestion at peak hours particularly at known pinch points • Overcrowding on peak rail services • Lack of sustainable modes of transport in rural areas. • Road safety (particularly for cyclists and pedestrians) • Limited funding • Many rural parts of the borough without access to broadband 	<p>12. To facilitate the timely provision of necessary infrastructure to support sustainable development.</p> <p>13. To deliver an integrated, accessible and safe transport system, balanced in favour of sustainable transport modes, to facilitate sustainable development.</p>

Draft

4.0 Policies

4.1 Strategic Policies

Policy S1: Presumption in favour of sustainable development

Introduction

- 4.1.1 The National Planning Policy Framework is underpinned by a presumption in favour of sustainable development. Local Planning Authorities should regard this principle as a golden thread running through both plan-making and decision taking. This means that Local Plans must plan positively to seek opportunities that meet the area's objectively assessed development needs and be flexible enough to adapt to rapid change unless any adverse impacts of doing so would significantly outweigh the benefits or specific policies in the NPPF suggest that development should be restricted.
- 4.1.2 Adopting the presumption in favour of sustainable development will enable the Council to approve appropriate development without delay in accordance with the NPPF.

POLICY S1: Presumption in favour of sustainable development

- (1) When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions that mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- (2) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in adopted neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- (3) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:
 - (a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - (b) Specific policies in that Framework indicate that development should be restricted.

Definitions

- 4.1.2a Sustainable development will be achieved by seeking economic, environmental and social gains jointly and simultaneously through the planning system.

Reasoned Justification

- 4.1.3 The NPPF emphasises that all Local Plans should be based upon and reflect the presumption in favour of sustainable development. The principle informs both the policies and site allocations contained within the 'Local Plan: strategy and sites' and will be used to guide decision makers.
- 4.1.4 Local Planning Authorities are encouraged to include a policy within their Local Plan that embraces the presumption in favour of sustainable development. Policy S1 meets this requirement and adopts the model wording suggested. When implementing Policy S1, local circumstances will be taken into account to respond to different opportunities for achieving sustainable development. In accordance with the NPPF, the presumption will not automatically apply to policies relating to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest (SSSIs), land designated as Green Belt, Local Green Space, the Surrey Hills Area of Outstanding Natural Beauty, designated heritage assets and locations identified as at risk of flooding.

Draft

Policy S2: Planning for the borough - our spatial development strategy

Introduction

- 4.1.5 Our development strategy for the plan period is based on national planning policy, with recognition of environmental constraints and the availability and viability of land for development.
- 4.1.6 Our preference is to focus growth in the most sustainable locations, making the best use of previously developed land (including in the Green Belt if appropriate). These locations are:
- Guildford town centre
 - urban areas
 - inset villages
 - identified Green Belt villages.
- 4.1.7 There will also be opportunities for rural exception sites which are small-scale developments providing affordable homes in locations where new homes would not usually be appropriate.
- 4.1.8 Whilst these sustainable locations are our preferred locations for new development, they are unable to accommodate all of the new development we need. We will therefore release allocated land for development in other areas. These include:
- countryside beyond the Green Belt around Ash and Tongham
 - urban extensions to Guildford
 - new settlement at the former Wisley airfield
 - development around villages (including some expansion).
- 4.1.9 These will be phased according to deliverability and identified need. We anticipate that smaller allocated sites will provide the majority of supply in the first five years. Larger development sites, including the strategic development sites, will deliver the majority of new development in the 6-10 and 11-15 year periods of the plan. The strategic development sites are:
- North Street redevelopment
 - Slyfield Area Regeneration Project
 - Gosden Hill Farm
 - Blackwell Farm
 - Former Wisley airfield.

POLICY S2: Planning for the borough - our spatial development strategy

- (1) During the plan period (2015-34), we will make provision for at least 12,426 new homes, 36,100 – 43,700 sq m of office and research and development (B1a and b) floorspace, 3.7 – 4.1 hectares of industrial (B1c, B2 and B8) land and 41,000 sq m of comparison retail floorspace.
- (2) The delivery of homes is expected to increase over the plan period, reflective of timescales associated with the delivery of strategic sites and infrastructure. The housing target each year is as set out below, however, this is not a ceiling, and earlier delivery of allocated sites will be supported where appropriate, subject to infrastructure provision.
- (3) We will identify 4 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites) within Guildford borough between 2017 and 2034. Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs we will seek to provide 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople who do not meet the definition. We will also seek to make provision for 8 permanent pitches to meet potential additional need of households of unknown planning status.

Annual Housing Target

Year	Housing number	Year	Housing number
2019/2020	450	2027/2028	700
2020/2021	450	2028/2029	700
2021/2022	500	2029/2030	800
2022/2023	500	2030/2031	810
2023/2024	500	2031/2032	850
2024/2025	550	2032/2033	850
2025/2026	600	2033/2034	850
2026/2027	700		

- 4.1.9a The figures set out in the Annual Housing Target table sum to a total of 12,426 homes. This is lower than the total supply of homes identified in the Land Availability Assessment as having potential to be delivered over the plan period. This buffer builds flexibility into the plan and demonstrates that our strategy is capable of delivering the target. It also adopts a phased target that gradually increases over time rather than the same annualised target of 654 homes each year. This is due to the likely rate of delivery, particularly on the strategic greenfield sites, which is dependent upon the delivery of necessary infrastructure expected to occur towards the end of the plan period.
- 4.1.9b This phased approach is necessary in order to ensure that the Council is able to demonstrate a rolling five-year supply of housing from the date of adoption, as required by national policy. This will also take account of both the deficit accrued until that point and includes a 20 per cent buffer moved forward from later in the plan period. Without a rolling five-year supply of homes, relevant policies for the supply of housing would not be considered up-to-date.

- 4.1.10 This is still a higher level of development than experienced in Guildford borough during the previous Local Plan period, and represents an increase in new homes in line with the aims of NPPF and NPPG, and the best available information on the likely levels of development to 2034. The phased approach is related to assumptions on the most likely rate of delivery only and do not in any way preclude the earlier delivery of these sites where this is sustainable to do so.
- 4.1.11 Further details of the sites that are considered to be key to delivering the strategy are provided in the site allocations policy of the Local Plan and shown on the Policies Map. The key infrastructure requirements on which the delivery of the plan depends is set out in the infrastructure schedule included as Appendix C. Details of all the sites that are expected to be delivered from now until the end of the plan period are set out in the Council's latest Land Availability Assessment.

Key Evidence

- Employment Land Needs Assessment (ELNA) (Guildford Borough Council, 2017)
- West Surrey Strategic Housing Market Assessment (SHMA) (Guildford Borough Council, 2015) and Guildford Addendum Report 2017
- Land Availability Assessment (Guildford Borough Council, 2016)
- Retail and Leisure Study Update 2014 (Guildford Borough Council, 2015) and Addendum 2017
- Traveller Accommodation Assessment (Guildford Borough Council, 2017)

Monitoring Indicators

Indicator	Target	Data source
The number of new homes permitted and completed each year	12,426 homes over the plan period (2015 – 2034)	Planning applications and appeals and building completions data
The number of Traveller pitches and Travelling Showpeople plots	58 permanent pitches for Gypsies and Travellers and 8 permanent plots for Travelling Show people between 2017 and 2034 or any new target as identified within an updated Traveller Accommodation Assessment.	Planning applications and appeals

Please note employment and retail floor space is monitored as part of Policy E1 and Policy E7 respectively.

4.2 Housing Policies

Policy H1: Homes for all

Introduction

- 4.2.1 We want to deliver a wide variety of high quality homes that provide all tenures, types and sizes of housing to meet the needs and demands of different people in our community. This includes housing for families, older people, people with disabilities, travellers and students. New housing developments must take account of local need to give a genuine choice and mix of housing and help create balanced, sustainable and inclusive communities.

POLICY H1: Homes for all

Housing Mix

- (1) New residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment. New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location.
- (2) Development that results in the net loss of all housing, including sites allocated for housing within the Local Plan will not be permitted. Development that results in the net loss of C2 use class or C3 use class accommodation or traveller accommodation, including sites allocated for such use in the Local Plan, will not be permitted.

Accessible homes

- (3) On residential development sites of 25 homes or more 10% of new homes will be required to meet Building Regulations M4 (2) category 2 standard 'accessible and adaptable dwellings' and 5% of new homes will be required to meet Building Regulations M4 (3)(b) category 3 wheelchair user accessible dwellings standard or any subsequent legislation on making homes accessible and adaptable.

Specialist accommodation

- (4) The provision of well designed specialist forms of accommodation in appropriate sustainable locations is encouraged, taking into account local housing needs.

Student accommodation

- (5) Purpose built student accommodation for full time higher education Guildford based students will be encouraged on campus locations where appropriate. About 60 per cent of full time Guildford based University of Surrey students are expected to be provided with accommodation on campus.

Gypsy, Traveller and Travelling Showpeople pitches and plots

- (6) Sufficient sites are allocated within the Local Plan to meet the accommodation needs of Gypsies, Travellers or Travelling Showpeople (as defined by Planning Policy for Traveller Sites) as set out in the latest Traveller Accommodation Assessment as well as to cater for the potential additional needs of households of unknown planning status. These sites are for a mix of tenures and provided on a number of small sites and as

part of larger development sites to help create sustainable and mixed communities. Sites are also allocated within the Local Plan to contribute to meeting the assessed needs of Gypsies, Travellers and Travelling Showpeople who do not meet the Planning Policy for Traveller Sites definition.

- (7) Accommodation for Gypsy, Traveller or Travelling Showpeople (whether they meet the Planning Policy for Traveller Sites definition or not) should be provided on development sites of 500 homes or more whilst there remains an identified need. For 500 to 999 homes two pitches or plots should be provided, for 1,000 to 1,499 homes four pitches or plots, for 1,500 to 1,999 homes six pitches or plots and for 2,000 or more homes eight pitches or plots.

Houses in multiple occupation

- (8) Proposals for houses in multiple occupation that require planning permission will be supported where the balance of housing types and character of the immediate locality would not be adversely affected and there is sufficient amenity space available.

Self-build and custom housebuilding

- (9) Self-build and custom housebuilding will be supported if the proposed development has no adverse effect on the local character. On development sites of 100 homes or more 5% of the total homes shall be available for sale as self-build and custom housebuilding plots whilst there is an identified need. For phased development, self-build plots must be delivered and serviced at the earliest stage possible. Self-build and custom housebuilding plots are encouraged on smaller residential development sites.
- (10) Self-build plots made available must respond to the sizes identified on the register. Plots must be made available and priced and marketed appropriately as self-build or custom build plots for at least 18 months.

Definitions

- 4.2.1a Evidence of active and comprehensive marketing is defined in appendix A2.

Reasoned justification

- 4.2.2 We have assessed the types, sizes and tenures of homes required to meet the needs of our community through the Strategic Housing Market Assessment (SHMA). This includes accommodation needs of families, older people, people with disabilities, service families, people wishing to build their own home and students. The Traveller Accommodation Assessment (TAA) has assessed the need for traveller accommodation. We will have regard to the findings of the latest SHMA when determining the right balance of homes in new development and would encourage applicants to discuss housing mix with the Council's Planning and Housing Officers.

- 4.2.3 From the SHMA 2015 and Addendum Report 2017 we know that in our borough:

- there is a need for 40% one bedroom, 30% two bedroom, 25% three bedroom and 5% four bedroom affordable homes
- there is a need for 10% one bedroom, 30% two bedroom, 40% three bedroom and 20% four bedroom market homes
- we have an ageing population with a significant projected growth in the over 65 year olds

- there is a projected increase in people with long term health problems or disability
- there is an estimated need for 433 registered care bedspaces over the plan period
- there is an estimated need for 1,061 specialist accommodation for older people over the plan period
- households headed by someone aged under 35 are projected to increase
- there are approximately 15,635 households with dependent children
- there are approximately 4,689 households containing non-dependent children.

4.2.4 A flexible housing stock will help meet the wide range of accommodation needs so we will expect all new homes to be flexible, accessible, adaptable and age friendly. New homes should support the changing needs of individuals and families at different stages of life. The requirement for 15% of all new residential development to meet Building Regulations M4 (2) category 2 accessible and adaptable dwellings including a percentage of M4 (3)(b) category 3 standard wheelchair user dwellings will help to address the accommodation needs of people with disabilities and older people.

4.2.5 We wish to see an appropriate mix of homes provided across the borough, including the villages. Whilst all new development must be in keeping with the character of the surrounding area this does not preclude the delivery of smaller units as these are capable of being designed in such a way that respects the prevailing built form.

4.2.6 In most cases the accommodation needs of different groups will be met as part of the general housing supply within the overall assessed housing need (use class C3 dwelling houses) through a mixture of different tenure, size and designed homes. Exceptions to this include residential care or nursing homes, student halls of residence and traveller accommodation.

4.2.7 For the purpose of monitoring the contribution of new homes towards our identified local housing requirement, we will include use class C3 dwellings¹ and certain uses that do not have a specific use class (known as sui generis uses²) such as large houses in multiple occupation or self-contained accommodation for the elderly. We have different targets for traveller accommodation that we will monitor separately. Purpose built student accommodation on campus and use class C2 residential institutions for older people are considered separately from general housing needs in this plan. Any additional student accommodation or residential institutions built over and above projected need (as identified in the SHMA) will count towards the general housing requirement, based on the amount of accommodation it releases into the general housing market.

(4.2.8 Paragraph intentionally blank)

Family housing

4.2.9 The number of children under 15 is projected to increase throughout the plan period. We also know that households with dependent children are more likely to be overcrowded, therefore we need to plan carefully for family housing. This includes encouraging a reasonable quality and size of accommodation in the private rented sector, in particular two and three bedroomed homes.

¹ Self-build and custom built houses are classed as C3 use class dwellings.

² The Use Classes Order 1987 (as amended)

Accessible accommodation and housing for older people

- 4.2.10 Different types of homes are required to offer a real choice of accommodation, be it smaller well-located market housing, accessible or adaptable accommodation, step-free housing or more specialised homes offering improved safety and support suited to the various needs of people. Requiring 15% of new residential development (on sites of 25 homes or more) to meet the building regulations 'accessible and adaptable dwellings' M4(2) or 'wheelchair user dwellings' M4(3) standard will help our future housing stock meet identified accommodation needs. Relaxing the requirement for new homes to meet Building Regulation standard M4(3)(b) wheelchair accessible dwellings to the more flexible M4(3) (a) wheelchair adaptable dwellings standard will only be agreed where substantial evidence is provided to justify an exception. The percentage may be altered to reflect figures in the latest SHMA.
- 4.2.11 Providing suitable homes will help meet the needs of the current and projected growth in the number of older people living in our community. Housing stock should be flexible to meet the needs of an ageing population and enable people to remain in their own homes for longer should they wish. Smaller homes in suitable locations should also be provided to enable people to downsize and either remain within their local community or move to an alternative area with good access to local facilities. Integrating technology in new homes can assist with telecare and telemedicine facilities. Good design such as level access and flush thresholds to properties, a WC at entry level, door openings of a suitable width and care with the design and internal layout and circulation space can help ensure accommodation is adaptable and wheelchair friendly. Considering factors including a building's layout, materials, soundproofing and good lighting can also help people with dementia or sight loss to continue to live as independently as possible. With increasing life expectancy, the need for residential care or nursing homes for the frail elderly is also recognised.

(4.2.12 Paragraph intentionally blank)

Specialist accommodation

- 4.2.13 Some of our community need accommodation that caters for their specific needs. This is often for more vulnerable members of our society, such as the frail, elderly or those needing specialist social support, who would benefit from on-site support. To create inclusive communities, this type of accommodation should be located in accessible areas with links to public transport and local facilities.
- 4.2.14 Vulnerable people can include those who are homeless, people with physical or mental health issues, people with learning difficulties, people with alcohol or drug problems, young people at risk, ex-offenders and those at risk of domestic violence. A stable environment enables people to have greater independence and a chance to improve their quality of life.
- 4.2.15 Specialist accommodation includes hostels, homes for those in later life such as extra care housing, homes for those with disabilities and support needs, and residential institutions. Accommodation should be well designed to ensure it is adaptable and wheelchair friendly. We will work with our partners, including Surrey County Council, to identify and secure provision of suitable sites for specialist housing.

Student accommodation

- 4.2.16 Guildford town is fortunate to have a variety of further and higher education establishments including the University of Surrey, Guildford School of Acting, the

University of Law, Guildford College including Merrist Wood, the Academy of Contemporary Music and the School of Horticulture at RHS Wisley. The University of Surrey is by far the largest student establishment in the borough and has purpose built accommodation on and off campus.

- 4.2.17 Some students live at home, live on campus, live in purpose built student accommodation either on or off campus, rent rooms in private shared houses or have alternative accommodation arrangements such as using rooms at the YMCA or home stays. Many students are part-time or undertake long distance learning courses. Whilst students should have a choice of accommodation, this should be balanced with the housing needs of the general population.
- 4.2.18 To minimise the pressure on the existing housing stock it is important that new accommodation is provided to meet any significant increase in full-time Guildford-based students. Windfall sites in sustainable locations close to higher education establishments may be suitable for purpose built student accommodation; however, we will resist purpose built student accommodation on sites allocated for C2 or C3 use class housing. The University of Surrey projects a significant growth in student numbers over the plan period (as set out in the SHMA) and is therefore expected to accommodate a proportion of student bedspaces in halls of residence or purpose built student accommodation on campus. Our housing target includes provision for future Guildford-based students opting to live in market housing. Together, these measures will enable the University of Surrey to grow at a sustainable rate whilst minimising the impact on the local housing market.

(4.2.19 Paragraph intentionally blank)

Gypsy, Traveller and Travelling Showpeople pitches and plots

- 4.2.20 National planning policy for Gypsy, Traveller and Travelling Showpeople is set out in the National Planning Policy Framework and Planning Policy for Traveller Sites and we will expect all new sites to meet the requirements of national policy. New pitches and plots should have adequate utility services and amenity space, safe turning space and parking and be in areas with reasonable access to schools, health services and local services. Travelling showpeople sites may also need space for related business storage.
- 4.2.21 The Guildford borough Traveller Accommodation Assessment (TAA) 2017 found that there was an accommodation need for Gypsies, Travellers and Travelling Showpeople for a mix of tenures for both public and private sites. Small-scale traveller sites are supported as we believe these will better integrate with the locality. Where larger sites exist, we will support reconfiguration and improvements to the overall living conditions.
- 4.2.22 Sufficient sites are identified within the Local Plan to meet the accommodation need for 4 permanent pitches for Gypsies and Travellers and 4 plots for Travelling Showpeople up to 2034. Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs we will seek to provide 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople who do not meet the definition. We will also seek to make provision for 8 permanent pitches to meet potential additional need of households of unknown planning traveller status.
- 4.2.23 Our TAA found no evidence of need for a transit site within our borough. However, we will continue to work with neighbouring authorities to address the issue of transit sites if necessary.

- 4.2.24 Sites allocated for 'Gypsy and Traveller pitches (sui generis)' shall be considered for use by "Gypsies and Travellers" as defined by Planning Policy for Traveller Sites and/or for those who do not meet that definition, according to their needs as identified in the council's Traveller Accommodation Assessment (and any updates) and in accordance with Planning Policy for Traveller Sites (or any updates which may be issued in the future). Gypsy, Traveller and Travelling Showpeople accommodation is required within development sites of 500 homes or more to help create sustainable, mixed communities with suitable accommodation for all. The loss of pitches or plots will be strongly resisted.

Houses in multiple occupation

- 4.2.25 Houses in multiple occupation (HMOs) are dwellings lived in by more than one family or groups of individuals who share facilities such as a kitchen or bathroom. They provide a valuable source of accommodation to meet the needs of some of our local population. They can offer a more affordable way to live in the borough, particularly for students, low paid workers and key workers such as police, teachers and nurses who cannot afford to access housing on the open market. However, it is important to get the balance of housing types right in an area to ensure it remains a vibrant community and to maintain the character of the area.
- 4.2.26 A concentration of homes leased to students can result in empty properties outside term time and impact on the vitality of an area. Therefore, when planning permission is required to convert a house into an HMO we will look carefully at the existing situation within that particular street. Currently, you do not need planning permission to convert a dwelling house to a HMO for fewer than six people.
- 4.2.27 We will work closely with colleagues to monitor the impacts of HMOs and refuse planning applications for conversions of existing houses to those in multiple occupation where the balance of housing types would be adversely affected.

Self-build and custom housebuilding

- 4.2.27a There is a legal responsibility to keep a register of individuals or interested associations that are seeking a plot of land to construct a self-build or custom build house as a sole or main residence. We will have regard to the information on the register when carrying out our planning, housing, land-disposal and regeneration functions.
- 4.2.27b To help deliver a wide choice of accommodation the provision of self-build or custom housebuilding plots is required within residential schemes of 100 homes (gross) or more. A figure of 5% of the total homes numbers shall be available for sale as self-build and custom housebuilding plots whilst there is an identified need on our Self-build and Custom Housebuilding Register.
- 4.2.27c On strategic development sites, the delivery of a significant proportion of self-build or custom build plots will be expected within the first phase of development. Where a site has 5 or more self-build or custom build dwellings the Council may require these dwellings to be developed in accordance with an agreed design code. Where plots have been available at market value and marketed appropriately for at least 18 months and have not sold, the plot(s) may remain on the open market as self-build or be built by the developer.
- 4.2.27d Higher density residential sites for flatted developments are unsuitable for self-build and custom housebuilding plots; they are therefore exempt from the requirement to provide plots.

Delivery

- 4.2.28 The housing mix will be delivered by:
- ensuring an appropriate mix of accommodation within residential planning applications by working with developers
 - updating the Strategic Housing Market Assessment to show any changes that need to be reflected within the housing mix
 - monitoring the effectiveness of the policy and adjusting as appropriate
 - working with further education establishments to identify student accommodation needs
 - working with our partners including Surrey County Council to identify and secure suitable specialist housing sites.
- 4.2.29 Traveller pitches and plots will be delivered by:
- identifying possible public and private pitches and plots within the Land Availability Assessment
 - allocating identified sites for traveller accommodation
 - granting planning permission for suitable sites that meet policy criteria and
 - reviewing the accommodation needs of the travelling community through an updated Traveller Accommodation Assessment to inform the 15-year projection where appropriate.

Key Evidence

- West Surrey Strategic Housing Market Assessment (Guildford Borough Council, 2015) and Guildford Addendum Report 2017
- Census 2011
- Traveller Accommodation Assessment (Guildford Borough Council, 2017)
- Land Availability Assessment (Guildford Borough Council, 2016)

Monitoring Indicators

Indicator	Target	Data source
<p>Permissions granted for different size and types of housing compared to the identified mix in the Strategic Housing Market Assessment</p> <p>Permissions granted for new or extended older persons' specialist housing (including care homes and warden-assisted accommodation) or general specialist housing</p>	<p>To deliver the identified mix of housing sizes, types and numbers as set out in the latest Strategic Housing Market Assessment</p>	<p>Planning applications and appeals and building completions data</p>
<p>Number of pitches or plots granted planning permission for Gypsy, Traveller and Travelling Showpeople measured against the targets set out in this policy or, if applicable, an updated accommodation assessments</p> <p>The number of unauthorised or illegal traveler encampments or developments and enforcement action</p>	<p>To meet the need for Gypsy, Traveller and Travelling Showpeople accommodation as set out in this policy, or the latest Traveller Accommodation Assessment or any document which replaces this</p>	<p>Planning applications and appeals</p>
<p>Number of planning permissions for student accommodation</p>	<p>To meet the need as set out in the latest Strategic Housing Market Assessment</p>	<p>Planning applications and appeals</p>
<p>Number of planning permissions for self-build or custom build housing</p>	<p>To meet the need as set out in the Self-build and Custom housebuilding register</p>	<p>Planning applications and appeals</p>
<p>Number of planning permissions for Houses in Multiple Occupation</p>	<p>To monitor the balance of housing types in the immediate locality</p>	<p>Planning applications and appeals</p>

Policy H2: Affordable Homes

Introduction

- 4.2.30 Guildford borough is generally a prosperous area of the country, offering a good quality of environment in its towns and rural areas, in close proximity to a wealth of employment and leisure opportunities. This does come at a price. High demand to live here and limited supply are amongst the factors that have contributed to the borough being one of the least affordable areas of the country, outside of London, to live in.
- 4.2.31 The West Surrey Strategic Market Assessment 2015 and Addendum 2017 indicates that over half of all Guildford households over the plan period will not be able to afford to buy or rent a home that meets their needs on the open market without subsidy. The reason for a high level of affordable housing need in the borough is the high cost of buying or renting homes on the open market in relation to local incomes. The relationship between the cost of homes and wages is termed affordability.
- 4.2.32 Affordability is of greatest concern to those on the lowest earnings, including first time buyers. For this reason we measure affordability using the ratio of the lowest 25 per cent of earnings to the lowest 25 per cent of house prices, which gives an affordability ratio. The higher the ratio, the less affordable housing is (it is in effect how many multiples of a person's salary would be needed to buy a home). Government figures show that the borough's affordability ratio was 10.92 in 2013, rising to 11.5 in 2015 (the most recent data published). This is much greater than England's ratio of 7.0¹.
- 4.2.33 Sufficient housing to meet the needs of the borough's population will ensure that the borough thrives, with mixed, balanced communities. As well as the benefits it can provide to people's lives, families and communities, suitably sized, priced and located housing can also help to support the economy by ensuring people with a wide variety of occupations can live in the borough and potentially reducing travel to work journeys.

POLICY H2: Affordable homes

- (1) As well as providing and managing affordable homes ourselves, the Council will work with registered providers, developers and landowners to increase the number of affordable homes in the borough to contribute to meeting identified needs. These will be provided on developments providing solely affordable housing either on public sector-owned land or developments by registered providers.
- (2) We will also seek affordable homes on sites providing five or more homes, or sites of 0.17 ha or more regardless of the number of homes. We will seek at least 40 per cent of the homes on these sites as affordable homes.
- (3) The tenure and number of bedrooms of the affordable homes provided on each qualifying site must contribute, to the Council's satisfaction, towards meeting the mix of affordable housing needs identified in the Strategic Housing Market Assessment 2015, or subsequent affordable housing needs evidence. This currently includes a tenure split of at least 70% Affordable Rent, with the remainder being other forms of affordable housing. Affordable Rent must be no more than the maximum level set out in our most recent housing guidance or strategy.

¹ CLG housing statistics 2015

- (4) Affordable housing contributions may be provided off-site, or by payment in lieu where the Council agrees that on site provision and management would be impractical due to size and / or location of the development. Off-site provision or payment in lieu is expected to enable the same amount of additional affordable housing as would have been delivered on site.
- (5) Planning permission will not be granted for development that would result in the net loss of any affordable homes that have been built, that were secured by planning obligation or condition.

Reasoned Justification

- 4.2.34 'Affordable Housing' and 'Affordability' are defined in the Glossary at Appendix A. Affordable housing must include provisions to remain at an affordable price for future households or for the subsidy to be recycled for alternative affordable housing. Affordable housing includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. We will require the provider of social and affordable rented housing to have a local presence in management of affordable homes.
- 4.2.35 This policy applies to all new homes within the C3 Use Class. This generally includes retirement homes, as well as self-contained studio flats for a single household, whether specifically aimed at students or not. It does not apply to residential institutions such as care homes and nursing homes. Assisted living, extra care and other C2 residential developments may be required to make provision; these will be considered on a case-by-case basis.

Off-site provision and payments in lieu of on-site provision

- 4.2.36 Affordable housing should be provided on the development site in order to contribute towards mixed communities. Affordable housing contributions may be provided off-site, or by payment in lieu where the Council agrees that on site provision and management would be impractical due to size and / or location of the development. Exceptionally, in negotiating planning applications, the Council may accept off-site provision of payment in lieu. In both cases, the Council must be satisfied that:
- (a) the contribution is sufficient to provide for the construction of at least the same number, type and size of dwellings on a suitable different site (including the value of the land) and the financial contribution does not result in less affordable housing being provided overall
 - (b) appropriate arrangements are in place identifying the alternative site on which the affordable housing is to be provided
 - (c) any off-site provision or payment is of broadly equivalent value relative to on-site provision.
- 4.2.37 The Planning Contributions Supplementary Planning Document (SPD) 2017 includes a formula for calculating affordable housing payments in lieu of on-site provision.

Viability

- 4.2.38 Land values and property prices are generally high across the borough, although with considerable variation. Our viability evidence shows that the vast majority of housing

developments in most locations in the borough are viable providing an affordable housing contribution of 40 per cent.

- 4.2.39 We will expect developments to provide the required amount of affordable housing in accordance with this policy and Guildford Planning Contributions SPD. In considering viability, developers will be expected to have taken into account the costs of meeting policy requirements, including the provision of affordable housing and infrastructure requirements, in the price paid for a site. Where we consider that these requirements have not been satisfactorily taken into account in the purchase of land or of an option, we will not accept a lower rate of provision. Where developers raise viability concerns with providing the required proportion of affordable housing, they will be expected to meet the costs of the Council's financial appraisals as well as their own.
- 4.2.40 There may be some circumstances where abnormal costs would make the scheme unviable to deliver. Where developers demonstrate to our satisfaction that providing the amount of affordable housing required by this policy would not be economically viable, we may consider the following to assist with delivering a scheme:
- (a) vary the tenure mix of the affordable housing (for example, more intermediate housing and less rented housing), size, and/or type of homes to be provided
 - (b) reduce the overall number of affordable homes
- 4.2.41 Developments that seek to avoid the requirements of this policy by failing to make most efficient use of land or by artificially subdividing land into smaller sites will not be permitted. The full requirement for the cumulative requirement of all the sites must be made.
- 4.2.42 In calculating the number of affordable homes to be provided on a site, fractions of homes will sometimes be required. In order to avoid requirements for fractions of homes we will therefore round up any part requirement of an affordable housing dwelling in line with common convention at 0.5 of a home, and down at 0.4 or less. A replacement home would not therefore make any contribution.
- 4.2.43 If a developer demonstrates that rounding up from half a dwelling or more would result in the development being unviable, we will negotiate a variation in tenure of some affordable homes, or a lesser number of affordable homes.
- 4.2.44 We will ring-fence financial contributions in lieu of on-site provision to help provide more affordable homes elsewhere in the borough, for example by assisting delivery of conversions of buildings or building new affordable homes on Council-owned land.

Key Evidence

- Tenancy Strategy (Guildford Borough Council, 2013)
- Guildford Housing Strategy 2015 – 2020 (Guildford Borough Council, 2015)
- West Surrey Strategic Housing Market Assessment (Guildford Borough Council, 2015) and Guildford Addendum Report 2017
- Guildford Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014)
- Traveller Accommodation Assessment (Guildford Borough Council, 2017)

Monitoring Indicators

Indicator	Target	Data source
Number of new-build affordable homes approved, and as a % of all homes approved	40	Planning applications and appeals
Number of affordable homes approved as a percentage of policy requirement (i.e. on sites above the qualifying site size threshold)	100%	Planning applications and appeals
Percentage of all new build affordable homes that are for rent	70%	Planning applications and appeals

Draft

Policy H3: Rural exception homes

Introduction

- 4.2.45 In many rural Green Belt areas of the borough high house prices and a limited supply of new affordable homes restrict the potential for resident and newly-forming households and those working in the parish to live in a home of their own that they can afford. People who cannot afford to access market housing that meets their needs, either to rent or to buy, need affordable homes. People in this situation who have connections to rural parishes through family, recent past residence, or current employment may be eligible for rural exception housing.
- 4.2.46 As an exception to other development plan policies including Green Belt policy, we will support the provision of rural exception housing. This is affordable housing provided on small sites in rural areas on Green Belt land, as an exception to other planning policies. Such housing must be retained permanently for people who are current or former residents, or who have a family or employment connection to the parish.

POLICY H3: Rural exception homes

- (1) Small affordable housing developments, including pitches for travellers, will be permitted to meet identified local affordable housing needs provided that:
- (a) the site adjoins or is closely related to, and in safe and reasonable walking distance of a defined or a non-defined rural settlement, and
 - (b) the number, size and tenure of homes would be appropriate to meet, or to contribute to meeting, the identified affordable housing needs of the local community, and
 - (c) the affordable homes are all secured in perpetuity.

Reasoned Justification

- 4.2.47 There are fewer opportunities to build new homes in our small rural settlements surrounded by, or designated as Green Belt than there are in and around the towns of Guildford, and Ash and Tongham due to more restrictive policies on housing in countryside and particularly in the Green Belt. Reflecting this reduced opportunity, legislation enables us to secure affordable housing in perpetuity in and around most of the villages in the borough. In the villages and parishes listed in the legislation we can secure rural exception housing in perpetuity, secured by planning obligation. In the parishes of East Horsley and Send, rural exception housing may be delivered providing the protection is in place to secure these permanently as affordable housing¹.

¹ This is because they are not designated as “rural areas” by the Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997. East Horsley and Send therefore are not exempt from the right to acquire or right to enfranchise, and so affordable housing cannot automatically be secured in perpetuity. In order for a rural exception scheme to be granted planning approval in East Horsley or Send, the housing provider will have to demonstrate that mechanisms are in place to ensure that the properties remain as affordable housing in perpetuity, for example being held in a Community Land Trust and let on terms which would not allow the freehold to be acquired by the resident and/or sold on the open market.

- 4.2.48 In determining whether a site is suitably small scale, consideration will be given to identified local affordable housing needs and to previous applications for rural exception housing.
- 4.2.49 We will work with parish councils, the Surrey Rural Housing Enabler and landowners to understand the affordable housing needs of people with a local connection to specific rural areas. In applying this policy, consideration will be given to the needs of the local community by accommodating households who have a current employment or family connection, or are current or recent former residents of the Parish. . We will also facilitate provision of rural exception sites for local agricultural workers, and for local traveller needs where such a need is demonstrated. Traveller exception housing will be provided on council-owned public pitches on small, suitably located sites in the Green Belt.
- 4.2.50 Local Rural Housing Needs Surveys are generally carried out by the Surrey Rural Housing Enabler, working with the Council and Parish Councils. We have a rolling programme of surveys for the borough's Parishes. Over half of the parishes in the borough already have local housing needs surveys, although such surveys must be up-to-date if they are to be used in support of a planning application for rural exception housing. Developers may also carry out their own surveys, provided these are verified by the Council and the Rural Housing Enabler. The need for affordable pitches for Travellers' accommodation is reported in Guildford's Traveller Accommodation Assessment 2013.
- 4.2.51 Rural exception housing will be delivered by Registered Providers, and by private developers.
- 4.2.52 There may be situations where a developer demonstrates that a rural exception scheme would be unviable. In such situations, and where there are no alternative sites available to provide the identified local affordable housing needs (as required by national policy) we may consider permitting the minimum number of market homes to make the scheme viable. We may also consider allowing at least one market home where this would result in a significant improvement in the housing mix (tenure, type or size) or rent levels. The inclusion of market housing must serve to benefit the rural affordable housing stock and not inflate the "threshold land value". This is the minimum land value likely to trigger an owner to sell the land.
- 4.2.53 Land values are generally high across the borough. To ensure that developers take into account the policy requirements of land potentially suitable for rural exception housing, where a developer proposes that at least one market house needs to be included to make the rural exception scheme viable, we will require submission of a development appraisal. In considering this, we will limit the threshold land value of the site to no more than ten times the agricultural land value at the time. Where agreement cannot be reached, external consultants will be appointed at the developer's cost to provide an independent assessment of the scheme's viability. Any market housing must improve the mix of market housing in the village, and must be integrated into the rural exception development.

Key Evidence

- Parish housing needs surveys (various dates)
- West Surrey Strategic Housing Market Area Assessment (Guildford Borough Council, 2015) and Guildford Addendum Report 2017
- Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014) and update 2016
- Tenancy Strategy (Guildford Borough Council, 2013)
- Guildford Housing Strategy 2015-2020 (Guildford Borough Council, 2015)
- Traveller Accommodation Assessment (Guildford Borough Council, 2017)

Monitoring Indicators

Indicator	Target	Data source
Number of rural exception homes permitted by planning application	N/A	Planning applications and appeals
Number of starter homes permitted on rural exception sites	N/A	
Number of market homes approved on rural exception sites for viability reasons	N/A	

4.3 Protecting Policies

Policy P1: Surrey Hills Area of Outstanding Natural Beauty

Introduction

- 4.3.1 Areas of Outstanding Natural Beauty (AONB) are parts of the countryside considered to have significant landscape value in England, Wales and Northern Ireland. AONBs were originally identified via the National Parks and Access to the Countryside Act 1949, with the primary purpose to conserve the natural beauty of the landscape. Natural England is currently responsible for the designation and review of AONBs.
- 4.3.2 The Surrey Hills AONB offers some of the most beautiful and accessible countryside in the South East and includes both striking views and access to natural green space. The designated area covers a large part of our borough, stretching across the North Downs from Farnham through to Oxted in the east.
- 4.3.3 In addition to the Surrey Hills AONB, the borough contains land designated as an Area of Great Landscape Value (AGLV), located in parts of the North Downs and which predominantly abuts the Surrey Hills AONB. The designation was originally introduced by the Town and Country Planning Act 1947 and defined as an area of land in England that has a particular scenic value.
- 4.3.4 The area currently designated as AGLV was identified through the expired Surrey County Structure Plan and has been carried forward through individual local plans. Whilst the AGLV has acted as a buffer to the AONB, it also has its own inherent landscape quality and is significant in conserving the landscape setting of some towns and villages. The AGLV remains an important contributor to the quality of the environment in the borough in its own right as well as supplementing the high landscape quality of the surrounding areas. However, as a local designation, the AGLV holds less weight than the AONB in policy terms.

POLICY P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

- (1) The Surrey Hills Area of Outstanding Natural Beauty (AONB), as designated on the Policies Map, will be conserved and enhanced to maximise its special landscape qualities and scenic beauty.
- (2) In accordance with national planning policy, there will be a presumption against major development in the AONB except in exceptional circumstances and where it can be demonstrated to be in the public interest.
- (3) High priority will be given to the conservation and enhancement of the natural beauty of the AONB and development proposals must have regard to protecting its setting.
- (4) Development proposals will also be assessed against the provisions of the current Surrey Hills AONB Management Plan.
- (5) The AGLV, as designated on the Policies Map, will be retained until such time as there has been a review of the AONB boundary. Development proposals within the AGLV will be required to demonstrate that they would not harm the setting of the AONB or the distinctive character of the AGLV itself.

Reasoned Justification

- 4.3.5 The NPPF is clear that AONBs should be afforded the highest level of protection in relation to landscape and scenic beauty. All development proposals within and adjacent to the AONB will be expected to conserve or enhance its special qualities.
- 4.3.6 In considering major applications in the AONB, the Council will have regard to the criteria outlined in Paragraph 116 of the NPPF. Whether a proposal constitutes 'major development' will be considered on a case-by-case basis, taking into account relevant factors such as the size, scale and setting of the proposed development.
- 4.3.7 The AGLV will retain its status until the case for an amended AONB boundary has been considered by Natural England. In September 2013 the Surrey Hills AONB Management Board submitted a formal request for Natural England to consider a modification to the AONB boundary. The request was informed by the findings of a Landscape Character Assessment and Evaluation of natural beauty, which identified 38 candidate areas to be included within the Surrey Hills AONB.
- 4.3.8 Natural England has subsequently agreed to undertake a review of the AONB boundary and will consider further evidence presented to them. A date has not yet been set for the commencement of the review but the work is included within Natural England's current work programme. Prior to the completion of the review, the identified candidate areas will retain their current status as AGLV.
- 4.3.8a Once the AONB boundary review is completed, the AGLV designation within the borough is likely to subside. However, the landscape character of the countryside remaining outside the AONB boundary will be protected and enhanced through criteria based policies, and if appropriate, local designations included within the Development Management Policies DPD.

- 4.3.9 The Surrey Hills AONB is valued by those that live in the borough and contributes to residents' quality of life. It also attracts visitors to the borough and brings economic investment to the area, thus demonstrating that the AONB has more than just a 'physical' value. The current Surrey Hills AONB Management Plan (2014-2019) acknowledges these wider values and interprets the AONB as a 'living landscape', which constantly changes across seasons and in response to the many social and economic forces placed upon it.
- 4.3.10 As required by the Countryside and Rights of Way Act 2000 (the CRoW Act), the Council has a statutory responsibility to prepare and review the AONB Management Plan every five years. The Surrey Hills Board AONB, in collaboration with ourselves and other relevant local authorities and partner organisations, produces the management plan that sets out a vision, framework and management policies to supplement local plans. The document is a key tool in the decision-making process of all districts and boroughs that share the AONB and whom also have a role in its protection. The management plan is a material consideration in determining planning applications within and adjacent to the AONB.

Key Evidence

Landscape Character Assessment (Guildford Borough Council, 2007)
 Surrey Hills AONB Areas of Search Natural Beauty Evaluation (Surrey County Council, 2013)
 Surrey Hills Area of Outstanding Natural Beauty Management Plan 2014-2019 (Surrey Hills Board, 2014)

Monitoring Indicators

Indicator	Target	Data source
Percentage of appeals allowed for applications for major development in the AONB	Reduction in the percentage of appeals allowed	Planning appeals

Policy P2: Green Belt

Introduction

- 4.3.11 Most of our open countryside is designated as part of the Metropolitan Green Belt that surrounds London. The main aim of Green Belt is to prevent urban sprawl by keeping land permanently open. Green Belt also provides opportunities for people to access the countryside, to protect land for agriculture, forestry and similar land uses, and for nature conservation.
- 4.3.12 Historically all the villages, except Ash Green, and major previously developed sites have been washed over by the Green Belt designation. However, the national planning policy states that only those villages whose open character makes an important contribution to the openness of the Green Belt should be included in the Green Belt. Those that do not should be inset, or removed, from the Green Belt and other development management policies used to restrict any inappropriate development.
- 4.3.13 The following villages are now inset from the Green Belt: Chilworth, East Horsley, Effingham, Fairlands, Flexford, Jacobs Well, Normandy, Peasmarsh, Ripley, Send, Send Marsh/ Burnt Common, Shalford, West Horsley and Wood Street Village.
- 4.3.14 Whilst not villages, a similar approach is applicable to major previously developed sites in relation to whether they should remain washed over or be inset from the Green Belt. National policy requires that land which it is unnecessary to keep permanently open should not be included in the Green Belt. If major previously developed sites are of sufficient scale and do not possess an open character, it is not considered necessary for them to remain within the Green Belt.
- 4.3.15 The following major previously developed sites are now inset from the Green Belt: Henley Business Park, HM Prison Send, Keogh Barracks, Mount Browne, Pirbright Barracks, Pirbright Institute, Send Business Park and the University of Law Guildford.
- 4.3.16 National planning policy requires that Green Belt boundaries are only amended in exceptional circumstances and that this must be undertaken as part of the Local Plan process. We consider that exceptional circumstances exist to justify the amendment of Green Belt boundaries in order to facilitate the development that is needed and promote sustainable patterns of development.
- 4.3.17 Whilst the general extent of the Green Belt has been retained, land has been removed from the Green Belt in order to enable development around Guildford urban area, selected villages, and at the former Wisley airfield. The Green Belt boundary has also been extended between Ash Green village and the Ash and Tongham urban area in order to prevent coalescence.

POLICY P2: Green Belt

- (1) The Metropolitan Green Belt will continue to be protected, as designated on the Policies Map, against inappropriate development. In accordance with national planning policy, the construction of new development will be considered inappropriate and will not be permitted unless very special circumstances can be demonstrated.
- (2) Certain forms of development are not considered to be inappropriate. Proposals will be permitted where they are consistent with the exceptions listed in national planning policy and, where relevant, also meet the following criteria:

Extensions or alterations

- (3) The extension or alteration of a building provided that it would not result in disproportionate additions over and above the size of the original building.

Replacement buildings

- (4) The replacement of a building, provided the new building:
 - (a) would be in the same use, and
 - (b) is not materially larger than the one it replaces, and
 - (c) is sited on or close to the position of the existing building.

Limited infilling

- (5) Limited infilling within the identified settlement boundaries, as designated on the Policies Map, of the following villages:
Albury, Compton, East Clandon, East Horsley (south), Gomshall, Holmbury St Mary, Peaslake, Pirbright, Puttenham, Ripley, Shere, West Clandon and Worplesdon.
- (6) Limited infilling may also be appropriate outside the inset or identified settlement boundaries, and in the following villages, where it can be demonstrated that the site is as a matter of fact within the village:
Artington, Eashing, Farley Green, Fox Corner, Hurtmore, Ockham, Seale, Shackelford, The Sands, Wanborough and Wisley.

Reasoned justification

- 4.3.18 Whilst most forms of development are considered inappropriate in the Green Belt, national planning policy lists certain exceptions which are not inappropriate. These are set out in paragraphs 89 and 90 of the National Planning Policy Framework. The exceptions listed include development such as new buildings for agriculture and forestry, and the redevelopment of previously developed land subject to the impact on the openness of the Green Belt.
- 4.3.19 Further clarification is provided below in relation to extensions or alterations of buildings, replacement buildings and limited infilling. We will also prepare a Green Belt Supplementary Planning Document (SPD) which will provide further detail and guidelines to help inform development proposals.

Extensions or alterations

- 4.3.20 In assessing whether an extension or alteration is disproportionate, account will be taken of the forthcoming Green Belt Supplementary Planning Document (SPD), which will be prepared to support this policy. This will set out guidelines including guidance on the scale of development that the Council is likely to consider appropriate and how this will be calculated. This will help provide greater clarity to any applicants wishing to extend their homes although any guideline figures therein would still need to be considered in relation to other design criteria.
- 4.3.21 For the purpose of this policy, the original building is defined as the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally. For the avoidance of doubt, if no building existed on 1 July 1948, then the original building is considered to be the first building as it was originally built after this date.

Replacement buildings

- 4.3.22 In assessing whether the replacement building is materially larger, account will also be taken of the forthcoming Green Belt Supplementary Planning Document (SPD) which will provide guidance on the scale of development which is likely to be considered appropriate.
- 4.3.23 Replacement buildings are expected to be sited on or close to the position of the original building, unless it can be clearly demonstrated that an alternative position would reduce the overall impact on the openness of the Green Belt.

Limited infilling

- 4.3.24 Development within villages in the Green Belt is limited to small scale infilling. This reflects the need to protect the openness of the Green Belt. Case law has now established that this exception is applicable to all villages and not restricted to sites that fall within identified settlement boundaries in local plans. Instead, the decision-maker is required to consider whether the site is, as a matter of fact, within the village.
- 4.3.25 In order to provide some certainty, settlement boundaries have nevertheless been identified for those villages that are of a scale and form that enable a boundary to be established with a degree of certainty. Proposals within these areas are considered to be in the village and limited infilling here would be appropriate. However, the built form of many of the villages extends wider than the boundary and, in some instances, proposals here may also be considered to be in the village. These will need to be assessed on a case-by-case basis and, if considered to be in the village, then limited infilling here would also be appropriate. Those villages for which no boundary has been identified are listed in the policy and would also need to be assessed on a case-by-case basis.
- 4.3.26 For the purposes of this policy, limited infilling is considered to be the 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. It should be appropriate to the scale of the locality and not have an adverse impact on the character of the countryside or the local environment.
- 4.3.27 Implementation of this policy will be through the Council's development management process.

Key Evidence

- Green Belt and Countryside Study Volumes I – VI (Guildford Borough Council, 2011 and 2014)
- Settlement Hierarchy (Guildford Borough Council, 2014)

Monitoring Indicators

Indicator	Target	Data source
Percentage of appeals allowed involving development in the Green Belt	Reduction in the percentage of appeals allowed	Planning appeals

Draft

Policy P3: Countryside

Introduction

- 4.3.28 Part of the borough near Ash and Tongham consists of countryside that is not designated Green Belt. Whilst this land does not carry the same weight in national planning policy as Green Belt in terms of the inappropriateness of development, it is nevertheless important that we seek to manage growth in this area.
- 4.3.29 Originally consisting of the three small rural villages of Ash, Ash Vale and Tongham, the Ash and Tongham urban area has grown considerably in size and now forms Guildford borough's second largest urban area. Given its relative sustainability, countryside to the south and east of the urban area is allocated as a strategic location for development.
- 4.3.30 We do however wish to ensure that whilst accommodating this growth, we are able to protect the remaining countryside around it from inappropriate development.
- 4.3.31 The remaining land designated as countryside on the Policies Map lies immediately to the west and south of the urban area and forms the natural boundary of the Blackwater Valley. The Blackwater Valley contains the A331, which connects the A31 and Tongham in the south with Ash Vale in the north and Frimley beyond. It also provides an important open gap between Ash and Tongham, and the town of Aldershot to the west.
- 4.3.32 This area of countryside provides a green corridor and tranquil setting with considerable biodiversity and recreation value. The River Blackwater marks the borough and county boundary and maintains the rural corridor between Surrey and Hampshire.

POLICY P3: Countryside

- (1) Within the area of countryside, as designated on the Policies Map, development will be permitted provided it:
- (a) requires a countryside location or where a rural location can be justified, and
 - (b) is proportionate to the nature and scale of the site, its setting and countryside location, and
 - (c) does not lead to greater physical or visual coalescence between the Ash and Tongham urban area and Aldershot.

Reasoned Justification

- 4.3.33 National planning policy states that we should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it. For this reason, we will seek to limit any development in the countryside unless it can be demonstrated that it is necessary in that location and contributes positively towards the rural economy.
- 4.3.34 Whilst the Ash and Tongham urban area sits within the wider Blackwater Valley conurbation, it is important that it retains its separate and distinct identity and character. Any development should be designed in such a way that it respects the setting of the green corridor and ensure that it does not visually intrude on the landscape. Any development proposals which compromise the integrity of the gap that separates the Ash and Tongham urban area with neighbouring Aldershot will be resisted.

(4.3.35 Paragraph intentionally blank)

Key Evidence

- Green Belt and Countryside Study Volumes I – VI (Guildford Borough Council, 2011 and 2014)
- Landscape Character Assessment (Guildford Borough Council, 2007)

Monitoring Indicators

Indicator	Target	Data source
Percentage of appeals allowed for applications for new buildings in the inset villages	Reduction in the percentage of appeals allowed	Planning appeals

Draft

Policy P4: Flooding, flood risk and groundwater protection zones

Introduction

- 4.3.36 Local Planning Authorities, alongside partner organisations, have an increasingly important role to play in protecting communities from flooding and mitigating flood risk. Surrey County Council is the Lead Local Flood Authority in Surrey and has a lead role in managing flood risk from surface water, groundwater and ordinary watercourses in the county. To fulfil its statutory obligations under the Flood and Water Management Act and contribute to the achievement of sustainable development, the County Council is required to produce a Local Flood Risk Management Strategy and engage with Risk Management Authorities, including Guildford Borough Council, in regards to flood risk management.
- 4.3.37 The River Wey and various other watercourses pass through the borough and have contributed to localised flood events in the recent past, including within Guildford town centre. Nationally, flood events have become increasingly frequent and severe. Such trends are likely to continue elsewhere and within the borough as a result of climate change. The NPPF requires Local Planning Authorities to take account of climate change, including factors such as flood risk, through the preparation of their Local Plans. New development should be carefully planned to ensure that vulnerability to the range of impacts associated with climate change is not increased.
- 4.3.38 Detailed flood risk modelling has not been undertaken in all parts of the borough. However, the main areas expected to be at risk of flooding during and beyond the plan period are identified within the Council's Level 1 Strategic Flood Risk Assessment (SFRA) and the Environment Agency's flood risk maps. The Level 1 SFRA highlights the areas at risk of fluvial, groundwater, surface water and sewer flooding and flooding caused by artificial sources. The document also identifies the borough's functional floodplain (known as flood zone 3b), which consists of land considered to be at high risk of flooding. National Planning Practice Guidance suggests that flood zone 3b should form a place for water to flow or be stored in times of flood and be safeguarded from development except for essential infrastructure (as defined in the NPPG).
- 4.3.39 The functional floodplain (flood zone 3b) in Guildford has historically undergone moderate levels of development. To reflect its existing state, the Level 1 SFRA differentiates between the borough's 'developed' and 'undeveloped' functional floodplain. 'Developed' functional floodplain constitutes the footprint of existing buildings located within the identified functional floodplain. Land in undeveloped flood zone 3b forms important flow routes. Any changes to these flow routes should be considered as part of a Flood Risk Assessment.
- 4.3.40 In accordance with national planning practice guidance, the Level 1 SFRA has been used to guide development towards areas at the lowest risk of flooding and identify areas unsuitable for development. However, the document concludes that land outside of the area of flood risk is not capable of accommodating all of the borough's identified development needs. A Level 2 SFRA has therefore also been produced and will help the Council apply the exceptions test (as described in the NPPG) as necessary to development proposals in areas at risk of flooding.
- 4.3.41 The Level 1 and Level 2 SFRAs form an important part of our evidence base. The documents will help ensure that development is guided towards the safest and most

sustainable locations in the borough. The Guildford Surface Water Management Plan and Ash Surface Water Study are also relevant in mitigating flood risk in the borough. The documents identify hotspot areas at risk of surface water flooding and appropriate measures for alleviating risk.

- 4.3.42 Water quality and groundwater protection are also significant issues in the borough. Approximately thirty percent of the Council's administrative area is located on principle aquifers¹ whilst 14 Source Protection Zones (SPZs) are located in the borough. The Environment Agency defines SPZs as groundwater sources, including wells, boreholes and springs, used for public drinking water supply. To protect these sources of drinking water, several restrictions will apply to the type of development permitted within the SPZs.

POLICY P4: Flooding, flood risk and groundwater protection zones

- (1) Flood zones in the borough of Guildford are defined based on definitions contained within national planning practice guidance and the Council's Strategic Flood Risk Assessment (Level 1).
- (2) Development in areas at risk of flooding as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment, including the 'developed' flood zone 3b (functional floodplain), will be permitted provided that:
 - (a) the vulnerability of the proposed use is appropriate for the level of flood risk on the site
 - (b) the proposal passes the sequential and exception test (where required) as outlined in the NPPF and Government guidance
 - (c) a site-specific flood risk assessment demonstrates that the development, including the access and egress, will be safe for its lifetime, taking into account climate change, without increasing flooding elsewhere, and where possible, will reduce flood risk overall
 - (d) the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site
 - (e) when relevant, appropriate flood warning and evacuation plans are in place and approved and
 - (f) site drainage systems are appropriately designed taking account of storm events up to 1 in 100 year chance of flooding with an appropriate allowance for climate change.
- (3) Development proposals in the 'developed' flood zone 3b will also only be approved where the footprint of the proposed building(s) is not greater than that of the existing building(s). Proposals within these areas should facilitate greater floodwater storage.
- (4) With the exception of the provision of essential infrastructure, 'undeveloped' flood zone 3b will be safeguarded for flood management purposes.
- (5) All development proposals are required to demonstrate that land drainage will be adequate and that they will not result in an increase in surface water run-off. Proposals should have regard to appropriate mitigation measures identified in the Guildford Surface Water

¹ Guildford Local Plan Evidence Base Scrutiny Forum (4 March 2014)

Management Plan or Ash Surface Water Study. Priority will be given to incorporating SuDs (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that they are not appropriate. Where SuDs are provided, arrangements must be put in place for their management and maintenance over their full lifetime.

- (6) Development within Groundwater Source Protection Zones and Principal Aquifers will only be permitted provided that it has no adverse impact on the quality of the groundwater resource and it does not put at risk the ability to maintain a public water supply.

Reasoned Justification

- 4.3.43 To minimise the risk created to people and property from new development and the impacts of climate change, the NPPF instructs Local Planning Authorities to direct development towards areas at the lowest risk of flooding. The Level 1 SFRA has informed the Site Allocations contained within the Local Plan and will be used in the determination of planning applications on unallocated sites. Proposals for development in areas at risk of flooding will be refused if other suitable sites are reasonably available in areas at lower risk. Where a windfall site is promoted, the proposal must also pass the sequential and exception test (where required) and demonstrate to be preferential to those sites already identified as contributing towards development supply.
- 4.3.44 Within each flood zone new development should be directed to areas of lowest risk first and, following this, to areas suited to the vulnerability of the proposed use. Land-uses considered to be most vulnerable to flooding must be located in areas of lowest flood risk first unless there are demonstrated to be overriding reasons to prefer a different location. NPPG will be referred to when assessing the vulnerability of a land use to flood risk. Its definition of 'essential infrastructure' will also be utilised in assessing planning applications in the undeveloped functional floodplain.
- 4.3.45 For development proposed in areas of greater flood risk (flood zone two or three) and where it is proven through the sequential test that there is no reasonable possibility of locating the development on a site at lower risk of flooding, the Council may request the applicant to demonstrate how their proposal meets the Exceptions Test. In such instance, applicants will be required to explain how the benefits provided to the community from the proposal outweigh the flood risk associated with the development. Applicants will also be required to submit a site-specific flood risk assessment that explains how the development will be safe to its users and occupiers throughout its life course.
- 4.3.46 Where there is a proven need for development in areas at risk of flooding, proposals will only be granted permission if they can demonstrate that safe access and egress is provided. In assessing such applications, the Council will refer to guidance provided by the Environment Agency and other relevant parties. Any development proposed within areas of flood risk will require flood management and mitigation measures and should demonstrate that the development is safe from flooding (including the anticipated impacts of climate change) for the duration of its intended lifetime.
- 4.3.47 Flood Risk Assessments will be required to support planning applications in accordance with the size and location criteria specified in the NPPG. Flood Risk Assessments prepared for individual sites should consider flood risk, surface water run-off issues and the potential for sustainable drainage systems to minimise flood

risk. Proposals for development in areas at, or potentially at, risk of groundwater flooding will also be required to submit an assessment of groundwater flood risk.

4.3.48 Sustainable Drainage Systems (SuDS) should be provided on all new development unless it can be demonstrated that such measures are inappropriate and suitable alternative drainage mechanisms are proposed. Drainage systems higher in the SuDS hierarchy, as defined by NPPG, will be favoured. However, to ensure effective use over their life course, the Council will require appropriate funding to implement management and maintenance requirements. Applicants should also demonstrate that they have taken regard to relevant recommendations of the Guildford Surface Water Management Plan or Ash Surface Water Study.

4.3.49 The water supply in Guildford is a precious resource and it is imperative that it is safeguarded from harmful development. National policy and guidance fully supports this stance. The European Union’s Water Framework Directive has been produced to deliver a better water environment and the Council, along with other key partners, will play a role in meeting its objectives by carefully planning development so that it does not reduce the quality of, or place pressure on, the water environment. Proposals for polluting industries, cemeteries and other similar uses are unlikely to be appropriate in the borough’s identified Source Protection Zones.

Key Evidence

- Local Flood Risk Management Strategy (Surrey County Council, 2014)
- Level 1 Strategic Flood Risk Assessment (Guildford Borough Council, 2016)
- Level 2 Strategic Flood Risk Assessment (Guildford Borough Council, 2016)
- Guildford Surface Water Management Plan (Guildford Borough Council, 2014)
- Ash Surface Water Study (Guildford Borough Council, 2014)

Monitoring Indicators

Indicator	Target	Data source
Number of applications permitted for highly vulnerable uses in flood risk zone three	No planning permissions in flood zone 3b or 3a for highly vulnerable uses	Planning applications and appeals
Percentage of appeals allowed for applications refused on flood risk grounds	Reduction in percentage of appeals allowed	Planning appeals

Policy P5: Thames Basin Heaths Special Protection Area

Introduction

- 4.3.50 The Thames Basin Heaths Special Protection Area (SPA) is an area of lowland heath covering over 8,000 hectares of land across Surrey, Berkshire and Hampshire. The SPA was designated under the European Birds Directive in March 2005 because it supports important breeding populations of a number of birds, particularly nightjar, woodlark and Dartford warbler, ground nesting birds that are particularly vulnerable to predation and disturbance. This protection was codified in UK law through the Habitats Regulations.
- 4.3.50a Special Protection Areas, along with Special Areas of Conservation, form the Natura 2000 network. Natura 2000 is the EU contribution to the "Emerald network" of Areas of Special Conservation Interest set up under the Bern Convention, a treaty signed by 46 European states and some states in Africa. Natura 2000 also contributes to delivering the commitments of other international agreements and treaties, notably the Convention on Biological Diversity treaty opened at the Rio earth summit in 1992.
- 4.3.50b Policy P5 sets out an approach to the protection of the SPA, the basis of which is set out in the Thames Basin Heaths Special Protection Area Delivery Framework from the Thames Basin Heaths Joint Strategic Partnership Board.

POLICY P5: Thames Basin Heaths Special Protection Area

- (1) Permission will only be granted for development proposals where it can be demonstrated that doing so would not give rise to adverse effects on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), whether alone or in combination with other development. Where one or more adverse effects on the integrity of the SPA will arise, measures to avoid and mitigate these effects must be delivered and secured in perpetuity. These measures must be agreed with Natural England.
- (2) The following principles apply:
 - (a) There is an "exclusion zone" set at 400m linear distance from the SPA boundary. Permission will not be granted for development that results in a net increase in residential units within this zone. Proposals for other types of development within this zone must undertake Habitats Regulations Assessment to demonstrate that they will not harm the integrity of the SPA.
 - (b) There is a "zone of influence" between 400m and 5km linear distance from the SPA boundary. Where net new residential development is proposed within the zone of influence, avoidance and mitigation measures must be delivered prior to occupation of new dwellings and in perpetuity. Measures must be based on a combination of 1) the provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG) and 2) Strategic Access Management and Monitoring (SAMM).
 - (c) Residential development of over 50 net new dwellings that falls between five and seven kilometres from the SPA may be required to provide avoidance and mitigation measures. This will be assessed on a case-by-case basis and agreed with Natural England.

SANGs

- (3) The following principles apply to the provision of SANG:
 - (a) A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants.
 - (b) Developments must fall within the catchment of the SANG that provides avoidance, except developments of fewer than 10 net new residential units.
 - (c) The Council will collect developer contributions towards avoidance and mitigation measures, including SANG (unless bespoke SANG is provided) and SAMM.
 - (d) Developments may secure or provide bespoke SANG. Proposals for new SANGs will not be acceptable unless agreed by Natural England. Large developments may be required to provide bespoke SANG.
- (4) Where further evidence demonstrates that the integrity of the SPA can be protected using different distance thresholds or with alternative measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.

Definitions

- 4.3.50c 'Adverse effects on integrity' refers to the definition under the Habitats Regulations. In line with the Habitats Regulations, development proposals should be screened to establish whether they are likely to have significant effects on the SPA. All net new residential development up to five km from the SPA, and developments of over 50 net new residential units five to seven km from the SPA are considered likely to have a significant effect. Where significant effects are likely, proposals must undergo Appropriate Assessment to identify measures that avoid, as a first step, and mitigate any adverse effects. However, if residential developments provide or contribute to appropriate SANG and SAMM measures, they will not be required to undergo Appropriate Assessment.
- 4.3.51 Residential development means development which provides permanent accommodation including:
- units falling within Use Classes C3 (dwellinghouses) and houses of multiple occupation (Use Classes C4 and sui generis)
 - units of staff residential accommodation falling within with Use Classes C1 and C2
 - traveller accommodation units (Use Class sui generis) and
 - student accommodation.

Exclusion zone

- 4.3.52 It is not considered possible to avoid impacts from increased residential development within the exclusion zone up to 400m (linear) from the SPA due to the risks of fires, fly-tipping, cat predation and other pressures. Therefore, proposals that would result in a net increase in the number of residential units within the exclusion zone will be refused.

Zone of influence

- 4.3.54 In the zone of influence, beyond the exclusion zone and up to 5km (linear) from the SPA, a net increase in the number of residential units is likely to lead to increased recreational use of the SPA. Visitor surveys produced by Natural England demonstrate that 70 per cent of visitors to the SPA come from within this distance. In order to avoid this impact, net new residential development must secure or provide Suitable Alternative Natural Greenspace (SANG) and provide funding for Strategic Access Management and Monitoring (SAMM). Proposals for student accommodation and other types of permanent accommodation not listed in paragraph 4.3.51 may not need to provide avoidance and mitigation measures. This will be assessed on a case by case basis.

Five to seven kilometre zone

- 4.3.55 80 per cent of SPA visitors come from within seven kilometres of the SPA. Developments of over 50 net new residential units in the five to seven kilometre zone may be required to provide or contribute to an amount of SANG, to be determined on a case by case basis.

New dwellings that do not require planning permission

- 4.3.56 Developments covered by prior approval and permitted development benefit from a blanket planning permission granted by central government and do not need to receive planning permission from the Local Planning Authority. These developments must be compliant with the Habitats Regulations as a matter of law and must adhere to the principles set out in policy P5. Where avoidance and/or mitigation measures are required, these should be provided in line with the approach set out in this policy and the Thames Basin Heaths Special Protection Area Avoidance Strategy (the strategy). The Council will enter into an agreement with anyone undertaking such developments to provide avoidance and mitigation measures where appropriate.

Suitable Alternative Natural Greenspace (SANG)

- 4.3.57 SANGs are natural or semi-natural public open spaces that avoid the impact of new residential development on the SPA by providing land that can be used for recreation as an alternative to visiting the SPA. The amount of SANG land needed to provide avoidance for a new residential development will depend upon the expected number of occupants. SANG must be provided at a minimum of 8 hectares of SANG per 1000 residents of new development. However, a greater provision may be required where local or other circumstances indicate that this minimum amount would not be sufficient.
- 4.3.58 SANGs have a catchment based on their size as follows:
- Up to 12 hectares – two kilometre catchment
 - 12 to 20 hectares – four kilometre catchment
 - 20 hectares or over – five kilometre catchment.

Developments must fall within the catchment of the SANG that is to provide avoidance, except developments of fewer than 10 net new residential units.

- 4.3.59 These standards may be subject to review at a future date. The current accepted standards are set out in the strategy.

- 4.3.60 Proposals for new SANGs must be agreed by Natural England and will be expected to follow Natural England's SANG guidelines. Developers may propose bespoke SANGs that provide avoidance for their own developments, either within the development site or off-site in an appropriate location. The size requirements for new SANGs set out in the SANG guidelines often mean that SANGs cannot not be delivered on smaller sites. The Council therefore provides strategic SANGs which developers of smaller sites can pay a tariff to use.
- 4.3.61 Large developments may be required to provide bespoke SANGs based on factors including their scale and potential impact on the SPA, their ability to do so, and the availability of strategic SANG. This will be judged on a case-by-case basis. Bespoke SANGs may be required to include a combination of benefits, including biodiversity enhancement, green infrastructure and, potentially, new recreational facilities in line with the Council's adopted green infrastructure policies.

Strategic Access Management and Monitoring (SAMM)

- 4.3.62 SAMM refers to measures undertaken on the SPA to reduce the impact of visitors and monitoring of both visitors and bird populations. Access management measures are provided strategically across the whole SPA to ensure that adverse impacts are avoided and that SANGs function effectively. This is funded through developer contributions and coordinated by Natural England in partnership with landowners and other stakeholders.

Reasoned justification

- 4.3.63 The SPA makes an important contribution to Guildford borough's landscape character, provides highly valued habitats, and receives strong protection under UK and European law. The Council has therefore adopted the precautionary principle where it is assumed that proposals for development will adversely affect the SPA unless otherwise demonstrated.
- 4.3.64 The Thames Basin Heaths Special Protection Area Delivery Framework sets out an approach to identifying which types of development are likely to have an adverse effect on the SPA, and how effective avoidance and mitigation measures should be delivered. Policy P5 reflects this approach. Further detail is provided in the strategy.
- 4.3.64a Local planning policy must be consistent with policy NRM6 of the South East Plan. The approach taken in Policy P5 reflects the approach in Policy NRM6.
- 4.3.65 It is acknowledged that the approach may be subject to review by the Joint Strategic Partnership Board in the future as more evidence becomes available. The Council will review the strategy and Local Plan policies at appropriate intervals.

Key Evidence

- Thames Basin Heaths Special Protection Area Delivery Framework (Thames Basin Heaths Joint Strategic Partnership Board, 2009)
- European Directive 92/43/EEC Conservation of natural habitats and of wild fauna and flora
- European Directive 79/409/EEC Conservation of wild birds
- The Conservation of Habitats and Species Regulations 2010

Monitoring Indicators

Indicator	Target	Data source
Delivery/funding of bespoke avoidance and mitigation measures	All qualifying developments to provide or fund avoidance and mitigation measures	Planning applications and appeals
Number of net new residential developments within 400m of SPA	No net new residential developments within 400m of SPA	Planning applications and appeals

Draft

4.4 Economy Policies

Policy E1: Meeting employment needs

Introduction

- 4.4.1 The NPPF states that one of the roles of the planning system is to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. It goes on to say local planning authorities should plan positively and proactively to meet the development needs of business and support an economy fit for the 21st century.
- 4.4.2 Our Corporate Plan (2015-2020) states that our borough's economy continues to perform well, being one of the strongest and most vibrant outside London, but there are signs that competitiveness could be lost to other locations. The importance of a healthy economy is a fundamental factor in shaping our society by improving the quality of life and prosperity of residents. Our priority is to encourage economic growth through knowledge, innovation and creativity. This means helping businesses to improve their productivity without damaging our quality of life or environment. A growing cluster of high-tech industries, at the cutting-edge of innovation, continues to create new employment opportunities. Key business clusters in the borough are digital, health and education.
- 4.4.3 Existing innovation networks such as the high technology clusters that form a key part of our economy will be supported along with the wide range of other businesses in our borough. The Corporate Plan supports the Council in playing an active role in Enterprise M3 Local Enterprise Partnership (LEP), supporting its wider objectives to ensure that our economy remains innovative, well-balanced and socially, environmentally and commercially sustainable.
- 4.4.3a Local enterprise partnerships (LEPs) are voluntary partnerships between local authorities and businesses set up in 2011 to help determine local economic priorities and lead economic growth and job creation within the local area. They carry out some of the functions previously carried out by the regional development agencies which were abolished in 2012. The Enterprise M3 LEP is a public/private partnership set up to support and sustain economic growth at a local level by working with businesses, key delivery partners and central government. They signpost opportunities for business and other partners including funding and bring together people, business, public and not-for-profit sectors together to share insights and data.
- 4.4.4 The borough's economy is strong in areas that the government has announced are high priority growth areas for the UK including health and life sciences, space, digital and creative industries, and professional services. Innovative industries have emerged and clustered, some based at the Surrey Research Park and the University of Surrey and others in the town centre, such as electronic gaming, stem cell research and satellite technology. The borough has benefited from strong cluster growth in high tech innovative businesses including healthcare and bioscience and satellite technology. There are some emerging clusters built around 5G technologies and veterinary science (including the significant recent investment and presence of the Pirbright Institute, world leaders in animal virology) which have considerable potential for inward investment and business start-ups.
- 4.4.5 A significant amount of existing employment floor space in the borough is located on the Strategic Employment Sites identified in the Employment Land Needs Assessment

(ELNA) (2017). Elsewhere in the borough a significant contribution is made by employment on much smaller sites. These are located on a mixture of industrial estates, in villages and in our rural areas. The Council is keen to support and, where possible, protect employment on these sites.

POLICY E1: Meeting employment needs

- (1) In order to deliver 4,100 additional B class jobs¹ to 2034, land will be allocated for a net gain of between 36,100 and 43,700 sq m of floorspace for office and research & development (B1a and B1b) and between 3.7 and 4.1 ha land for industrial (B1c, B2 and B8) uses. This will provide a range and choice of employment premises over the plan period and accommodate the predicted future growth in jobs required for the borough's economy to develop and strengthen.

	Lower range	Upper range
Office and Research & Development floorspace (B1a and B1b)	36,100 sq m	43,700 sq m
Industrial land (B1c, B2 and B8)	3.7 ha	4.1 ha

- (2) The Plan aims to ensure sustainable employment development patterns, promote smart growth (see glossary) and business competitiveness, and allow flexibility to cater for the changing needs of the economy.
- (3) The following will be supported:
- the retention, creation and development of small local business by encouraging a range of types and sizes of new premises including incubator units, managed workspace and serviced office accommodation
 - the provision of essential ancillary employment facilities close to places of employment
 - rural economic development opportunities and
 - proposals which come forward to redevelop outmoded employment floor space and cater for modern business needs.

B Class Uses

Strategic Employment Sites

- (4) The designated Strategic Employment Sites together make up the borough's current core supply of employment land.
- (5) The Office (B1a) and Research & Development (B1b) Strategic Employment Sites are:
- Guildford Town Centre employment core
 - Surrey Research Park (extended)
 - Guildford Business Park
 - 1000, 2000 and 3000 Cathedral Hill
 - London Square, Cross Lane
 - 57 and Liongate Ladymead
 - The Guildway, Portsmouth Road
 - The Pirbright Institute

¹ See glossary for definition of B class jobs

- (i) Send Business Centre/Tannery Studios Tannery Lane, Send
- (6) When developed, the new employment site at the north side of Gosden Hill Farm (site allocation A25) will be treated as an Office and Research & Development Strategic Employment Site.
- (7) The Industrial (B1c, B2 and B8) Strategic Employment Sites are:
 - (a) Slyfield Industrial Estate
 - (b) North and south of Lysons Avenue, Ash Vale
 - (c) Riverway Industrial Estate, Astolat Business Park and Weyvern Park at Peasmarsh
 - (d) Cathedral Hill Industrial Estate
 - (e) Guildford Industrial Estate, Deacon Field
 - (f) Woodbridge Meadows
 - (g) Middleton Road Industrial Estate
 - (h) Merrow Lane (incl Perram Works, Bridge Park, Merrow Business Centre, SCC depot)
 - (i) Quadrum Park, Peasmarsh
 - (j) Woodbridge Park, Woodbridge Road
 - (k) Henley Business Park, Normandy
- (8) When developed, the new employment land at Burnt Common, together with the existing employment floorspace, will be treated as an Industrial Strategic Employment Site.

Locally Significant Employment Sites

- (9) The Locally Significant Employment Sites include all sites which meet the definition set out below and include:
 - (a) 31 Chertsey Street and 1-7 Stoke Road, Guildford
 - (b) Andrew House, College Road, College House (89 and 91), Stoke House, Leapale House and Bell Court, Guildford
 - (c) 65 Woodbridge Road, Guildford
 - (d) Broadford Business Park, Shalford
 - (e) The Pines Trading Estate, Broad Street
 - (f) (Intentionally blank)
 - (g) Grange Court, Tongham
 - (h) The Courtyard, Wisley
 - (i) Abbey Business Park, Eashing
 - (j) Home Farm, Loseley Park
- (10) When developed, the new industrial employment land on the west side of the former Wisley Airfield, will be treated as a Locally Significant Employment Site.
- (11) The Strategic Employment Sites and the Locally Significant Employment Sites are shown on the borough Policies Map.

Definitions

- 4.4.6 The Strategic Employment Sites were identified in the ELNA. The sites are all larger than 1.5 ha and all have at least 7,000 sq m of employment floorspace, most have more than 10,000 sq m of floorspace. Together the sites make up more than 170 ha of employment land and more than 500,000 sq m of employment floorspace.
- 4.4.7 The identified Locally Significant Employment Sites listed in the above policy are shown on the Proposals Map however the list is not exhaustive. All sites which meet the

definition will be classified as Locally Significant Employment Sites. The sites were identified from the non-strategic sites in the ELNA and local knowledge. They are single buildings of approximately 3,000 sq m or greater, clusters of two or more buildings in the urban area or rural clusters, which are important to retain to support the rural economy.

Reasoned justification

- 4.4.8 The ELNA (2017) assessed the future requirements for B-use class employment land over the plan period. Employment land requirements were derived from a mean average of three employment forecasts. The ELNA identifies a residual requirement for employment land, as set out above. The annual monitoring report, which is produced annually, will keep track of the delivery against this target. A three-yearly review of the ELNA will enable any unforeseen changes in the local economy to be monitored so that the use of policies can be reviewed where necessary to reflect changing circumstances.
- 4.4.9 Sufficient land has not been identified within the urban area to meet the employment land requirements so it has been necessary to allocate new employment sites. There needs to be a degree of choice and flexibility of floor space to ensure that the local property market can operate efficiently and allow businesses in the borough to grow. If enough suitable land, choice and flexibility is not provided, the Local Plan may not meet the needs of the borough's businesses. In time, this could lead to existing businesses moving out of the borough and new and small businesses not being able to establish themselves or invest in the borough. The retention of existing and creation of new incubator and move-on units is key to supporting new businesses in the borough and helping existing small businesses to thrive. A priority in our economic strategy is to increase the amount of incubator and start-up space for new and emerging SMEs.
- 4.4.10 As set out above, the new Local Plan seeks to protect existing major employment sites and protect its locally strategic employment sites to comply with the NPPF. Loss of these sites to alternative uses runs the risk of constraining employment growth and limiting economic diversification.
- 4.4.11 The need to renew and refurbish employment floorspace, especially office space, is imperative if the borough is to retain existing occupiers and compete effectively for new occupiers looking to locate in the area. There is a particular need for grade A (the best office space) and good quality second-hand floorspace.
- 4.4.11a Three of the Strategic Employment Sites (The Pirbright Institute, Lysons Avenue, Ash Vale and Henley Business Park, Normandy) have been identified as having land which falls within 400m of the SPA. Development on these sites which falls within the 400m exclusion zone (as defined in Policy P5) will require a project-level HRA.

Delivery strategy

- 4.4.12 The Council will work with our partners including the Enterprise M3 LEP and local business organisations to support sustainable economic growth in the borough.
- 4.4.13 Implementation of this policy will be via the development management process.

Key Evidence

- Employment Land Needs Assessment (Guildford Borough Council, 2017)
- Guildford Borough Economic Strategy 2013 – 2031 (Guildford Borough Council, 2013)
- The Enterprise M3 Strategic Economic Plan - 2014-2020 (Enterprise M3, 2014)
- The Enterprise M3 Delivery Plan - 2014-2020 (Enterprise M3, 2014)

Monitoring Indicators

Indicator	Target	Data source
Net change in permitted and completed B1 (a, b, c), B2 and B8 floorspace (sq m) in the borough	Net increase of 36,100 - 43,700 sq m B1a and B1b use class floorspace to 2034 Net increase of 3.7-4.1ha Industrial land (B1c, B2 and B8) to 2034	Planning applications and appeals and building completions data
Amount of employment floor space (sq m) lost to non-B class uses	N/A	Planning applications and appeals and building completions data
Number of employee jobs (total and by industry) in the borough	4,100 additional B class jobs to 2034	Published data e.g. ONS Business Register Employment Survey (BRES)

Policy E2: Location for new employment floorspace

Introduction

- 4.4.14 The NPPF states planning policies should promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Guildford town centre is the preferred location for new office and research & development floorspace due to its size and transport links. There is currently a limited supply of sites in the town centre for new employment floorspace but this may change over the plan period and remains the most sequentially preferable location. Industrial, warehousing and storage uses are generally less compatible with residential development and due to the larger vehicles needed are often best located with good access to the road network.

Policy E2: Location for new employment floorspace

- (1) Proposals for new office and research & development (B1a and B1b) floorspace will be directed sequentially to:
 - (a) Guildford town centre, then
 - (b) locations within 500m of a public transport interchange, then
 - (c) Offices and Research & Development Strategic Employment Sites¹ unless:
 - (i) the proposed floorspace is limited in scale (less than 200 sq m or 25% of the existing office/R&D floorspace whichever is the lower) and/or
 - (ii) ancillary to the primary use of the site.
- (2) The sequential approach does not apply to proposed floorspace included in the site allocations in the Local Plan.
- (3) Where net additional floorspace exceeding 200 sq m or 25% of the existing office and R&D floorspace is proposed (whichever is the lower) in the redevelopment or extension of a building in locations other than those set out above, it will need to be demonstrated that there are:
 - (a) no sites available in the locations set out above
 - (b) there is a demonstrated need, and
 - (c) the site is or will be made accessible by sustainable modes of transport.
- (4) The expansion of existing offices in locations outside the town centre, Strategic Employment Sites and Locally Significant Employment Sites should be limited and any development not limited in scale is to be directed to sequentially preferable locations.

Industrial, warehousing and storage:

- (5) Proposals for new industrial, warehousing and storage (B1c, B2 and B8) floorspace will be directed to the Industrial Strategic Employment Sites and any sites where this use class of floorspace is included in the site allocation in the Local Plan.

All B class development:

- (6) Proposals for the provision for small business units (less than 50 sq m), suitable for start-ups and SME will be encouraged.

¹ Defined in policy E1

- (7) Proposals, particularly those of over 5,000 sq m, will be encouraged to provide childcare facilities on or close to the site.

Definitions

- 4.4.15 In this plan we define a transport interchange as 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).
- 4.4.16 When developed, the two new rail stations, Guildford East (Merrow) and Guildford West (Park Barn), will each be treated as a transport interchange.
- 4.4.17 For the purposes of the sequential assessment the train stations at Clandon, Chilworth, Gomshall, Shalford, Effingham Junction and Wanborough will not be considered to be transport interchanges because of their locations within the Green Belt, AONB or the nature, character and size of the surrounding village or centre. We do not consider that it is sequentially preferable, sustainable or appropriate to direct office development over 100 sq m to these locations.
- 4.4.18 The bus station in Guildford town centre is defined as a public transport interchange. When it is replaced on site or by a suitable alternative arrangement to be located either partly or wholly on or off site this will be defined as a public transport interchange.
- 4.4.19 All transport interchanges are shown on the Policies Map and the 500m buffer around the interchange is shown on the maps included in Appendix A1.
- 4.4.20 Transport interchanges do not include stand-alone bus stops or park and ride locations.
- 4.4.21 The Strategic Employment Sites are defined in policy E1 and are shown on the Policies Map.

Reasoned justification

- 4.4.22 One of the greatest concentrations of offices in the Borough is in the Guildford Town Centre Employment Core, however there has been a significant loss of B1a use class floorspace in recent years through permitted development and prior approval. The projected growth in employment over the plan period means there is a need to accommodate between 36,100 and 43,700 sq m of office and research & development floorspace in the borough (see policy E1). The ELNA 2017 concluded there was not enough capacity to accommodate all of the growth in the existing town centre and on the existing Strategic Employment Sites. Existing permissions and sites under construction have been taken into account along with sites that are likely to be granted permission for residential development over the plan period.

- 4.4.23 To ensure the supply of premises is suitable for modern business needs, renewal including redevelopment of existing offices is encouraged. There is currently need for grade A and good quality grade B premises. This will be particularly encouraged in the most sustainable locations in terms of public transport accessibility.
- 4.4.23a Development involving waste management facilities may be appropriate and will be directed to the Industrial Strategic Employment Sites. The Surrey Waste Plan 2008 policy CW5: Location of Waste Facilities gives priority to industrial/ employment sites, particularly those in urban areas, and to any other suitable urban sites and then to sites close to urban areas and to sites easily accessible by the strategic road network. Some waste management activities fall within the industrial classes in the Use Classes Order and can be considered to be a B1c, B2 or B8 use. This is particularly the case given the increased move towards enclosing waste management activities in purpose-designed buildings. However some do not fall within specific use classes and are therefore sui generis use.

Key Evidence

- Employment Land Needs Assessment (Guildford Borough Council, 2017)
- Guildford Borough Economic Strategy 2013 – 2031 (Guildford Borough Council, 2013)

Monitoring Indicators

Indicator	Target	Data source
Percentage of permitted and completed class B1a and B1b floorspace that is located: <ul style="list-style-type: none"> • in Guildford town centre • locations within 500m of a public transport interchange • on the Strategic Employment Sites 	95%	Planning applications and appeals and building completions data
Percentage of permitted and completed class B1c, B2 and B8 floorspace that is located on the Industrial Strategic Employment Sites	100% of permitted and completed class B1c, B2 and B8 floorspace on the Industrial Strategic Employment Sites	Planning applications and appeals and building completions data
Percentage of B class development proposals incorporating units of less than 50 sq m	50%	Planning applications and appeals and building completions data
Percentage of B class development proposals over 5,000 sq m incorporating childcare facilities on or close to the site	50% of developments over 5,000 sq m	Planning applications and appeals and building completions data

Policy E3: Maintaining employment capacity and improving employment floorspace

Introduction

- 4.4.24 In 2013, permitted development rights were introduced which enabled offices (B1a) to be converted to residential (C3) use without the need for planning permission. Applicants only had to apply to the Council for prior approval in relation to flooding, highways, transport and contamination impacts. The Government originally proposed that these rights would expire after three years but they became permanent in April 2016. A new three-year temporary permitted development right for the change of use from light industrial (B1c) to residential came into force¹ at the same time.
- 4.4.25 As a result of these permitted development rights, a significant amount of office floorspace has been lost, particularly in Guildford town centre. This is in addition to employment floorspace lost over the years because of the higher land values of residential use. As a result of these losses, and also the projected need for employment floorspace over the plan period, the policy seeks to protect floorspace to sustain employment capacity and to accommodate existing and future need.

Policy E3: Maintaining employment capacity and improving employment floorspace

- (1) Strategic and Locally Significant Employment Sites will be protected for either B1a and B1b use or B1c, B2 and B8 use in line with their designation in policy E1.
- (2) On Strategic and Locally Significant Employment Sites, employment floorspace will be protected and the loss strongly resisted. Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a continuous period of at least:
 - a) two years for a Strategic Employment Site; or
 - b) 18 months for a Locally Significant Employment Site prior to submission of a planning application.
- (3) Outside of the designated employment sites, employment floorspace will be protected in line with the latest needs assessment and the loss be resisted. Redevelopment or change of use to a non-employment use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a continuous period of at least 12 months prior to submission of a planning application.
- (4) Once the period of comprehensive and active marketing is complete, another suitable B class employment use should be considered, followed by any other employment generating use, before change of use to residential or other use with no on-going employment use will be permitted.
- (5) The redevelopment of outmoded employment floorspace will be permitted to cater for modern business needs. The provision of improved ICT infrastructure will be encouraged in refurbished and redeveloped sites.

¹ Applies to planning applications received on or after 1 October 2017, for change of use from a maximum B1c floorspace of 500 sq m, and for which prior approval is granted before 1 October 2020. Development must be completed within 3 years of the prior approval date.

Definitions

- 4.4.26 Employment floorspace is that which is in B1a, B1b, B1c, B2 and B8 use class.
- 4.4.26a Evidence of active and comprehensive marketing is defined in Appendix A2.
- (4.4.27 Paragraph intentionally blank)
- (4.4.28 Paragraph intentionally blank)
- 4.4.29 Strategic Employment Sites and Locally Significant Employment Sites are identified in policy E1 and on the Policies Map.
- 4.4.30 The policy applies to all employment sites including small business units which are important for start-ups and SME (Small and Medium Enterprises).
- 4.4.30a The policy applies to all premises and land which is in B1a, B1b, B1c, B2 and B8 use class whether the premises or land is currently occupied or vacant.

Reasoned justification

- 4.4.31 Policy E3 seeks to sustain and enhance employment in the borough through the protection of sites as set out in the policy. It aims to protect employment floorspace to ensure there is sufficient supply to accommodate existing and future need. As set out in the policy a more flexible approach will be applied to the change of use in locations outside town centres and key existing employment locations, however as a significant number of sites are being lost through permitted development, the policy seeks to ensure existing and future need is accommodated.
- 4.4.32 There is no specific national guidance on an appropriate period for marketing with regard to offices, research and development or industrial sites but in order to retain sites and to meet projected needs, the criteria set out above should be met. A requirement for evidence of two years active marketing is appropriate on the Strategic Employment Sites. This provides sufficient time to test the market and to allow for changes in market conditions. A sliding scale is considered to be appropriate for sites of lesser importance to the borough's overall employment land supply.
- 4.4.33 The policy will be implemented via the development management process.

Key Evidence

- Employment Land Needs Assessment (Guildford Borough Council, 2017)
- Guildford Borough Economic Strategy 2013 – 2031 (Guildford Borough Council, 2013)

Monitoring Indicators

Indicator	Target	Data source
Net change in permitted and completed B1 (a, b, c), B2 and B8 floor space (sq m) in the borough, Strategic Employment Sites and Locally Significant Employment Sites	Net increase of 36,100 - 43,700 sq m B1a and B1b use class floorspace to 2034 in the borough Net increase of Industrial land (B1c, B2 and B8) to 2034 in the borough	Planning applications and appeals and building completions data
Amount of employment floor space (sq m) lost to non-B class uses in the borough, Strategic Employment Sites and Locally Significant Employment Sites	No employment floorspace lost on the Strategic Employment Sites and Locally Significant Employment Sites	Planning applications and appeals and building completions data
Number of employee jobs (total and by industry) in the borough	4,100 additional B class to 2034	Published data e.g. ONS Business Register Employment Survey (BRES)

Policy E4: Surrey Research Park

Introduction

- 4.4.34 The NPPF requires planning authorities to plan proactively to meet the development needs of business and support an economy fit for the 21st century. Paragraph 21 requires the Council to “support existing business sectors” and to “plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries”.
- 4.4.35 The Surrey Research Park is one of the borough’s largest employment areas. It provides a mix of B1 (a and b) office space and research and development floorspace. It is located to the west of Guildford town centre, on the edge of the existing urban area. The Research Park is a centre of excellence in technology, science, health and engineering. It was founded in 1984 and has been owned from the outset by The University of Surrey. The 28-hectare site is a low density, development which is part of the University campus and provides a high quality, working environment. The Park is home to over 140 companies engaged in a broad spectrum of research, development and design activities. The Research Park includes The Surrey Technology Centre, which provides space for small technology (research, development and design) start-up companies. Units range in size from 15 – 80 sq m.
- 4.4.36 The Research Park currently has around 65,000 sq m of floorspace and only a few undeveloped sites currently remain. The last two plots are at Faraday Court and George Stephenson Place. Faraday Court has planning permission for 5,875 sq m of new floorspace for a pathology laboratory but that is now unlikely to go ahead and the site is currently being marketed for three smaller units with a total of 2,828 sq m floorspace. George Stephenson Place is currently being marketed for just under 1,900 sq m. In addition, Surrey Satellite Technology Limited (SSTL) has an outstanding permission for 2,100 sq m of additional floorspace.
- 4.4.37 The original outline planning permission for the Research Park included a restriction limiting use to “research, development and design activities, in any science, including social science, that is complementary to the activities of the University of Surrey”. This has ensured the site has remained focused on knowledge based industry over the last thirty years.
- 4.4.38 The main strength of the Surrey Research Park is the specialist research and development offer, set in an attractive location with good access to a well-qualified work force. The Park is close to the A3 and within walking distance of the Holiday Inn and Surrey Sports Park. There are research opportunities with the University of Surrey. It provides a unique facility in the wider South East. The Employment Land Needs Assessment (ELNA) recognises the specialist offer and recommends that the site is allocated as a Strategic Employment Site.
- 4.4.39 The 2013 UK Science Park Association (UKSPA) review of The Surrey Research Park revealed that the Park contributes between an estimated annual contribution to the regional economy of between £450m and £625 million¹. In addition, the companies on the Park have been responsible for a substantial increase in employment in knowledge-based sectors of the economy in Guildford and Surrey as a whole. The Surrey Research Park has maintained its focus on knowledge transfer, and is considered to be an important part of the University of Surrey’s infrastructure, providing an entrepreneurial environment and facilities to support the commercial application of the University’s research.

- 4.4.40 The Blackwell Farm site (policy A26) will include an extension to the Research Park of over 10 ha as part of the mixed-use development of the site.

POLICY E4: Surrey Research Park

- (1) The existing 28 hectare Surrey Research Park shown on the Policies Map and the proposed extension described in policy A26, will be protected for business use comprising offices, research, development, design and innovation activities, in any science, including social science, falling within Use Classes B1 (a), (b) and (c) of the Town and Country Planning (use Classes) Order 1987 (as amended), that is complementary to the activities of the University of Surrey. Development in accordance with the above will be supported.
- (2) It is expected that the new extension will provide a variety of sizes of unit including some small units (between 15 – 80 sq m) in order to meet the needs of start-up companies.
- (3) Where any proposals for development are submitted which do not meet the criteria set out above, the onus will be on the applicant to demonstrate:
 - (a) the need for such proposals in this location
 - (b) the economic benefits to the local and wider economy
 - (c) the proposed use would complement the overall functioning of the Research Park.
- (4) Proposals should be well designed and landscaped to complement and enhance the existing Research Park setting.

Reasoned justification

- 4.4.41 One of the key successes of the Surrey Research Park has been to maintain its focus on knowledge transfer and facilities to support the commercial application of the University's research. The Research Park should retain its focus on research, development and design activities and providing valuable knowledge-based employment. As part of the mixed-use Blackwell Farm development, which has a total capacity of 1,800 homes (1,500 in the plan period) an extension to the Research Park of over 10 hectares will be delivered. This will provide a total capacity of around 35,000 sq m of additional floorspace, of which 30,000 sq m is expected to be delivered in the plan period. The University will be supported in continuing the success of the Research Park on the expanded site and the contribution it makes to the regional economy.
- 4.4.42 As part of the Park's role encouraging enterprise from the University, a range of sizes of units will assist start-up businesses and those needing larger premises as they grow.

Key Evidence

- Employment Land Needs Assessment (Guildford Borough Council, 2017)

Monitoring Indicators

Indicator	Target	Data source
Total amount of additional B class floorspace permitted and completed on the site	Approx. 30,000 sq m B1a, b and c over the plan period that is complementary to the activities of the University of Surrey	Planning applications and appeals and building completions data
Total amount of appropriate additional B class floorspace permitted and completed on the site, which is complementary to the activities of the University of Surrey	Approx. 30,000 sq m B1a, b and c over the plan period that is complementary to the activities of the University of Surrey (100% of development)	Planning applications and appeals and building completions data

Draft

Policy E5: Rural economy

Introduction

- 4.4.43 The NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development, which includes economic, social and environmental dimensions.
- 4.4.44 The rural areas of Guildford borough are defined as the areas outside Ash, Tongham and Guildford urban areas. This means the rural area is large and includes a large variety of different locations such as villages, hamlets and even some of the strategic employment sites. As a result the rural policy relates to a diverse number of places in the borough and wide range of land-uses.
- 4.4.44a A third of borough residents live in rural areas. The rural wards account for 25 per cent of all employment in the borough, partly influenced by some of strategic employment sites but also by a large number of small businesses. In addition to farming, food and tourism the range of jobs and businesses is extensive including shops, workshops, distribution, ICT, childcare and education, residential homes, manufacturing, property, corporate headquarters and offices. Internet business and working from home is increasing. This shows the diversity of the borough's rural economy and the Council supports the view that all forms of business can be appropriate in the countryside. Small rural businesses need to be supported so they can remain in rural areas as they start to expand as this plays an important role in the development of the rural economy.
- 4.4.45 About 45 per cent of our construction jobs and enterprises are in the rural areas, as well as over 25 per cent of all manufacturing, commercial and other service jobs. The rural wards are home to a number of the Strategic Employment Sites including The Pirbright Institute (Pirbright), Henley Business Park (Normandy) and Quadrum Park, The Guildway, Astolat, Peasmarsh and River Wey (Shalford).
- 4.4.46 The Council will encourage rural enterprise through the planning process and, where feasible, contribute to projects promoted by the Surrey Countryside Rural Economic Forum and the Surrey Hills Board. The Council will work with our partners the Guildford Business Forum Rural Group. Rural and agricultural initiatives that improve local services and facilities and contribute to the rural economy will be supported. The creation of new business opportunities must be balanced with the needs of the farming industry. Farming is an important contributor to the rural economy; it can help to maintain the landscape, which helps to attract tourists, and helps to produce food locally.
- 4.4.47 In urban areas, national planning policy directs development for main town centre uses (see glossary) to town, district and local centres. This is known as the sequential approach. To support the rural economy, national policy is more flexible, allowing small-scale developments in rural areas without applying the sequential approach.

Policy E5: Rural economy

- (1) In order to support economic growth in rural areas, which will create jobs and prosperity, a positive approach to sustainable new development will be taken in Guildford borough. To promote a strong rural economy:
 - (a) the sustainable growth and expansion of all types of business and enterprise in rural areas will be supported, through conversion of existing buildings and provision of well-designed new buildings of appropriate scale, provided they are in accordance with green belt policy and other policies in the plan
 - (b) the development and diversification of agricultural and other land-based rural businesses will be supported, and
 - (c) the retention and development of local services and community facilities in our inset and identified villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship, which respect the character of the countryside, will be supported.
- (2) The Council will work with our partners at Surrey County Council and the Enterprise M3 LEP to support and improve the provision of internet services where needed in rural areas and enhance digital inclusion in such areas. This will help to retain and promote services and types of business, including traditional agriculture, and help to create more sustainable villages. The Council will also work with partners to support the provision of small-scale business incubation centres in rural areas.
- (3) Agricultural land will be protected as set out in national policy and the economic and other benefits of the best and most versatile agricultural land will be taken into account.
- (4) To support the rural economy, national policy is more flexible, allowing small-scale development for main town centre uses (see glossary) without applying the sequential approach. The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development.
- (5) Proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) located in rural areas but outside of Local and District Centres, will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 prior to submission of a planning application.

Definition

- 4.4.48 In Guildford borough small-scale developments means those of less than 100 sq m (gross).
- 4.4.48a Evidence of active and comprehensive marketing is defined in Appendix A2.

Reasoned justification

- 4.4.49 Farming and forestry are the traditional rural employers, and those involved in them are key to management of the countryside. The industries continue to evolve and whilst employment is declining, the way these industries are run is changing. In general terms farms need larger business units and larger buildings to be viable and cope with the larger volumes of product, larger equipment and statutory storage regulations. The

Council will support the provision of new and larger buildings, which are essential to farming and forestry. This will help the businesses to remain competitive and viable and also improve our food security.

- 4.4.50 In view of the changing circumstances facing agriculture it is important that farmers are able to diversify their activities to supplement their incomes. However, this needs to be managed in a sustainable way that preserves or enhances the character of the surrounding countryside. Diversification can support the viability of agricultural holdings and will be supported where it contributes to the retention of agriculture as part of the rural economy. Schemes should, however, be developed in the context of farm development programmes which meet the business needs of the enterprise, provide for the ongoing management of the land and buildings, are sustainable and are consistent with safeguarding countryside character. Current diversification in the Surrey Hills includes the High Clendon Estate Vineyard, Albury Organic Vineyard, Silent Pool gin distillery and Tillingbourne brewery.
- 4.4.51 Provision and take-up of reliable and high speed broadband has been a major issue reported by rural businesses in certain parts of the borough. Slow broadband and inadequate and slow mobile phone coverage are constraints to economic development. Extending the reach of fibre broadband is key for the viability of rural businesses and will also benefit rural residents. Many businesses are unable to operate competitively without a good internet service. Currently the poorly served areas of the borough includes parts of Effingham, Pirbright, Pilgrims, Tillingborne and Shalford . Extending superfast broadband is one of the priorities set out in the Corporate Strategy.
- 4.4.51a In May 2017 the Council has adopted a new Rural Economic Strategy aimed at protecting our natural and built heritage, sustaining our rural communities, and enabling enterprise and diversification in our changing countryside. This Rural Economic Strategy focuses on five policy priorities for the period 2017 to 2022:
- Affordable Housing and Sustainable Communities
 - Infrastructure for Enterprise
 - Landscape Management and Countryside Vision
 - Green Space, Health and Wellbeing for Better Quality of Life
 - Energy Policy, Generation and Supply
- The Strategy covers the River Wey catchment and will link Parish Councils, businesses and other local organisations in rural Guildford, for example, Surrey Hills AONB, Surrey Wildlife Trust, University of Surrey, and also the neighbouring boroughs of Waverley and Woking. Key to the strategy is continuous engagement between all these organisations on aspects of policy, planning and delivery. Delivery of the Strategy will be monitored by Guildford Business Forum's Rural Group whose members include environmentalists, farmers, landowners and producers.
- 4.4.51b Support for the rural economy is key for the Council and Enterprise M3 LEP who recognise its significance for attracting business investment to the area. The borough's rural areas are potential areas for business and in the future they may play a significant role in supporting the health of the Guildford economy. The Council will also work with our partners including Enterprise M3 to support the provision of small-scale business incubation centres in rural areas. These provide low cost, flexible office space for start-up businesses and nomad working and may be able to provide faster internet than at residential properties along with the benefits of interacting with other local entrepreneurs.
- 4.4.52 Enterprise M3 LEP has established a Rural Action Group to promote the economic interests of the rural areas which comprise the larger part of the sub-region. The action group brings together public, private and not-for-profit stakeholders to develop and

recommend policies and action plans to achieve this and to provide information into the Local Enterprise Partnership Board to support their decision making and policies. The Rural Action Group will promote viable and vibrant sustainable rural communities across the LEP area. The Council will work with this group and other organisations to secure long term growth of the economy and the labour force in the rural areas, whilst also promoting sustainable management of the countryside and protecting landscapes.

Key Evidence

- Employment Land Needs Assessment (Guildford Borough Council, 2017)
- Guildford Borough Economic Strategy 2013 – 2031 (Guildford Borough Council, 2013)
- Guildford Borough Corporate Strategy 2015 – 2020 (Guildford Borough Council, 2016 update)
- Guildford Borough Rural Economic Strategy 2017-2022 (Guildford Borough Council, 2017)
- Surrey Rural Strategy 2010 – 2015, (Surrey Rural Partnership, 2010)
- Rural Planning Policy Statement (Enterprise M3 LEP Rural Action Group, 2015)

Monitoring Indicators

Indicator	Target	Data source
Number of sq m of B class floorspace permitted and completed in rural wards	Overall net increase of 36,100 - 43,700 sq. m B1a and B1b use class floorspace to 2034 in the whole borough Overall net increase of 3.7 – 4.1 ha industrial land (B1c, B2 and B8) to 2034 in the whole borough	Planning applications and appeals and building completions data
Number of agricultural planning permissions refused	Permit all applications for essential agricultural development	Planning applications and appeals

Policy E6: The leisure and visitor experience

Introduction

- 4.4.53 The leisure and visitor experience in our borough supports people's quality of life, fosters social and cultural wellbeing, and increases the vibrancy of the area. As one of the fastest growing industries in the borough, the sector also makes a significant contribution to Guildford's economy; tourism alone generating over £335 million of income for local businesses and supporting more than 6100 jobs in 2015¹. By providing complementary uses that contribute to the daytime, early evening and night-time economy, leisure uses also play a crucial role in maintaining the vitality and viability of our town, district and local centres.
- 4.4.54 The borough offers a varied leisure and visitor experience, encompassing both the tranquility of the countryside along with the vibrancy of Guildford's town centre. The historic built environment also significantly contributes to Guildford's appeal. Many of the borough's entertainment and cultural activities are concentrated within central Guildford; the area offering a mix of shops, restaurants, performance venues, galleries and attractions including the Guildhall, Guildford Castle, Yvonne Arnaud Theatre, G Live and Guildford Museum. Other attractions in the borough include the River Wey and Dapdune Wharf Visitors Centre, Guildford Cathedral, Watts Gallery, The Hogs Back Brewery, Ash Museum, the Basingstoke Canal and the Blackwater Valley. We also have a range of sports facilities located across the borough including the Spectrum Leisure Complex, Ash Manor Sports Centre and the Surrey Sports Park that help to promote and facilitate active lifestyles amongst our population.
- 4.4.55 The rural parts of the borough also offer considerable recreational and tourism opportunities. Attractions include the Royal Horticultural Society Gardens at Wisley, impressive historic properties such as Loseley Park and the National Trust properties of Clandon Park and Hatchlands Park, and the Chilworth Powder Mills. Our natural landscapes also play a significant role in attracting visitors to the borough and improving the quality of life of Guildford's residents. Many additional visits arise from the pursuit of outdoor sports and activities in the countryside, notably rambling, horse riding and cycling, for which there is an extensive system of footpaths, bridleways and cycleways.
- 4.4.56 Despite the borough's unique attributes, there remains scope for improvement in the scale and quality of our leisure offer (particularly in Guildford town centre)². The Local Plan aspires to improve and diversify the leisure and visitor experience in the borough. Stimulating vibrant town and district centres, encouraging the provision of additional visitor and business accommodation in appropriate locations, protecting our special natural landscapes and preserving our historic built environment will be important to achieving this.

¹ The Economic Impact of Tourism Guildford 2015

² Guildford Retail and Leisure Study Update 2014 and 2017 Addendum

POLICY E6: The leisure and visitor experience

- (1) We will continue to develop a high quality visitor experience to increase the contribution that tourism, arts, cultural heritage and sport make to our quality of life and social and cultural well-being. To achieve this we will support:
 - (a) the provision of new and enhanced leisure and visitor attractions, including arts and cultural facilities, in accordance with the sequential test outlined in the NPPF for main town centre uses
 - (b) the provision of new and improved accommodation and conference facilities for tourist and business visitors in accordance with the sequential test
 - (c) sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas as long as they respect the size, character and function of their setting and comply with national green belt policy. This support extends to the re-use of suitable rural buildings for visitor accommodation and other small-scale rural development proposing less than 100 sq m of additional floorspace
 - (d) proposals which promote greater use of the River Wey as a leisure and recreational resource without harming local biodiversity or water quality.
- (2) To protect the vitality and viability of our town, district and local centres, proposals for new leisure space which exceed 500 sq m and are located outside of these areas, as designated on the Policies Map, will be required to submit an impact assessment. All new and enhanced leisure and visitor attractions and facilities will be required to preserve the borough's special heritage and natural features.
- (3) The loss of existing visitor, leisure and cultural attractions, including arts and entertainment facilities, hotels and indoor sports venues, will be strongly resisted unless replacement facilities of an equivalent or better standard and provision are proposed in a location equally accessible to the facility's current catchment area. Alternatively, robust evidence must be provided that demonstrates that the facility causes significant detriment to the amenity of the locality or that:
 - (a) there is no longer a need for the existing facility or an alternative leisure or visitor use; and
 - (b) the existing use is unviable and its retention has been fully explored (including active and comprehensive marketing the facility for its existing and alternative leisure or visitor use for a continued period of at least 18 months prior to submission of a planning application).

Definitions

4.4.56a Evidence of active and comprehensive marketing is defined in Appendix A2.

Reasoned Justification

4.4.57 Policy E6 aligns with the aims of the Council's Visitor Strategy (2014-2020) to actively promote and sustainably develop Guildford's visitor economy. We consider that the leisure and visitor experience in our borough has the potential to contribute significantly to Guildford's future economic growth.

- 4.4.58 We will continue to protect existing visitor and leisure facilities whilst promoting a sustainable expansion of the sector. The provision of arts and cultural facilities in particular can broaden the borough's offer and increase its appeal to visitors.
- 4.4.59 Visitor related development by its nature is often located in sensitive areas and its benefits need to be carefully balanced against the need to protect our valuable countryside and heritage assets from overcrowding and degradation. The plan seeks to ensure that the borough's unique natural landscapes and heritage, which contribute so significantly to its appeal as a leisure and tourism destination, are preserved. Any new built development must complement the natural attractions of the landscape and reflect the character of the surrounding area. Landscaping, careful siting of development, the re-use of buildings and attention to detail can help developments to respect their surroundings.
- 4.4.60 The provision of visitor accommodation is important to both businesses and tourism. Occupancy rates are high in the borough and the volume of overnight stays is increasing; reflecting an increasing need for further bed spaces. The Surrey Hotel Futures Report (June 2015) indicates that there is market potential and hotel company interest in providing additional visitor and business accommodation in the borough. To maintain and enhance Guildford's appeal as a tourist and business destination and keep pace with the growth of both sectors, we therefore consider it important to increase the borough's stock of hotel accommodation and protect existing facilities.
- 4.4.61 Proposals for new visitor and business accommodation and other leisure and tourism uses on unallocated land will be required to adhere to the sequential test outlined in the NPPF. This means that new facilities will be encouraged to locate in our town and district centres. If there are not any town centre sites available, edge of centre locations may be considered. Only if there are not any town centre or edge of centre sites available will out-of-centre locations be accepted. Applicants proposing new leisure uses outside of the town or district centres will be required to submit an impact assessment if the additional leisure floorspace exceeds 500 sq m. The assessment should clearly identify and explain the proposed development's likely impact on the vitality and viability of the town or district centre.
- 4.4.62 The Council also recognises that tourism is an important sector of the rural economy and has great potential for further growth. Appropriate development can help to sustain rural services and create significant benefits for local communities. The NPPF suggests that we should support sustainable rural tourism and leisure developments, including the provision and expansion of visitor facilities in appropriate locations, where identified needs are not met by existing facilities in rural service centres. Small-scale development proposing less than 100 sq m of additional floor space for leisure/visitor use in rural areas will therefore not be subject to the sequential test.
- 4.4.63 There is significant demand in the borough for accommodation that caters for the middle and upper end of the visitor market. The offer of many hotels providing such service is often dependent on a scenic rural location and/or spacious settings. To encourage the provision of more hotels and the diversification of the rural economy, proposals involving the re-use of suitable rural buildings (those considered by the Council to be of a permanent and substantial construction) or the comprehensive redevelopment of previously developed land for visitor accommodation in rural areas will generally be supported where their locational requirements are well justified. This approach accords with the NPPG's recognition that the market and locational requirements of some main town centre uses means they may only be accommodated in specific locations. Proposed development for visitor accommodation in rural areas should, where possible and relevant to its function and location, be accessible by public transport and comply

with green belt policy. The Council may apply a more flexible approach in regards to accessibility to public transport where it can clearly be demonstrated that the appeal of the proposed accommodation is predominately based upon its on-site facilities.

Key Evidence

- Guildford Borough Economic Strategy 2013 – 2031 (Guildford Business Forum and Guildford Borough Council, 2013)
- Tourism South East Research Services (2015) The Economic Impact of Tourism: Guildford 2015
- The Enterprise M3 Strategic Economic Plan – 2014-2020 (Enterprise M3 Local Enterprise Partnership, 2014)
- Surrey Hotel Futures Report June 2015 (Hotel Solutions on behalf of Surrey County Council)
- Guildford Retail and Leisure Study update 2014 (Guildford Borough Council, 2015)and Addendum 2017
- Visitor Strategy 2014-2020 (Guildford Borough Council, 2014)

Monitoring Indicators

Indicator	Target	Data source
Net change in visitor accommodation bed spaces granted planning permission and completed within the borough	Increase in the number of visitor bed spaces	Planning applications and appeals and building completions data

Retail and Service Centres

Introduction

- 4.4.64 Our hierarchy of retail and service centres of differing scale and functions serve as a central focus for our communities. They provide places to buy everyday necessary goods and services such as post offices, launderettes and takeaways, and places such as pubs and restaurants where people can meet up and socialise.
- 4.4.65 The hierarchy of centres in the borough is shown in Appendix B, and consists of a single town centre in Guildford town, one urban and two rural district centres, and 21 local centres across our towns and villages. The role and function of each centre relates to its position in the hierarchy and its size and mix of uses. Policies E7 Guildford Town Centre, E8 District Centres and E9 Local Centres are set out below.
- 4.4.66 Guildford's retail and service centres are the heart of our communities. They serve as a focus for community life, with Guildford serving a wide catchment that extends beyond the county. Within the borough, we have a range of centres of different scales, which serve different functions.

Policy E7: Guildford Town Centre

- 4.4.67 Guildford town centre has a unique setting and historic character and is the largest retail, service, administrative and commercial centre in the county of Surrey (measured by floorspace and number of units¹). With good transport accessibility by rail and road, it is one of the key town centres in the South East outside of London.
- 4.4.68 The town centre is centred on two linear features, the River Wey, and the High Street that rises up the valley side from Town Bridge. Related to this, the centre has striking topography, with attractive views to the surrounding countryside south and east of the town centre. It is renowned for its picturesque historic High Street and lanes off it, known as 'gates' which link the High Street, the Castle and the other key shopping street, North Street. The setting and the historic street pattern in the central area of the town centre are a vital part of its special character as is the range and concentration of heritage assets.
- 4.4.69 Guildford town centre is lively and economically resilient. It has proved to be one of the most resilient centres in the country in times of economic downturn², primarily due to its largely affluent catchment population and attractive environment.
- 4.4.70 Nevertheless, centres are constantly changing. As how we shop and spend our leisure time changes, and nearby similar sized centres such as Kingston upon Thames and Woking improve, so must Guildford town centre. As well as providing for shopping and employment needs, we must improve the overall experience for people visiting Guildford town centre.
- 4.4.71 Improvements needed include the leisure daytime, early evening and night time

¹ Experian

² Second most credit crunch resistant retail centre in the UK (Source: CACI Retail Footprint Study 2010/11)

economy, the built and natural environment in certain areas (including the riverside) and the dominance of traffic congestion and surface car parks. These will help to ensure that by 2034, Guildford town centre is as described in the spatial vision.

- 4.4.72 Guildford town centre, its ground floor primary and secondary shopping frontages and its primary shopping area are shown on the Policies Map. Its shopping frontages are listed in Appendix B.
- 4.4.73 The town centre will be the focus for developments of town centre uses of a scale appropriate to the centre's role and function that generate a large number of journeys. New retail development will be directed to the primary shopping area. Outside of the primary shopping area but within the wider town centre, a variety of town centre uses will be encouraged, including food and drink, leisure, and cultural uses that add to the liveliness, attractiveness, and economic resilience of the centre.
- 4.4.74 The role of Guildford town centre as the key retail and service centre for Surrey county will be reinforced, and it will become a more attractive place to live, to visit and to work in. We will ensure the public realm is enhanced and insist that all new development will be of the highest design and environmental standards. We will also take opportunities to reconnect the town centre to the amenity of the riverside.

POLICY E7: Guildford Town Centre

- (1) By 2034, Guildford town centre will have:
 - (a) a new retail-led, mixed-use development of 41,000 sq m (gross) of additional comparison goods floorspace on the North Street regeneration site within its primary shopping area.
 - (b) developments of other town centre uses that contribute to the liveliness of the town centre including food and drink, more gyms and cinema screens;
 - (c) approximately 1,300 new homes, particularly on upper floors as part of mixed use developments;
- (2) Retail and leisure proposals over 500 sq m (gross) located outside of Guildford town centre, local or district centres, and where the site is not allocated in this Plan, must be supported by a retail impact assessment.
- (3) Within the Primary Shopping Frontage as defined on the Policies Map proposals for change of use of existing ground floor shops (Class A1) to other uses will not be permitted.
- (4) Within the Secondary Shopping Frontage defined on the Policies Map, planning permission for the change of use of ground floor shops (Class A1) to Class A2, A3, A4 or A5 will be permitted where all the following criteria are met:
 - (a) the additional uses result in no more than two permitted ground floor non-retail uses adjacent to each other; and
 - (b) the additional use results in no more than one third of this section of the defined street level frontage (as defined in Appendix B) in permitted non-A1 Use Class; and
 - (c) the use will not result in loss of amenity in terms of noise, disturbance, smell, litter or traffic generation; and

- (d) the proposed use will not be detrimental to the shopping function or character of the town centre.
- (5) Exceptionally loss of shopping area uses (Class A) at ground floor level will be permitted, subject to the above criteria, where the proposed use is appropriate to a town centre shopping frontage.
- (6) Proposals for new food takeaways within 500m of schools will not be accepted because of the potential negative impact on the health of school children.

Reasoned Justification

- 4.4.75 The Plan defines a prime shopping area along the lower High Street where a concentration of the retail multiples are represented. This prime area has the highest proportion of A1 (shop) uses, the highest Zone A rental values, and the highest pedestrian flow levels in the whole town centre. In order to protect its liveliness and economic resilience, changes of use from shops (Use Class A1) to other uses will not be permitted. Town centre uses that are complementary to retail, will be permitted in the surrounding secondary shopping frontage.
- 4.4.76 The cumulative impact of concentrations of restaurants, take-aways, bars and pubs can cause problems for town centre residents. The amenity of residents in the town centre will be protected, both by this policy and other Local Plan policies concerned with protecting residential amenity. As we are encouraging more people to live in the town centre, we must ensure that new food and drink uses do not harm their amenities.
- 4.4.77 As the most sustainable location in the borough, Guildford town centre is the most suitable location for the larger developments of town centre uses, and for housing. We will ensure that large scale developments of town centre uses are located within the town centre, wherever possible as part of mixed-use developments including housing. Large scale retail will be located wherever possible within the primary shopping area.
- 4.4.78 Guildford Retail and Leisure Study Addendum 2017 calculates the likely future need for retail and leisure floorspace for the whole borough over the plan period to 2034. Calculations are based on 2014 ONS population projections and the likely future increase in expenditure, based on national data and a household survey. The figures also take into account changes in special forms of trading, such as increased proportion of expenditure on internet sales.
- 4.4.79 The headline figures for comparison retail need (gross floorspace), assuming Guildford town centre retains a constant market share, are 1,614 sq m to 2020; 15,664 sq m to 2025; 40,289 sq m to 2030 and 46,664 sq m to 2034. These figures are cumulative. Due to changing retail spending patterns and other variables, there is greater certainty in retail needs assessments for shorter time periods. Sites have therefore been allocated to meet identified needs to 2030, by when we will have reviewed needs again.
- 4.4.80 The anticipated proportion of retail sales made via the internet is increasing, and mobile phone retailing is growing. It is becoming increasingly clear that the successful large bricks and mortar retailers are increasingly becoming multi-channel retailers (selling through bricks and mortar stores and online), which is changing the pattern of shopping habits.

- 4.4.81 The vast majority of the comparison floorspace will be provided in one development, on the site fronting North Street. This will provide a significant amount of new retail floorspace, flats, food and drink, and leisure floorspace, and improvements to the environment and appearance of this area.
- 4.4.82 The need for convenience retail (gross floorspace), assuming constant market share, is 1,869 sq m to 2030, and 2,503 sq m to 2034. These figures are cumulative.
- 4.4.83 These retail need figures do not include the needs of new strategic development sites included in this plan, which are quantified separately in the Retail and Leisure Update Study 2014.
- 4.4.84 Consumer habits are changing and to be a successful town centre in the future will involve strengthening the retail offer and diversifying to include other town centre uses. The town centre will become more important as a focus for our leisure time, and the enhancement of the riverside, buildings and public spaces between them will contribute to this diversification.
- 4.4.85 National planning policy sets out two tests, the sequential use and impact assessment. In considering proposed developments of main town centre use on sites outside of designated centres on sites that are not allocated for such uses, the sequential assessment must be applied. Retail and leisure proposals over 500 sq m on unallocated land outside of designated centres must be accompanied by a retail impact assessment. This will help to preserve the liveliness of our centres, and to protect them from significant adverse impacts from new retail and leisure developments in less suitable locations.
- (4.4.86 Paragraph intentionally blank)
- 4.4.87 We will work with our partners to deliver the Local Plan, and to progress further opportunities highlighted in the Guildford Town Centre Regeneration Strategy. Partners include Experience Guildford (Guildford's Business Improvement District), major land- owners including the North Street Regeneration site, Surrey Country Council as local highway authority, the Environment Agency, and the National Trust as owner of the River Wey.

Key Evidence

- The Guildford Town Centre Regeneration Strategy (Guildford Borough Council, 2017)
- Retail and Leisure Study Update 2014 (Guildford Borough Council, 2015) and Addendum 2017
- Guildford Borough Council land use surveys, to 2016

Monitoring Indicators

Indicator	Target	Data source
Amount of retail floorspace (A1) permitted and completed within the town centre	41,000 sq m (gross)	Planning applications and appeals and building completions data
Amount of food and beverage floorspace (A3,A4) permitted and completed within the town centre	6,000 sq m (gross)	Planning applications and appeals and building completions data

Draft

Policy E8: District Centres

4.4.87a District Centres sit in the middle of the retail hierarchy. Whilst of a lesser significance compared to Guildford town centre, they serve a larger catchment than the local centres due to the variety and quantity of retail units present within them.

POLICY E8: District Centres

- (1) The role of District Centres as the focus for communities in the surrounding areas in providing for everyday shopping and service needs as well as for some more specialist needs will be supported. Proposals for residential use of upper floors add to the liveliness of centres, and will be considered positively.
- (2) The following areas, as shown on the Policies Map, are designated as District Centres. For each, the boundary of the Primary Shopping Area is the same as the boundary of that Centre:
 - (a) Wharf Road, Ash
 - (b) Station Parade, East Horsley
 - (c) Ripley.
- (3) In order to strengthen the liveliness and economic resilience of the borough's District Centres, retail and other main town centre use development located within the centre and consistent with the scale and function of that centre will be supported. Where no suitable sites are available within the centre, sites on the edge of designated centres will be considered. We will not apply this sequential approach to proposals for town centre uses of less than 100 sq m (gross) in rural areas.
- (4) Retail and leisure proposals over 500 sq m (gross) located outside of a district centre, and where the site is not allocated in the local plan must be supported by a retail impact assessment.
- (5) Proposals for new hot food takeaways (Use Class A5) within 500m of schools will not be accepted because of the potential negative impact on the health of school children.
- (6) Within the District Centres shown on the Policies Map, proposals for change of use of an A1 retail use at ground floor to another A Class use will be permitted where all of the following criteria are met:
 - (a) the proposal results in no more than two non-A1 retail uses adjacent to each other
 - (b) the proposal results in no more than one-third of defined ground floor frontage units in permitted non-A1 retail uses
 - (c) the proposal will not result in loss of amenity in terms of noise, disturbance, smell, litter or traffic generation and
 - (d) the proposal will not prejudice the character and appearance of the district centre and its immediate environment.
- (7) Exceptionally a proposed change of use of an A1 retail unit at ground floor level to a non A class use will be permitted, subject to the above criteria, where the proposed use is a suitable ground floor main town centre use and requires a shopfront.

- (8) Proposals for change of use from non-retail Class A uses (A2, A3, A4, and A5) at ground floor level to a suitable ground floor main town centre use will be permitted subject to meeting both of criteria (6)(c) and (d) above.
- (9) Residential (Class C) uses and offices within the B1 Use Class are not considered to be suitable main town centre uses for the ground floor level of a District Centre Primary Shopping Area.

Definitions

- 4.4.87b Main town centre uses are defined as 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; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- 4.4.87c Due to the size and distribution of uses within district centres, it is not suitable to define primary and secondary shopping frontages. For each of our District Centres, the Primary Shopping Area (the area where retail development is concentrated) is the boundary of that centre. These are shown on the Policies Map.
- 4.4.87d In Guildford borough small-scale developments means those of less than 100 sq m (gross).

Reasoned Justification

- 4.4.88 Town centre developments of suitable scale should be located in district centres as the most sustainable locations to serve local communities. This helps people to make a single trip to that centre for several purposes. It also provides increased competition between retailers and services and customer choice.
- 4.4.89 National planning policy sets out two tests that must be applied when considering developments of main town centre uses that are not in a centre and that are not allocated in this Local Plan. These are the sequential test and the impact test.
- (4.4.90 Paragraph intentionally blank)
- 4.4.91 Most ground floor uses in District Centres are within the A Use Class, that is, they are shopping area uses. Other uses typically found in shopping / service centres are outside of the A Use Class, and include health and fitness centres, arts and culture, nail bars, and hotels.
- 4.4.91a One of the district centres (Wharf Road, Ash) has been identified as having land which falls within 400m of the SPA. Development on this site which falls within the 400m exclusion zone (as defined in Policy P5) will require a project-level HRA.

Key Evidence

- Guildford Retail and Leisure Study Update 2014 (Guildford Borough Council, 2015) and Addendum 2017
- Guildford Borough Council land use surveys, to 2016

Monitoring Indicators

Indicator	Target	Data source
Number of vacant units in designated frontage	Not to increase	Annual centres surveys
Number of planning applications for main town centre uses over 100 sq m gross that are approved outside of district centres	None	Planning applications and appeals

Draft

Policy E9: Local Centres and isolated retail units

Introduction

- 4.4.92 Over the plan period, three new Local Centres are planned to be built at each of the strategic sites of Gosden Hill, the former Wisley airfield and Blackwell Farm. The precise location of each centre will be determined by planning application. 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.

POLICY E9: Local Centres and isolated retail units

- (1) The role of Local Centres will be supported as the focus for local communities in providing for their everyday shopping and service needs. Proposals for residential use of upper floors add to the liveliness of centres, and will be considered positively.
- (2) The following areas, as shown on the Policies Map, are designated as Local Centres. For each, the boundary of the Primary Shopping Area is the same as the boundary of that Centre.
- (3) The 14 urban Local Centres are:
 - (a) Aldershot Road, Westborough
 - (b) Collingwood Crescent, Boxgrove
 - (c) Kingpost Parade, London Road, Burpham
 - (d) Epsom Road, Merrow
 - (e) Kingfisher Drive, Merrow
 - (f) Madrid Road, Guildford Park
 - (g) Southway, Park Barn
 - (h) Stoughton Road, Bellfields
 - (i) The Square, Onslow Village
 - (j) Woodbridge Hill, Guildford
 - (k) Woodbridge Road, Guildford
 - (l) Worplesdon Road, Stoughton
 - (m) Ash Vale Parade, Ash
 - (n) The Street, Tongham.
- (4) The seven rural Local Centres are:
 - (a) Bishopsmead Parade, East Horsley
 - (b) Effingham
 - (c) Fairlands
 - (d) Jacobs Well
 - (e) Send
 - (f) Shalford
 - (g) Shere.
- (5) In order to strengthen the liveliness and economic resilience of the borough's Local Centres, proposals for retail and other main town centre uses consistent with the scale and function of that centre will be supported. Where no suitable sites are available within the centre, sites on the edge of designated centres will be considered. We will not apply this sequential approach to small-scale development proposals for main town centre uses in rural areas.

- (6) Retail and leisure development proposals over 500 sq m (gross) which are not located in a local centre, and where the site is not allocated for the proposed use must be supported by a retail impact assessment.
- (7) Proposals for new hot food takeaways (Use Class A5) within 500m of schools will not be accepted because of the potential negative impact on the health of school children.
- (8) Within the Local Centres shown on the Policies Map, proposals for change of use of an A1 retail use at ground floor to another A Class use will be permitted where all of the following criteria are met:
 - (a) the proposal will not result in a concentration of such uses that would be harmful to the local centre's vitality and viability and
 - (b) the proposal will not result in loss of amenity in terms of noise, disturbance, smell, litter or traffic generation and
 - (c) the proposal will not prejudice the character and appearance of the local centre and its immediate environment.
- (9) Exceptionally a proposed change of use of an A1 retail unit at ground floor level to a non-A use will be permitted, subject to criteria (8) (a)-(c), where the proposed use is a suitable ground floor main town centre use and requires a shopfront.
- (10) The loss of either
 - (a) a shop or service unit (within Use Class A1) within a Local Centre that provides for everyday needs, or
 - (b) an isolated Use Class A1 retail unit that provides for everyday needs

will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to submission of a planning application.
- (11) Proposals for change of use from non-retail Class A uses (A2, A3, A4, and A5) at ground floor level to a suitable ground floor main town centre use will be permitted subject to meeting both of criteria (8)(b) and (c) above.
- (12) Residential and offices within the B1 Use Class are not considered to be suitable main town centre uses for the ground floor level of a Local Centre Primary Shopping Area.

Definitions

- 4.4.92a Main town centre uses are defined as 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; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- 4.4.92b Due to the size and distribution of uses within local centres, it is not suitable to define primary and secondary shopping frontages. For each of our Local Centres, the Primary Shopping Area (the area where retail development is concentrated) is the boundary of that centre. These are shown on the Policies Map.

- 4.4.92c In Guildford borough small-scale developments means those of less than 100 sq m (gross).
- 4.4.92d Isolated retail unit means all A1 units situated outside of the defined retail centres. This can include more than one retail unit.
- 4.4.92e Shops and service units that provide for everyday needs include post offices, convenience stores, bakers, newsagents, chemists, etc.
- 4.4.92f Evidence of active and comprehensive marketing is defined in Appendix A2.

Reasoned Justification

- 4.4.93 Small-scale developments of main town centre uses should be located in Local Centres as the most sustainable locations. This helps people to make a single trip to that centre for several purposes. It also provides increased competition and customer choice.
- 4.4.94 National planning policy sets out two tests that must be applied when considering developments of main town centre uses that are not in a centre and that we have not allocated in this Local Plan. These are the sequential test and the impact test. In rural areas, national policy allows for small-scale development without meeting the sequential test.
- (4.4.95 Paragraph intentionally blank)
- 4.4.96 It is recognised that shopping and leisure patterns are constantly changing, and that Local Centres need to be able to respond to these to stay lively and to provide opportunities for small, often independent businesses that serve local communities. A reasonably flexible approach to ground floor main town centre uses will therefore minimise vacancies within Local Centres.
- 4.4.97 Most ground floor uses in Local Centres are within the “A” Use Class, that is, they are shopping area uses. Other uses typically found in shopping / service centres are outside of the “A Use Class”, and include health and fitness centres, arts and culture, nail bars, and hotels.
- 4.4.97a One of the local centres (Ash Vale Parade, Ash) has been identified as having land which falls within 400m of the SPA. Development on this site which falls within the 400m exclusion zone (as defined in Policy P5) will require a project-level HRA.

Key Evidence

- Guildford Retail and Leisure Study Update 2014 (Guildford Borough Council, 2015) and Addendum 2017
- Guildford Borough Council land use surveys, to 2016

Monitoring Indicators

Indicator	Target	Data source
Number of vacant units in the designated frontage	Not to increase	Annual surveys
Number of planning applications for main town centre uses over 100 sq m gross that are approved outside of local centres	None	Planning applications and appeals

Draft

4.5 Design Policies

Policy D1: Place Shaping

Introduction

- 4.5.1 The design of the built environment has a direct effect upon how places are used. The relationship between buildings, spaces and landscape as well as detailed design and materials are all factors in this. Good design will influence how people move around our settlements, how they interact and how places make people feel. We place a high value on the importance of good design in the built environment and making places better for people. It is important and fundamentally affects people's lives on a day to day basis.
- 4.5.2 The NPPF attaches great importance to the design of the built environment and states that good design should contribute positively to making places better for people. Urban design and architecture can contribute to health outcomes through encouragement of more active lifestyles. Development should be encouraged to create places that create mixed communities catering for the needs of different types of people, including the young and old, encourage walking and cycling, improve access to public transport, and ensure that new development connects with existing parks and open spaces for recreation. Building exteriors and public realm should be designed in a way that contribute to pedestrian friendly environments.
- 4.5.3 We need to accommodate growth over the plan period including the provision of adequate residential and economic development as outlined elsewhere in this Plan.
- 4.5.4 It will be important to ensure that new housing and employment areas are designed to respect the existing character of the borough, and create great places for people to live in or use.
- 4.5.5 Through detailed design considerations we can ensure that design quality is an important consideration in the planning process, but we also have an opportunity now to ensure strategic design considerations are in place. The following policy seeks to provide a strategic framework of requirements to achieve this, to be augmented through a more detailed design policy at a later stage.

POLICY D1: Place Shaping

- (1) All new developments must achieve high quality design and enhance the environment in which they are set.
- (2) Residential developments of 25 or more dwellings should:
 - (a) provide a harmonious, integrated mix of uses, where appropriate, that fosters a sense of community and contributes to inclusive communities that provide the facilities and services needed by them
 - (b) provide places for communities to meet and interact, such as play and recreation and other public spaces
 - (c) be designed to facilitate and promote walking, providing a high quality environment for pedestrians, and where possible allowing short walking distances to amenities
 - (d) create places that are easy to get to and through, foster active lifestyles, are easy to understand and navigate, and feel safe during the day and night, and
 - (e) be designed to facilitate the delivery of high quality communications infrastructure to support sustainable modern living, and
 - (f) provide convenient and safe routes through the development and to nearby areas for pedestrians and cyclists.

Reasoned Justification

- 4.5.6 It is important at this strategic stage in the local planning process that we set out how we will plan positively to achieve very high quality and inclusive design for all developments. National planning policy requires the inclusion of a robust policy for design quality, ultimately the NPPF gives local planning authorities the power to refuse development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. This policy forms the strategic element with more detailed policy to follow as we form the development control policies.
- 4.5.7 We want to create places that we can be proud of, that are inclusive and promote community and healthy living. We are keen to encourage a mix of uses, particularly on larger sites, but also on smaller sites. This provides the potential to create places where services and facilities are readily accessible to residents, in particular through walking or cycling. We are keen to see places that allow access to facilities and support the use of sustainable modes of transport.
- (4.4.8 Paragraph intentionally blank)
- 4.5.8a Access to an efficient broadband connection is crucial for residents to efficiently go about day-to-day activities. It also stimulates economic growth and enables digital inclusion of vulnerable communities along with improving access to education facilities and improving the skills base. It further supports efforts to reduce carbon emissions by minimising the need to travel.

Key Evidence

- By Design, Urban Design in the planning system: towards better practice (DETR 2000)
- Active by Design: Designing places for healthy lives – A short guide (Design Council, 2014)
- Building for Life 12: The sign of a good place to live (Design Council, Third Edition 2013)
- Residential Design Guide SPG (Guildford Borough Council, 2004)
- Landscape Character Assessment (Guildford Borough Council, 2007)

Monitoring Indicators

Indicator	Target	Data source
Number of new developments achieving the “Built for Life” quality mark	Increase number of developments that have achieved the Built for Life quality mark	Planning applications and appeals

Draft

Policy D2: Sustainable design, construction and energy

Introduction

Sustainable development

- 4.5.9 The NPPF states that sustainable development means achieving growth while “ensuring that better lives for ourselves don’t mean worse lives for future generations”. In environmental terms, this means taking into account the impact of our consumption patterns on the environment’s ability to provide both for ourselves and for future generations, and living within the environmental limits of one planet. In practice, this means being careful about how much we consume, reusing materials and favouring renewable resources over finite resources.
- 4.5.10 The NPPF sets out the government’s vision of sustainable development, and highlights the key themes that should be addressed including:
- (a) water supply and demand (paragraphs 94 and 99)
 - (b) minimisation of waste and pollution (paragraphs 7, 17, 109, 110, 143 and 156)
 - (c) 156)
 - (d) promotion of renewable, low carbon and decentralised energy (paragraphs 93 and 97)
 - (e) the prudent use of natural resources (paragraph 7)
 - (f) radical reduction of greenhouse gas emissions and (paragraph 93)
 - (g) management of the risks of climate change through suitable adaptation measures in new developments (paragraphs 14, 94, 99 and 156).

Climate change and the low carbon economy

- 4.5.11 The NPPF identifies climate change as a key challenge for the planning system to address and requires it to assist in the movement towards a low carbon economy. The South East of England is likely to face significant challenges from a changing climate and changing weather patterns. To avoid the costs associated with retrofitting and replacement, new buildings should be future proofed; suited to, and easily adaptable for, the range of climate conditions and weather patterns we are likely to see over the next century and adaptable to new technologies. The buildings we build today are likely to be with us into the next century, so the benefits of building adaptable and energy and resource efficient developments will last a long time.
- 4.5.12 A significant percentage of our carbon emissions come from our homes (32 per cent in our borough¹). Our current housing stock will remain in use for a long time so retrofitting existing homes for better energy efficiency is a vital step for reducing carbon emissions. The Council supports the retrofitting of buildings for energy efficiency where planning permission is required. Retrofitting heritage assets in a way that conserves their significance can be difficult. In these cases, the Council will work with applicants to find appropriate solutions, and bodies like Historic England provide useful guidance.
- 4.5.13 The efficient use of water is a particularly important issue in our borough. Projections of changing rainfall patterns, an increasing population, planned reductions in abstraction and proposed water transfer schemes mean that our water supply is likely to come under increasing pressure in an area already identified as being under serious water stress. Producing clean water carries a carbon cost, so using water more

¹ UK local authority and regional carbon dioxide emissions national statistics: 2005-2012 (2013, DECC)

efficiently can have an impact on carbon emissions as well as helping to conserve water stocks.

- 4.5.14 The issue of waste is directly linked to the way we use resources. Reusing waste products and materials and reclaiming materials through recycling can reduce our consumption of primary resources and support the move to a circular economy. Around a third of the UK's waste comes from the construction and demolition sector.
- 4.5.15 Early engagement between developers and the Council to help achieve the greatest sustainability benefit is encouraged. Applicants for planning permission should submit statements that set out how the requirements set out in policy D2 will be met. The Council will support this work by signposting relevant advice and providing guidance through the Sustainable Design and Construction Supplementary Planning Document (SPD).

POLICY D2: Sustainable design, construction and energy

Sustainable development

- (1) Proposals for zero carbon development are strongly supported. Proposals for development, including refurbishment, conversion and extensions to existing buildings, are required to set out in a sustainability statement how they will deliver:
- (a) sustainable design and construction practice including (where applicable):
 - (i) the efficient use of mineral resources and the incorporation of a proportion of recycled and/or secondary aggregates
 - (ii) waste minimisation and reusing material derived from excavation and demolition
 - (iii) the use of materials both in terms of embodied carbon and energy efficiency
 - (iv) landform, layout, building orientation, massing and landscaping
 - (b) the lowest level of carbon emissions (direct and embodied),
 - (c) the highest levels of energy and water efficiency and
 - (d) measures that enable sustainable lifestyles for the occupants of the buildings.
- (2) When meeting these requirements, the energy and waste hierarchies should be followed except where it can be demonstrated that greater sustainability can be achieved by utilising measures further down the hierarchy. The Sustainable Design and Construction Supplementary Planning Document (SPD) sets out guidance on appropriate standards and practice.

Climate Change Adaptation

- (3) Developments should be fit for purpose and remain so into the future. Development proposals are required to set out in a sustainability statement how they have incorporated adaptations for a changing climate and changing weather patterns in order to avoid increased vulnerability and offer high levels of resilience to the full range of expected impacts.

Renewable, low carbon and decentralised energy

- (4) The development of low and zero carbon and decentralised energy, including (C)CHP* distribution networks, is strongly supported and encouraged.
- (5) All new developments are required to connect to (C)CHP distribution networks where they exist, or incorporate the necessary infrastructure for connection to future networks, unless it can be clearly demonstrated that doing so is not feasible or that utilising a different energy supply would be more sustainable.

- (6) Proposals for development within heat priority areas as shown on the Policies Map and all sufficiently large or intensive developments must demonstrate that heating and cooling technologies have been selected in accordance with the following heating and cooling hierarchy unless it can be clearly demonstrated that an alternative approach would be more sustainable:
- 1 Connection to existing (C)CHP distribution networks
 - 2 Site wide renewable distribution networks including renewable (C)CHP
 - 3 Site wide gas-fired (C)CHP distribution networks
 - 4 Renewable communal heating networks
 - 5 Gas-fired communal heating networks
 - 6 Individual dwelling renewable heating
 - 7 Individual dwelling heating, with the exception of electric heating
- (7) All (C)CHP systems are required to be scaled and operated in order to maximise the potential for carbon reduction. Developments that do not connect to or implement (C)CHP or communal heating networks should be 'connection-ready'.
- (8) Energy statements must be provided to demonstrate and quantify how development will comply with the energy requirements of this policy. Guildford Borough Council will work proactively with applicants on major developments to ensure these requirements can be met.

Carbon reduction

- (9) New buildings must achieve a reasonable reduction in carbon emissions of at least 20 per cent. This should be achieved through the provision of appropriate renewable and low carbon energy technologies in the locality of the development. Where it can clearly be shown that this is not possible, offsite offsetting measures in line with the energy hierarchy should be delivered. Proposals should set out how this will be achieved in an energy statement.
- (10) Retail developments falling within Use Classes A1, A2, A3 and A4 in Guildford Town Centre are not subject to the carbon reduction requirement at paragraph (9).

* (C)CHP refers to both combined cooling heating and power (CCHP) and combined heating and power (CHP).

Definitions

- 4.5.16 Zero carbon development means zero carbon as defined nationally. At present, this means development where emissions from all regulated energy use are eliminated or offset. This definition may be reviewed in the future.
- 4.5.16a Sustainability and energy statements should set out a level of detail proportionate to the scale of development.
- 4.5.17 The energy and waste hierarchies set out the sequence of steps that should be followed to make development more sustainable. The sequence of steps in the hierarchies will sometimes depend upon the full life cycle approach to impacts. As an example, landfill may be preferable to energy recovery for some materials. Decisions in this regard should be based on information or guidance from a reliable and authoritative source.
- 4.5.18 Embodied carbon means carbon dioxide emitted during the manufacture, transport and construction of materials and the end of life emissions released when materials are recycled, incinerated or otherwise disposed of. The embodied carbon in a material is

often identified through a life cycle analysis.

4.5.18a Direct carbon emissions refers to the carbon emissions that result from the construction and occupation of a development, including the emissions from building services like lighting and heating.

4.5.18b The lowest level of carbon emissions (direct and embodied) means that direct and embodied carbon emissions have been eliminated as a first step, then minimised and finally offset.

4.5.19 The approach to water management should follow the basic principles of the hierarchies, with elimination and efficiency as the first steps, and other measures, including water harvesting and grey water reuse systems, coming later.

The energy hierarchy	The waste hierarchy
<p>Step 1: Eliminate energy need Developments should be designed to eliminate the need for energy through measures including:</p> <ul style="list-style-type: none"> • design of the scheme layout • thermally efficient construction methods and materials • design features that eliminate the need for appliances • making optimal use of passive heating and cooling systems <p>Step 2: Use energy efficiently Developments should incorporate energy efficient systems, equipment and appliances to reduce the remaining energy demand. Energy storage devices may improve efficiency.</p> <p>Step 3: Supply energy from renewable and low carbon sources The remaining energy need should be met from renewable and low carbon sources.</p> <p>Step 4: Offset carbon emissions As a final step, remaining emissions should be offset, for example through off-site measures that reduce carbon emissions or remove carbon from the atmosphere.</p>	<p>Step 1: Eliminate waste Construction practice and design should reduce waste wherever possible through measures including:</p> <ul style="list-style-type: none"> • efficient procurement avoiding over-supply and excessive packaging • eliminating waste at the design stage. <p>Step 2: Reuse waste materials Reuse waste materials, ideally in its current location, avoiding the energy costs associated with transport and recycling.</p> <p>Step 3: Recycle/compost waste materials Recover materials through recycling and substitute for primary materials. Compost organic material to produce rich soils that replace fertilisers, ideally in a closed system to avoid the emissions released by organic material in landfill.</p> <p>Step 4: Recover energy If it cannot be reused or recycled, use waste instead of fossil fuels in energy generation to recover embodied energy.</p> <p>Step 5: Disposal to landfill Usually the last resort. Disposal to landfill wastes materials and embodied energy.</p>

4.5.20 The highest level of water efficiency means that developments should achieve the “optional requirement” described by regulation 36 paragraph 2(b) of the Building Regulations 2010 as a minimum. This “optional requirement” sets a water efficiency standard for new buildings of 110 litres per occupant per day. If the “optional requirement” building regulation is tightened, or a new national standard is introduced,

the highest level of water efficiency will refer to the standard that has the lowest water consumption. Compliance with the “optional requirement” is assessed through the building regulation process.

- 4.5.21 The suitability of measures that support sustainable lifestyles for building occupants will be considered on a case by case basis. They could include features such as storage for recyclable materials, energy storage devices, composting facilities, laundry drying areas, use of natural light and solar gain, energy saving appliances, parking for bicycles and electric vehicle charging points.
- 4.5.22 The full range of expected climate change impacts are set out in publications from UK Climate Projections 2009 (UKCP09, to be reviewed in 2018) and from other national and international bodies. The Guildford Environmental Sustainability and Climate Change Study presents a summary from several sources.
- 4.5.23 Decentralised energy means energy that is produced near where it is used, rather than at a large plant further away and supplied through the national grid. Energy can refer to electricity and heat. The Council supports delivery of decentralised energy schemes with an aspiration that these should have some degree of community benefit and/or community ownership where this is possible.
- 4.5.24 (C)CHP refers to both combined cooling, heating and power (CCHP) and combined heating and power (CHP). The energy hierarchy should be followed when considering which technology to use and consideration should be given to whether the need for cooling can be met through passive cooling and other design features. The solution that results in the lowest carbon emissions should be chosen.
- 4.5.25 Where the policy refers to communal heating/cooling networks it means systems that distribute heating and cooling to a number of dwellings within one building but do not use (C)CHP as their source (i.e. they do not include power generation). Distribution networks mean systems that connect two or more distinct buildings. For the purposes of this policy, energy efficient heat pumps are considered to be renewable heating technologies.
- 4.5.26 Where (C)CHP distribution networks already exist, new developments are required to connect to them unless there are clear reasons why this is not feasible. When considering new power and heating systems, the hierarchy should be followed unless it can be clearly demonstrated that other sources of energy would be more sustainable, particularly through lower carbon emissions and taking full account of the benefits of providing both heating and cooling.
- 4.5.27 Sufficiently large or intensive developments are defined as any of the following:
- (a) residential only developments of at least 50 dwellings per hectare and/or at least 300 dwellings
 - (b) residential only developments of 50 dwellings or more that are located near a significant source of heat
 - (c) mixed developments of 50 dwellings or more that include either two or more non-residential uses or a single use that would generate significant amounts of heat, such as a swimming pool.
- 4.5.28 Where developments fall within heat priority areas, as shown on the Policies Map, the provision of new (C)CHP distribution networks should be considered feasible unless it can clearly be demonstrated otherwise. Where single building networks are proposed, these should be capable of expanding to connect with other networks and heat sources in the future. Outside the heat priority areas, the provision of new (C)CHP

distribution networks should be considered feasible for sufficiently large or intensive developments unless it can be demonstrated otherwise. Where sites have a variable density and it can be shown that the use of a (C)CHP distribution network across the whole of the site is not feasible, consideration must be given to a partial solution on the higher density elements of the site.

- 4.5.28a (C)CHP systems should be scaled and operated in a way that produces the lowest carbon emissions. A CHP system only generates carbon and financial savings when it is running and the more it runs, the more energy efficient and cost-effective it will be. As a result, CHP will likely only be appropriate where there is a high and constant demand for heat. A recommended rule of thumb is at least 4,500 – 5,000 hours per year, depending on the application. The size of the system should be determined by the heat load and demand profile. If there is a high demand for cooling then CCHP, with the heat converted to cooling, may also be environmentally and economically viable. (C)CHP systems should be designed and operated to be energy efficient, with the selection of optimum operating temperatures and measures to minimise heat losses.
- 4.5.29 'Connection-ready' means developments that are optimally designed to connect to a (C)CHP or communal heat network on construction or at some point after construction. Developments will be 'connection-ready' if they use a centralised communal wet heating system rather than individual gas boilers or electric heating, and proposals comply with the minimum requirements outlined in the Chartered Institute of Building Services Engineers (CIBSE) Heat Networks Code of Practice.
- 4.5.30 New buildings, except retail developments in Guildford Town Centre, must achieve a reasonable reduction in carbon emissions of at least 20 per cent through the provision of appropriate low and zero carbon energy technologies in the locality of the development. This should be achieved after energy efficiency has been addressed, in line with the Energy Hierarchy. Technologies will be considered appropriate only where they would be effective. The reduction in emissions is judged against a baseline of the relevant Target Emission Rate (TER) set out in the Building Regulations. For types of development where no TER is set out, reductions should be made against the typical predicted energy use of building services. This represents a minimum standard and where possible this should be exceeded in order to meet the requirement to deliver the lowest level of carbon emissions (direct and embodied). The Council will review this standard at appropriate intervals.
- 4.5.30a The financial viability of the requirements set out in Policy D2 will be considered as part of the planning application process.

Reasoned justification

- 4.5.31 The NPPF describes the role of planning as helping to secure “radical reductions” in greenhouse gas emissions and helping to meet the objectives of the Climate Change Act 2008, which includes CO₂ emissions reductions targets of 34 per cent by 2020 and 80 per cent by 2050 against a 1990 baseline. The UK has a further target for generating 15 per cent of energy (including heat) from renewable sources by 2020. These national targets are ambitious so our borough’s efforts at carbon reduction and increasing renewable energy must also be ambitious.
- 4.5.32 National policy, guidance and legislation indicates that local planning policy should focus on sustainable design while building regulations focus on technical standards. Therefore, new developments are required to implement sustainable design and

construction measures that address carbon emissions, waste and climate change adaptation.

- 4.5.33 Local Authorities are empowered to require developments to provide a proportion of their energy from renewable and low carbon sources through planning policy. The borough lags behind much of the UK in small scale renewable energy generation capacity². Therefore, in order to play our part in achieving the UK's carbon reduction and renewable energy commitments, new developments are required to meet a percentage of their energy requirements through on-site low and zero carbon energy generation.
- 4.5.34 The NPPF requires the Local Plan to have a positive strategy to promote renewable, low carbon and decentralised energy, and places particular significance on (C)CHP networks. Therefore, the development of decentralised energy, and particularly (C)CHP distribution networks, is strongly supported.
- 4.5.35 (C)CHP distribution networks can work at a range of scales from a single building up to a city and can provide low or zero carbon power, heat and cooling in a cost-effective, efficient and environmentally sound way. (C)CHP removes the need for individual gas boilers and large plant rooms, which provides flexibility in building design and maximises space for living and amenity. The UK Government Heat Strategy outlines the significant role that (C)CHP could play in decarbonizing the UK gas grid, offering a future-proofed, flexible and efficient solution to local energy supply.
- 4.5.36 Where (C)CHP uses a gas fired engine it will produce direct carbon emissions, though these systems are still highly efficient. The engines in (C)CHP systems need replacing after a certain amount of time so there is an opportunity to replace gas engines with engines that use renewable fuels when they come to the end of their lives.
- 4.5.37 It is acknowledged that requiring developers of a single building to consider implementing (C)CHP on a scale wider than their own development would not be fair. Therefore, the Council encourages the delivery of single building communal systems that can be connected to (C)CHP distribution networks and other sources of heat in the future.
- 4.5.37a National planning policy instructs local planning authorities to promote and encourage low carbon development subject to considerations of feasibility and viability. The Council has produced the "Assessment of the Viability of Carbon Emission Targets for New Builds" which sets out the viability of achieving the 20 per cent reduction in carbon emissions and provides examples how it can be achieved. The assessment identifies a particular impact on retail development and it is acknowledged that there are particular viability issues for retail developments in Guildford Town Centre. As Guildford Town Centre is a sustainable location for retail developments, it is not intended to apply the carbon emission reduction requirement to retail developments in Guildford Town Centre as, on balance, this could have a negative impact on sustainable development by discouraging retail development there.
- 4.5.38 The Guildford Environmental Sustainability and Climate Change Study identifies the particular issue of increasing pressure on water stocks in an area already classed as being under serious water stress. Water consumption in our borough is significantly higher than in other parts of the UK. This indicates both a significant scope for improving the way we use water and the need for a water efficiency standard in new dwellings above the basic national standard. At the present time, the only standard

² Guildford Environmental Sustainability and Climate Change Study 2013

that can be adopted is the “optional requirement” set out in the building regulations. However, this standard may be improved in the future and it is considered that local circumstances warrant the implementation of the highest standard available. This standard is considered a minimum as in many cases it may be possible to achieve a better standard.

4.5.39 The Surrey Waste Partnership, comprising Surrey County Council and Surrey’s Borough and District Councils, is responsible for setting the waste management strategy. Surrey County Council is responsible for implementing much of the strategy through its Waste Plan. The waste management behaviour of households in our borough is something that is best addressed through policies and action plans created by our recycling and waste services team. However, around a third of the UK’s waste comes from the construction and demolition sector, which is an area where planning policy can have an impact. Construction waste should be reused and recycled in line with the waste hierarchy.

Key Evidence

- Guildford Environmental Sustainability and Climate Change Study (Guildford Borough Council, 2013)
- Guildford Renewable Energy Mapping Study (Guildford Borough Council, 2015)
- Assessment of the Viability of Carbon Emission Targets for New Builds (Guildford Borough Council, 2017)

Monitoring Indicators

Indicator	Target	Data source
Megawatts of installed small scale low and zero carbon energy capacity	Increase in capacity to reach UK average	Ofgem Feed in Tariff quarterly reports
Low and zero carbon decentralised energy networks	Increase in number	Planning applications and appeals
Average energy consumption/carbon emissions per household	Reduction in energy consumption/emissions to reach UK average	National statistics
No. of new dwellings complying with higher water efficiency standard	All new homes to comply with standard	Building regulations final certificates
Amount of waste sent for energy recovery/recycling	Increase in amount sent for recycling	National statistics

Policy D3: Historic environment

Introduction

- 4.5.40 Guildford borough's historic environment is intrinsically part of what makes Guildford the place it is. The historic environment includes many important heritage assets, both designated and undesignated, that contribute to the borough's character, sense of place and quality of life. These include significant buildings, monuments, sites, places, areas and landscapes with a degree of heritage interest. The historic environment contributes towards the high quality of environment in the borough and it needs protection from inappropriate development. We have taken into account the need to sustain our heritage assets and put them to viable use wherever possible. The wider social, cultural, economic and environmental benefits that conservation can bring to our community are recognised.

POLICY D3: Historic environment

- (1) The historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported.
- (2) Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset, whether designated or non-designated, or its setting, will not be permitted without a clear justification to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question.

Reasoned Justification

- 4.5.41 The historic environment includes all aspects of the environment resulting from an interaction between people and places through time and includes all surviving physical remains of past activity, whether visible, buried or submerged, and landscaped and planted or managed flora. The role of the historic environment in achieving sustainable development is set out in national policy; conservation and sustainable economic growth are complementary objectives and should not generally be in conflict. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers an attractive living and working environment that will encourage inward investment. An imaginative approach will help ensure that heritage assets are kept in use and do not fall into disrepair.
- 4.5.42 Heritage assets are buildings, monuments, sites, places, areas or landscapes having a degree of significance because of its heritage interest within the historic environment. In most cases the setting of a heritage asset will contribute to its significance. Designated heritage assets are formally designated through national legislation as either scheduled ancient monuments, protected wreck sites, battlefields, listed buildings, registered parks and gardens, World Heritage Sites or conservation areas. There are over 1000 listed buildings in Guildford, 39 conservation areas, 10 registered parks and gardens and 35 scheduled ancient monuments. Non-designated heritage assets are identified by the local authority; the borough's Local List includes over 200 buildings and structures and

the Register of Historic Parks and Gardens includes 52 sites. Historic landscapes are also undesignated heritage assets and their local distinctiveness can be considered through the Guildford and Surrey Landscape Character Assessments.

- 4.5.42a County sites of archaeological importance are non-designated heritage assets. There may be potential for further discovery of non-designated heritage assets with archaeological interest and the Historic Environment Record is a useful indicator for archaeological potential in the area. The County Archaeologist will be consulted on all planning applications on sites of archaeological importance.
- 4.5.43 New development must conserve heritage assets in a manner appropriate to their significance. The NPPF defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.” The contribution of the setting of heritage assets to the appreciation of these qualities will be carefully considered alongside more direct impacts of development proposals.

(4.5.44 Paragraph intentionally blank)

- 4.5.45 The NPPF requires us to provide a positive strategy for the conservation and enjoyment of the historic environment and this policy provides that framework. We will further develop our strategy towards the conservation of the historic environment in the Local Plan: Development Management Policies document that will set out the detailed policies aiming to protect, conserve and enhance our historic environment and the heritage assets within it. We will also:
- (a) support proposals which conserve and enhance the historic environment
 - (b) carry out a programme of reviewing existing conservation areas and producing conservation area appraisals to identify what it is about the area that contributes to its significance as well as identifying and considering new areas for designation as conservation areas
 - (c) support proposals for heritage-led regeneration, ensuring that heritage assets are conserved, enhanced and secured for the future
 - (d) identify heritage assets that make an important contribution to the local character of the area and update our local list on a regular basis
 - (e) identify buildings that could be included on the national list and preparing reports to support new listings
 - (f) identify buildings that are falling into disrepair and work with owners to find new uses to ensure their continued beneficial use.

Key Evidence

- National Heritage List for England: www.historicengland.org.uk/listing/the-list
- Historic environment record, which includes:
 - scheduled ancient monuments;
 - The Register of Historic Parks and Gardens;
 - conservation area designations;
 - statutory list of listed buildings;
 - the Local List;
 - conservation area character appraisals and management plans; and
 - existing conservation area character appraisals.
- Landscape Character Assessment (Guildford Borough Council, 2007)
- Historic Landscape Character Assessment (Surrey County Council, 2015)

Monitoring Indicators

Indicator	Target	Data source
Percentage of appeals allowed for heritage reasons originally refused as being detrimental to significance of designated or undesignated heritage assets	Reduction in the percentage of appeals allowed that are considered to be detrimental to the significance of designated or undesignated heritage assets	Planning appeals

Draft

Policy D4: Character and design of new development

Introduction

- 4.5.45a One of the core planning principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.5.46 High quality design that responds to its local context will be required on all new development. In addition to the site allocations, it will also be required on the range of other development sites that will continue to come forward through redevelopment, infilling or conversions. Some of these sites will have been identified within the latest Land Availability Assessment (LAA), whilst some will unexpectedly come forward through the planning application process.
- 4.5.47 The purpose of this policy is to ensure that whilst seeking to promote the efficient use of land, this does not negatively impact upon the quality of the local environment. All new development must contribute towards achieving high quality and attractive places.

POLICY D4: Character and design of new development

- (1) High quality design is expected in the borough. All developments will:
- (a) integrate well with the natural, built and historic environment
 - (b) respect important public views and help create attractive new views and vistas
 - (c) create attractive, safe and accessible places that discourage crime and disorder through design
 - (d) respond meaningfully and sensitively to the site, its characteristics and constraints, and the street patterns, spaces around buildings, layout, grain, scale, massing, proportions, height and materials of surrounding buildings
 - (e) ensure appropriate density to make the most efficient use of the land whilst responding to local character and context
 - (f) be laid out to make the best use of the natural features such as topography, trees and hedges, watercourses, ponds and levels, and enhance views into and out of the site
 - (g) promote and reinforce local distinctiveness to create a sense of place with innovative architecture encouraged in the appropriate context
 - (h) provide visual interest at pedestrian level
 - (i) be expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance
 - (j) be expected to use art, appropriate materials and landscaping of a nature appropriate to their setting
 - (k) be designed to minimise the visual impact of traffic and parking
 - (l) conserve locally and nationally important heritage assets and conserve or enhance their settings
 - (m) have no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy, noise, vibration, pollution, dust, smell and access to sunlight and daylight
 - (n) conform to the nationally described space standards as set out by the Department of Communities and Local Government (DCLG).

- (2) In addition to the above, proposals for new development within villages will have particular regard to:
- (a) the distinctive settlement pattern of the village and the important relationship between the built development and the surrounding landscape
 - (b) important views of the village from the surrounding landscape
 - (c) views within the village of local landmarks.

Definitions

- 4.5.48 Local landmarks are prominent buildings within the village such as churches, village schools, public houses and war memorials. This is not an exhaustive list and does not exclude other buildings being referred to as local landmarks as it will differ between villages. Accessible places are those where the public would reasonably have access and which make provision for safe and convenient access by people with disabilities.

Reasoned Justification

- 4.5.49a We will expect development to respond to local character and history, reflecting the identity of its context whilst allowing for innovative and forward thinking design. This should include taking account of the existing grain and street patterns and established building lines, local building vernacular and considering the effects upon views, topography, natural features, skylines, landscape setting and character, and the setting of designated and non-designated heritage assets. The relationship of the built environment to the landscape must be taken into account and the transition from urban to rural character will need to be reflected in the design of new development with the green approaches to settlements respected. Balanced with this is a requirement to develop with flair, imagination and style, reflecting our position as a regional centre and County town. These design considerations will be set out in more detail in the Local Plan Development Management Policies Document. This approach is not confined to our urban areas but will be appropriate throughout the borough.
- 4.5.49b The NPPF also recognises the role that public art has. Opportunities will be sought for innovative and dynamic public art that has residents and artists at its core whilst celebrating and enhancing its rich heritage of architecture, landscape and public art. The Council's emerging Public Art Strategy will include consideration of the role that developers can take in providing art to enhance the environment in and around development sites, and will set out good practice and recommended commissioning processes.
- 4.5.50 Historically development has been focused in the urban areas of Guildford and Ash and Tongham only. Development in the villages has been very limited due to the Green Belt designation which previously washed over all but one of the villages. Fifteen villages are now inset from the Green Belt meaning that development is no longer, by definition, considered inappropriate. In accordance with national policy, the important character of these inset villages should instead be protected using other development management policies.
- (4.5.51 Paragraph intentionally blank)
- 4.5.52 Regard will be had to various Council documents in assessing the design of new development to ensure that it provides positive benefit in terms of landscape and

townscape character, and enhances local distinctiveness. This includes the Residential Design Guide and the Landscape Character Assessment (LCA). The LCA explores how change through built development and land management can be guided to protect, conserve and enhance the landscape character of the borough from the rural countryside to the townscapes in the urban centres.

Key Evidence

- Landscape Character Assessment (Guildford Borough Council, 2007)
- Building for Life 12: The sign of a good place to live (Design Council, Third Edition 2013)
- By Design, Urban Design in the planning system: towards better practice (DETR, 2000)
- Active by Design: Designing places for healthy lives – A short guide (Design Council, 2014)
- Residential Design Guide Supplementary Planning Guidance (Guildford Borough Council, 2004)
- Technical housing standards – nationally described space standards (DCLG, 2015)

Monitoring Indicators

Indicator	Target	Data source
Percentage of appeals allowed for applications originally refused for design reasons	Reduction in the percentage of appeals allowed that are considered to be poorly designed	Planning appeals

4.6 Infrastructure Policies

Policy ID1: Infrastructure and delivery

Introduction

- 4.6.1 The timely provision of suitable, adequate infrastructure is crucial to the well-being of the borough's population, and of its economy. The Guildford borough Infrastructure Delivery Plan summarises the capacity and quality of existing infrastructure, including planned improvements. Historically infrastructure provision and upgrading has not always kept pace with the growth of population, employment and transport demands, and in parts of the borough some infrastructure is currently at or near to capacity, or of poor quality.

POLICY ID1: Infrastructure and delivery

- (1) Infrastructure necessary to support new development will be provided and available when first needed to serve the development's occupants and users and/or to mitigate its otherwise adverse material impacts. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure.
- (2) The delivery of infrastructure will be secured by planning condition and/or planning obligation.
- (3) If the timely provision of infrastructure necessary to support new development cannot be secured, planning permission will be refused.
- (4) The key infrastructure on which the delivery of the Plan depends is set out in the Infrastructure Schedule at Appendix C, or any updates in the latest Guildford borough Infrastructure Delivery Plan. The Local Plan also includes land allocated for infrastructure.
- (5) When determining planning applications, and attaching appropriate planning conditions and/or planning obligations, regard will be had to the delivery and timing of delivery of the key infrastructure, or otherwise alternative interventions which provide comparable mitigation.
- (6) The non-site specific and more general infrastructure requirements are set out in the Planning Contributions Supplementary Planning Document 2011, which will be updated as required.
- (7) Where appropriate, we will collect the Community Infrastructure Levy from developments in the borough. We will use Community Infrastructure Levy receipts towards providing infrastructure to support development, and will facilitate the spending of up to one quarter of Community Infrastructure Levy receipts originating from each parish and from Guildford town on local priorities to support development.
- (8) In allocating developer infrastructure contributions, we will prioritise Thames Basin Heaths Special Protection Area mitigation and avoidance in order to ensure that we meet our legal responsibilities.

Definitions

- 4.6.2 Infrastructure is a very broad term. The Planning Act 2008 as amended defines infrastructure as roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces. Guidance on the CIL advises that infrastructure also includes cultural and sports facilities, district heating schemes, police stations and other community safety facilities.

Reasoned Justification

- 4.6.3 The Infrastructure Schedule that supports this Plan focuses on the following types of infrastructure:
- Strategic Road Network, Local Road Network, park and ride, Sustainable Movement Corridor, bus transport, active modes, and rail
 - schools
 - utilities, including electricity and gas distribution and supply, water supply and waste water treatment, flood risk minimising
 - GPs and dental surgeries, hospital and community health care, libraries, cemeteries and sports facilities.
- 4.6.4 Maintenance of adequate infrastructure and expansion to meet growing needs is generally the responsibility of the relevant infrastructure provider. Most infrastructure providers work to statutory requirements and have set, short-term planning cycles and asset management plans. This is particularly the case with utility providers.
- 4.6.5 The Infrastructure Schedule sets out the key infrastructure needed, and the sources of funding, and is provided at Appendix C. This Schedule is also included in the Guildford borough Infrastructure Delivery Plan which supports the Local Plan. This provides more detail regarding future infrastructure needs, and will be regularly reviewed as further detail becomes available, particularly regarding infrastructure needed to support development later in the plan period. By allocating sites for new transport infrastructure, new primary and secondary schools, allotments, and a burial ground, we are facilitating the delivery of some of the infrastructure to support this Plan.
- 4.6.6 The law requires us to ensure that all planning obligations comply with three legal tests. These tests are that the planning obligation is:
- necessary to make the development acceptable in planning terms,
 - directly related to the development, and
 - fairly and reasonably related in scale and kind to the development.

These legal tests prevent us using planning obligations to fund existing infrastructure deficits, but they can be used where the proposed development would worsen the situation.

- 4.6.7 We intend to introduce the Community Infrastructure Levy (CIL) to assist in funding infrastructure to support development. CIL must be spent on infrastructure needed to support development in the borough. With the exception of the “neighbourhood portion” of CIL which is passed on to the relevant parish councils, we will decide what infrastructure the CIL money is spent on. We may not use the CIL to remedy existing deficiencies in infrastructure provision unless those deficiencies would be worsened by new development. CIL funds can also be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

4.6.8 To ensure that the scale of development set out in the Local Plan can be delivered, we have considered the impact of the Plan policies and other requirements on the viability of development included in the Plan. Where an applicant advises that their development is unviable with the policy and infrastructure requirements, we will consider whether these were taken into account in the price paid for the site (or option on the site). If these had been taken into account, but there are higher costs associated with the site, we will consider negotiating.

(4.6.9 Paragraph intentionally blank)

4.6.10 We will allocate a “neighbourhood” portion of our CIL funds to parish councils in accordance with national legislation. Parishes and Neighbourhood Forums that have an adopted Neighbourhood Plan will be allocated a larger proportion to spend on their priorities to support development.

4.6.11 Guildford Borough Council is required to retain the neighbourhood portion for the areas of the borough with no parish council, which in Guildford borough is the Guildford urban area and Wisley parish. A working group will be established to prioritise the neighbourhood CIL spending for those areas. This will include ward councillors, existing community groups and neighbourhood forums.

Key Evidence

- Draft Guildford borough Infrastructure Delivery Plan 2016 (Guildford Borough Council, 2016)
- Strategic Highway Assessment (Surrey County Council, 2016)
- Local Plan Viability and Affordable Housing Study (Guildford Borough Council, 2014)
- The Community Infrastructure Levy Regulations 2010, as amended

Monitoring Indicators

Indicator	Target	Data source
Annual CIL receipts	N/A	Annual monitoring
Annual CIL spending		

Policy ID2: Supporting the Department for Transport’s “Road Investment Strategy”

Introduction

- 4.6.12 Following the enactment of The Infrastructure Act 2015, the Department for Transport published in March 2015 the Road Investment Strategy (RIS) for the 2015/16 – 2019/20 Road Period. From 1 April 2015, the Secretary of State for Transport has granted Highways England a licence as a strategic highways company to be the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).
- 4.6.13 The RIS includes a long term funding commitment by government to support delivery of the programme. This is an important change of approach, which involves ring-fencing investment for the Strategic Road Network in a way that takes it outside of the normal decisions on departmental budgets. This means that the schemes set out in the RIS have access to committed funding, allowing them to enter construction during Road Period 1 (2015/16 to 2019/20) or be developed into schemes for construction in Road Period 2 (2020/21 to 2024/25). This represents a level of commitment well beyond the level previously associated with investment on the Strategic Road Network.
- 4.6.14 Within Guildford borough, three schemes have been identified in the RIS;
- Schemes with construction anticipated to commence in Road Period 1 (2015/16 to 2019/20):
- M25 Junctions 10-16 – upgrading the M25 between junction 10 (A3) and junction 16 (M40) through a mixture of enhancements, including hard shoulder running between junctions 15 and 16, as well as four-lane through-junction running between junctions 10 and 12.
 - M25 Junction 10/A3 Wisley interchange – improvement of the Wisley interchange to allow free-flowing movement in all directions, together with improvements to the neighbouring Painshill interchange on the A3 to improve safety and congestion across the two sites.
- Scheme with construction anticipated to commence in Road Period 2 (2020/21 to 2024/25):
- A3 Guildford – improving the A3 in Guildford from the A320 to the Hogs Back junction with the A31, with associated safety improvements.
- 4.6.15 The Council has worked and will continue to work closely with Highways England to tailor its development management processes, including for allocated strategic sites, with Highways England’s emerging schemes and their proposed timing and phasing. This will ensure that the assumptions used in developer’s transport assessments are robust. The timing and phasing of the delivery of Highways England’s emerging schemes will be key to addressing the existing peak hour congestion that often occurs on the Strategic Road Network.

POLICY ID2: Supporting the Department for Transport’s “Road Investment Strategy”

- (1) Guildford Borough Council is committed to working with Highways England to facilitate major, long-term improvements to the A3 trunk road and M25 motorway in terms of both capacity and safety, as mandated by the Department for Transport’s “Road Investment Strategy”. As such, promoters of sites close to the A3 and M25 and strategic sites will need to take account of any emerging proposals by Highways England or any other licenced strategic highway authority appointed by the Secretary of State under the Infrastructure Act 2015.

Reasoned justification

4.6.16 The implementation of the three RIS schemes during the Plan period, alongside other critical infrastructure, is required in order to be able to accommodate future planned growth both outside and within the borough. It is therefore important that the promoters of sites close to the A3 and M25 and strategic sites work closely with Highways England to ensure that their layout and access arrangement(s) are consistent with Highways England's emerging schemes.

(4.6.17 Paragraph intentionally blank)

4.6.18 The A3 Guildford scheme is subject to feasibility study and then progression through Highways England's Project Control Framework during Road Period 1. This may require consequential alterations or improvements to junctions that either connect with the Strategic Road Network or are affected by changes in traffic flows.

4.6.19 The RIS schemes are included in the Infrastructure Schedule at Appendix C which sets out the key infrastructure requirements on which the delivery of the Plan depends. The Guildford Borough Transport Strategy sets out the programme of transport improvement schemes promoted by Guildford Borough Council, and includes all the key infrastructure requirements including the RIS schemes.

Key Evidence

- Road Investment Strategy: for the 2015/16 – 2019/20 Road Period (Department for Transport, 2015)
- Guildford Borough Proposed Submission Local Plan "June 2016": Strategic Highway Assessment (Surrey County Council, 2016)
- Guildford Borough Transport Strategy 2017 (Guildford Borough Council, 2017)

Monitoring

Indicator	Target	Data source
Implementation of the Department for Transport's "Road Investment Strategy"	The three schemes on the Strategic Road Network within Guildford borough, as identified in the Road Investment Strategy for the 2015/16 – 2019/20 Road Period, are implemented during the Local Plan period to 2034	Future issues of the Road Investment Strategy Government funding statements

Policy ID3: Sustainable transport for new developments

Introduction

- 4.6.20 The NPPF requires that developments that generate significant movement will be located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. It also states that different policies and measures will be required in different communities and that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. Our spatial development strategy addresses the development needs of the borough and where that development should be focused, actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focusing significant development in locations which are or can be made sustainable. Achieving sustainable transport has been a key consideration in setting the spatial development strategy.
- 4.6.21 Complementing our spatial development strategy, this policy will structure the consideration of the transport opportunities and impacts of individual proposals for new development as they come forward through the planning process, including the planning application process. This builds on national planning policy that gives weight in decision-making when opportunities for sustainable transport modes will be taken up, safe and suitable access will be achieved and improvements will be undertaken within the transport network that cost effectively limit the significant impacts of the development.

POLICY ID3: Sustainable transport for new developments

- (1) New development will be required to contribute to the delivery of an integrated, accessible and safe transport system, maximising the use of the sustainable transport modes of walking, cycling and the use of public and community transport.
- (2) New development will be required, in so far as its site's size, characteristics and location allow, to maximise:
 - (a) the provision of high-quality, safe and direct walking and cycling routes within a permeable site layout, with priority over vehicular traffic, that facilitates and encourages short distance trips by walking and cycling
 - (b) the provision of secure, accessible and convenient cycle parking
 - (c) the improvement of existing cycle and walking routes to local facilities, services, bus stops and railway stations, to ensure their effectiveness and amenity
 - (d) the provision and improvement of public and community transport, and
 - (e) opportunities for people with disabilities to access all modes of transport.
- (3) New development providing, contributing and/or close to the routes of the proposed Sustainable Movement Corridor in the Guildford urban area will have regard to the Sustainable Movement Corridor Supplementary Planning Document.
- (4) In terms of vehicular parking for new developments:
 - (a) in Controlled Parking Zones, or component areas thereof, in which the demand for on-street parking by residents of existing dwellings and, where allowed, 'pay and display' visitor parking exceeds the supply of designated on-street parking spaces, planning permission for new residential development resulting in a net increase in dwellings will be subject to a planning obligation to require that future occupants will not be eligible for on-street residents parking permits, with the exception of disabled people who will be eligible, and
 - (b) for residential new development in all other areas, and for all non-residential new development in the borough, off-street vehicle parking should be provided

such that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users.

- (5) The Council will have regard to the latest Guildford Borough Parking Strategy in applying the above policy test for new residential development in Controlled Parking Zones or component areas thereof.
- (6) The provision and/or improvement of a car club by a new development will be supported if appropriate.
- (7) New development will be required to provide and/or fund the provision of suitable access and transport infrastructure and services that are necessary to make it acceptable, including the mitigation of its otherwise adverse material impacts, within the context of the cumulative impacts of approved developments and site allocations. This mitigation:
 - (a) will maintain the safe operation and the performance of the Local Road Networks and the Strategic Road Network to the satisfaction of the relevant highway authorities, and
 - (b) will address otherwise adverse material impacts on communities and the environment including impacts on amenity and health, noise pollution and air pollution.
- (8) Planning applications for new development will have regard to the Infrastructure Schedule at Appendix C which sets out the key infrastructure requirements on which the delivery of the Plan depends, or any updates in the latest Guildford borough Infrastructure Delivery Plan.
- (9) Provision of suitable access and transport infrastructure and services will be achieved through direct improvements and/or schemes funded through Section 106 contributions and/or the Community Infrastructure Levy (CIL) which will address impacts in the wider area including across the borough boundary.
- (10) New development that will generate significant amounts of movement will:
 - (a) at the planning application stage, be supported by a Transport Statement or Transport Assessment in accordance with the thresholds set out in the Local Planning Authority's Local Validation List, and
 - (b) require a Travel Plan which will be proportionate to the size of the new development.
- (11) The provision of additional public off-street car parking in Guildford town centre will be supported when it facilitates the interception of trips that would otherwise drive through the Guildford gyratory.

Definitions

- 4.6.21a The NPPF defines 'sustainable transport modes' as 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. For the purposes of this policy, specific requirements with respect to walking, cycling, and public and community transport are specified.
- 4.6.21b Car-free new development is defined as a development in which there are no parking spaces provided within the curtilage of the site. This will not preclude the provision of an area for delivery and service vehicles. Such an area should be suitably managed to ensure its use as such.

Reasoned Justification

- 4.6.22 The planning process for new developments provides the opportunity to maximise the use of the sustainable transport modes of walking, cycling, and the use of public and community transport, and opportunities for people with disabilities to access all modes of transport. This is consistent with the NPPF. For the average person cycling has the potential to substitute for short car trips, particularly under five kilometres, and walking for trips under one kilometre.
- (4.6.23 Paragraph intentionally blank)
- 4.6.24 The Sustainable Movement Corridor will provide a priority pathway through the urban area of Guildford for buses, pedestrians and cyclists, serving the new communities at Blackwell Farm, SARP and Gosden Hill Farm including the new Park and Ride site, the new Guildford West (Park Barn) and Guildford East (Merrow) rail stations, the Onslow Park and Ride, both of the University of Surrey's campuses, the town centre and Guildford rail station. The aim is for journeys to be rapid and reliable by bus and safe and direct on foot and by bike. The Sustainable Movement Corridor will be implemented in sections during the plan period, largely on existing roads and with the urban extensions at Blackwell Farm, SARP and Gosden Hill Farm, and some sites in the town centre, required to make provision for the corridor. The route sections of the proposed Sustainable Movement Corridor are listed in Appendix C. The Council will bring forward a Sustainable Movement Corridor Supplementary Planning Document.
- 4.6.24a With respect to vehicular parking, the policy takes account of the March 2015 written statement to Parliament from the Minister which stated that "Local Planning Authorities should only impose local parking standards for residential and non-residential development where there is a clear and compelling justification that it is necessary to manage their local road network."
- 4.6.24b Guildford town centre and surrounding residential roads have a Controlled Parking Zone, which is presently comprised of ten component areas. All roads in the Controlled Parking Zone are subject to restriction during busy times of the day. There are and will continue to be regular reviews of the Controlled Parking Zone to assess whether the controls are appropriate and whether new roads need to be included or other changes made. New Controlled Parking Zones could also be designated in future.
- 4.6.24c In the areas of the Controlled Parking Zone in which the demand for on-street resident and 'pay and display' visitor parking exceeds the supply of designated on-street parking spaces, the Local Planning Authority will apply the policy test for vehicular parking as set out. This provides an exception for disabled people who will be eligible.
- 4.6.24d At present, the policy test for new residential development in Controlled Parking Zones or component areas thereof will be engaged in areas A, B, C and D of the Controlled Parking Zone.
- 4.6.24e The policy does not preclude developers from bringing forward proposals for car-free new development. Any such proposal would be subject to the policy tests set out for vehicular parking.
- 4.6.25 The measures applicable to each development proposal will vary on a case-by-case basis, including according to the type and scale of development proposed, its location, and the level of existing transport infrastructure and services in the immediate area. This could also include a financial contribution for the implementation of schemes beyond the scope of an individual development to deliver.
- (4.6.26 Paragraph intentionally blank)
- 4.6.27 Development must mitigate its otherwise adverse material impacts, including on traffic, the community and the environment. Measures designed to encourage people to make sustainable

travel choices can assist with reducing these impacts. Such measures can include car clubs, car sharing, facilities for electric charging plug-in points and other low and ultra low emission vehicles, encouraging the accelerated uptake of cleaner fuels and technologies resulting in carbon and vehicle emission reductions, the provision of cycle infrastructure, pedestrian wayfinding and cycle parking, including for adult tricycles which can be suitable for those with disabilities and older people concerned about their balance, and the marketing and promotion of sustainable travel choices, for instance the provision of resident travel information packs. Well designed developments may actively help to enhance air quality and reduce overall emissions, therefore reducing possible health impacts.

- 4.6.28 Whilst the site allocations and proposals in this Plan – including the significant programme of schemes to provide and improve opportunities to use active modes, bus and rail – are intended to result in a modest modal shift over the period to 2034, we forecast that there will also be an absolute increase in overall traffic volumes. Schemes to increase highway capacity and improve road safety will mitigate the principal adverse material impacts of this growth in traffic volumes. The key infrastructure needed to support the delivery of this Plan, including the sustainable transport and highway schemes, is set out in the Infrastructure Schedule at Appendix C. Updates to the Infrastructure Schedule can be made through future revisions of the Infrastructure Delivery Plan. The Guildford Borough Transport Strategy sets out the programme of schemes promoted by Guildford Borough Council, and includes all the key infrastructure requirements on which the delivery of the plan depends, mirroring the transport schemes in the Infrastructure Delivery Plan.
- 4.6.29 In assessing whether a development proposal will give rise to a significant amount of travel demand, the Local Planning Authority will consider the existing use of the building(s) and/or site, existing transport conditions in the immediate and wider area, and transport generation from the development proposals. Many development proposals will require the submission of a Transport Assessment and Travel Plan. Together, these documents will set out the potential transport impacts of their proposals, how they will be addressed, and how sustainable travel will be delivered in the long term. For smaller development proposals with lower impacts, a simpler Transport Statement may be required or may not be required if it can be demonstrated to the satisfaction of the Local Planning Authority, in liaison with the highway authority or authorities, that the changes are minor.
- 4.6.30 Information on producing Travel Plans is available from Surrey County Council.
- 4.6.30a Roads in Guildford town centre carry high volumes of traffic and are subject to recurrent traffic congestion during peak periods, especially the gyratory and its immediate approaches. Over the weekday hours of 07:00-19:00, around a quarter of car trips passing through the Guildford gyratory either begin or end at a public car park in the town centre. This is, in part, a consequence of a mismatch between the demands for, and supply of, public off-street car parking on the different approach roads. The policy with respect to the provision of additional public off-street car parking is designed to reduce the impact of these trips on traffic volumes and congestion in the town centre. This planning policy will complement future environmental improvements in the town centre, realising the Council's 'drive to, not through' concept.

Key Evidence

- Guildford Borough Proposed Submission Local Plan “June 2016”: Strategic Highway Assessment Report (Surrey County Council, 2016)
- Guildford Borough Transport Strategy 2017 (Guildford Borough Council, 2017)
- Guildford Town and Approaches Movement Study (Arup, 2015)
- Guildford Borough Parking Strategy (Guildford Borough Council, 2016)
- Transportation Development Control Good Practice Guide (Surrey County Council, 2006) – includes updates since 2006 in its Annex D
- Local Validation List (Guildford Borough Council, 2015)

Monitoring Indicators

Indicator	Target	Data source
Walking, cycling, bus and rail modal share for travel to work journey of Guildford borough residents (expressed as a percentage of all trips)	Increase in modal share over time	Census – every 10 years

Draft

Policy ID4: Green and blue infrastructure

Introduction

- 4.6.31 The term green and blue infrastructure describes all green and blue spaces in and around our settlements and in the wider countryside. This includes parks and open spaces, private gardens, agricultural fields and allotments, hedges, trees and woodlands, green roofs and walls, waterways, reservoirs and ponds. These spaces meet a range of needs including relaxation, exercise, sports and recreation, visual amenity, wildlife habitat, flood risk management and agriculture. The diversity of potential uses means that by planning for green and blue infrastructure we can make a significant contribution to wellbeing and sustainability across the social, environmental and economic dimensions.
- 4.6.32 The NPPF defines green infrastructure as a ‘network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental quality of life benefits for local communities’.

Landscape and biodiversity

- 4.6.33 A positive approach to the provision and maintenance of Green Infrastructure is crucial to the protection and enhancement of biodiversity and wildlife in the borough, not least through the creation of new habitats and by providing connections between existing habitats. It can further assist in adaptation to climate change by providing pathways for species dispersal and migration, climate change adaptation through the cooling effects of tree cover, and in the natural management of fluvial flooding, for example, through floodplain re-connection and restoration, which can also result in the creation of new wetland habitats.
- 4.6.34 The Surrey Nature Partnership (SyNP) is the Local Nature Partnership for Surrey recognised by government. SyNP is working with Surrey local authorities to set out an approach to conserving and enhancing the biodiversity of the county at a landscape scale. This approach identifies Biodiversity Opportunity Areas (BOAs) areas where there are concentrations of recognised sites of biodiversity importance, both statutory and non-statutory. BOAs represent areas where improved habitat management and efforts to restore and re-create priority habitats will be most effective in improving connectivity and reducing habitat fragmentation. BOAs extend across local authority boundaries and therefore provide the strategic approach that addresses biodiversity at a landscape scale required by the NPPF. The majority of the countryside within the borough of Guildford falls within BOAs (see figure 1), which is indicative of how rich in wildlife the borough is.
- 4.6.35 Land that does not fall within a BOA also needs to be considered in terms of its current and potential contribution to biodiversity. In particular, BOAs do not currently cover towns and villages, so we need to consider how ecological networks within settlements and connections to the surrounding countryside can be enhanced. The management and enhancement of ecological networks within settlements represents a local approach so will be set out through development management policies and a Green and Blue Infrastructure Supplementary Planning Document (SPD). Neighbourhood plans may also bring forward neighbourhood level green infrastructure policies, particularly through the use of local knowledge to identify suitable Local Green Space.
- 4.6.36 The Council’s emerging Countryside Vision will provide a framework to enable proactive management of the borough’s countryside, and development of appropriate action plans

for site management. This vision will cover the countryside sites that the Council manages, but implementation may cover additional areas in order to achieve landscape and habitat connectivity, as well as sustainable transport links. The Countryside Vision will deliver the objectives of the Surrey approach on land that it controls or has influence over.

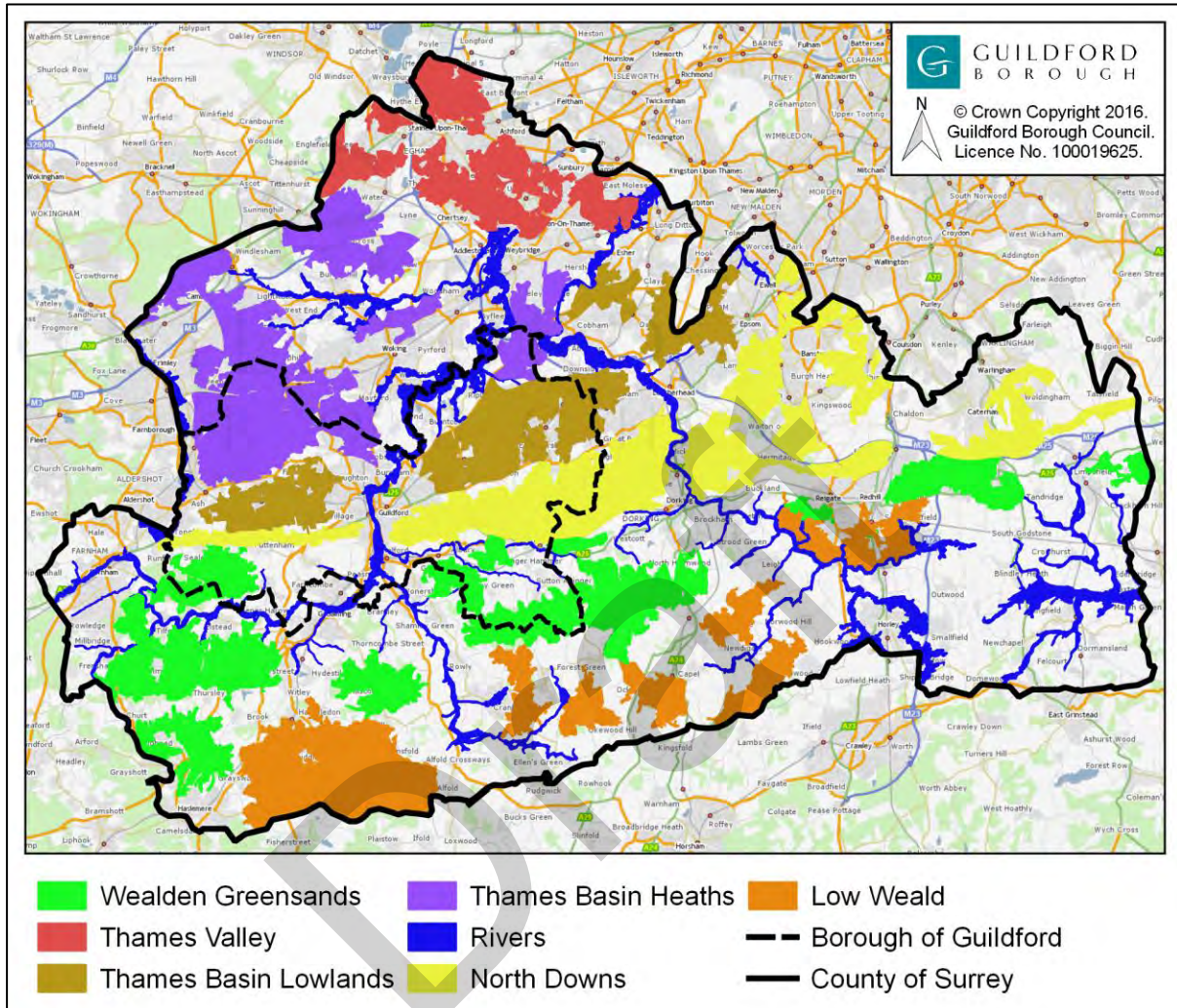


Figure 1: Biodiversity Opportunity Areas within Surrey

4.6.37 The Surrey Hills Area of Outstanding Natural Beauty and the Thames Basin Heaths Special Protection Area are dealt with specifically through policies P1 and P5.

Open space

4.6.38 Open space (as defined in the NPPF) is particularly important due to the positive contribution it makes to the character of our settlements, our health and social interaction, and because it forms the backbone of the green infrastructure network in our settlements. Therefore it is considered that cumulatively these spaces form a valued asset of strategic importance that should be protected as a strategic priority.

Blue infrastructure

- 4.6.39 The River Wey Navigation is a highly valued asset of borough wide significance, both as an important element of our borough's biodiversity and as a very significant public space. The National Trust has compiled a set of guidelines for what it considers are important characteristics of the river, and how it should be managed. These include the importance of the river as a 'visually important open corridor' and 'an important leisure asset' as well as a conservation area.
- 4.6.40 The Water Framework Directive aims for 'good status' for all ground and surface waters in the EU by 2027 at the latest. This is assessed against a set of standards including water quality (both its chemistry and biology) and river morphology (for example, preserving or restoration to a naturally meandering course, preserving floodplains and providing backwater ponds). Much of the River Wey in the borough currently achieves 'moderate' status, with some tributaries achieving only 'poor' or 'bad'. The River Wey directly upstream from the borough is largely 'poor'. The River Blackwater also largely achieves 'moderate' status, but is a tributary of the River Loddon and therefore falls within the neighbouring River Loddon catchment. This is a strategic issue due to the cross boundary nature of the impacts, and the importance of our waterways for the ecological health of the borough. Significant pressures on the River Wey include pollution from waste water, agriculture and various sources in towns and from transport infrastructure, and the constraints to its natural function imposed by physical modifications to the river.
- 4.6.41 Both the River Wey and the River Blackwater, in combination with their floodplains and tributaries, are identified as BOAs.

POLICY ID4: Green and blue infrastructure

Biodiversity

- (1) The Council will conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, particularly within and adjacent to Biodiversity Opportunity Areas (BOAs). The Council will produce a Green and Blue Infrastructure Supplementary Planning Document (SPD) setting out how this approach will be implemented.
- (2) Proposals for development must demonstrate how they will deliver appropriate net gains in biodiversity where possible. Where proposals fall within or adjacent to a BOA, biodiversity measures should support that BOA's objectives. The SPD will set out guidance on how this can be achieved.
- (3) The designated sites in the following hierarchy are shown on the Policies Map or as subsequently updated:
 - (a) European sites: Special Protection Areas (SPA) and Special Areas of Conservation (SAC)
 - (b) National sites: Sites of Special Scientific Interest (SSSI)
 - (c) Local sites: Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves.
- (4) Permission will not be granted for development proposals unless it can be demonstrated that doing so would not give rise to adverse effects on the integrity of European sites, whether alone or in combination with other development. Any development with a potential impact on SPA or SAC sites will be subject to a Habitats Regulations Assessment.

- (5) Development will not be permitted within or adjacent to national sites unless it can be shown that doing so would not be harmful to the nature conservation interests of the site.
- (6) Permission will not be granted for proposals that are likely to materially harm the nature conservation interests of local sites unless clear justification is provided that the need for development clearly outweighs the impact on biodiversity. Where this test is met, every effort must be made to reduce the harm to the site through avoidance and mitigation measures.

Blue infrastructure

- (7) Waterways will be protected and enhanced. Development proposals that are likely to have an impact on waterways (including across their catchments) must demonstrate how they will support the achievement of the Water Framework Directive and have followed guidance from the Environment Agency on implementation of the Wey Catchment Management Plan and flood risk management.

Open space

- (8) Open space (encompassing all open space within urban areas, land designated as Open Space on the Policies Map and all land and water that provides opportunities for recreation and sport as identified in the most recent Open Space, Sports and Recreation Assessment) will be protected from development in accordance with national planning policy.

Definitions

- 4.6.42 Net gains in biodiversity means improvements to biodiversity through habitat creation and/or enhancement. This should be integrated into the design of the site through the provision of new wildlife habitats, but also may include enhancement of green networks and measures on building structures. Green roofs and walls can add to the visual interest of urban areas and assist in adapting to a changing climate by providing passive cooling, as well as providing opportunities for plants and wildlife. Habitat for vulnerable species also adds value. Where adequate biodiversity gains cannot be included within a development site, off-site provision may be considered. The net gains should be appropriate and proportionate for the development. The SPD will set out guidance on the types of measures that may be considered appropriate.
- 4.6.42a Where proposals fall within or adjacent to a BOA, biodiversity measures should support the BOA's objectives, including those set out in the BOA Policy Statements produced by SyNP. However, alternative biodiversity measures may be acceptable where it can be clearly demonstrated that these are more appropriate, given the specific circumstances of the proposal.
- 4.6.43 Where development is proposed affecting designated sites, the Council will take into account whether any harmful effects to the nature conservation interest of the site can be satisfactorily overcome by the imposition of appropriate conditions, entering into planning agreements or other means, including the provision of a replacement habitat. Proposals that are likely to have an impact on designated sites should be accompanied by a biodiversity statement that assesses the impact of the development on biodiversity and demonstrates how this impact will be mitigated.
- 4.6.44 Proposals for open space should have regard to the BOA approach and the Open Space, Sports and Recreation Assessment. New open space should be delivered:
- where provision is most needed and,
 - where proposals are capable of providing improvements to biodiversity, within

BOAs.

By providing well designed open spaces that include appropriate biodiversity measures within BOAs, the linkages between the components of the ecological network can be improved while recreation and leisure opportunities are increased, delivering 'best value' multi-functional green space.

- 4.6.45 Where new open space is proposed, including new Suitable Alternative Natural Greenspaces (SANGs), within or adjacent to a BOA, these should be designed and managed to support the aims of the BOA. The Council expects the delivery of new SANGs to make a very significant contribution to achieving the net gains in biodiversity required by national planning policy, and in realising the strategic approach to biodiversity in Surrey. The primary role of SANGs is to provide an attractive natural or semi-natural space for recreation. SANG providers must ensure that this function is compatible with biodiversity and conservation through appropriate site selection, design and management.
- 4.6.46 Developments that are likely to have an impact on waterways include (but are not limited to):
- agriculture, where run off from farmland could carry fertilisers and pesticides
 - roads, where run off could carry pollutants (such as cadmium from tyres and oil)
 - commercial developments that include a risk of spillage from stored liquids,
 - incorrect sewerage connections that result in foul water entering water bodies and
 - hard engineering of riverbanks that reduces the habitat value of the bank.
- 4.6.47 Proposals that include new road drainage systems should ensure that the system filters out potential pollutants. Developments that bring risk of spillages of pollutants into river catchment areas must have measures in place that prevent polluting the environment in such an event. When existing sites are re-developed, and when new sites are planned, sewage connections should be checked to make sure they are correct. Opportunities should be taken to return engineered banks to a natural state.
- 4.6.48 Non-navigable waterways will be protected and enhanced through the use of an eight metre wide (measured from bank top) undeveloped buffer zone within which new development will be permitted only where it benefits the ecology and/or water quality of the waterway. Existing development should not encroach any further into the buffer zone.
- 4.6.49 Open Space, for the purpose of Policy ID4, is defined as all types of open land, both public and private, of public sport/recreation and/or amenity value. The Open Space, Sports and Recreation Assessment provides an audit of open space and sports and recreation land across the borough. This assessment (or a successor document) should form the starting point when considering open space requirements in new developments.
- 4.6.49a National planning policy requires great weight to be given to the need to create, expand or alter schools to meet the needs of existing and proposed communities. This will be taken into consideration if development is proposed on open space and the development meets a legitimate educational need that is appropriately met on the site.

Reasoned Justification

- 4.6.50 The NPPF requires Local Plans to set out a strategic approach to planning for the creation, protection, enhancement, and management of networks of biodiversity and to plan for biodiversity at a landscape scale across local authority boundaries. The Council supports the emerging strategy for Surrey being led by the SyNP and will set out how the

approach will be implemented in the borough through a Green Infrastructure Supplementary Planning Document once enough detail has emerged.

- 4.6.51 The Council has a significant countryside estate and manages this land in a way that is consistent with the strategy. However, the majority of the land in the borough is outside the Council's control. Policy ID4 requires developments, including new open spaces, to provide biodiversity enhancement and/or creation in a manner consistent with the strategy. In this way, the Council's own efforts and those of private developers will work together to deliver the vision for Surrey.
- 4.6.52 The NPPF values and protects open space, which it defines as "all open space of public value... which offer[s] important opportunities for sport and recreation and can act as visual amenity" (NPPF glossary). The Open Space, Sports and Recreation Assessment identifies land of public value for amenity, sports and recreation across the borough.
- 4.6.53 Open spaces within urban areas provide relief from the intensity of the urban environment for residents of larger settlements who may not have easy access to the countryside. Urban open space also provides breaks in the built environment that maintain the character of those settlements. Policy ID4 therefore identifies all open space within urban areas as Open Space for the purposes of this policy. This means all types of open land, both public and private, that has public recreation and/or amenity value.
- 4.6.54 A survey of open space was undertaken in 1997 and sites of over 0.4 hectares that were considered to make a positive contribution to the character and visual amenity of the area were identified on the Proposals Map in the Local Plan 2003 under Policy R5 Protection of Open Space. These spaces are identified again as Open Space on the current Policies Map as they continue to serve the purpose for which they were originally designated. There are a number of open spaces on sites of less than 0.4 hectares in the urban areas including allotments and highway land which also make a significant contribution in their local context. Accordingly, urban open spaces of less than 0.4 hectares are also protected by this policy.
- 4.6.55 The Council has produced an Amenity Assessment to identify open spaces of public amenity value within villages that are inset from the Green Belt by the plan. This assessment looked at land within proposed village inset boundaries, excluding land where inset boundaries were expanded to take in allocations on the edges of villages. Sites that were assessed as having public value are identified as Open Space on the Policies Map and will be protected in line with national planning policy to ensure that the value for which the space has been identified is retained. Open spaces outside inset village boundaries are protected by the Green Belt designation so have not been considered for further protection. Land of public value in inset villages that is used for sport and recreation is identified through the Open Space Sport and Recreation Assessment and will be protected in line with the NPPF.
- 4.6.56 The NPPF allows for the designation of Local Green Space (LGS), through the Local Plan and neighbourhood plans. The designation can be used to protect open spaces of particular local significance from development in a manner consistent with Green Belt policy. LGS is not included in this strategic policy due to the local nature of these spaces and because doing so would limit the scope for neighbourhood plans to bring forward their own LGS policies (neighbourhood plans must be in general conformity with strategic policies in the Local Plan). The Council has received a number of suggestions for new LGS and qualifying proposals will be allocated through the Development Management Policies DPD.

Key Evidence

- Open Space, Sports and Recreation Assessment (Guildford Borough Council, 2017)
- Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network (Surrey Nature Partnership, 2015)
- Biodiversity Opportunity Areas: Guildford Borough - Policy Statements (Surrey Nature Partnership, 2015)

Monitoring Indicators

Indicator	Target	Data source
Amount of open space	No loss of open space, identified deficits gone by 2034	Planning applications and appeals Open space, sports and recreation assessment
Amount of new SANG provided or funded	All qualifying developments to deliver new SANG or funding for strategic SANG in line with prevailing standards Delivery of strategic SANGs identified in Infrastructure Delivery Plan	Planning applications and appeals
Net gains in biodiversity provided by development on sites of 25 homes or greater	All developments to provide net gains in biodiversity	Planning applications and appeals
Progress towards Water Framework Directive objectives	Achieve 'good ecological status' at earliest opportunity and by 2027 at the latest	Environment Agency data
Condition of European and National sites	Improvement in condition	Natural England surveys
Condition of local sites	Improvement in condition	The Council's SNCI surveys

Sites

The purpose of these site policies is to allocate land for a range of uses to support the vision and objectives of the Local Plan. The policies consider sites within the whole of the borough, and allocate land for development including for housing, employment, retail and infrastructure (including allotments).

Each policy lists the land uses that are acceptable on the identified land, alongside specific requirements and opportunities for future development proposals. Each site is identified on a corresponding map, and is also shown on the Local Plan proposals maps (appendix H). Detailed information about the infrastructure required to support specific development proposals, including when it will be delivered, is listed in the Infrastructure Schedule (appendix C) or the latest Infrastructure Delivery Plan, with the Land Availability Assessment (LAA) also providing further information about the deliverability of sites and potential timescales.

Phasing of sites across the plan period is not proposed in the site policies. Allocated sites are encouraged to progress development proposals as soon as possible, to help provide housing in the earlier stages of the plan period, to help boost housing supply. Equally, where allocated sites have been identified as likely to deliver in the later years of the plan period due to constraints, if these are resolved sooner, development proposals are encouraged.

All site allocations require planning permission prior to development. Allocating these sites does not grant planning permission for development, however, it does identify the principle of development and uses.

Further detailed information about these sites is available in the LAA, which forms part of the Local Plan evidence base. The LAA site reference number is shown on the site policy, for ease of cross referencing.

Key Evidence

- NPPF
- Land Availability Assessment
- Green Belt and Countryside Study
- Strategic Flood Risk Assessment
- Surface Water Management Plan / Study

Monitoring Indicators

- Number of planning permissions granted on allocated sites
- Number of new homes delivered on allocated sites
- Number of other types of homes (including traveller accommodation) delivered on allocated sites
- Quantum of non residential uses delivered on allocated sites

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
Guildford Town Centre				
A1	The Plaza, Portsmouth Road, Guildford	Friary and St Nicolas	Homes (C3)	90
A2	Cinema, Guildford	Friary and St Nicolas	Cinema (D2) and food and drink (A3-A5)	
A3	Land between Farnham Road and the Mount, Guildford	Friary and St Nicolas	Homes (C3)	70
A4	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A5	Jewsons, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	175
A6	North Street redevelopment, Guildford	Friary and St Nicolas	Comprehensive mixed use redevelopment	400
A7	Land and buildings at Guildford railway station, Guildford	Friary and St Nicolas	Comprehensive mixed use redevelopment	350
A8	Land west of Guildford railway station, Guildford Park Road, Guildford	Friary and St Nicolas	Guildford platform capacity scheme	
A9	77 to 83 Walnut Tree Close, Guildford	Friary and St Nicolas	Offices (B1a)	
A10	Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford	Christchurch	Sustainable Movement Corridor	
A11	Guildford Park Car Park, Guildford Park Road, Guildford	Onslow	Homes (C3) and multi storey car park	160
A12	Bright Hill Car Park, Sydenham Road, Guildford	Holy Trinity	Homes (C3)	40
Guildford urban area				
A13	Kernal Court, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	100
A14	Wey Corner, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	56
A15	Land at Guildford Cathedral, Alresford Road, Guildford	Onslow	Homes (C3)	100
A16	Land between Gill Avenue and Rosalind Frankin Close, Guildford	Onslow	Homes (C3)	450
A17	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	Onslow	Hospital related development	

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
A18	Land at Guildford college, Guildford	Christchurch	Student accommodation (sui generis) and D1 floorspace	
A19	Land at Westway, off Aldershot Road, Guildford	Westborough	Homes (C3)	38
A20	Former Pond Meadow School, Guildford	Westborough	Community hub and homes (C3)	10
A21	Aldershot Road allotments, Guildford	Westborough	Allotments	
A22	Land north of Keens Lane, Guildford	Worplesdon	Homes (C3) and care home (C2)	150
A23	Land north of Salt Box Road, Guildford	Worplesdon	Burial ground	
A24	Slyfield Area Regeneration Project, Guildford	Stoke	Mixed use development	1000
A25	Gosden Hill Farm, Merrow Lane, Guildford	Burpham and Clandon and Horsley	Mixed used development	1,700
A26	Blackwell Farm, Hogs Back, Guildford	Shalford and Worplesdon	Mixed used development	1,500
A59	New rail station at Guildford West (Park Barn)	Westborough, Onslow and Worplesdon	New rail station	
Ash and Tongham				
A27	Warren Farm, White Lane, Ash Green	Ash South and Tongham	Homes (C3)	58
A28	Land to the east of White Lane, Ash	Ash South and Tongham	Homes (C3)	62
A29	Land to the south and east of Ash and Tongham	Ash South and Tongham, Ash Wharf	Homes (C3) and new road and footbridge	1,750
A30	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A31	Land north east of Spoil Lane, Tongham	Ash South and Tongham	Allotments	
Previously Developed Land in the Green Belt				
A32	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford	Shalford	Homes (C3)	116
A33	The University of Law, Guildford	Shalford	Student accommodation (sui generis)	
A34	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
New settlement				
A35	Former Wisley airfield, Ockham	Lovelace	Mixed used development	2,000

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
Villages				
A37	Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley	Clandon and Horsley	Homes (C3)	40
A36	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A38	Land to the west of West Horsley	Clandon and Horsley	Homes (C3)	135
A39	Land near Horsley railway station, Ockham Road North, East Horsley	Clandon and Horsley	Homes (C3)	100
A40	Land to the north of West Horsley	Clandon and Horsley	Homes (C3)	120
A41	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A42	Clockbarn Nursery, Tannery Lane, Send	Send	Homes (C3)	60
A43	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	Send and Lovelace	Homes (C3) and Travelling Showpeople plots (sui generis)	400
A43a	Land for new north facing slip roads to/ from A3 at Send Marsh/ Burnt Common	Send and Clandon and Horsley	New northbound on-slip to the A3 trunk road from A247 Clandon Road and a new southbound off-slip from the A3 trunk road to A247 Clandon Road	
A44	Land west of Winds Ridge and Send Hill, Send	Send	Homes (C3) and traveller pitches (sui generis)	40
A45	Land at the rear of the Talbot, High Street, Ripley	Lovelace	Homes (C3) and retail floorspace (A1-A5)	18
A46	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A47	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A58	Land around Burnt Common warehouse, London Road, Send	Send	Employment floorspace (B1c, B2, B8)	
Traveller and Travelling Showpeople Accommodation				
A48	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A49	Palm House Nurseries, Normandy	Normandy	Traveller pitches (sui generis)	6
A50	Whittles Drive, Normandy	Normandy	Travelling Showpeople plots (sui generis)	14

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
A51	Land at Cobbetts Close, Worplesdon	Worplesdon	Traveller pitches (sui generis)	20
A52	Four Acre Stables, Aldershot Road, Worplesdon	Worplesdon	Traveller pitches (sui generis)	6
A53	Roundoak, White Hart Lane, Wood Street Village	Worplesdon	Traveller pitches (sui generis)	1
A54	Lakeview, Lakeside Road, Ash Vale	Ash Vale	Traveller pitches (sui generis)	4
A55	The Orchard, Puttenham Heath Road, Puttenham	The Pilgrims	Traveller pitches (sui generis)	2
A56	Valley Park Equestrian, East Shalford Lane, Shalford	Shalford	Traveller pitches (sui generis)	5
A57	The Paddocks, Rose Lane, Ripley	Lovelace	Traveller pitches (sui generis)	4

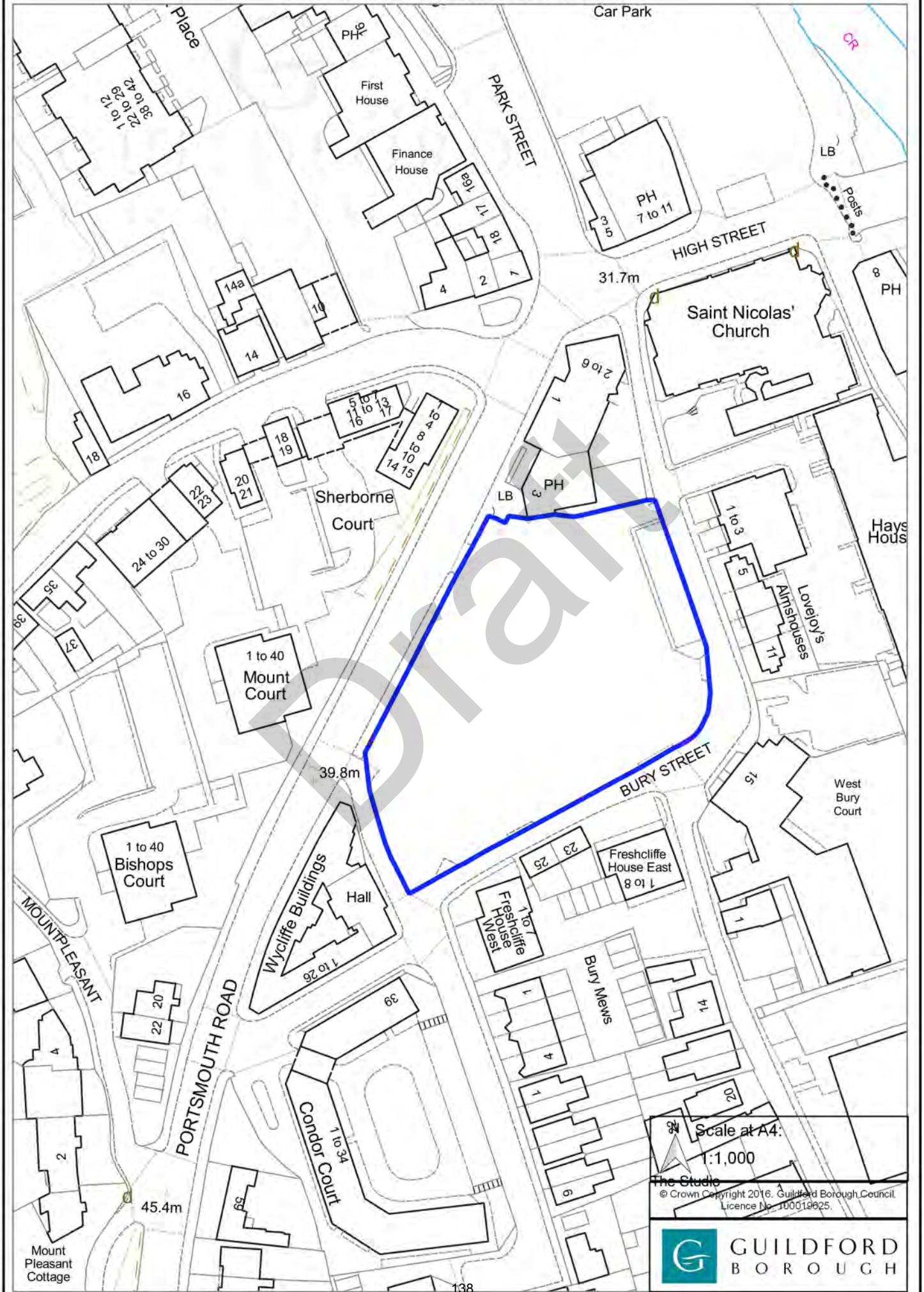
POLICY A1: The Plaza, Portsmouth Road, Guildford

Allocation	The site is allocated for approximately 90 homes (C3) or accommodation for older people (C2)
Requirements	<ol style="list-style-type: none"> (1) Development proposals must be sensitive to the scale and heights of nearby Listed Buildings, and views of the church tower (St Nicolas Church, Bury Street, Guildford) and views into and out of surrounding conservation areas (2) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA (3) Avoid development within flood zone 2 (medium risk)
Opportunities	<ol style="list-style-type: none"> (1) This triangular plot lends itself to an innovative design to address the street scene on all elevations (2) Improvements and reinstatement for pedestrian access and public realm (3) Help to reduce flood risk in the local area

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Private landowner
Area (size)	0.38 ha
Existing use	Vacant
LAA reference	Site 134
Key considerations	<ol style="list-style-type: none"> (1) Close proximity to Listed Buildings (2) Within the Millmead and Portsmouth Road Conservation Area (3) Views on the skyline from the Conservation Area (4) Flood risk (a small part of the site is within flood zone 2 – medium risk)

The Plaza, Portsmouth Road, Guildford



Scale at A4:
1:1,000

The Studio

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019025.



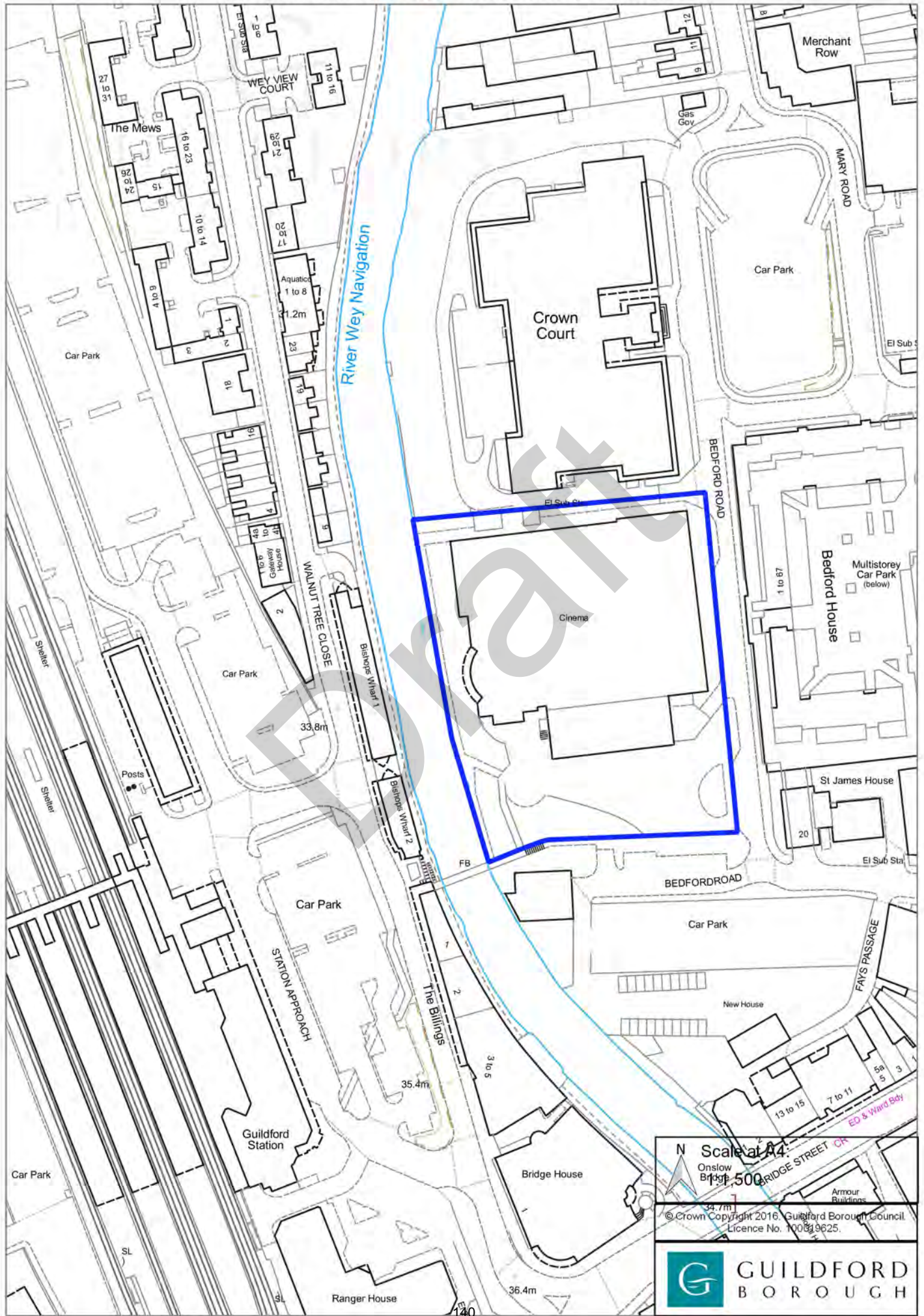
POLICY A2: Guildford Cinema, Bedford Road, Guildford

Allocation	The site is allocated for a cinema (D2) with 3 to 5 additional screens and approximately 1000 sq m of additional food and drink floor space (A3-A5)
Requirements	<ol style="list-style-type: none"> (1) Achieve flood risk betterment on site by moving and/or reducing the footprint of the building, and incorporating appropriate flood risk reductions measures, and have regard to the recommendations of the Level 2 SFRA (2) Raised levels, linking the development to Bedford road at the east of the site, in order to gain safe access and egress from the site (3) No increase in flood risk on site or elsewhere (4) Improve the relationship between the built form and the river setting
Opportunities	<ol style="list-style-type: none"> (1) Improve the quality of the land around the building, public realm, and enjoyment of the riverside, creating a welcoming and well used public space (2) Improve the links along the river and to and from the town centre and to and from the railway station (3) Contemporary design approach, whilst respecting the proximity to the River Wey, the Bridge Street Conservation Area and the industrial nature of the warehouse buildings opposite, views from the Town Centre and setting of listed buildings (4) Reduce flood risk elsewhere

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Guildford Borough Council is the freehold landowner
Area (size)	0.8 ha
Existing use	Cinema (D2), food and drink (A3) and protected open space
LAA reference	Site 2229
Key considerations	<ol style="list-style-type: none"> (1) High flood risk (2) Public open space (3) Proximity to conservation area and listed buildings (4) Within a district heat priority area

Guildford Cinema, Bedford Road, Guildford



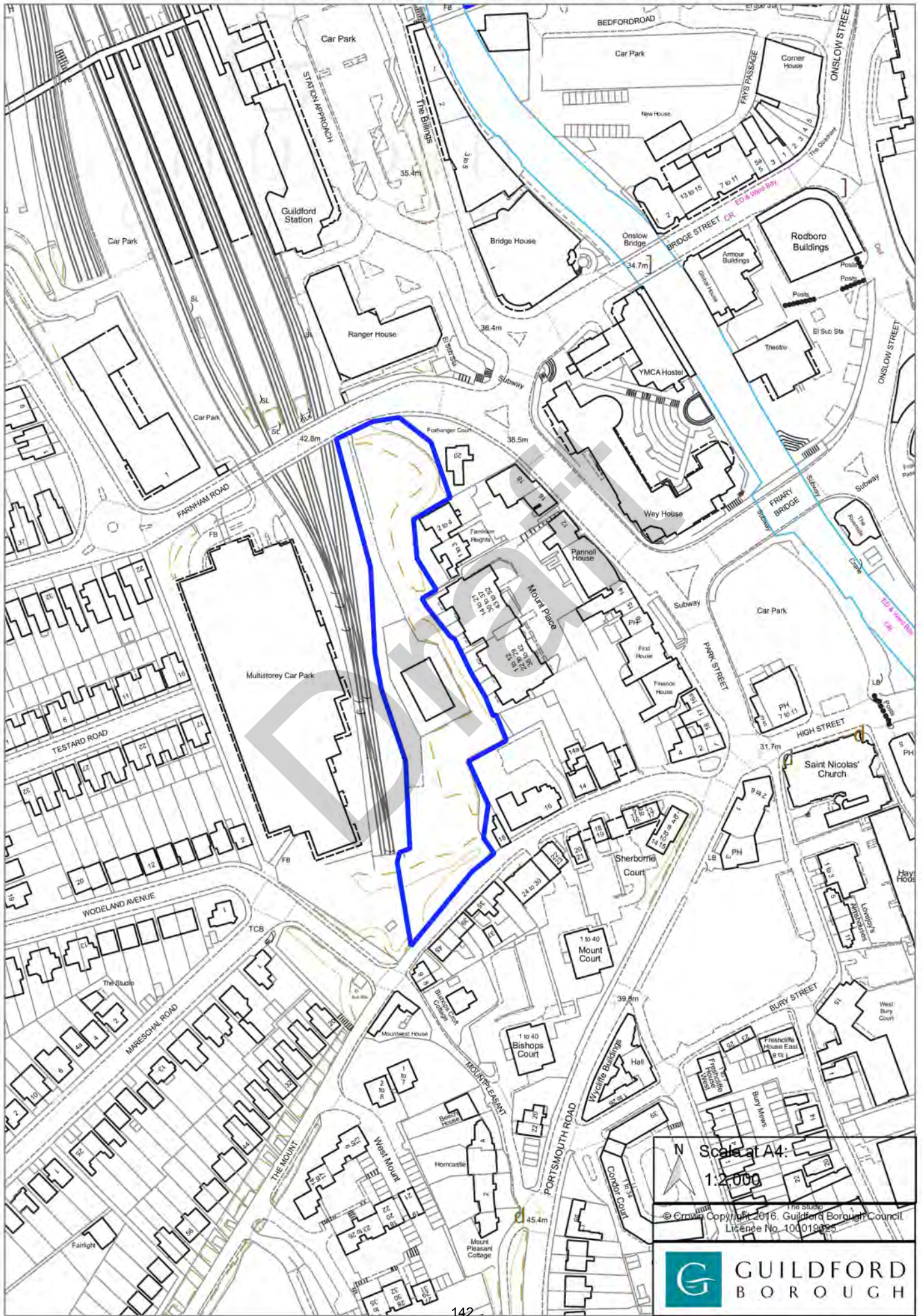
POLICY A3: Land between Farnham Road and the Mount, Guildford

Allocation	The site is allocated for approximately 70 homes (C3)
Requirements	<ol style="list-style-type: none"> (1) A car free site with a legal agreement preventing residents from applying for a resident's parking permit (2) Limited vehicular access to the site to be provided for refuse collection and removal vehicles (3) Relocation of the signal box, if operationally required (4) Relaxation of the s.52 agreement limitations (5) Pedestrian access from Farnham Road and The Mount (6) Retain valuable trees where possible, particularly at site boundaries
Opportunities	<ol style="list-style-type: none"> (1) Innovative design, taking account of minimising the impact on residents of noise from the railway lines and amenity of neighbouring properties (2) Access improvements (potentially with re-build of Farnham Road Bridge)

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Network Rail
Area (size)	0.64 ha
Existing use	Old quarry and signal box
LAA reference	Site 2181
Key considerations	<ol style="list-style-type: none"> (1) Vehicular access (2) Close proximity to Guildford railway station (3) Site shape and topography (4) Setting of listed buildings on The Mount (5) Character of the Conservation Area (6) Impact of development on trees (7) Potential contamination (8) Noise impacts, due to proximity to railway lines

Land between Farnham Road and the Mount, Guildford



N Scale at A4:
1:2,000
© Crown Copyright 2016, Guildford Borough Council
Licence No. 10/019925



Policy A4

(This Policy has been left intentionally blank)

Draft

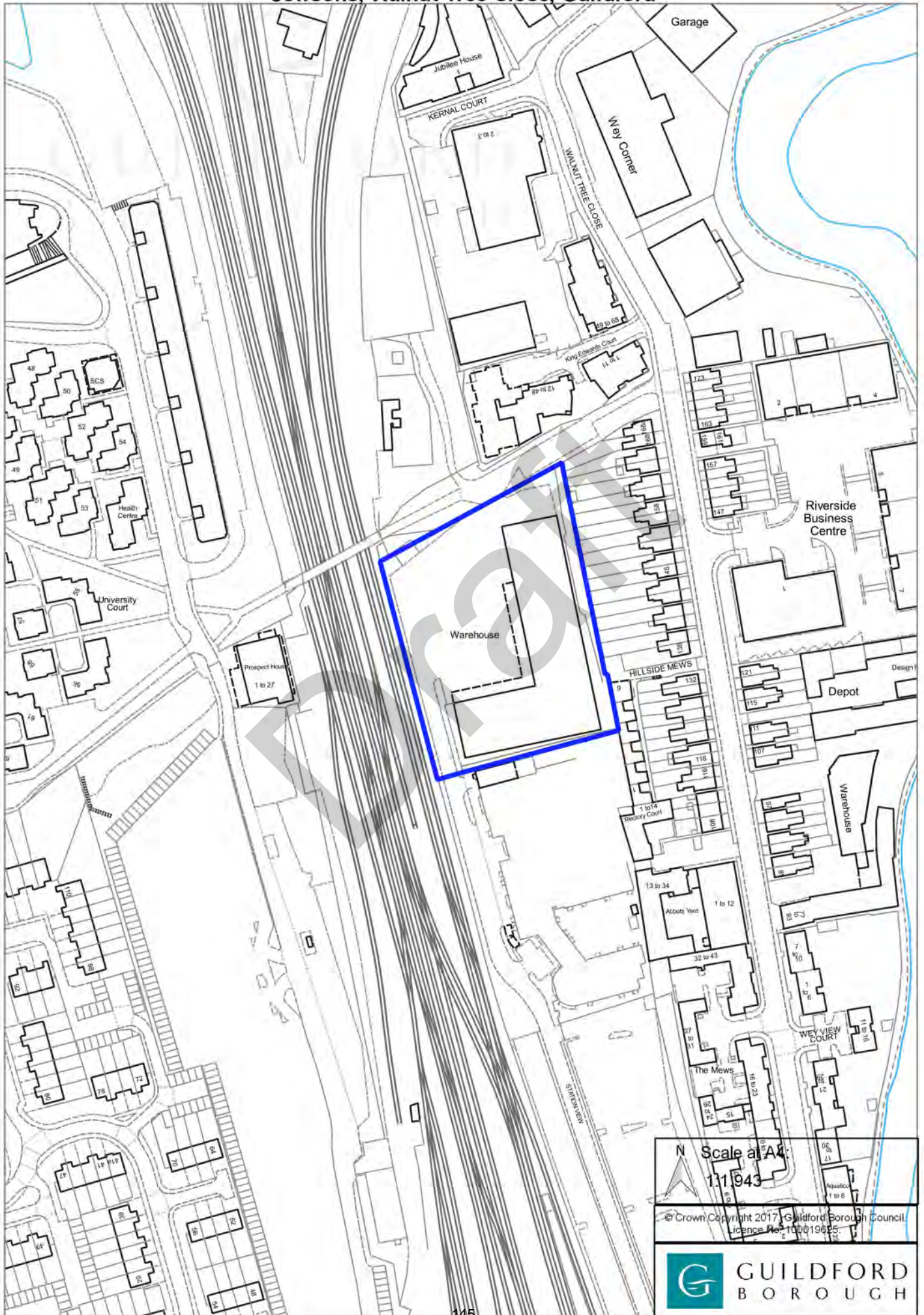
POLICY A5: Jewsons, Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 175 homes (C3)
Requirements	<ol style="list-style-type: none"> (1) Work closely with Guildford Borough Council, Surrey County Council and Network Rail to ensure that the proposed layout does not prevent the replacement of Yorkie's Bridge and the provision of the Sustainable Movement Corridor (2) A direct pedestrian and cycle route will be provided through the site from the Yorkies Bridge access road to Station View as part of the Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document. This will comply with the requirements of the Equality Act 2010. (3) Vehicular access to the site will be from Station View (4) Contribute towards improving the character of the area, and encouraging use of the Sustainable Movement Corridor (5) Integrated green infrastructure, helping to improve street frontages
Opportunities	<ol style="list-style-type: none"> (1) Respond positively and innovatively to the changing character of this area

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.74 ha
Existing use	Buildings merchant (sui generis)
LAA reference	Site 1107
Key considerations	<ol style="list-style-type: none"> (1) Heavily developed site, lacking any landscaping or green space (2) Sustainable Movement Corridor (3) Potential contamination

Jewsons, Walnut Tree Close, Guildford



N Scale at A4:
1:1,943
© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625



POLICY A6: North Street redevelopment, Guildford

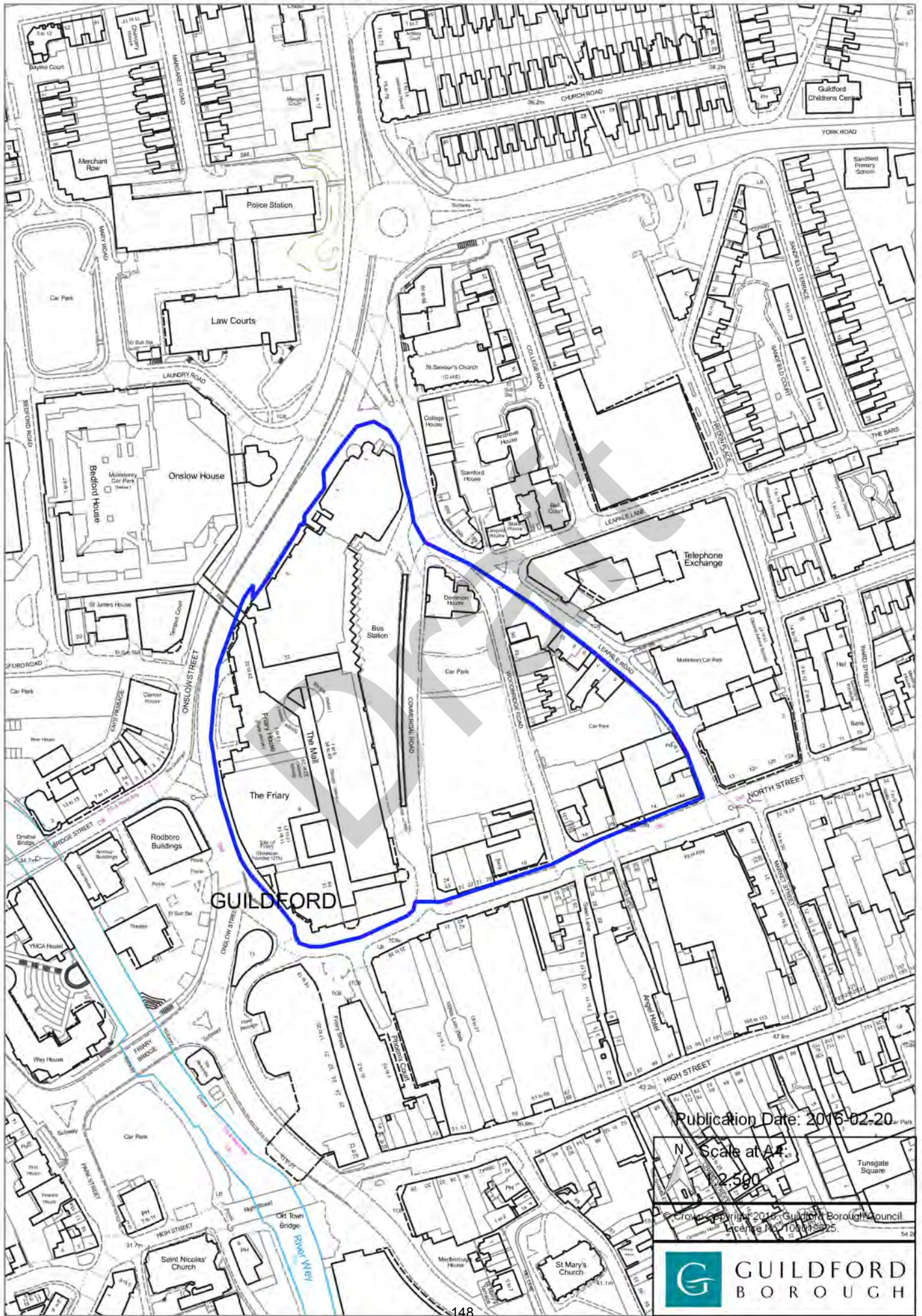
Allocation	<p>The site is allocated for a comprehensive mixed use redevelopment with an additional:</p> <ul style="list-style-type: none"> (1) Minimum of 41,000 sq m (gross) comparison retail floorspace (2) Approximately 6,000 sq m food and drink (A3) and drinking establishments (A4) (3) Up to 400 homes (C3) (4) Provision of 1 gym (D2)
Requirements	<p><u>Office provision</u></p> <ul style="list-style-type: none"> (1) A minimum of 5,500 sq m of existing office (B1a) floorspace will be retained <p><u>Design, vitality and connectivity</u></p> <ul style="list-style-type: none"> (2) Development must respond to the context set by the surrounding street pattern and historic environment, including the adjacent Conservation Area, through the need for high quality design and materials, with particular care of massing, heights and roofscapes (3) If demonstrated through the Design and Access Statement that providing the proposed scale of development on site is not consistent with good design then the proposed residential quantum should be reduced so that retail needs are met (4) Design to enhance and respond to the existing historic shopping core and; <ul style="list-style-type: none"> (a) Improve connectivity with High Street and lanes, and (b) Improve underused areas, and (c) Improve the public realm (5) Provide a varied roofscape, minimising the impact on the skyline to protect views in and out of the site (6) Mix day and night time uses to add to vitality of area (7) 24 hour access to public streets and squares <p><u>Bus interchange</u></p> <ul style="list-style-type: none"> (8) Bus interchange facilities presently provided at Guildford bus station on the site are to be provided in a suitable alternative arrangement to be located either partly or wholly on or off site (9) If alternative arrangement involves on-street provision of bus stops and waiting facilities within the town centre, consideration is required of interactions with other uses such as North Street market, vehicular access and parking, movement and crossings for pedestrians, and the quality, character and setting of the town centre environment <p><u>Transport</u></p> <ul style="list-style-type: none"> (10) Stopping up and/or Traffic Regulation Orders to restrict certain vehicle types on Commercial Road and Woodbridge Road (between North Street and Leapale Road) (11) Mitigation measures, including those achieving modal shift to sustainable modes of transport, to accommodate the increased travel demand from the development, and changes to the town centre network for private traffic, deliveries, and buses

	<p><u>Flood risk</u></p> <p>(12) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA</p> <p>(13) Avoid development of high or medium vulnerability uses in flood zone 2 (medium risk) and flood zone 3 (high risk)</p> <p><u>Assessments</u></p> <p>(14) Including;</p> <p>(a) Retail impact assessment</p> <p>(b) Environmental Impact Assessment</p>
Opportunities	<p>(1) This site offers a major opportunity to reinforce Guildford's comparison retail offer, provide town centre housing, to create new squares and streets, and to improve the appearance of North Street</p> <p>(2) Help to reduce flood risk in the local area</p>

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Mixed ownership. Guildford Borough Council owns the freehold, and M&G has a long leasehold over much of the site
Area (size)	3.47 ha
Existing use	Retail (comparison), residential flats, restaurants and cafes, offices, bus station, surface car parks, basement car park and servicing, and vacant land
LAA reference	Site 205
Key considerations	<p>(1) Design, vitality and pedestrian connectivity</p> <p>(2) Maintaining suitable bus interchange facilities in Guildford town centre</p> <p>(3) Listed building at 17 North Street, Guildford</p> <p>(4) Adjacent to Town Centre Conservation area</p> <p>(5) Flood risk</p> <p>(6) Within a district heat priority area</p>

North Street redevelopment, Guildford



GUILDFORD

Publication Date: 2016-02-20

Scale at A4
1:2,500

© Crown Copyright 2016, Guildford Borough Council
Licence No. 10001825



POLICY A7: Land and buildings at Guildford railway station, Guildford

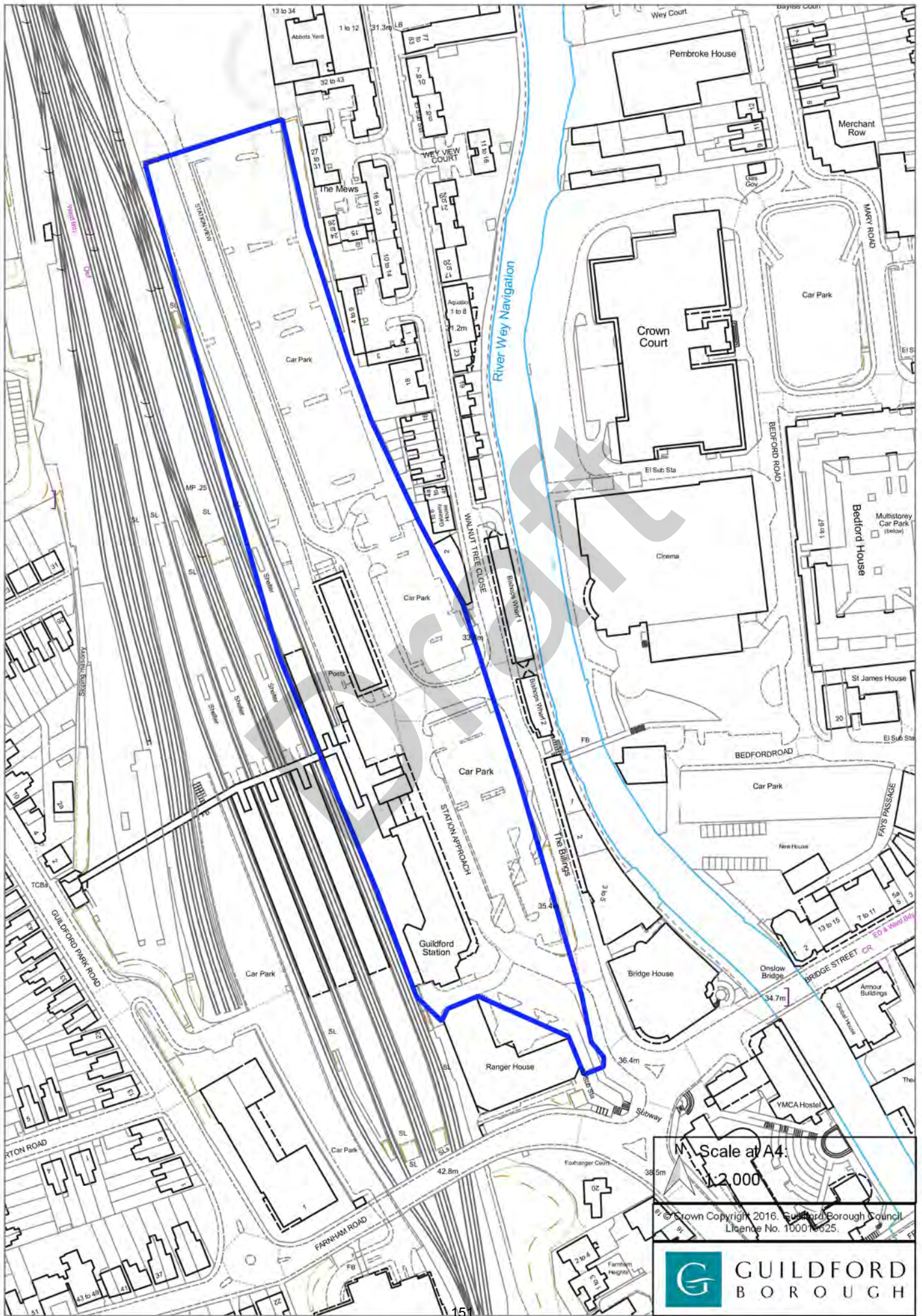
Allocation	<p>The site is allocated for a comprehensive mixed use redevelopment to include:</p> <ol style="list-style-type: none"> (1) Approximately 350 homes (C3), and (2) Approximately 500 sq m of additional comparison retail (A1), and (3) Approximately 700 sq m of additional convenience retail (A1), and (4) Approximately 1,500 sq m food and drink (A3), and (5) Provision of 1 gym (D2)
Requirements	<ol style="list-style-type: none"> (1) Improved transport and interchange facilities having regard to the Sustainable Movement Corridor Supplementary Planning Document (2) The station has its primary access from Walnut Tree Close. Any redeveloped scheme for this site must cater for all of the following: <ol style="list-style-type: none"> (a) Pedestrians, including those crossing from the west side of the railway via the present station footbridge (b) Cyclists (c) Buses (d) Taxis (e) Drop-off ('kiss and ride') (f) Short-stay car parking (g) Long-stay car parking (3) Site layout to focus on ensuring that pedestrians and cyclists are directed towards use of Walnut Bridge (which is to be replaced) when travelling to the town centre (4) Site layout will be compatible with the proposals for the Sustainable Movement Corridor or, subject to timing, not compromise the future provision of the Sustainable Movement Corridor, including maintaining access along Station View access road to the Safeguarded land for Sustainable Movement Corridor Town Centre Phase 2 site (5) Consideration of strategic long distant views including setting of listed buildings on skylines and views in and out of nearby conservation areas (6) Achieve flood risk betterment, appropriate mitigation and flood risk management and have regard to the recommendations of the Level 2 SFRA
Opportunities	<ol style="list-style-type: none"> (1) This is a previously developed site, with strong transport links, in the town centre. It is a very sustainable location for new development, and efficient use of this land should be made. This should not be to the detriment of the character of the area (2) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Network Rail
Area (size)	2.2 ha
Existing use	Railway station, including offices and retailing, and associated car and cycle parking
LAA reference	Site 171
Key considerations	<ol style="list-style-type: none">(1) Sustainable Movement Corridor(2) The replacement of Walnut Bridge to reinforce the alternative pedestrian route, and provide a route for cyclists, from the station to town centre away from Bridge Street(3) Potential contamination(4) Heritage and conservation(5) Flood risk (a small part of the site is within flood zone 2 – medium risk, part of the northern area of the site is at surface water flood risk)

Draft

Land and buildings at Guildford railway station, Guildford



POLICY A8: Land west of Guildford railway station, Guildford Park Road, Guildford

Allocation	This site is allocated for a 'Guildford platform capacity' scheme involving additional platforms and layout changes at Guildford railway station as proposed in the Wessex Route Study
Requirements	<ol style="list-style-type: none"> (1) Maintain sufficient space to enable the additional platforms and layout changes to be achieved as required to accommodate future growth in train frequency and passenger movements (2) Existing access to the railway station from the west is maintained (3) Consideration of strategic long distant views including setting of listed buildings on skylines and views in and out of conservation areas
Opportunities	<ol style="list-style-type: none"> (1) In combination with realising the Guildford platform capacity scheme, there is an opportunity to redevelop this site for housing and/or commercial uses and the retention of some station car parking (2) Create a new pedestrian and cycle route on the west side of the railway tracks between the Guildford Park Car Park site and this site, with an onward connection into the existing or an improved pedestrian bridge linking to the Land and buildings at Guildford railway station site (this could also serve as a maintenance access to the signal box adjacent to Guildford Park Car Park) (3) Provision of a bus / rail interchange on the west side of the railway clear of Guildford Park Road

Description

Location	Guildford Town Centre
Ward	Friary and St Nicholas
Ownership	Guildford Borough Council
Area (size)	1.02 ha
Existing use	Surface car park, footbridge access to the train station, Network Rail operational buildings, vehicular access to Farnham Road car park, railway sidings
LAA reference	Site 2332
Key considerations	<ol style="list-style-type: none"> (1) Noise (proximity to railway lines) (2) Potential contamination and remediation

Land west of Guildford railway station, Guildford Park Road, Guildford



N
Scale at A4:
1:1,500
© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



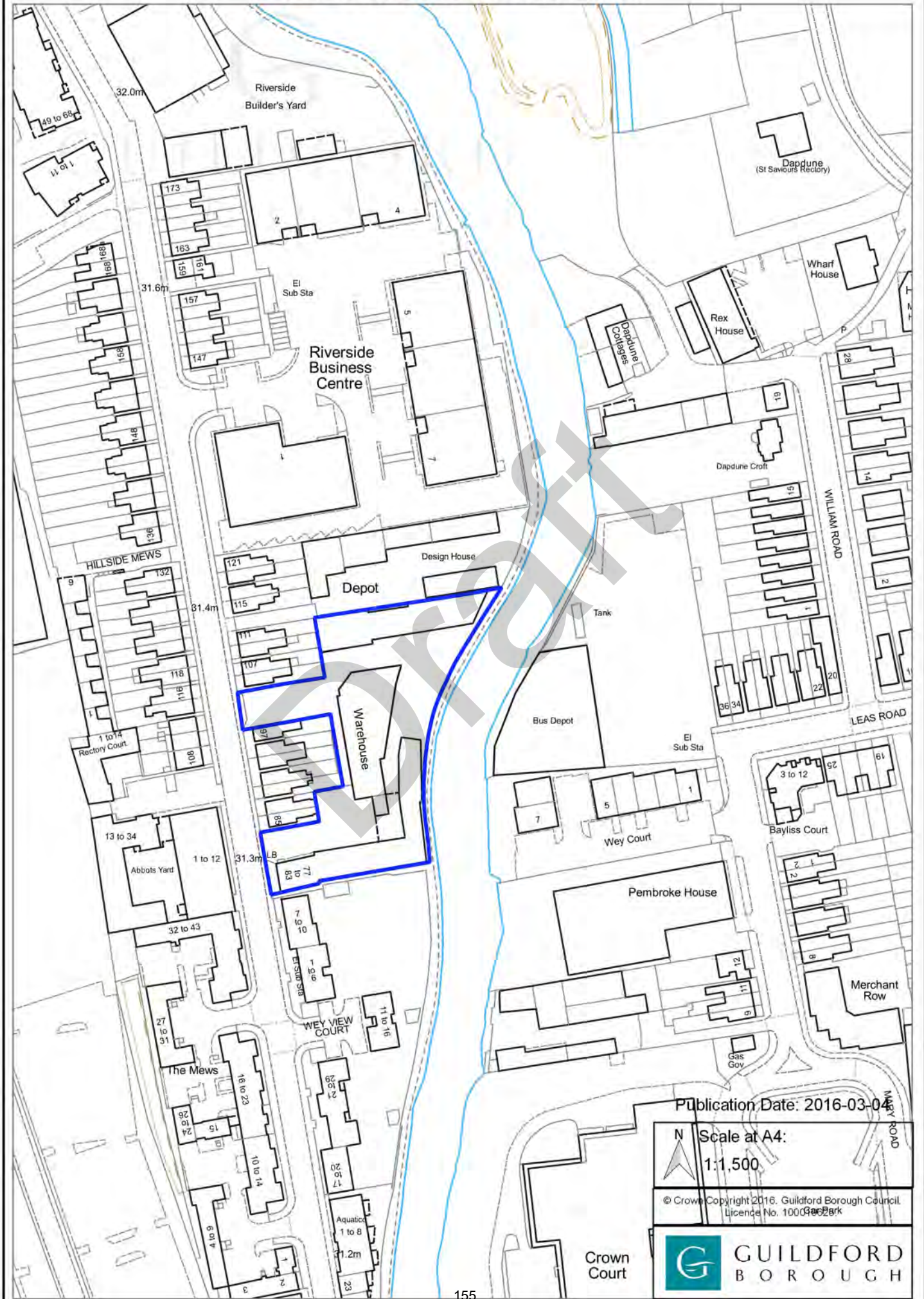
POLICY A9: 77 to 83 Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 3,000 sq m of offices (B1a)
Requirements	<ul style="list-style-type: none"> (1) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA (2) No increase in flood risk on site or elsewhere and no increase in development vulnerability (3) Consideration of views in and out of the adjacent river Wey Conservation Area
Opportunities	<ul style="list-style-type: none"> (1) This is a previously developed site, with strong transport links, in the town centre. It is a very sustainable location for new development, and efficient use of this land should be made, taking all available opportunities to reduce flood risk in the local area (2) Potential facilitation of/ contribution to Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document (3) Improve the links along the river and to and from the town centre (4) Contemporary design approach, whilst respecting the proximity to the River Wey (5) Improve views from Walnut Tree Close to the River Wey and provide pedestrian access through the site to the towpath (6) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.37 ha
Existing use	Business (B1) and warehouses (B8)
LAA reference	Site 8
Key considerations	<ul style="list-style-type: none"> (1) Corridor of the River Wey (2) Flood risk (3) Previously developed land close to Guildford railway station

77 to 83 Walnut Tree Close, Guildford



Publication Date: 2016-03-04

N Scale at A4:
1:1,500

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100036282

Crown
Court



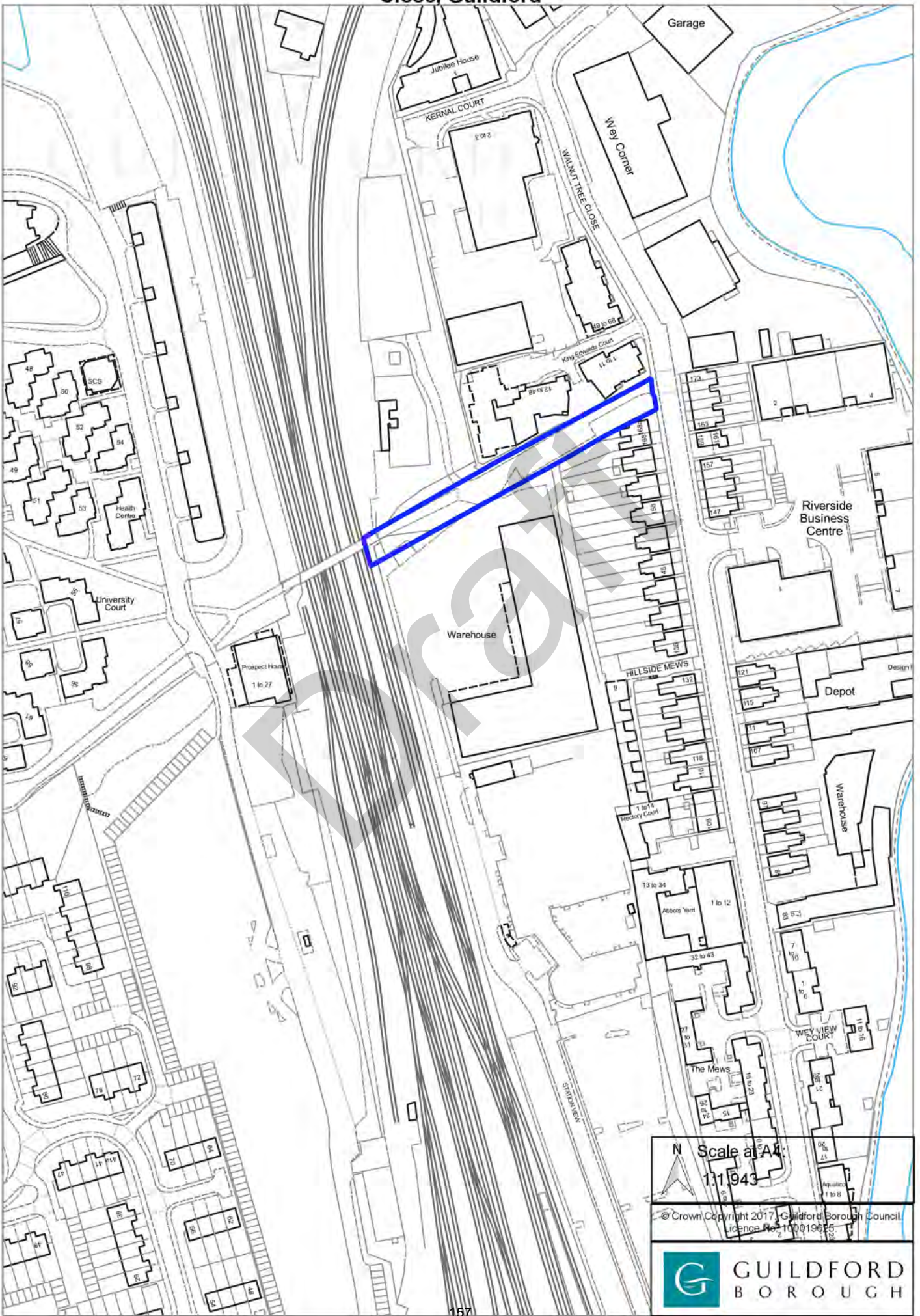
POLICY A10: Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford

Allocation	This site is allocated for a Sustainable Movement Corridor: Town Centre Phase 2 scheme to accompany the replacement of Yorkie's Bridge
Requirements	(1) Site to be used for Sustainable Movement Corridor: Town Centre Phase 2 scheme, having regard to the Sustainable Movement Corridor Supplementary Planning Document (2) Access to the Jewsons, Walnut Tree Close, Guildford site is maintained for pedestrians

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Part private and part unregistered
Area (size)	0.15 ha
Existing use	Access road to Yorkie's Bridge and builders merchant (sui generis)
LAA reference	N/A
Key considerations	(1) Sustainable Movement Corridor (2) Potential contamination

Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford



N Scale at A4:
1:1,943
© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625



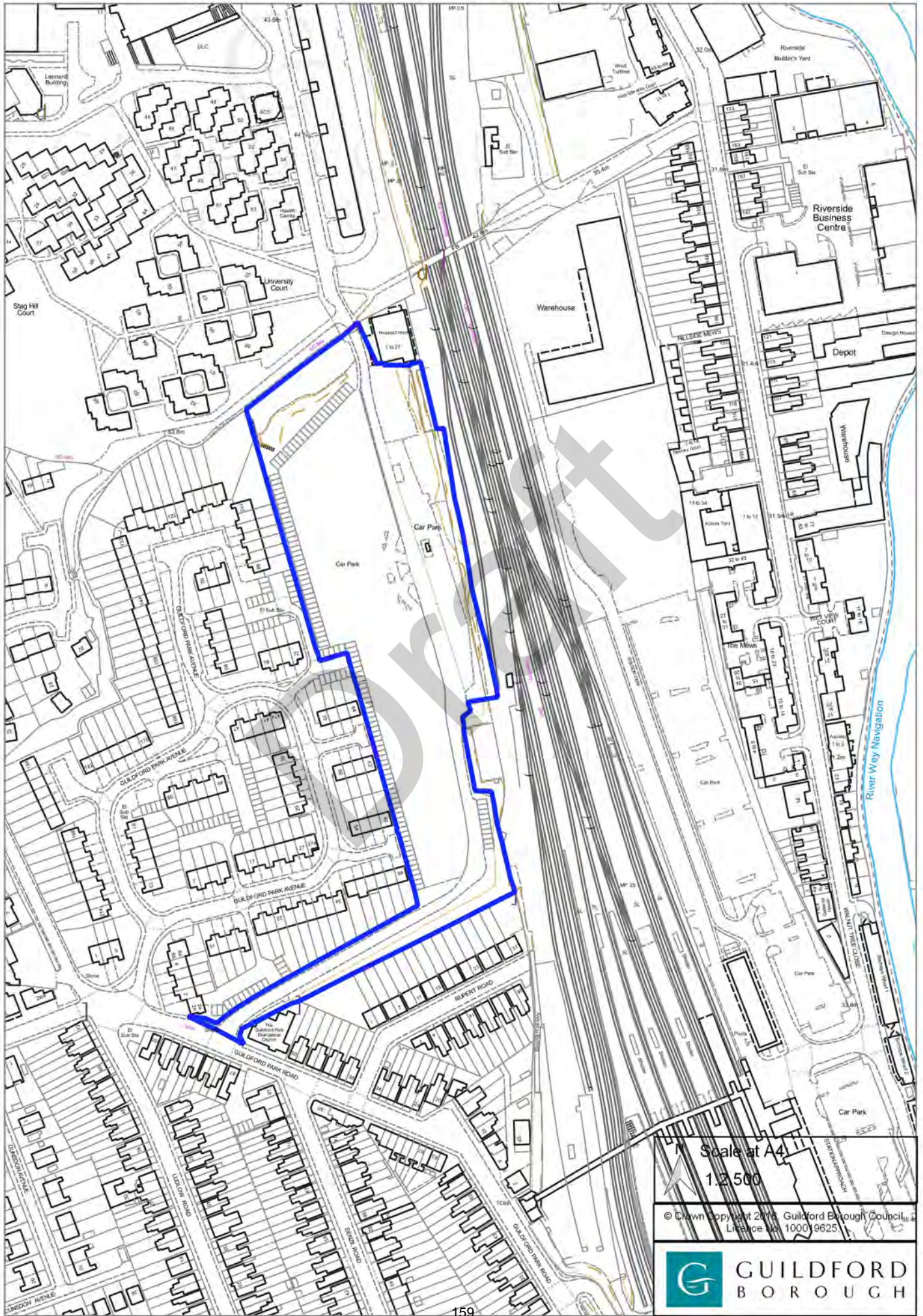
POLICY A11: Guildford Park Car Park, Guildford Park Road, Guildford

Allocation	The site is allocated for approximately 160 homes (C3) and a multi storey car park (with approximately 450 parking spaces)
Requirements	<ul style="list-style-type: none"> (1) Preserve important views, including from the Castle across to the Cathedral (2) A through route for buses maintained (3) Retention of public car parking (4) Incorporate route for the Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document
Opportunities	<ul style="list-style-type: none"> (1) Provide additional affordable homes (2) Improvements to landscaping and biodiversity given the full extent of hardstanding on this site (3) Create the connection to a new pedestrian and cycle route between this site and the Land west of Guildford railway station site

Description

Location	Guildford Town Centre
Ward	Onslow
Ownership	Guildford Borough Council
Area (size)	2.12 ha
Existing use	Surface car park and garages
LAA reference	Site 178
Key considerations	<ul style="list-style-type: none"> (1) Noise (proximity to railway lines) (2) Potential contamination and remediation

Guildford Park Car Park, Guildford Park Road, Guildford



Scale at A4
1:2,500

© Crown Copyright 2016, Guildford Borough Council,
Licence No. 1000/9625



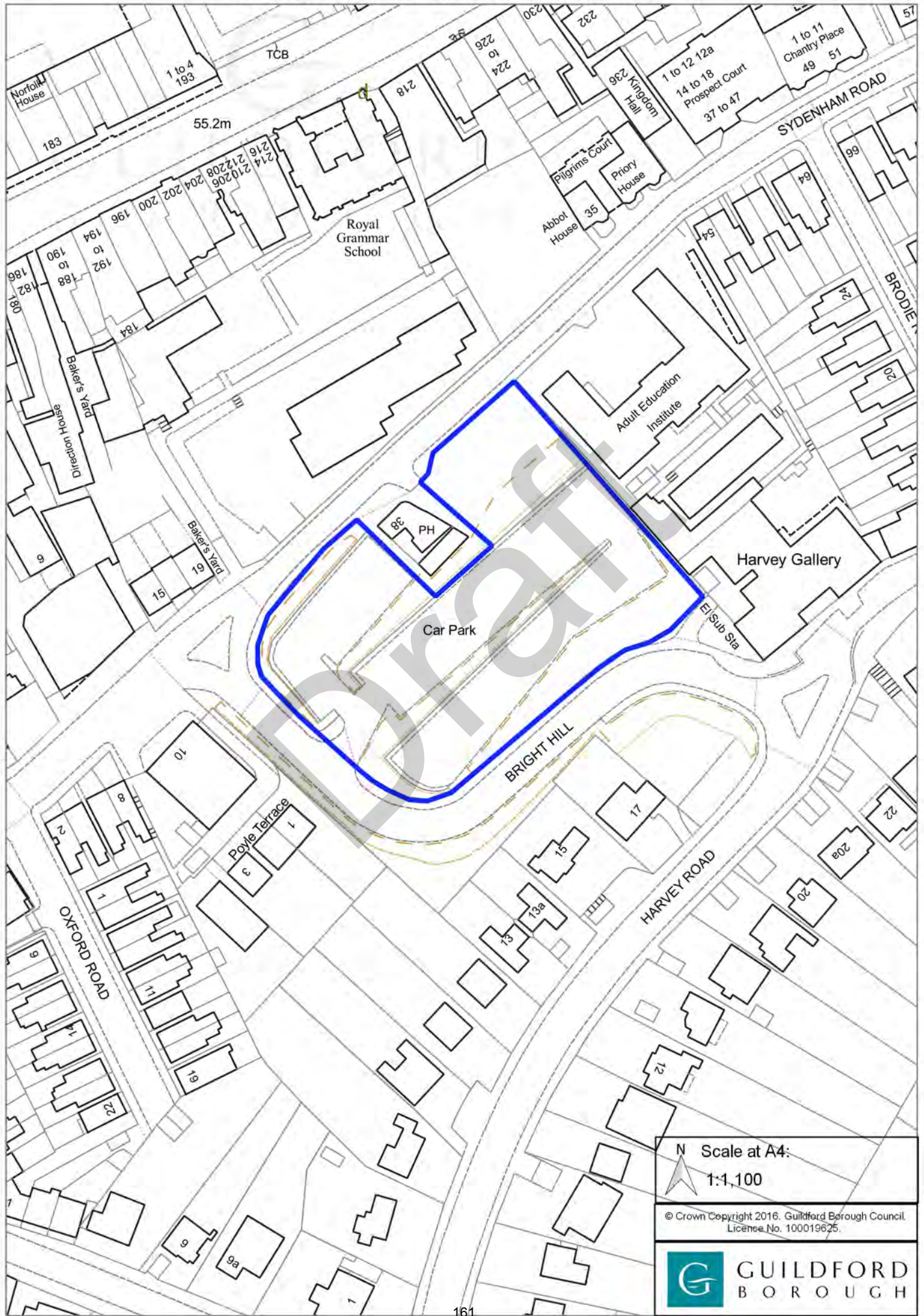
POLICY A12: Bright Hill Car Park, Sydenham Road, Guildford

Allocation	The site is allocated for approximately 40 homes (C3)
Requirements	(1) Retain as much public car parking as possible (2) Preserve important views from the top of the site across Guildford, and of the Cathedral
Opportunities	(1) Improvements to landscaping and biodiversity given the full extent of hardstanding on this site

Description


Location	Guildford Town Centre
Ward	Holy Trinity
Ownership	Guildford Borough Council
Area (size)	0.47 ha
Existing use	Temporary car park
LAA reference	Site 174
Key considerations	(1) Visually prominent elevated site (2) Views (3) Conservation area (4) Quantity of public parking (5) Setting of locally listed buildings (6) Within a district heat priority area

Bright Hill Car Park, Sydenham Road, Guildford



N Scale at A4:
1:1,100

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



GUILDFORD
BOROUGH

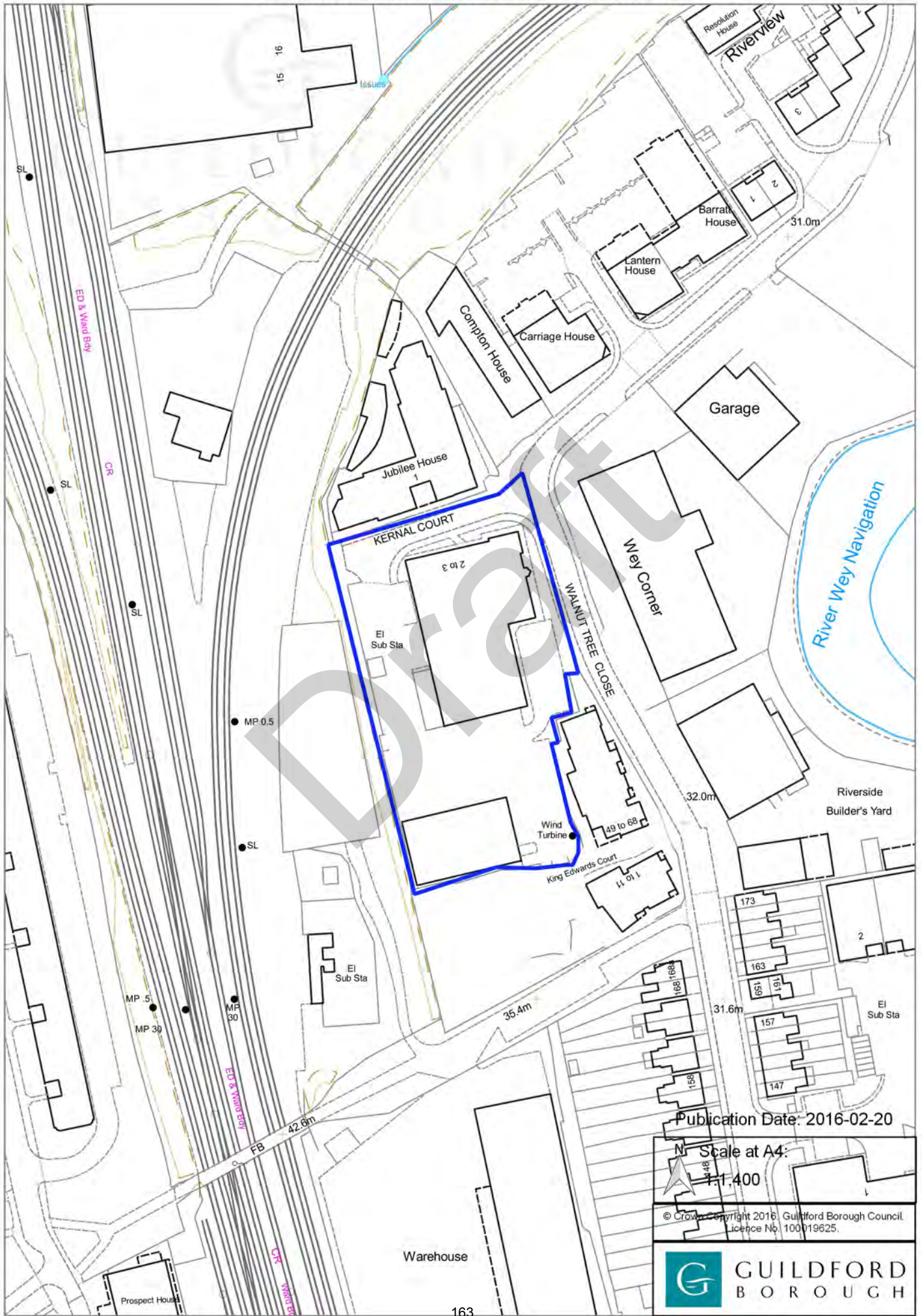
POLICY A13: Kernal Court, Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	(1) Design to respond positively to the changing character of this area, whilst being sensitive to the Corridor of the River Wey
Opportunities	<p>(1) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land</p> <p>(2) Contemporary design approach, whilst respecting the proximity to the River Wey</p> <p>(3) Help reduce flood risk in this area</p> <p>(4) Potential facilitation of/ contribution to Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document</p>

Description

Location	Guildford Urban Area
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.55 ha
Existing use	Warehouse (B8) and industrial (B1c)
LAA reference	Site 2183
Key considerations	<p>(1) This area of Guildford is currently changing in character from primarily industrial to residential (including student accommodation), through a series of planning permissions on individual sites</p> <p>(2) Proximity to the Corridor of the River Wey</p> <p>(3) Flood risk in this area. Although the site is outside of the modelled flood extents for flood zone 2 and 3 (medium and high risk of fluvial flooding), land in relative close proximity to this site is within flood zone 2 and 3</p>

Kernal Court, Walnut Tree Close, Guildford



Publication Date: 2016-02-20

Scale at A4:

1:1,400

© Crown Copyright 2016. Guildford Borough Council. Licence No. 100019625.



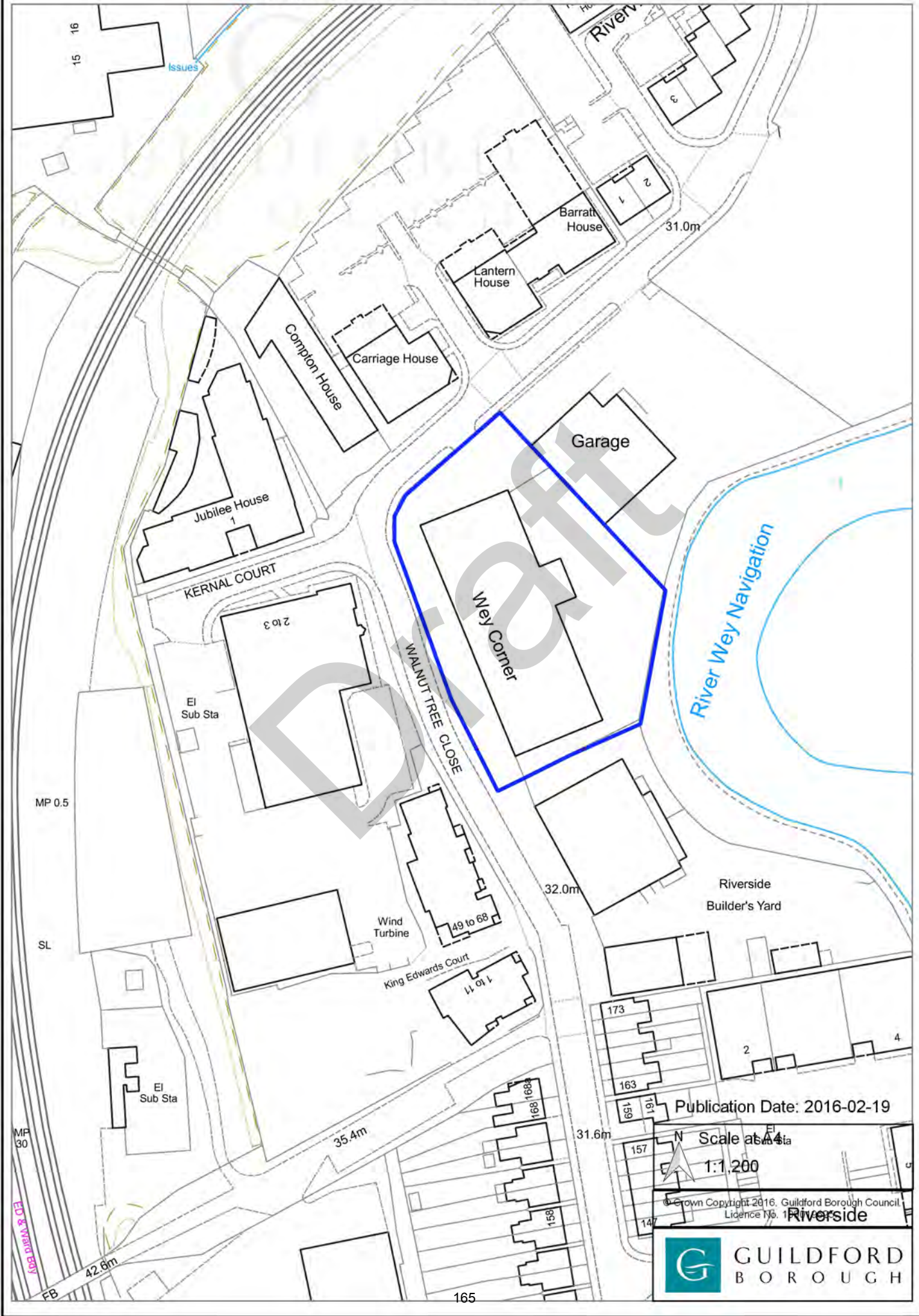
POLICY A14: Wey Corner, Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 56 homes (C3)
Requirements	(1) Design to respond positively to the changing character of this area, whilst being sensitive to the Corridor of the River Wey (2) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
Opportunities	(1) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land (2) Contemporary design approach, whilst respecting the proximity to the River Wey and the Corridor of the River Wey (3) Provide a landscaped edge to the towpath pulling development away from the River Wey (4) Help to reduce flood risk in the local area

Description

Location	Guildford Urban Area
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.38 ha
Existing use	Trade sales (a sui generis use) with a storage and distribution use (Class B8) and business use (B1)
LAA reference	Site 2226
Key considerations	(1) Proximity to the River Wey (2) Corridor of the River Wey (3) Flood risk

Wey Corner, Walnut Tree Close, Guildford



Publication Date: 2016-02-19

Scale at A4
1:1,200

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100001814



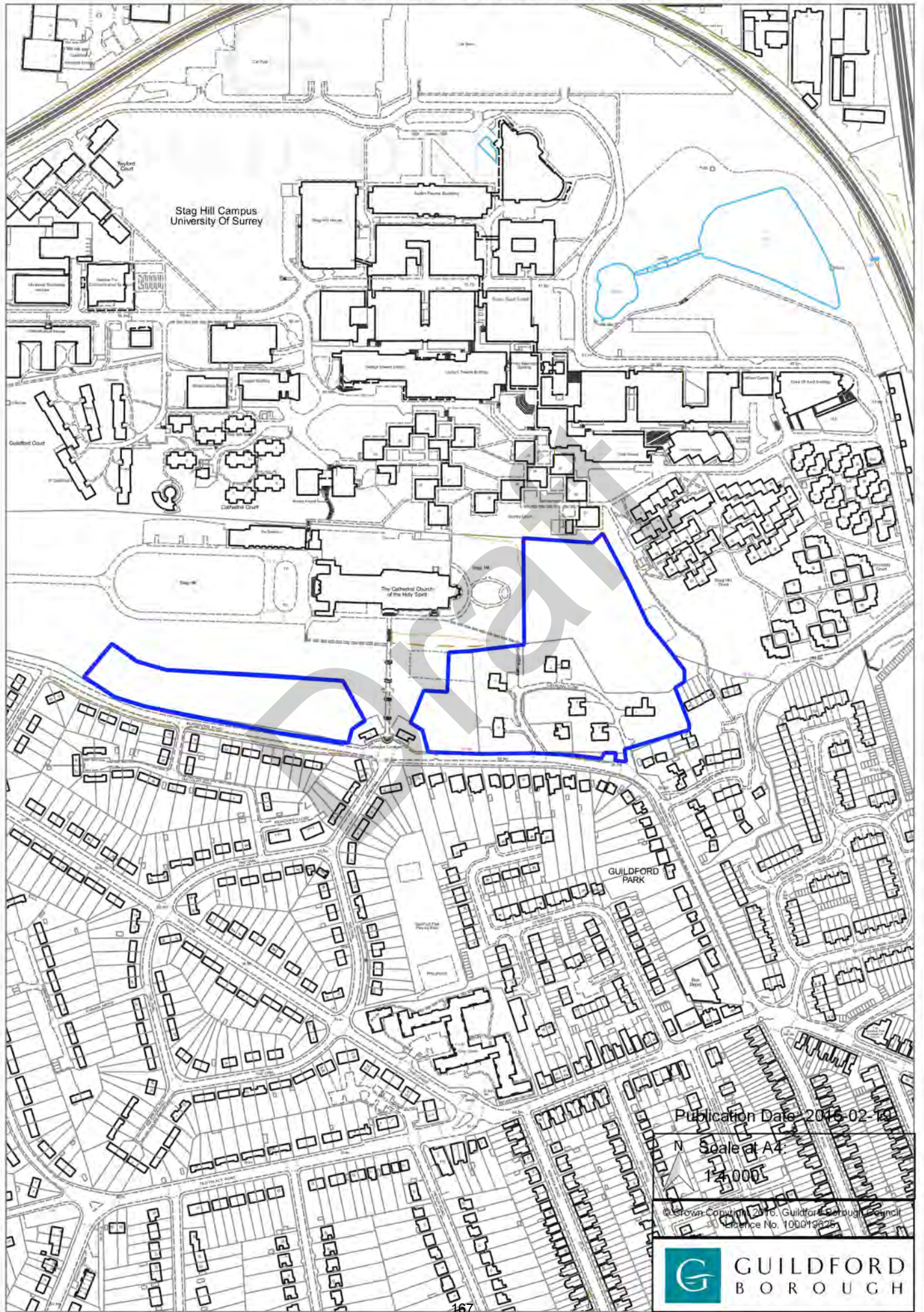
POLICY A15: Land at Guildford Cathedral, Alresford Road, Guildford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ol style="list-style-type: none"> (1) Pedestrian routes through the site connecting to the existing footpath system in Cathedral owned land which also enables access to the University of Surrey's Stag Hill campus (2) Retain strategically important views of the Cathedral and its setting across the town (3) Sensitive to the setting of the Grade II* listed building (Guildford Cathedral) (4) A holistic approach to the landscaping of the site to include no unacceptable impact on existing trees or mature hedges (5) The loss of greenfield requires provision of sufficient integral green infrastructure to enable connectivity of spaces and habitats (6) Whilst there will be an overall loss of open space, development proposals should incorporate attractive pockets of open space and green infrastructure within the development site, linking to green spaces outside of the site and helping to lessen the impact of the loss

Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Guildford Cathedral
Area (size)	3.28 ha
Existing use	Open space and residential properties
LAA reference	Site 50
Key considerations	<ol style="list-style-type: none"> (1) The setting of the grade II* Listed Building, on approaches and access (2) Views, particularly from the setting of town centre Conservation Areas and listed buildings (3) Design and impact of scale, heights and form of development (4) Impact of any development on green mound and silhouette of the Cathedral both day and night time from wide surrounding area (5) Loss of open space (6) Mature hedge (running along Ridgemount and Alresford Road) (7) Surrounding urban context (8) Adjacent to a district heat priority area

Land at Guildford Cathedral, Alresford Road, Guildford



Stag Hill Campus
University Of Surrey

The Cathedral Church
of the Holy Spirit

GUILDFORD
PARK

Publication Date: 2016-02-14
Scale of A4:
1:4,000

© Crown Copyright 2016, Guildford Borough Council
License No. 100019625



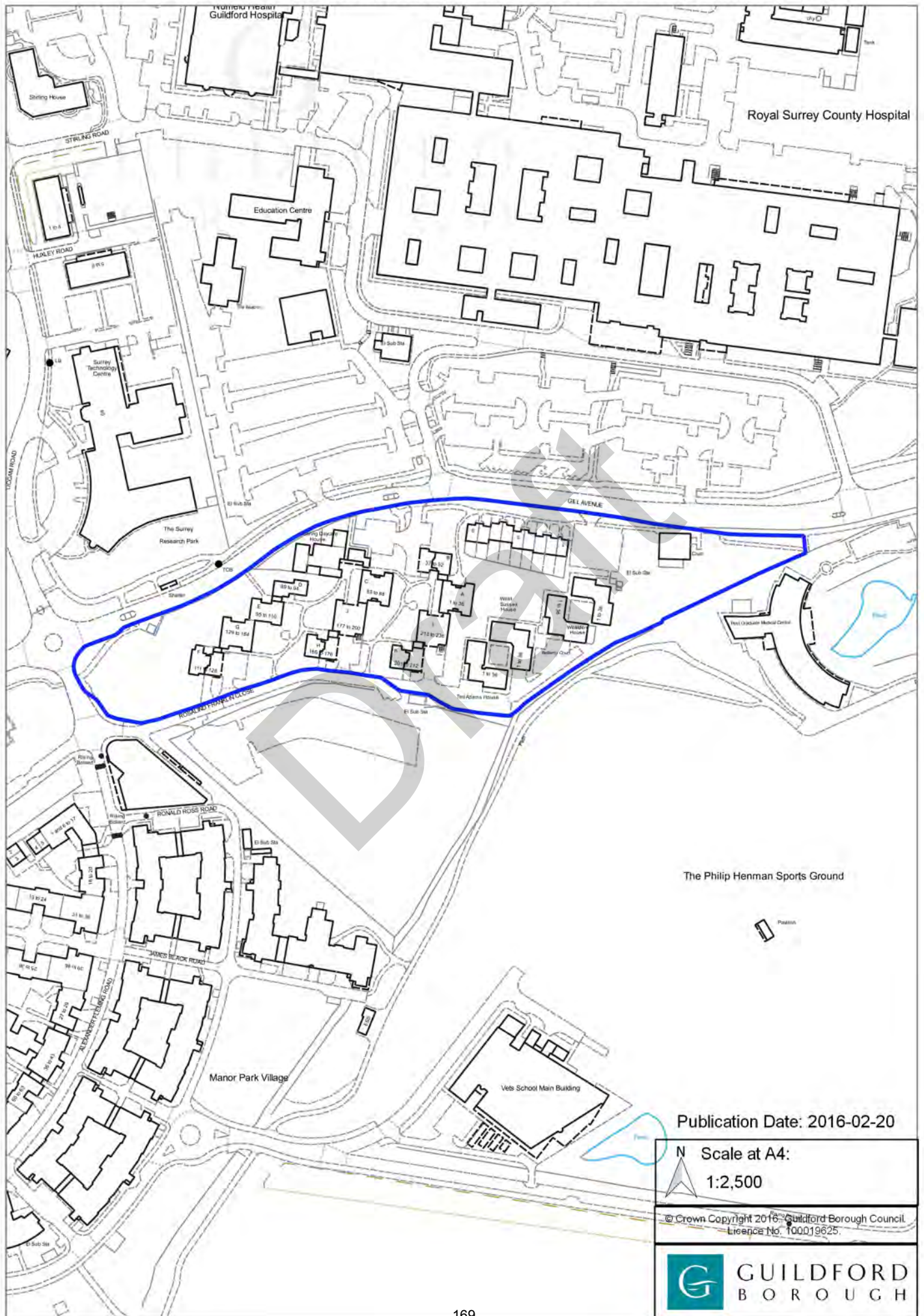
POLICY A16: Land between Gill Avenue and Rosalind Franklin Close, Guildford

Allocation	The site is allocated for approximately 450 homes (gross) (C3), potentially including some student accommodation (C3 or sui generis)
Requirements	<ul style="list-style-type: none"> (1) Current accessibility and movement for emergency vehicles to the hospital is maintained (2) Work closely with Guildford Borough Council and Surrey County Council to ensure that the proposed layout does not prevent the provision of the Sustainable Movement Corridor having regard to the Sustainable Movement Corridor Supplementary Planning Document (3) Contribute towards encouraging use of the Sustainable Movement Corridor
Opportunities	<ul style="list-style-type: none"> (1) Provision of student accommodation (C3 or sui generis) (2) Encourage cycling and pedestrian movements from the site

Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Royal Surrey County Hospital
Area (size)	2.36 ha
Existing use	Residential (C3)
LAA reference	Site 2331
Key considerations	<ul style="list-style-type: none"> (1) Accessibility for emergency vehicles (2) Making efficient use of the site (3) There are 389 existing properties on this site (4) Within a district heat priority area

Land between Gill Avenue and Rosalind Franklin Close, Guildford



Publication Date: 2016-02-20

N Scale at A4:
1:2,500

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



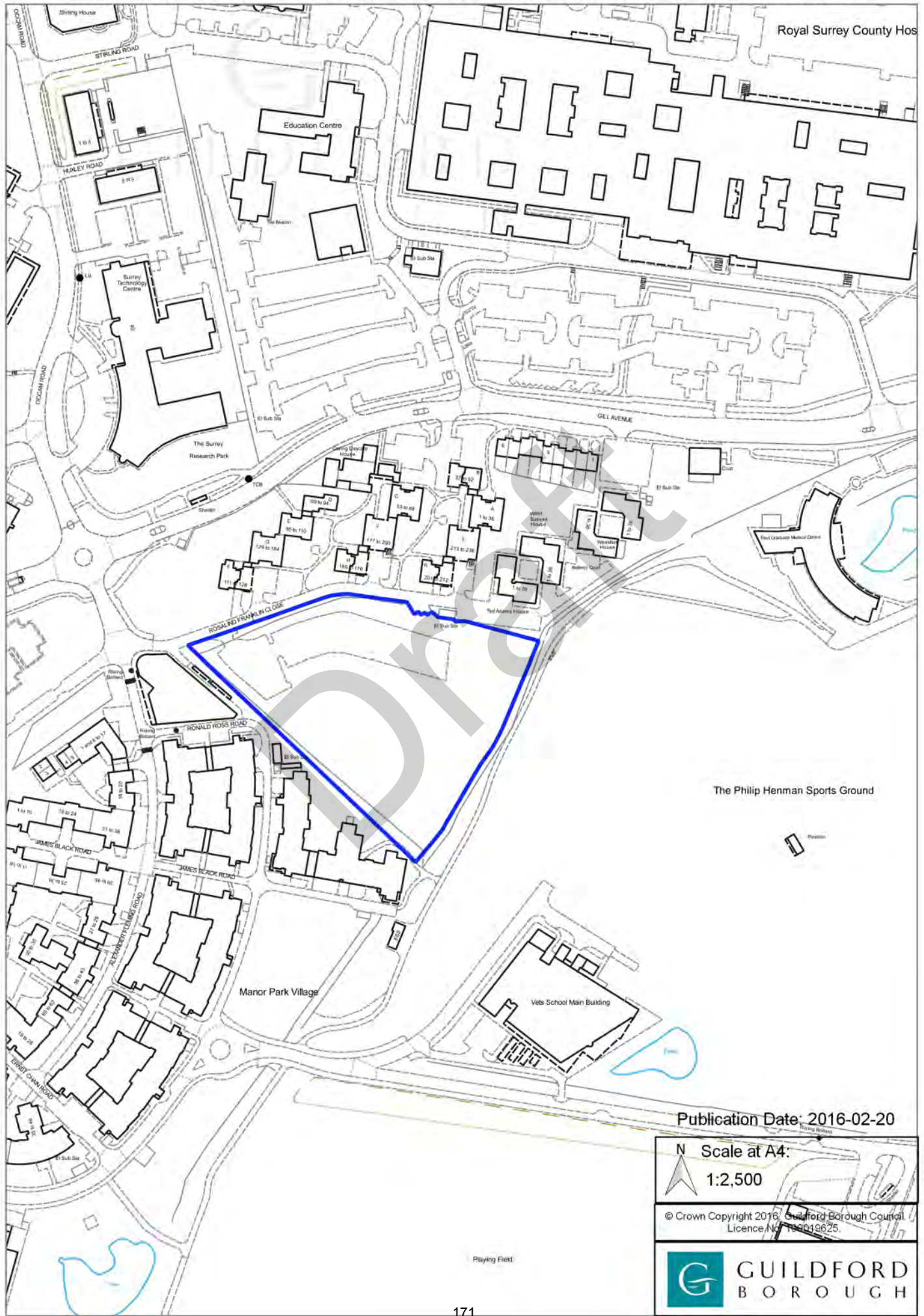
**POLICY A17: Land south of Royal Surrey County Hospital,
Rosalind Franklin Close, Guildford**

Allocation	The site is allocated for hospital related development. This is uses which support the operation of the Royal Surrey County Hospital, including medical facilities and accommodation for staff
Requirements	<ul style="list-style-type: none"> (1) Development to be hospital related (2) Work closely with Guildford Borough Council and Surrey County Council to ensure that the proposed layout does not prevent the provision of the Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document (3) Contribute towards encouraging use of the Sustainable Movement Corridor
Opportunities	<ul style="list-style-type: none"> (1) Staff accommodation (2) Medical facilities (3) Encourage cycling and pedestrian movements from the site

Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Royal Surrey County Hospital
Area (size)	1.3 ha
Existing use	Temporary car park for hospital use
LAA reference	Site 131
Key considerations	<ul style="list-style-type: none"> (1) Usage of temporary car park (2) Impact on local road network (3) Within a district heat priority area

Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford



Publication Date: 2016-02-20

N Scale at A4:
1:2,500

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625



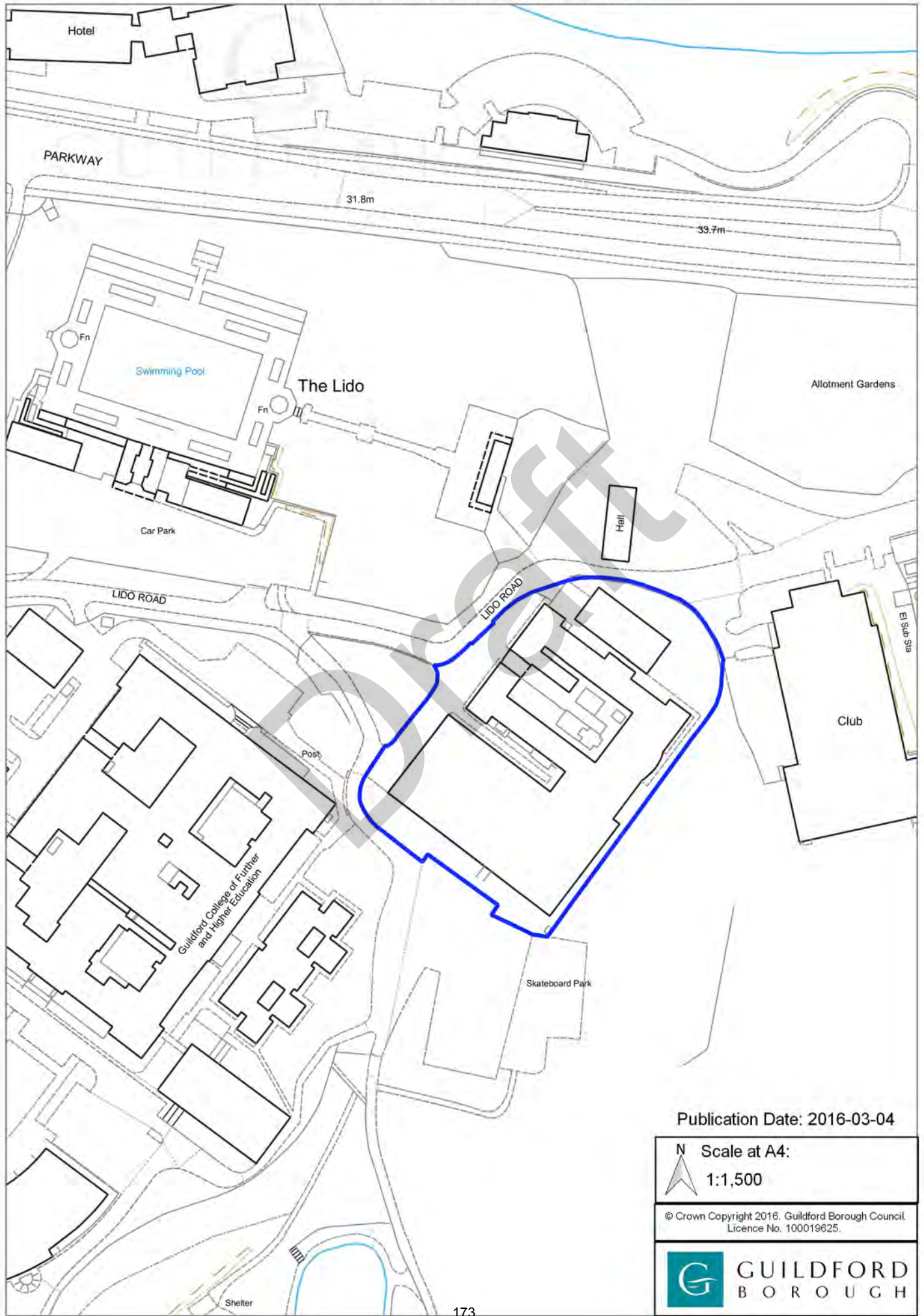
POLICY A18: Land at Guildford College, Guildford

Allocation	The site is allocated for approximately 200 student bedspaces (sui generis) and at least 500 sq m of D1 floor space
Requirements	<ol style="list-style-type: none"> (1) Height of proposed buildings to respect local character and be sensitive to the scale and heights of Listed Buildings nearby, and the transition from the development to parkland (2) Appropriate separation between the D1 use and the residential use, to avoid issues regarding noise (3) The D1 floor space must be a functional and attractive space, likely to attract market interest. It will have sufficient supporting facilities, such as car parking, to enable it to be viable and long lasting, helping the community to meet its daily needs locally now and in the future (4) Retain the Protected Open Space
Opportunities	<ol style="list-style-type: none"> (1) Seek street frontages and pedestrian access routes (deter backs / rear boundary treatments on street views)

Description

Location	Guildford Urban Area
Ward	Christchurch
Ownership	Guildford College
Area (size)	0.7 ha
Existing use	Education (D1)
LAA reference	Site 2323
Key considerations	<ol style="list-style-type: none"> (1) Close proximity to Stoke Park (2) Boundary treatments backing onto Stoke Park (3) Impact of development on setting of listed buildings, parkland setting and views (4) Lido Road area – setting of locally listed building and listed war memorial on green island (5) Protected Open Space

Land at Guildford College, Guildford



Publication Date: 2016-03-04

N Scale at A4:
1:1,500

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



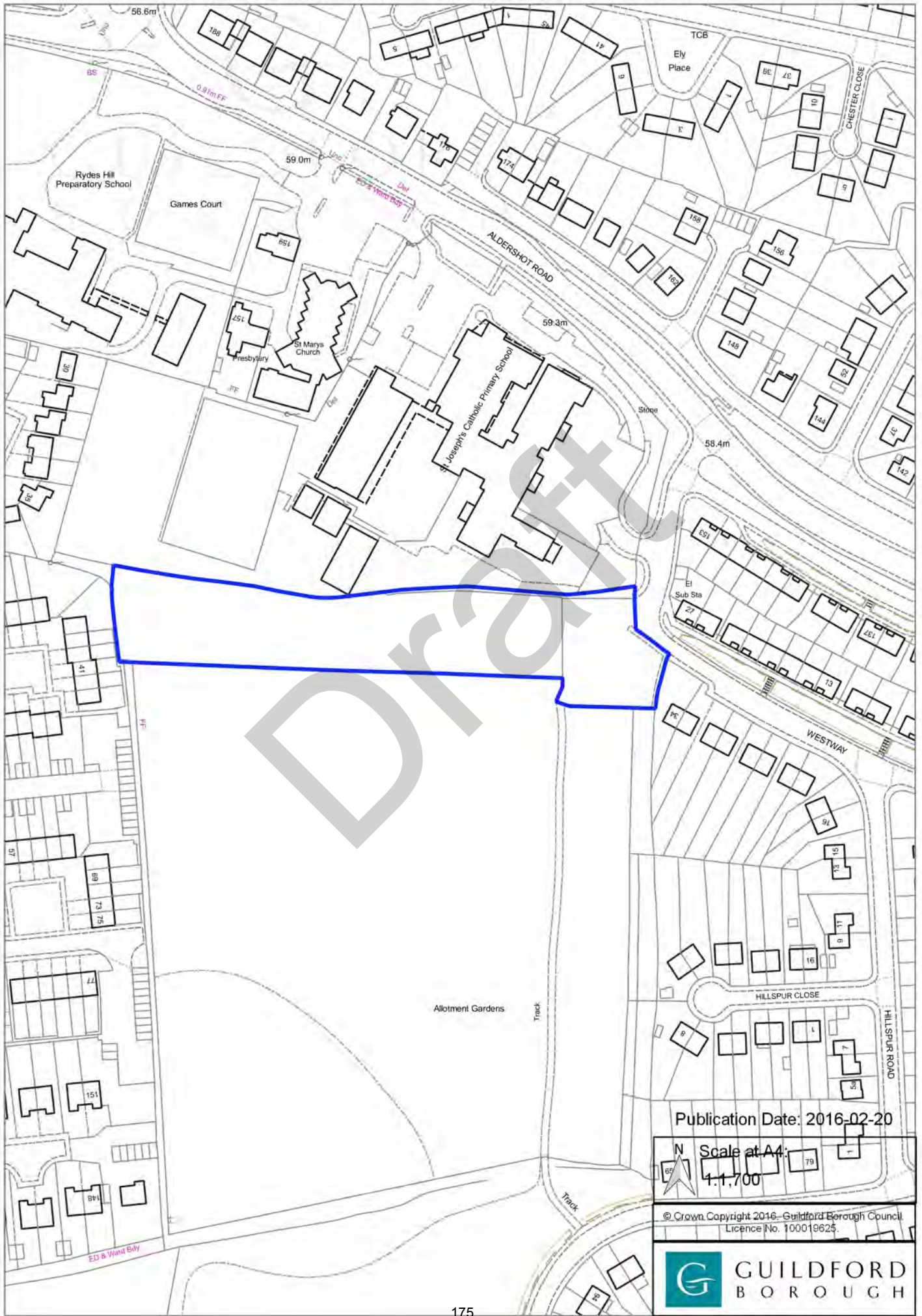
POLICY A19: Land at Westway, off Aldershot Road, Guildford

Allocation	The site is allocated for approximately 38 homes (C3)
Requirements	(1) Considerable regard to design and scale, as the site is an unusual elongated shape sandwiched between a primary school and allotments (2) Design to take account of rights and easements, as referred to below (key considerations), as long as the allotments are in use
Opportunities	(1) Improve green infrastructure provision on site to help the visual transition from allotments to developed area

Description

Location	Guildford Urban Area
Ward	Westborough
Ownership	The land is for sale
Area (size)	0.56 ha
Existing use	Temporary private car park
LAA reference	Site 34
Key considerations	(1) With regards to rights and easements, an area at the entrance of the site has full and free passage and running of services, the right to pass and re-pass and the right to park a maximum of six motor vehicles in the allocated parking spaces, as long as the allotments are in use. A design of a development scheme needs to take this into account

Land at Westway, off Aldershot Road, Guildford



Publication Date: 2016-02-20



Scale at A4:
1:1,700

© Crown Copyright 2016 - Guildford Borough Council
Licence No. 100019625



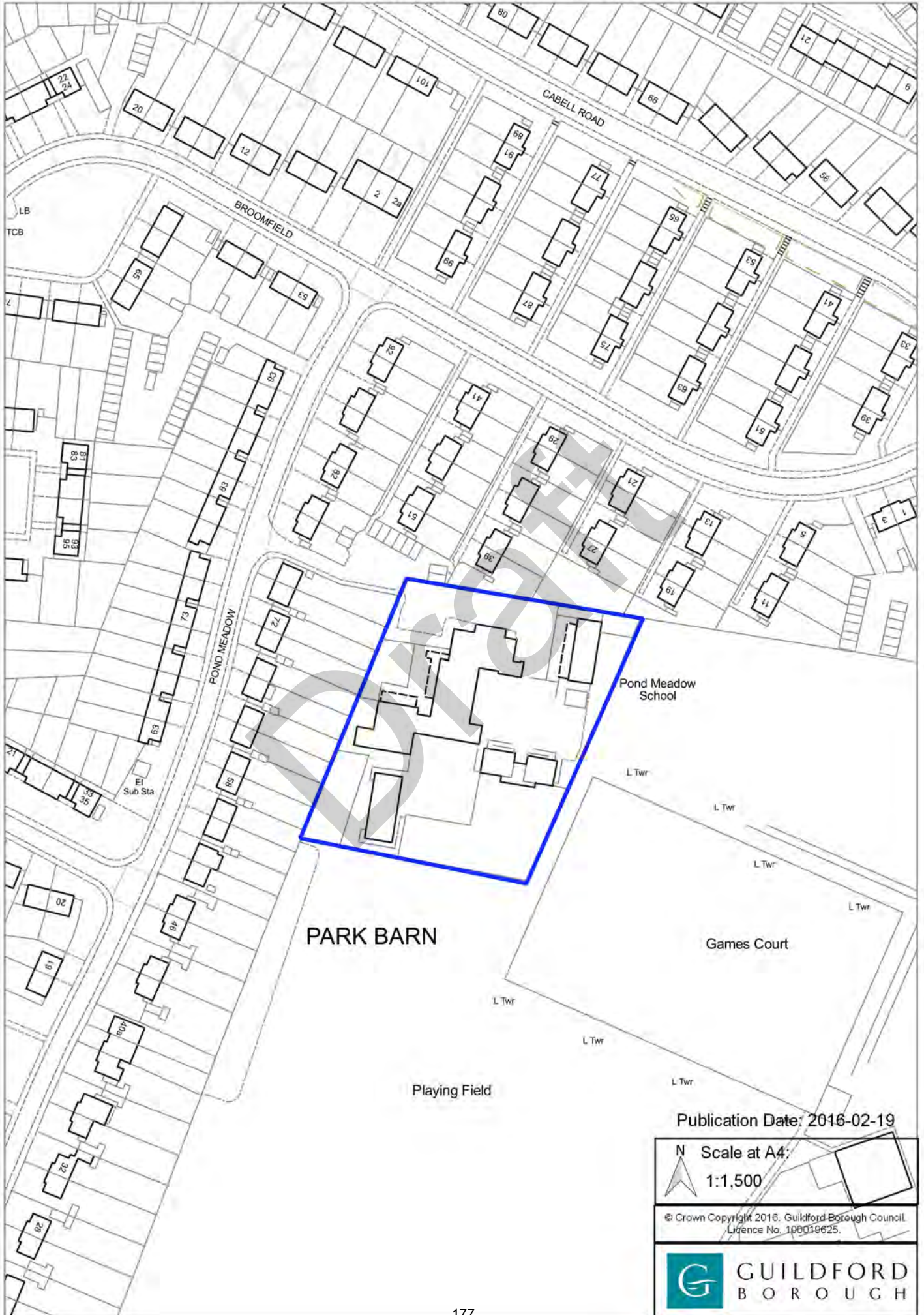
POLICY A20: Former Pond Meadow School, Pond Meadow, Guildford

Allocation	The site is allocated to provide a community hub providing approximately : (1) 800 sq m of medical centre (D1), and (2) 800 sq m of youth and community centre (D1) (3) To assist with funding the redevelopment of this vacant former school site for a community hub, the site is also allocated for approximately 10 homes (C3)
Requirements	(1) Viability information in support of the quantity of new homes
Opportunities	(1) Help the local community to meet its day to day needs in the local area, without the need to travel (2) Whilst there will be an overall loss of open space on the former school site, this site has been fenced off and unused for many years

Description

Location	Guildford Urban Area
Ward	Westborough
Ownership	Surrey County Council
Area (size)	0.6 ha
Existing use	Vacant school buildings (D1)
LAA reference	1584
Key considerations	(1) Community benefit (2) Vacant site (3) Protected open space

Former Pond Meadow School, Pond Meadow, Guildford



Publication Date: 2016-02-19

N Scale at A4:
1:1,500

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



POLICY A21: Aldershot Road allotments, Guildford

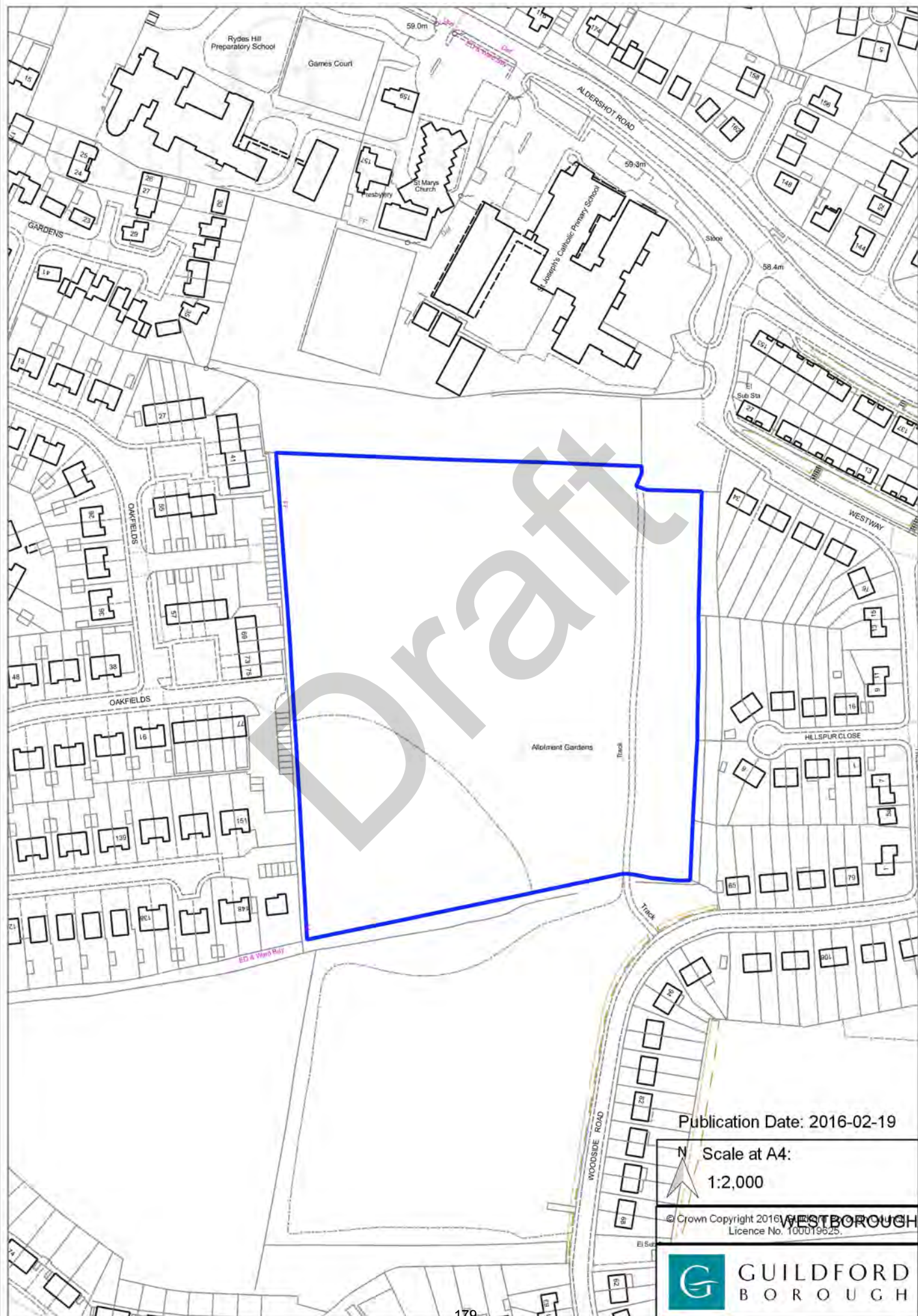
Allocation	The site is allocated for additional allotments
------------	---

Description

Location	Guildford Urban Area
Ward	Westborough
Ownership	Guildford Borough Council
Area (size)	3 ha
Existing use	Open space and allotments
LAA reference	Site 176
Key considerations	Protected open space

Draft

Aldershot Road allotments, Guildford



Publication Date: 2016-02-19

N
Scale at A4:
1:2,000

© Crown Copyright 2016, Ordnance Survey
Licence No. 100019625



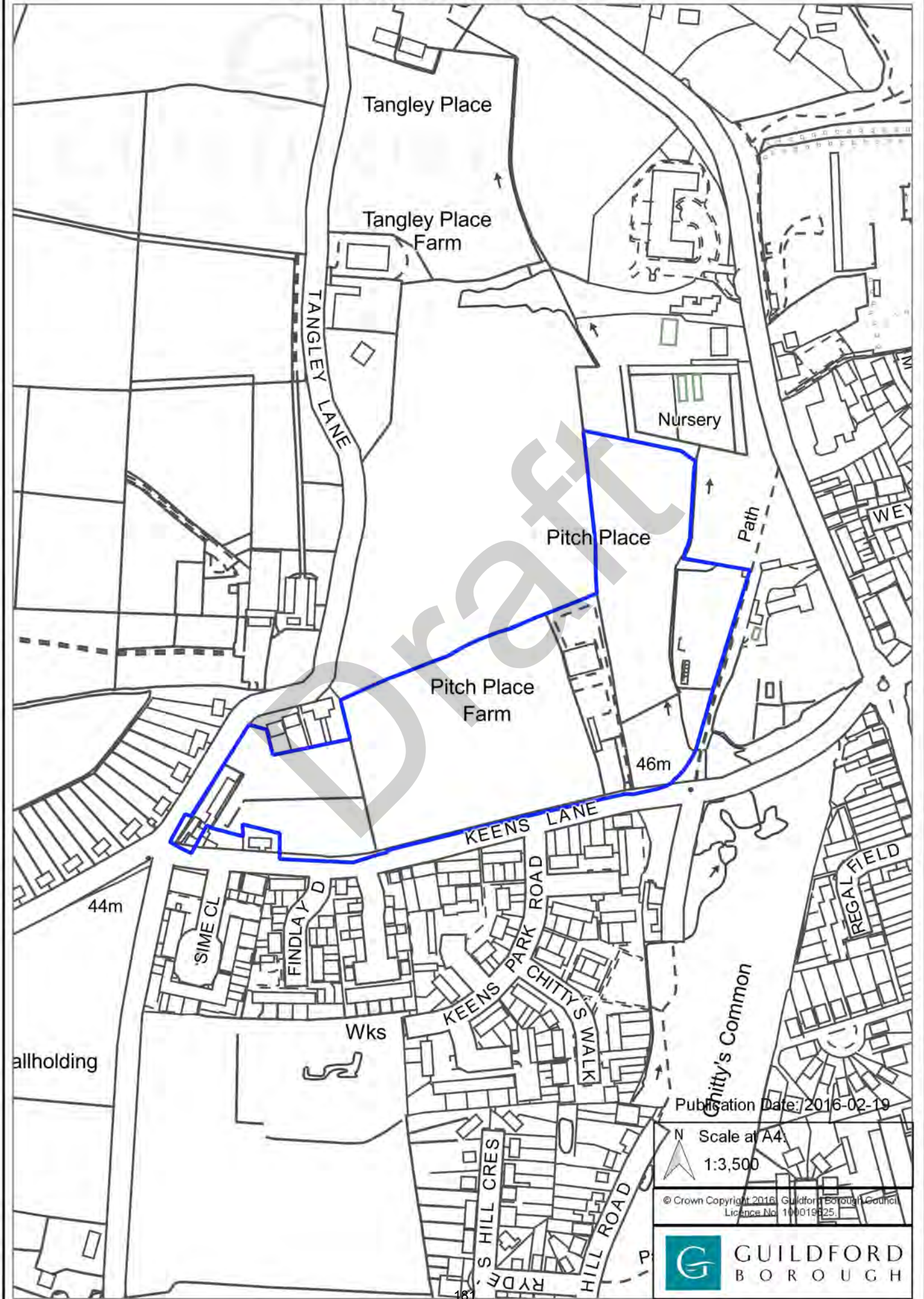
POLICY A22: Land north of Keens Lane, Guildford

Allocation	The site is allocated for approximately 150 homes (C3), including some self-build and custom house building plots and a care home (C2) with approximately 60 beds
Requirements	<p>(1) The care home will be located within 400m of the Thames Basin Heaths SPA, subject to agreement with Natural England that it will have no impact on the SPA. In order to exclude a likely significant effect on the interest features of the SPA:</p> <ul style="list-style-type: none"> (a) No staff accommodation will be permitted within 400m of the SPA, and (b) Any new car parks must not increase access to the SPA and must provide sufficient certainty that it will be utilised by the care home only, and (c) The use class of the property to be limited to that of C2 with occupants of only limited mobility such that they are unlikely to access the Thames Basin Heaths SPA for recreation, and (d) A covenant will be placed on the care home restricting pets. <p>(2) Design and layout to reflect the transition from urban to greenfield</p>
Opportunities	<p>(1) Appropriate green infrastructure enhancements, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA</p> <p>(2) Encourage cycling and pedestrian movements from the site</p>

Description

Location	Guildford Urban Area
Ward	Worplesdon
Ownership	Private
Area (size)	5.25 ha
Existing use	Fields, grazing and stables
LAA reference	Site 126
Key considerations	<p>(1) Impact of development on the Thames Basin Heaths SPA</p> <p>(2) Setting of a listed building</p>

Land north of Keens Lane, Guildford



Publication Date: 2016-02-19

N Scale at A4:
1:3,500

© Crown Copyright 2016, Guildford Borough Council
Licence No: 100019925



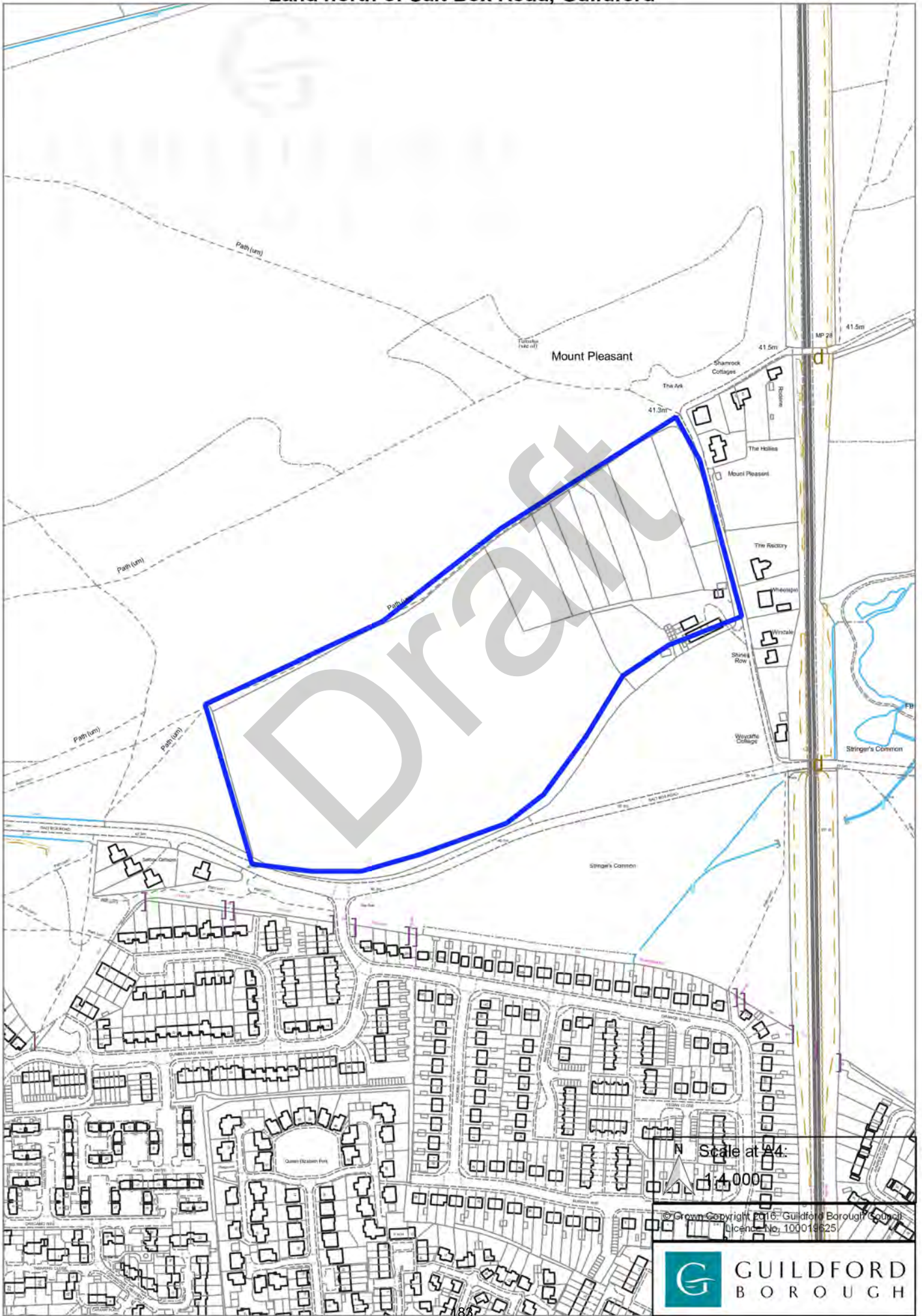
POLICY A23: Land north of Salt Box Road, Guildford

Allocation	The site is allocated for a burial ground with a new site access and appropriate supporting facilities
Requirements	<ul style="list-style-type: none"> (1) A small off-street car park, strictly limited to genuine visitors to the burial ground (enforced) (2) Sufficient car parking to ensure no overspill of parked cars onto Salt Box Road (3) Appropriate measures to discourage access from the burial ground or car park to the Thames Basin Heath SPA, and ensure there is no increase in recreational pressure within the SPA (4) An application level Habitat Regulations Assessment
Opportunities	(1) Green infrastructure enhancements given the site is surrounded by SNCI, and within 400m of the Thames Basin Heaths SPA

Description

Location	Guildford Urban Area
Ward	Worplesdon
Ownership	Private
Area (size)	7.88 ha
Existing use	Field
LAA reference	Site 2018
Key considerations	<ul style="list-style-type: none"> (1) Impact of development on the Thames Basin Heaths SPA (the site is within 400m) (2) Impact of development on the surrounding Site of Special Scientific Interest (SSSI) (3) Provision of car parking

Land north of Salt Box Road, Guildford



N Scale at 1:4,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625



POLICY A24: Slyfield Area Regeneration Project, Guildford

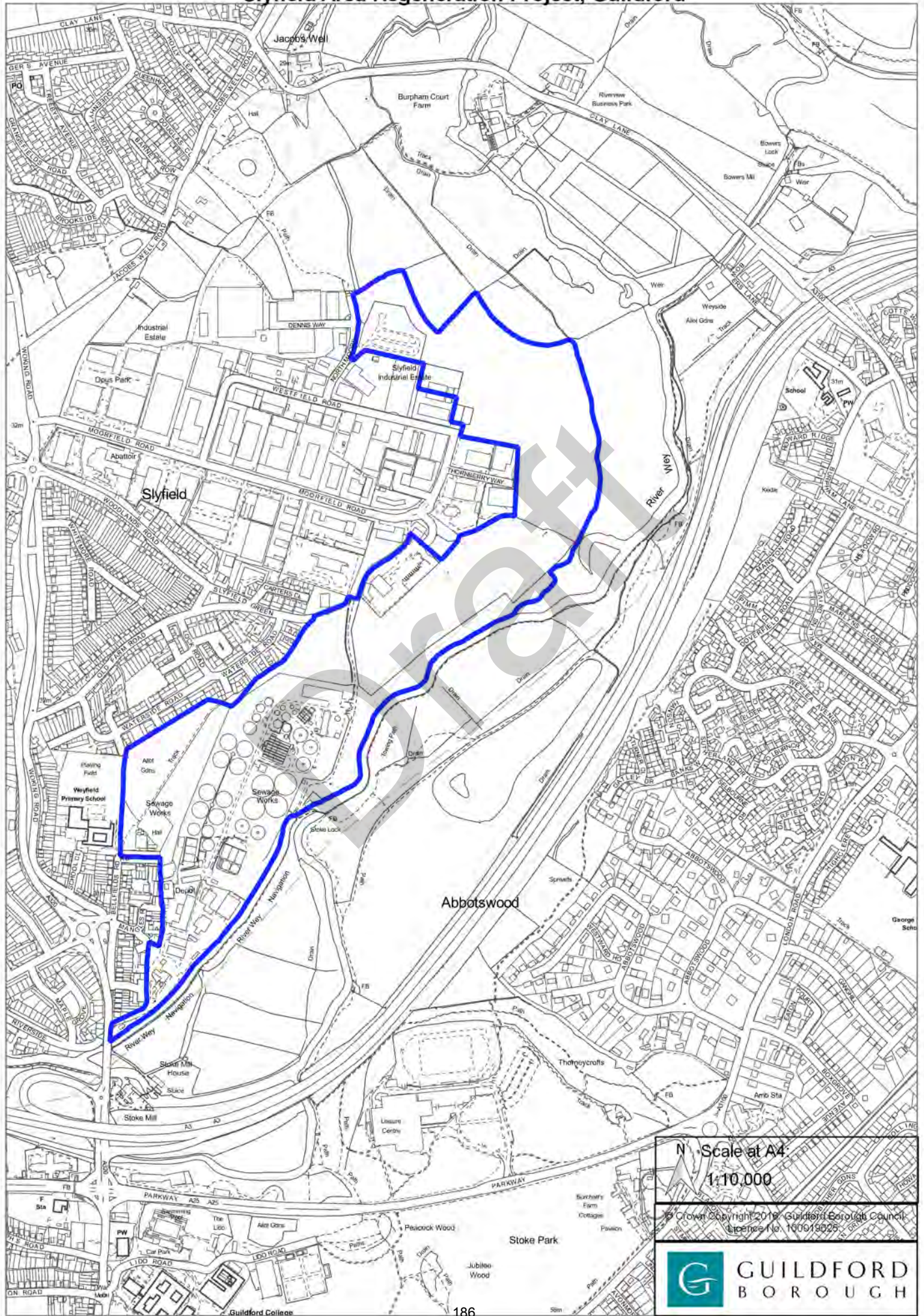
Allocation	<p>This is a mixed use redevelopment site, allocated for:</p> <ol style="list-style-type: none"> (1) Approximately 1,500 homes of which 1,000 homes (C3) will be delivered within the plan period and (2) 6 Gypsy and Traveller pitches and (3) Approximately 6,500 sq m Light industrial (B1c) / Trade counters (B8) and (4) New council waste management depot (relocated on site) and (5) New or enhanced waste management facilities (including a waste transfer station and a community recycling centre) and (6) New sewage treatment works and (7) Community facilities (D1)
Requirements	<ol style="list-style-type: none"> (1) Interventions will be required which address the potential highway performance issues which could otherwise result from the development, including on A320 Woking Road. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions, from development of this site (2) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation (3) Developer to provide the northern route section of the Sustainable Movement Corridor on the site and make a necessary and proportionate contribution to delivering the northern route section on the Local Road Network, both having regard to the Sustainable Movement Corridor Supplementary Planning Document (4) Appropriate financial contribution to enable expansion of Weyfield Primary Academy by additional 1FE – 2FE (5) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA (6) Sensitive design at site boundaries that has significant regard to the transition from urban to Green Belt, particularly with regards to the open fields from between Clay Lane and the site, and the visual setting of the Navigations and the River Wey Conservation Area (7) Green corridors and linkages to habitats outside of the site, given the site's proximity to greenfield, natural floodplain and SNCI <p><u>Traveller pitches</u></p> <ol style="list-style-type: none"> (8) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home) (9) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage

	<p>(10) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required</p> <p>(11) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all</p> <p>(12) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(13) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted</p> <p>(14) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed</p>
Opportunities	<p>(1) Reduce flood risk on site and elsewhere</p> <p>(2) Potential to provide access to the site from A320 Woking Road, Bellfields Road, Slyfield Green and Woodlands Road</p> <p>(3) Potential to serve the light industrial (B1c)/trade counters from a vehicular connection to the permitted 'internal access road between Westfield Road and Moorfield Road' highway layout (Planning permission reference 16/P/01704)</p> <p>(4) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(5) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(6) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p>

Description

Location	Guildford Urban Area
Ward	Stoke
Ownership	The land is owned principally by Guildford Borough Council and Thames Water with Surrey County Council having a minority interest
Area (size)	40 ha
Existing use	Sewage treatment works, former landfill site, Council depot, community hall and allotments
LAA reference	Site 245
Key considerations	<p>(1) The site is subject to abnormal costs</p> <p>(2) 11 ha of the site is allocated for waste management purposes in the Development Plan for the area (under Policy WD2 of the SWP)</p> <p>(3) The site borders a Local Nature Reserve, Site of Nature Conservation Interest (SNCI) and a small area of ancient woodland</p> <p>(4) Allotments</p> <p>(5) Flood Risk</p> <p>(6) Design</p> <p>(7) Green Infrastructure</p> <p>(8) Potential air quality issues</p>

Slyfield Area Regeneration Project, Guildford



N Scale at A4
1:10,000
© Crown Copyright 2018, Guildford Borough Council
Licence No. 100019025



POLICY A25: Gosden Hill Farm, Merrow Lane, Guildford

Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> (1) Approximately 2,000 homes of which a minimum of 1,700 homes (C3) will be delivered within the plan period, including some specialist housing and self-build plots and (2) 8 Gypsy and Traveller pitches and (3) Approximately 10,000 sq m of employment floorspace (B1a/b) and (4) Approximately 500 sq m of comparison retail (A1) in a new Local Centre and (5) Approximately 600 sq m of convenience retail (A1) in a new Local Centre and (6) Approximately 550 sq m services in a new Local Centre (A2 –A5) and (7) Approximately 500 sq m of community uses in a new Local Centre (D1) and (8) A primary school (D1) (two form entry) and (9) A secondary school (D1) (four form entry, of which two forms are needed for the housing on the site, and the remainder for the wider area)
Requirements	<p><u>Infrastructure</u></p> <ol style="list-style-type: none"> (1) An improved junction on the A3 comprising the relocated A3 southbound off-slip, a new A3 southbound on-slip and connection via a new roundabout to the A3100, with associated infrastructure on the A3100 corridor within Burpham (2) Any proposals for the development of the site should have regard to the potential opportunity to provide an all movements junction of the A3 trunk road with the A3100 London Road, the B2215 London Road and the A247 Clandon Road. Land could potentially be required for the provision of a connector road to the B2215 London Road/A247 Clandon Road (3) Land and park and ride facility of a sufficient scale as required by projected demand and in order to operate without public subsidy in perpetuity (4) Developer to provide the eastern route section of the Sustainable Movement Corridor on the site and make a necessary and proportionate contribution to delivering the eastern route section on the Local Road Network, both having regard to the Sustainable Movement Corridor Supplementary Planning Document (5) A significant bus network to serve the site and key destinations including the existing eastern suburbs of Guildford and the town centre (6) Provide permeability for pedestrians and cyclists into and from the development, especially from the urban area of Guildford (7) Land and necessary and proportionate contribution to delivering Guildford East (Merrow) railway station working with Network Rail and Surrey County Council as the land owner to the south of the railway line (8) Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local

Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions

- (9) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation
- (10) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building; early years provision; open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development
- (11) Secondary educational need 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. The associated off site playing fields must be dual use and secured through the planning application process
- (12) Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information)
- (13) Green corridors and linkages to habitats outside of the site, and the adjoining SNCI
- (14) Reduce surface water flood risk through appropriate mitigation

Traveller pitches (public)

- (15) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)
- (16) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage
- (17) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required
- (18) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all
- (19) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
- (20) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted
- (21) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed

Other issues

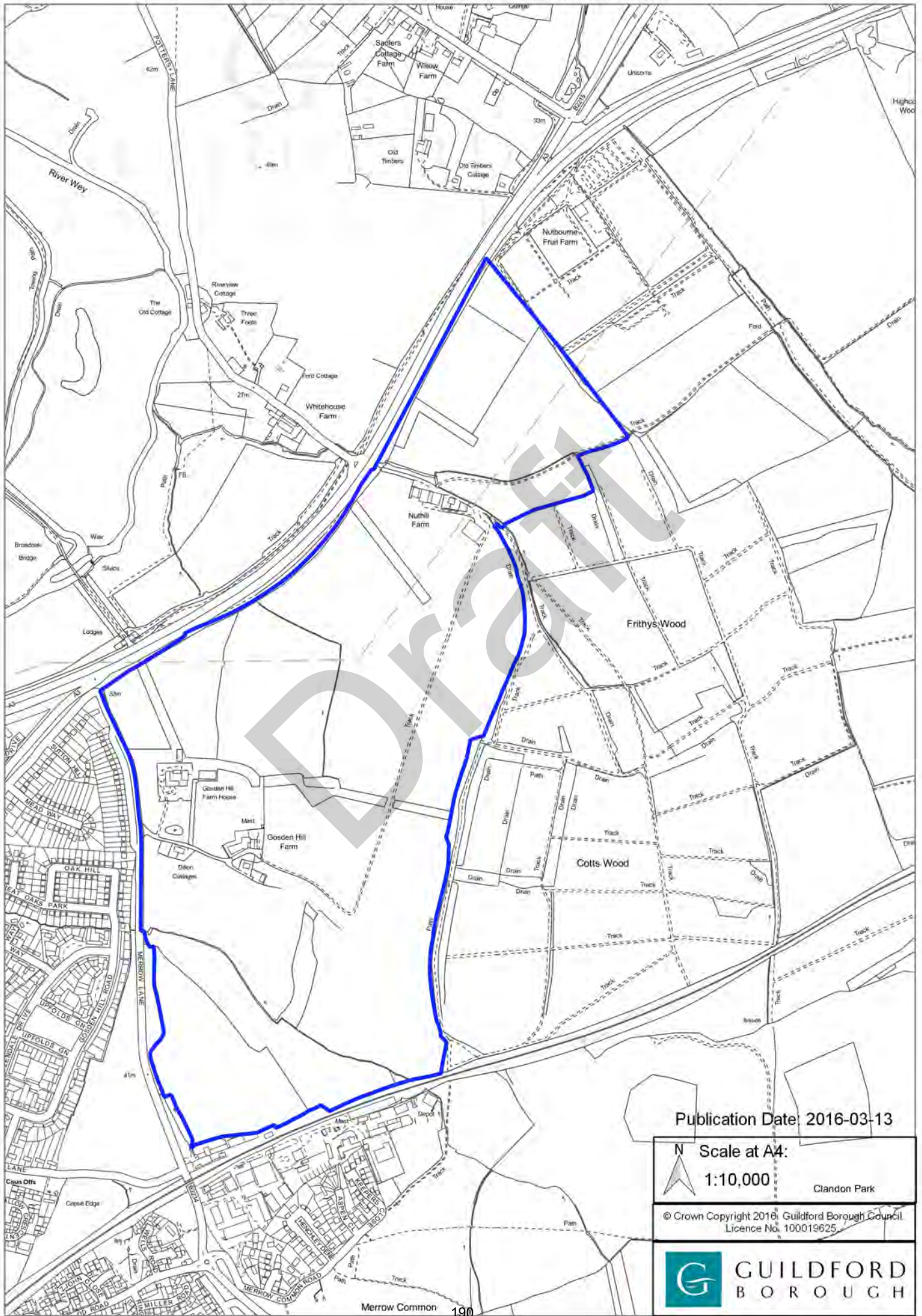
- (22) The employment floorspace (B1a/b) to be split over two parts of the site. When developed the new employment area on the north side of the site is expected to deliver a new HQ building of around 7,000 sq m and will be treated as an Office and Research &

	<p>Development Strategic Employment Site. Employment on the remainder of the site is likely to be delivered as part of the new local centre</p> <p>(23) Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield</p> <p>(24) In order to ensure that sufficient separation is maintained between the site and Send Marsh, part of the site adjacent to the A3, will need to remain open as a green buffer</p>
Opportunities	<p>(1) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(2) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(3) Potential to provide a through route within the site to divert the B2234 to form a more direct link to the A3 at the improved junction</p> <p>(4) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p>

Description

Location	Guildford Urban Area
Ward	Burpham and Clandon and Horsley
Ownership	Private
Area (size)	89 ha
Existing use	Farmland
LAA reference	Site 46
Key considerations	<p>(1) A Tree Preservation Order covers the site</p> <p>(2) A small Area of Ancient Woodland towards the central part of the site</p> <p>(3) Borders a Site of Nature Conservation Importance (SNCI) to the east of the site</p> <p>(4) Burpham Neighbourhood plan</p> <p>(5) Potential air quality issues</p>

Gosden Hill Farm, Merrow Lane, Guildford



Publication Date: 2016-03-13

N Scale at A4:
1:10,000
Clandon Park

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625



POLICY A26: Blackwell Farm, Hogs Back, Guildford

Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> (1) Approximately 1,800 homes of which a minimum of 1,500 homes (C3) will be delivered within the plan period, including some specialist and self-build plots and (2) 6 Gypsy and Traveller pitches and (3) Approximately 30,000 sq m of employment (B1) on a 10-11 ha extension to the Surrey Research Park and (4) Approximately 500 sq m of comparison retail (A1) in a new Local Centre and (5) Approximately 660 sq m of convenience retail (A1) in a new Local Centre and (6) Approximately 550 sq m services in a new Local Centre (A2 –A5) and (7) Approximately 500 sq m of community uses in a new Local Centre (D1) and (8) A primary school (D1) (two form entry) and (9) A secondary school (D1) (up to six form entry, of which two forms are needed for the housing on the site, and the remainder for the wider area) and (10) That part of the site south of land parcel H2 as identified in the Green Belt and Countryside Study is allocated solely for access and the junction with the A31 Farnham Road
Requirements	<p><u>Infrastructure</u></p> <ol style="list-style-type: none"> (1) Vehicular access to the site allocation will be via the existing or a realigned junction of the A31 and the Down Place access road, which will be signalised, and from the site to Egerton Road, preferably via Gill Avenue (2) The design of the improved Down Place access road or a new adjacent parallel access road will be sympathetic to its setting variously within the AONB and AGLV. The impacts of this road will be minimised through the retention and enhancement of tree cover in this area and landscaping (3) A through vehicular link which will be controlled is required via the above accesses between the A31 Farnham Road and Egerton Road to provide a new route for employees and emergency services to the Surrey Research Park, the University of Surrey's Manor Park campus and the Royal Surrey County Hospital, as well as a choice of vehicular access for the new residents/occupiers. This will reduce impact on the A31/A3 junction, in advance of the delivery of Highways England's A3 Guildford scheme (4) Developer to provide the western route section of the Sustainable Movement Corridor on the site and make a necessary and proportionate contribution to delivering the western route section on the Local Road Network, both having regard to the Sustainable Movement Corridor Supplementary Planning Document (5) A significant bus network to serve the site and key destinations including the existing western suburbs of Guildford and the town centre (6) Provide permeability for pedestrians and cyclists into and from the

- development, especially from the urban area of Guildford
- (7) Necessary and proportionate contribution to delivering Guildford West (Park Barn) railway station working with Network Rail, Royal Surrey County Hospital and Guildford Borough Council as the land owners to the south and north of the railway line respectively
 - (8) Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions
 - (9) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation
 - (10) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building, open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development
 - (11) Secondary educational need 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. The associated off site playing fields must be dual use and secured through the planning application process.
 - (12) Green corridors and linkages to habitats outside of the site, and the adjoining SNCI
 - (13) Reduce surface water flood risk through appropriate mitigation
 - (14) Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information)

Traveller pitches

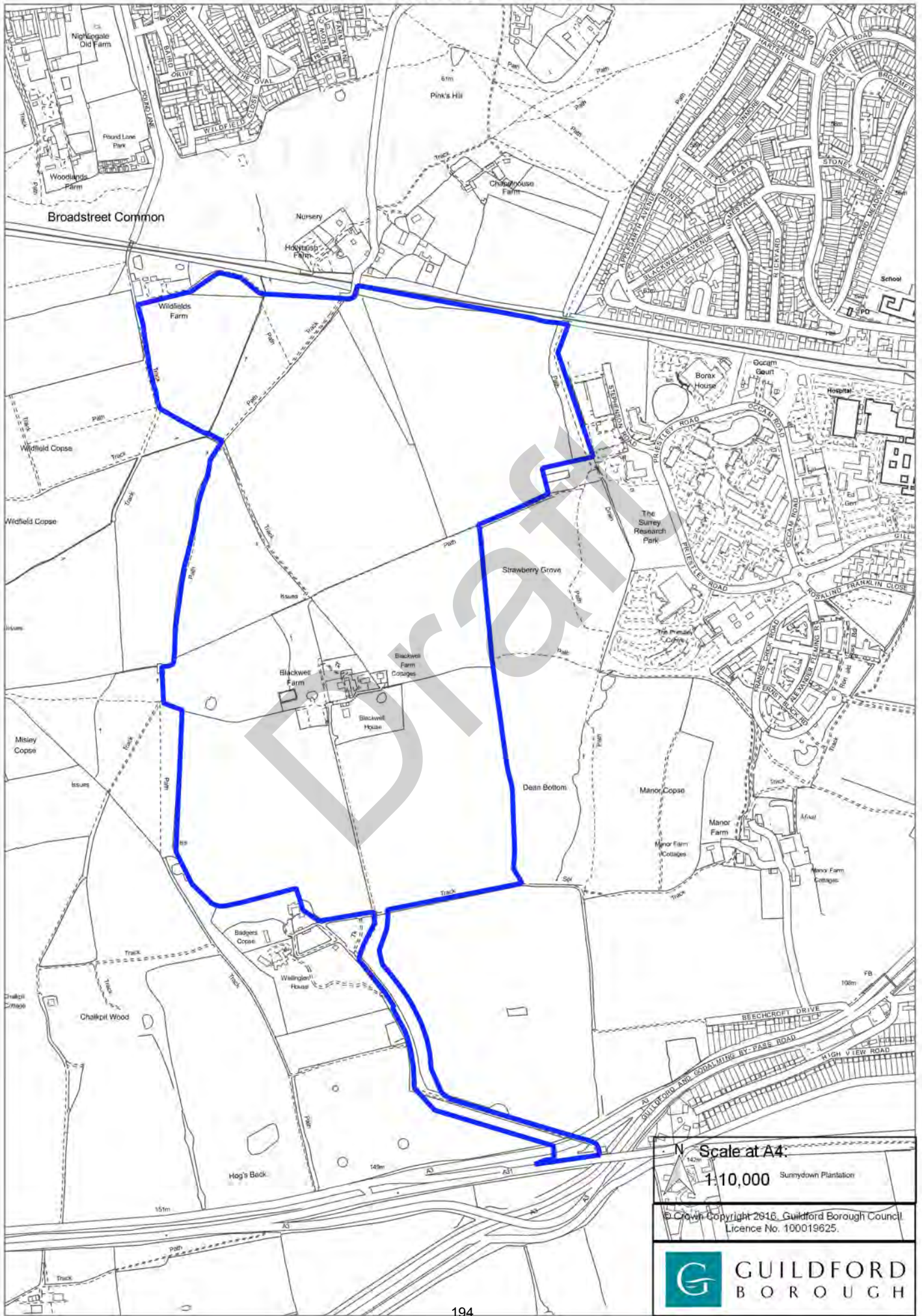
- (15) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)
- (16) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage
- (17) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required
- (18) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all
- (19) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
- (20) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and

	<p>mortar housing, is not appropriate and will be resisted</p> <p>(21) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed</p> <p><u>Other issues</u></p> <p>(22) Both the existing Surrey Research Park and the new extension will be together treated as an Office and Research & Development Strategic Employment Site</p> <p>(23) Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield</p>
Opportunities	<p>(1) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(2) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(3) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p>

Description

Location	Guildford Urban Area
Ward	Shalford and Worplesdon
Ownership	Private
Area (size)	78 ha
Existing use	Farmland
LAA reference	Site 311
Key considerations	<p>(1) AONB</p> <p>(2) AGLV</p> <p>(3) Ancient woodland</p> <p>(4) Access</p> <p>(5) Surface water flood risk</p> <p>(6) Policy E4: Surrey Research Park</p> <p>(7) Potential air quality issues</p>

Blackwell Farm, Hogs Back, Guildford



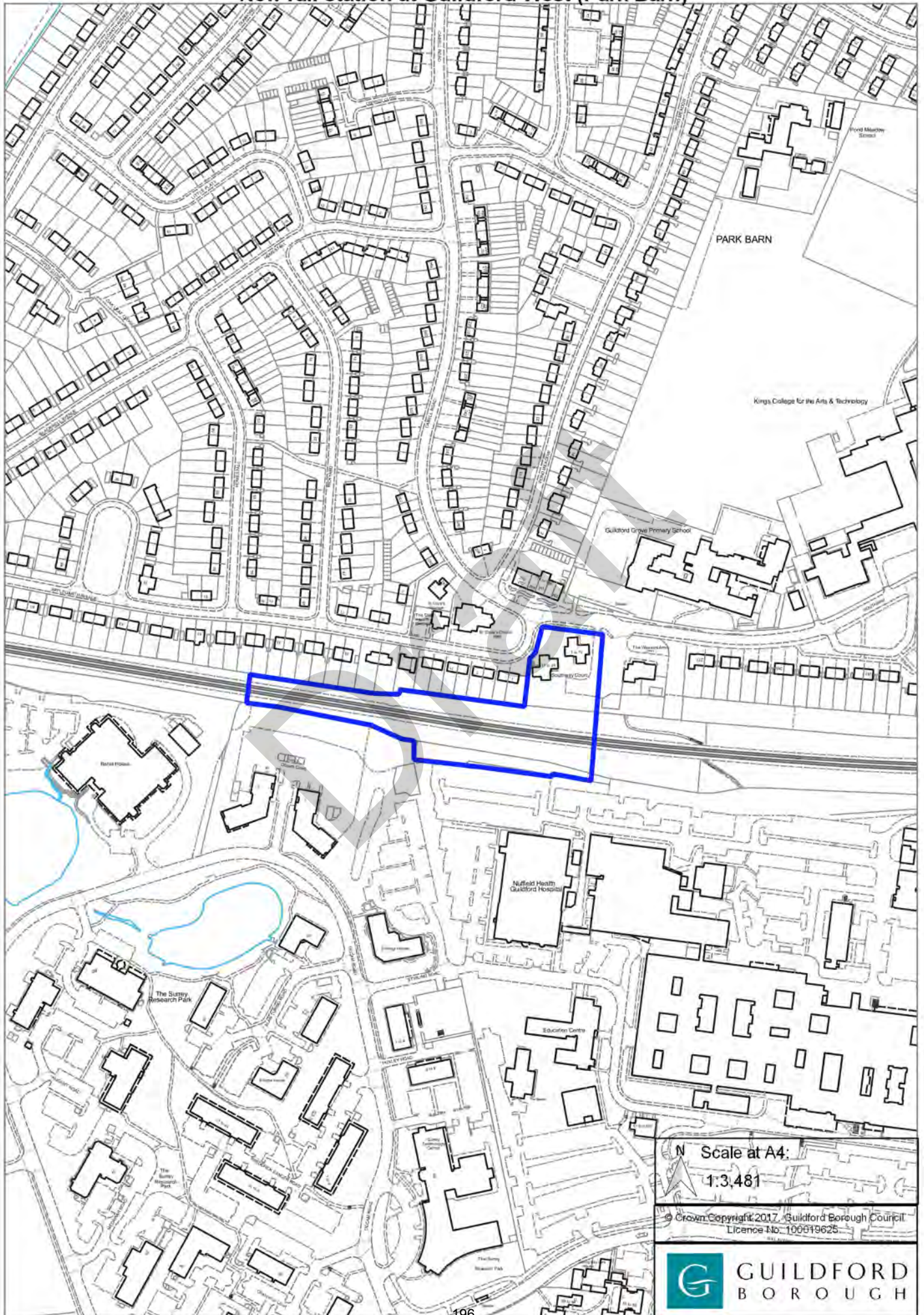
POLICY A59: New rail station at Guildford West (Park Barn)

Allocation	This site is allocated for a new rail station on the North Downs Line, adjacent to the Royal Surrey County Hospital
Requirements	<ol style="list-style-type: none"> (1) Site to be used for a new rail station, as per Appendix C Infrastructure Schedule (2) Drop-off facility for 'kiss and ride' fronting on to Southway and/or Applegarth Avenue, with access for pedestrians and cyclists via the permitted access between Southway Court and the former Apple Tree public house site (3) To the south of the site allocation, facility for taxis, buses, disabled parking and 'kiss and ride' would need to be provided on the Royal Surrey County Hospital estate, with a connection to the Local Road Network. This site policy does not allocate land for this requirement (4) Reprovision of affordable homes at Southway Court
Opportunities	(1) Link to the Sustainable Movement Corridor

Description

Location	Guildford urban area
Ward	Westborough, Onslow and Worplesdon
Ownership	Network Rail, Guildford Borough Council and Royal Surrey County Hospital
Area (size)	1.14 ha
Existing use	Network Rail operational land, residential properties and associated car parking, wooded bank bordering a car park on the Royal Surrey County Hospital estate
LAA reference	N/A
Key considerations	<ol style="list-style-type: none"> (1) Vehicular access (2) Tree Preservation Order

New rail station at Guildford West (Park Barn)



N Scale at A4:
1:3,481

© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625



GUILDFORD
BOROUGH

POLICY A27: Warren Farm, White Lane, Ash Green

Allocation	The site is allocated for approximately 58 homes (C3)
Requirements	(1) Sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits (2) Sensitive design at site boundaries that has regard to the transition from village to greenfield
Opportunities	(1) Green corridors and linkages to habitats outside of the site, particularly with regards to the adjoining SNCI

Description

Location	Village
Ward	Ash South and Tongham
Ownership	Private
Area (size)	2.87 ha
Existing use	Fields and vehicular storage
LAA reference	Site 2001
Key considerations	(1) Tree preservation order to the south east of the site (2) Semi natural ancient woodland and SNCI at southern and eastern perimeter of site (3) Area of Great Landscape Value to the south of the site

Warren Farm, White Lane, Ash Green



Publication Date: 2016-02-26

N Scale at A4:
1:2,000

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



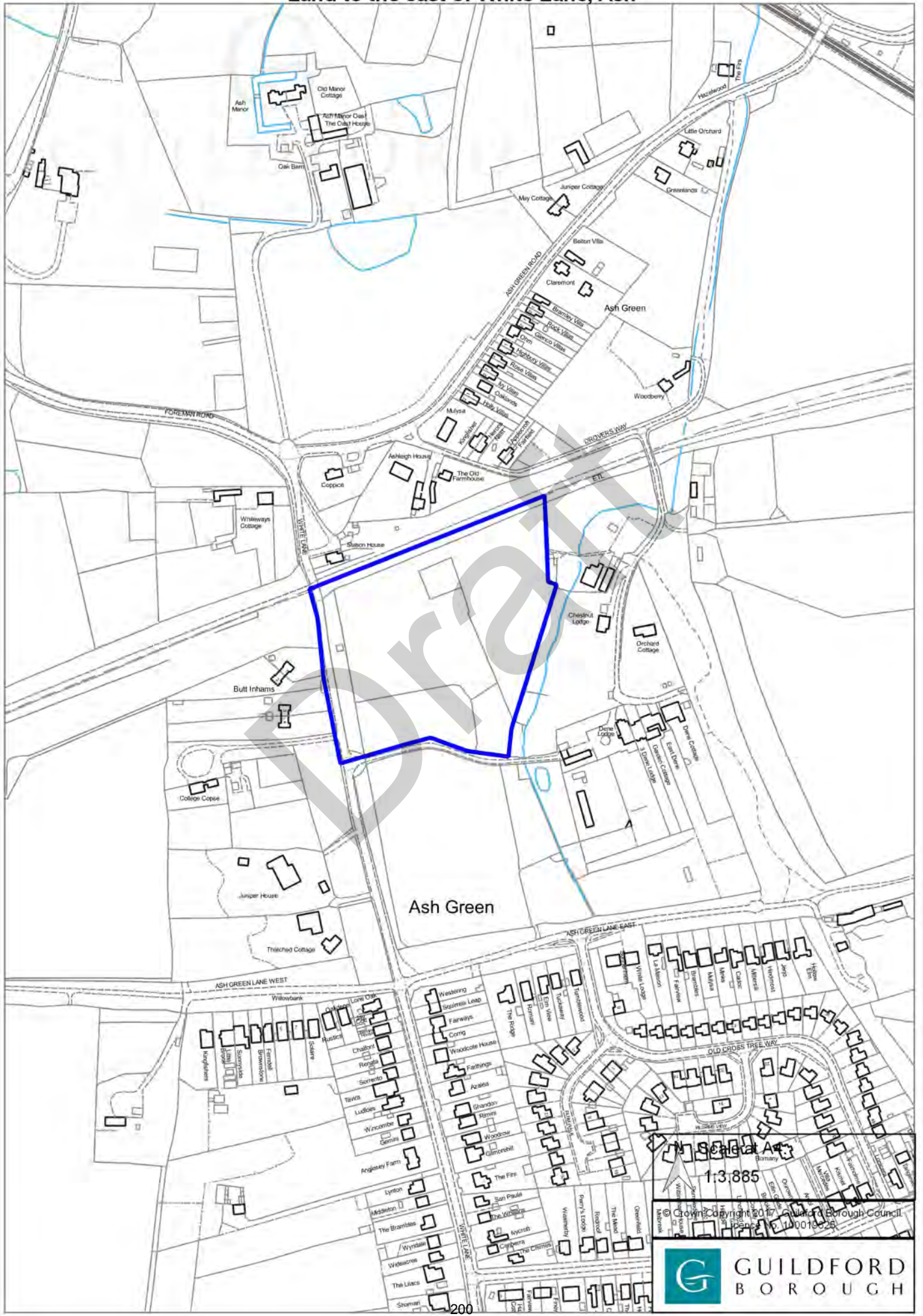
POLICY A28: Land to the east of White Lane, Ash

Allocation	The site is allocated for approximately 62 homes (C3)
Requirements	(1) Sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits (2) Sensitive design at site boundaries that has regard to the transition from urban to rural (3) No unacceptable impact on trees and ancient woodland (4) Recognition of the historic location of Ash Green village
Opportunities	(1) A mix of homes (C3) and accommodation for older people (C2) could be appropriate for this site (2) Green corridors and linkages to habitats outside of the site, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA

Description

Location	Ash and Tongham Urban Area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	2.85 ha
Existing use	Pasture land
LAA reference	Site 2002
Key considerations	(1) Impact of development on trees and ancient woodland (2) Edge of urban area – transition from urban to rural

Land to the east of White Lane, Ash



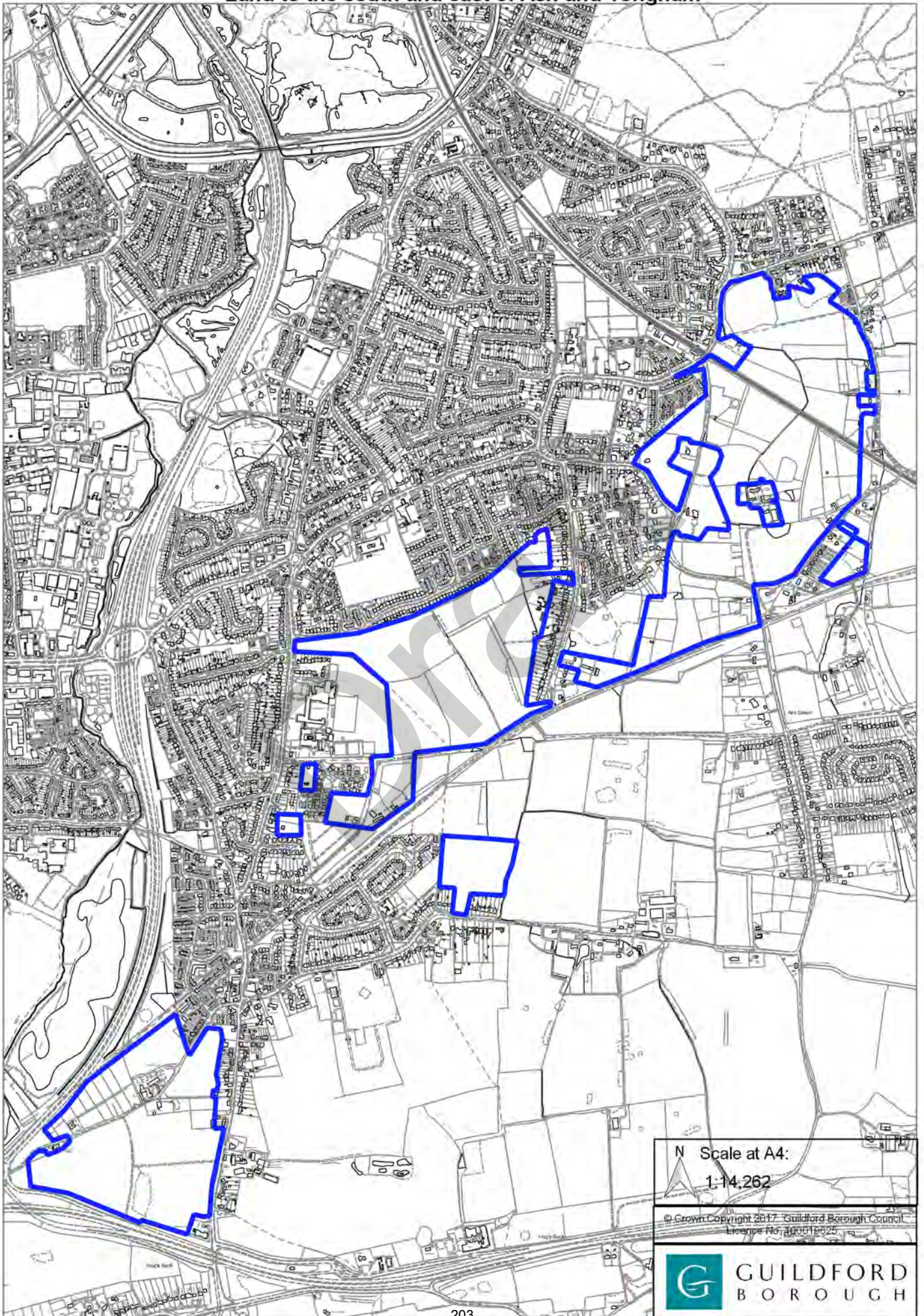
POLICY A29: Land to the south and east of Ash and Tongham

Allocation	<p>This is a strategic location for development</p> <p>The site is allocated for approximately 1,750 homes, including some self-build and custom house building plots (C3)</p>
Requirements	<ol style="list-style-type: none"> (1) Appropriate financial contribution to enable expansion of Ash Manor Secondary School by additional 1FE (2) Appropriate financial contribution towards expansion of existing GP provision in the area or land and a new building for a new GPs surgery (3) Sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits (4) Appropriate surface water flooding mitigation measures, with specific regard to the Ash Surface Water Study (5) Where likely to produce positive outcomes, and it is reasonable to do so, work with landowners of nearby development sites to help reduce surface water flooding in the local area (6) Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village. The properties along Ash Green Road have historically been considered to form part of Ash Green village. Whilst this land is now proposed to be included within the Ash and Tongham urban area, proposals for the land west of this road should respect the historical context of this area. This should include the provision of a green buffer that seeks to maintain a sense of separation between the proposed new development and the properties fronting onto Ash Green Road. This will also help soften the edges of the strategic development location and provide a transition between the built up area and the countryside beyond (7) Sensitive design at site boundaries that has regard to the transition from urban to rural (8) Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor (9) Land and provision of a new road bridge which will form part of the A323 Guildford Road, with an associated footbridge, to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station (10) Proposed road layout or layouts to provide connections between both the individual development sites within this site allocation and between Ash Lodge Drive and Foreman Road, providing a through road connection between Ash Lodge Drive and Foreman Road, in order to maximise accessibility and to help alleviate congestion on the A323 corridor (11) The loss of greenfield requires provision of sufficient integrated green infrastructure to enable connectivity of spaces and habitats between land parcels within this site, and to outside of this site (12) Green buffer to minimise potential noise and air quality issues adjacent to the A31 and A331
Opportunities	<ol style="list-style-type: none"> (1) Green corridors and linkages to habitats outside of the site, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA

Description

Location	Urban area
Ward	Ash South and Tongham and Ash Wharf
Ownership	Private (multiple)
Area (size)	96 ha
Existing use	Fields
LAA reference	Site 2247
Key considerations	<ol style="list-style-type: none">(1) Loss of greenfield land(2) Surface water flooding(3) Listed buildings(4) Height and layout of road bridge and footbridge(5) Through road connection between both the individual development sites within this site and between Ash Lodge Drive and Foreman Road(6) Edge of urban area – transition from urban to rural(7) The historical location of Ash Green(8) A number of Tree Preservation Orders(9) Area of High Archaeological Potential(10) Adjoining ancient woodland on some boundaries(11) Potential noise and air quality issues(12) Proximity to ancient woodland/SNCI

Land to the south and east of Ash and Tongham



N Scale at A4:
1:14,262

© Crown Copyright 2017 Guildford Borough Council
Licence No. 100019025



Policy A30

(This Policy has been left intentionally blank)

Draft

POLICY A31: Land north east of Spoil Lane, Tongham

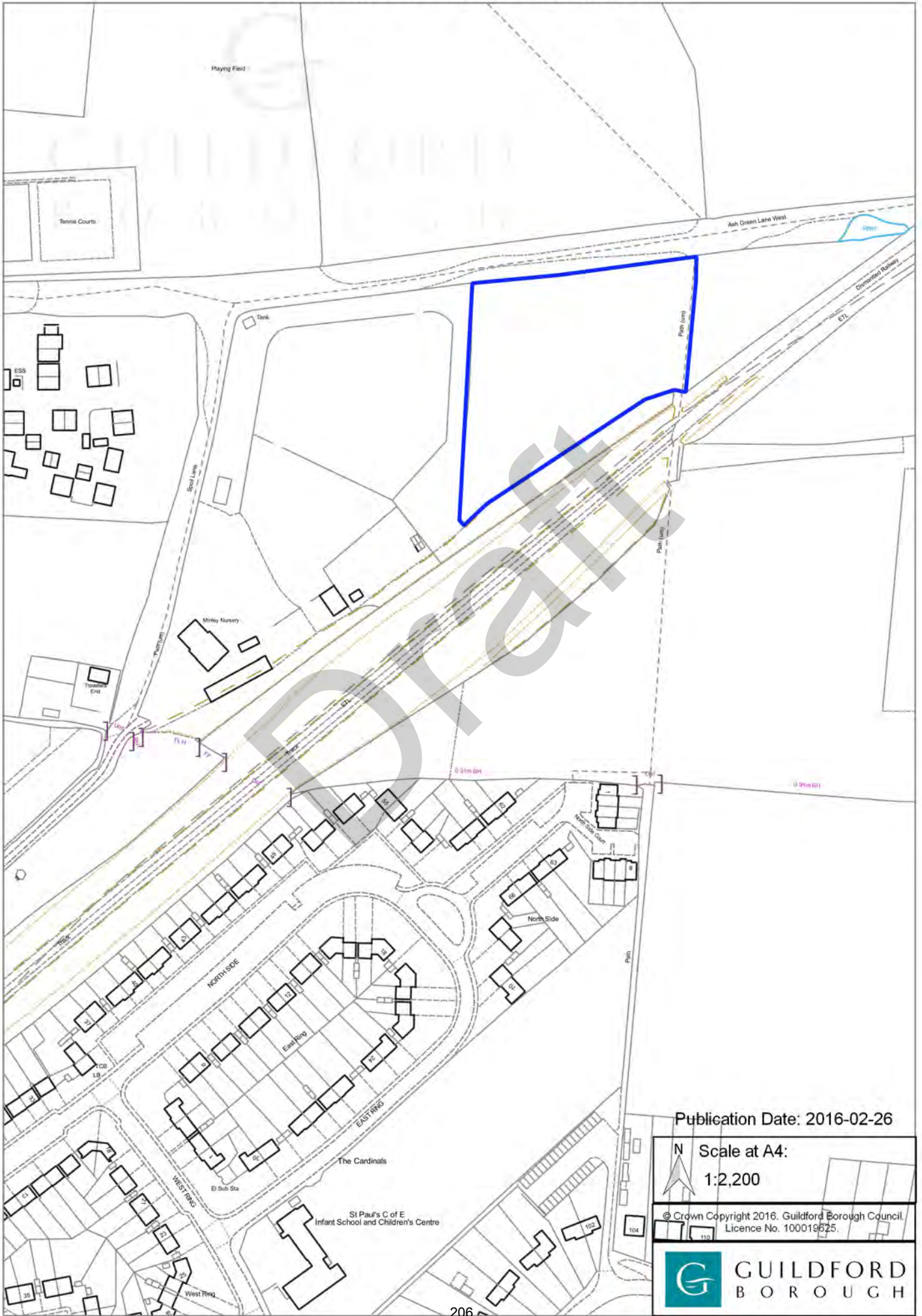
Allocation	The site is allocated for allotments
------------	--------------------------------------

Description

Location	Ash and Tongham Urban Area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	0.76 ha
Existing use	Green space
LAA reference	Site 2341
Key considerations	(1) Tree Preservation Orders

Draft

Land north east of Spoil Lane, Tongham



Publication Date: 2016-02-26

N Scale at A4:
1:2,200

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019825.



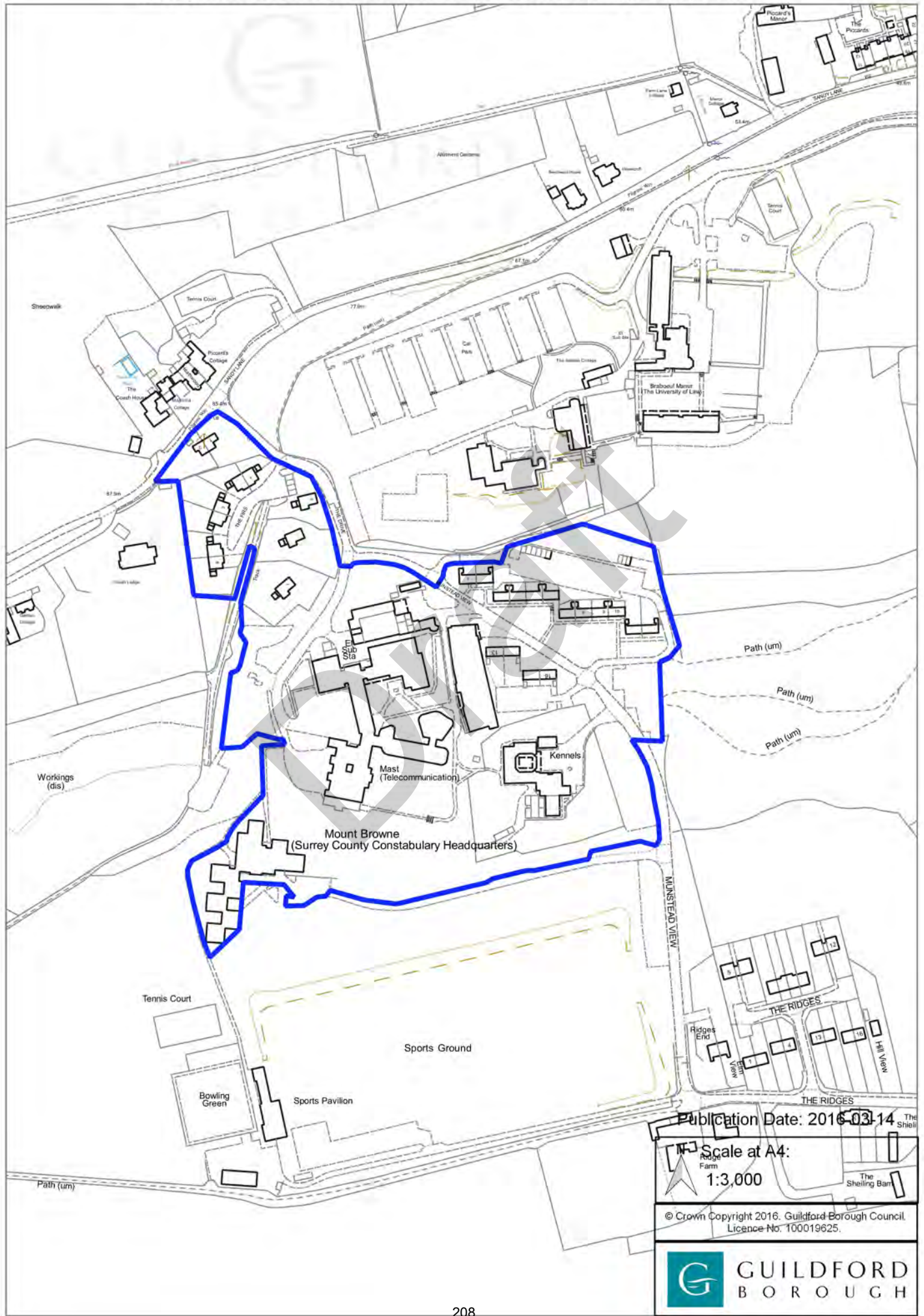
POLICY A32: Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford

Allocation	The site is allocated for approximately 116 homes, including some self-build and custom house building plots (C3)
Requirements	<ul style="list-style-type: none"> (1) Provide positive benefit in terms of landscape and townscape character and local distinctiveness and have regard to the identified landscape character areas (2) Have regard to the character of the adjacent conservation area and views in and out of the River Wey Conservation Area

Description

Location	Outside of a village (previously developed land in the Green Belt)
Ward	Shalford
Ownership	Surrey Police
Area (size)	5.9 ha
Existing use	Mixed use (including employment uses B1a and B1b)
LAA reference	Site 1164
Key considerations	<ul style="list-style-type: none"> (1) Area of Outstanding Natural Beauty (2) Sustainable transport given the site's proximity to Guildford Town Centre (3) Proximity to SSSI (4) Adjoining ancient woodland (5) Adjacent to St Catherine's Conservation Area

Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford



Publication Date: 2016-03-14
Scale at A4:
1:3,000

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



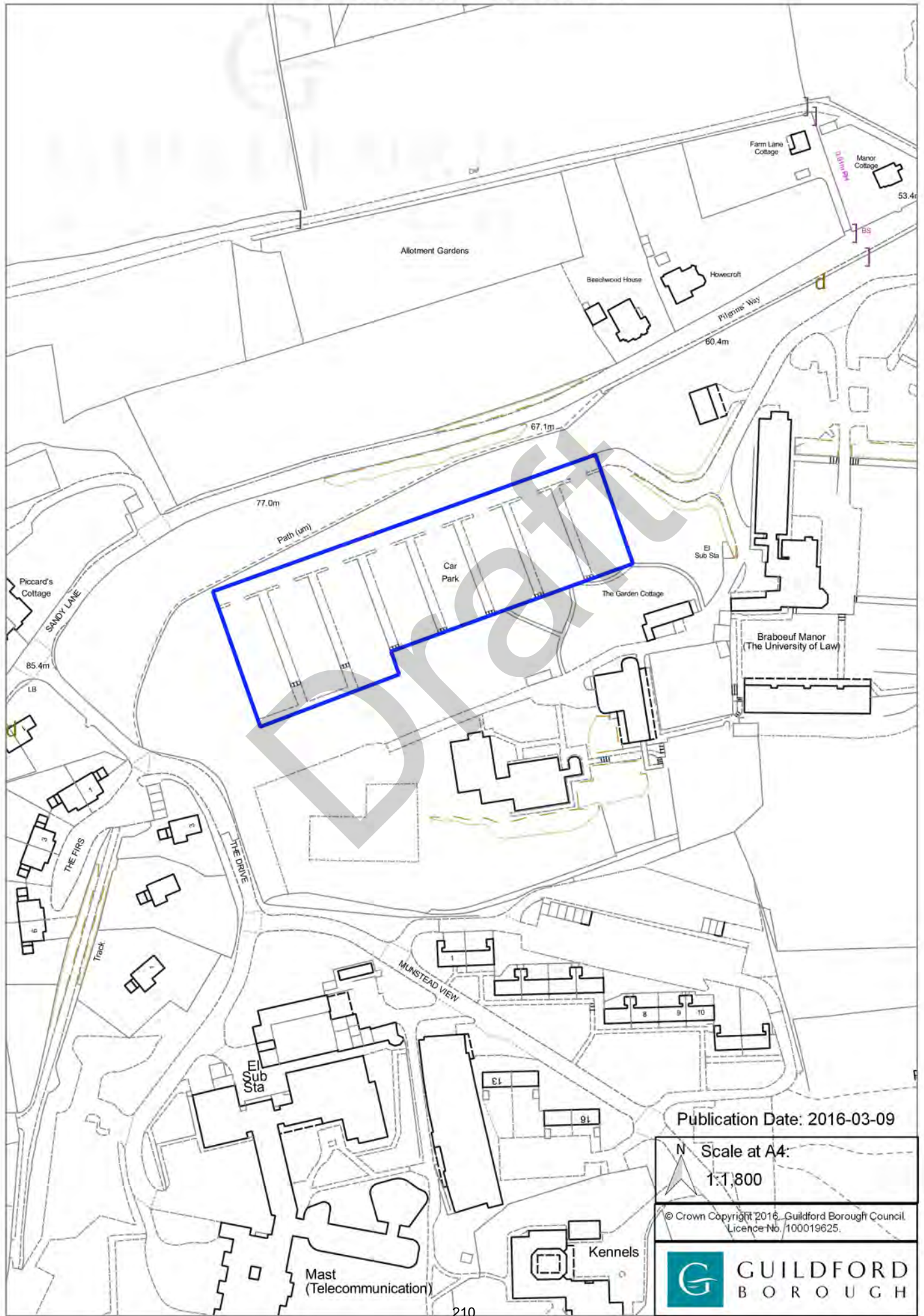
POLICY A33: The University of Law, Guildford

Allocation	The site is allocated for 112 student bedspaces (sui generis)
Requirements	<ol style="list-style-type: none"> (1) Significant regard to height of buildings with specific regard to the setting of the Grade II listed Braboeuf Manor (2) Retain some parking on site, sufficient to meet day to day operational needs
Opportunities	<ol style="list-style-type: none"> (1) Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland and trees

Description

Location	Outside of a village (previously developed land in the Green Belt)
Ward	Shalford
Ownership	University of Law
Area (size)	0.7 ha
Existing use	Private car park for University of Law
LAA reference	Site 1210
Key considerations	<ol style="list-style-type: none"> (1) Impact on landscape (AONB) (2) The site is within the curtilage of Braboeuf Manor which is a Grade II Listed building and also within the St. Catherines Conservation Area (3) The development may impact on some trees which could potentially provide habitat for bats, nesting opportunities for birds and foraging areas for badgers (4) Provision of car parking

The University of Law, Guildford



Publication Date: 2016-03-09

N Scale at A4:
1:1,800

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



Policy A34

(This Policy has been left intentionally blank)

Draft

POLICY A35: Former Wisley airfield, Ockham

Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> (1) Approximately 2,000 homes (C3), including some specialist housing and self-build plots and (2) Approximately 100 sheltered/Extra Care homes (C2 use) and (3) 8 Gypsy and Traveller pitches and (4) Approximately 1,800 sq m of employment floorspace (B1a) and (5) Approximately 2,500 sq m of employment floorspace (B2/B8) and (6) Approximately 500 sq m of comparison retail (A1) and (7) Approximately 600 sq m of convenience retail (A1) and (8) Approximately 550 sq m services in a new Local Centre (A2 –A5) and (9) Approximately 500 sq m of community uses in a new Local Centre (D1) and (10) A primary school (D1) (two form entry) and (11) A secondary school (D1) (four form entry, of which two forms are needed for the housing on the site and two for the wider area)
Requirements	<p><u>Infrastructure</u></p> <ol style="list-style-type: none"> (1) Primary vehicular access to the site allocation will be via the A3 Ockham interchange (2) A through vehicular link is required between the A3 Ockham interchange and Old Lane (3) Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions. To include mitigation schemes to address issues: <ol style="list-style-type: none"> (a) on the A3 and M25 and at the M25 Junction 10/A3 Wisley interchange (b) on B2215 Ripley High Street (c) at the junctions of Ripley High Street with Newark Lane/Rose Lane (d) on rural roads surrounding the site (e) at junction of Old Lane with A3 on-slip (Guildford bound). (4) The identified mitigation to address the impacts on Ripley High Street and surrounding rural roads comprises two new slip roads at A247 Clandon Road (Burnt Common) and associated traffic management (5) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation (6) A significant bus network to serve the site and key destinations including Effingham Junction railway station and/or Horsley railway station, Guildford and Cobham to be provided and secured

in perpetuity to ensure that residents and visitors have a sustainable transport option for access to the site

- (7) An off site cycle network to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade, Ripley and Byfleet to be provided with improvements to a level that would be attractive and safe for the average cyclist
- (8) The airfield site hosts an aeronautical navigation beacon, known as the Ockham DVOR/DME. This is an integral part of the UK aeronautical infrastructure and serves a number of major airports in the South East. When considering planning application(s), engagement with the operator (NATS En Route PLC) should be sought as early as practicable in order to ensure that any impact may be assessed and so that any relevant conditions and obligations to planning permission(s) can be attached
- (9) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building, open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development
- (10) Secondary educational need 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. The associated playing fields must be dual use and secured through the planning application process
- (11) Green corridors and linkages to habitats outside of the site, and the adjoining SANG
- (12) Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information)
- (13) Appropriate mitigation for flood risk and flood risk management, and have regard to the recommendations of the Level 2 SFRA

Traveller pitches

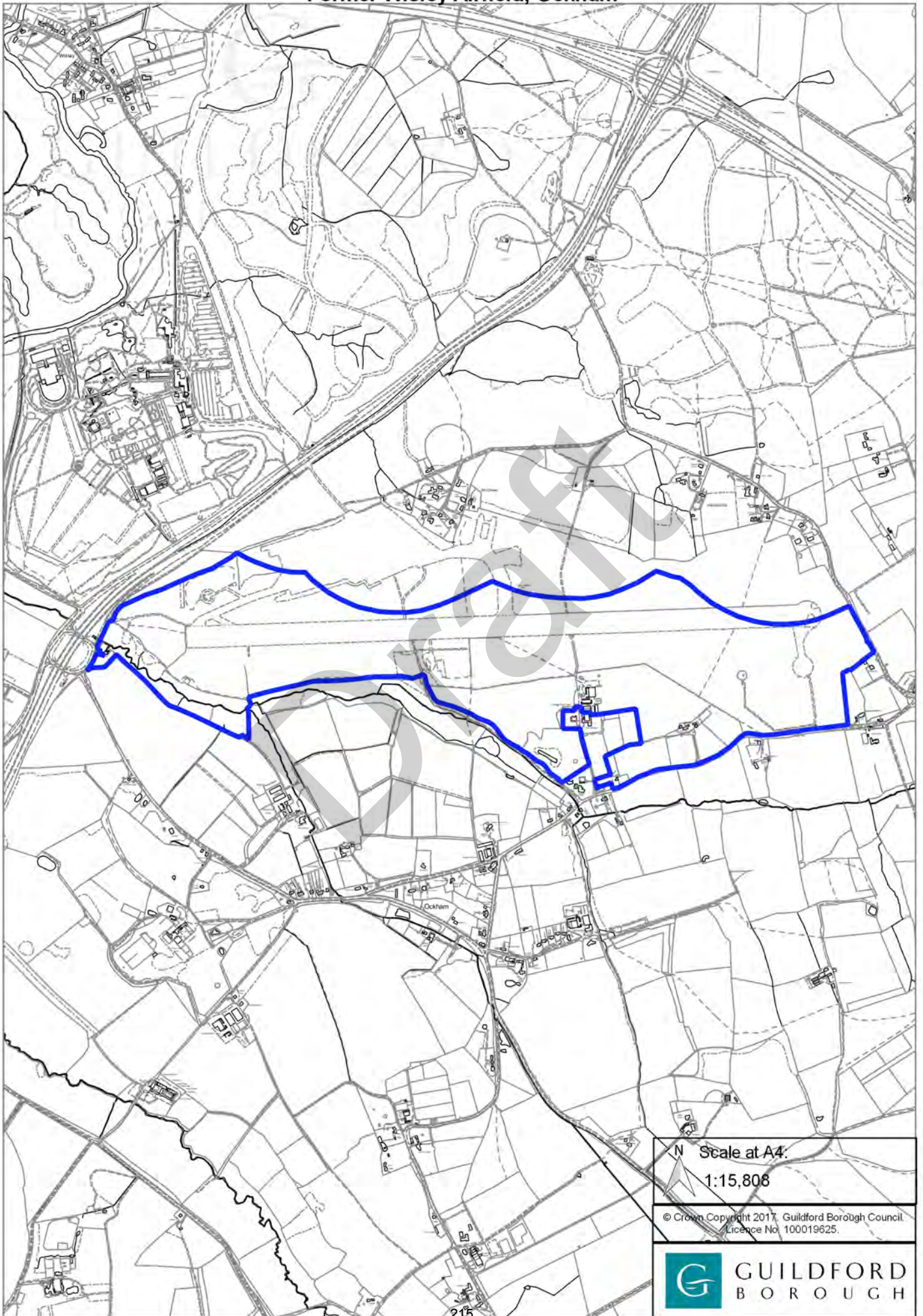
- (14) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)
- (15) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage
- (16) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required
- (17) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all
- (18) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
- (19) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted
- (20) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed

	<u>Other issues</u> (21) Limit development in flood zones 2 and 3, and no increase in flood risk on site or elsewhere (22) Sensitive design at site boundaries that has significant regard to the transition from village to greenfield
Opportunities	(1) Reduce flood risk elsewhere (2) Create unique places that combine the highest standards of good urban design with well designed streets and spaces (3) Incorporate high quality architecture that responds to the unique context of the site

Description

Location	New settlement
Ward	Lovelace
Ownership	Private
Area (size)	95.9 ha
Existing use	Former airfield and fields
LAA reference	53 and 54
Key considerations	(1) Partially previously developed land (2) Flood risk (3) Part of the site is designated as a Site of Nature Conservation Importance (SNCI) (4) Setting of listed buildings on boundary of site (5) Setting of Conservation Area on boundary of site and on views (6) Transport and access (7) Located within a minerals safeguarding area (8) 16.98 ha in the north west corner of the site is allocated for waste use in Surrey Waste Plan 2008, and has an existing planning permission for an in vessel composter with associated highways and other improvements, although the Plan recognises that not all of this area would be needed (9) Potential noise and air quality issues

Former Wisley Airfield, Ockham



N Scale at A4:
1:15,808

© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625.



Policy A36

(This Policy has been left intentionally blank)

Draft

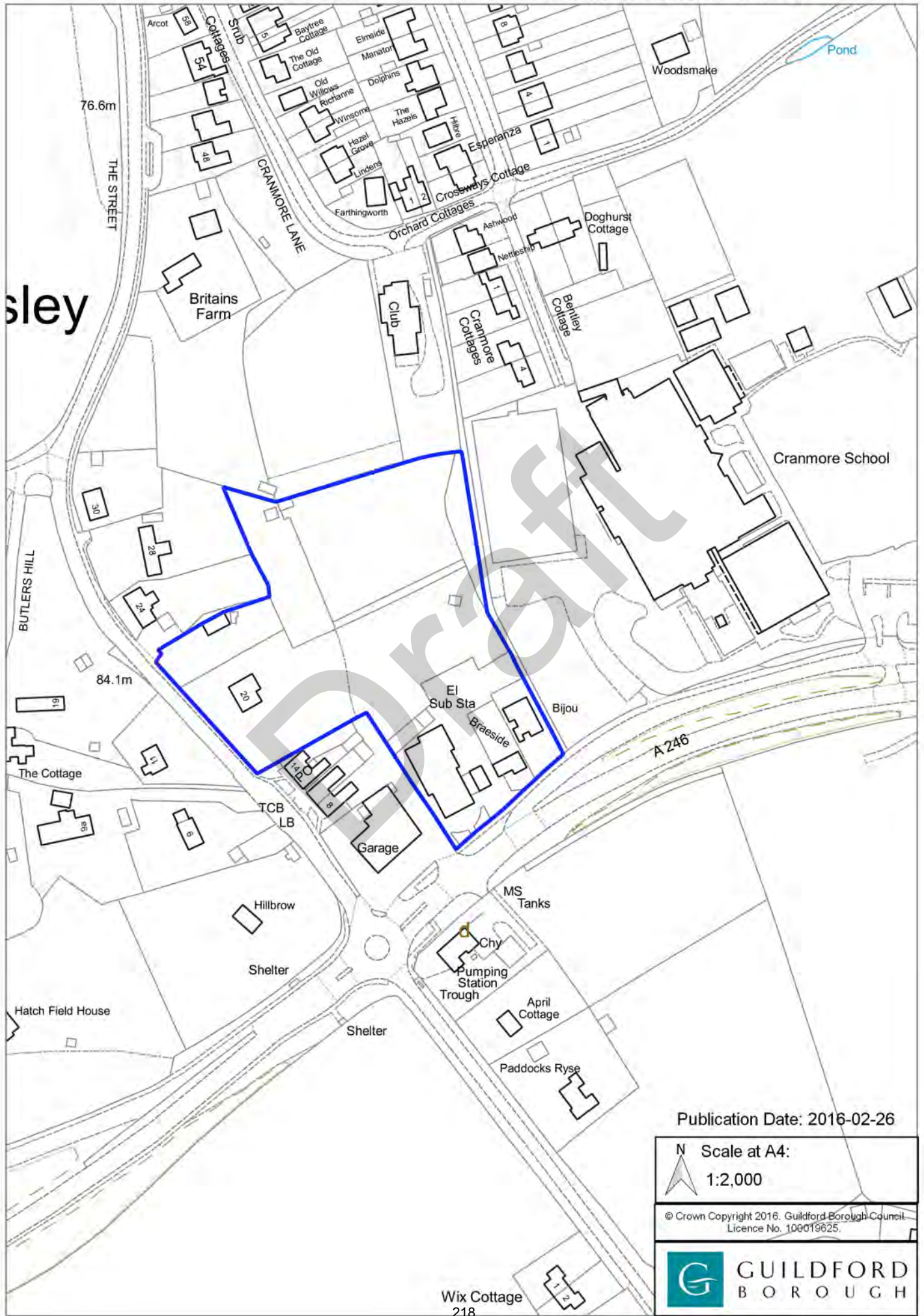
POLICY A37: Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley

Allocation	The site is allocated for approximately 40 homes (C3)
Requirements	(1) Sensitive design, siting and form of development, given the edge of village/semi-rural location and visual prominence (2) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan
Opportunities	(1) The proposed residential access could be configured to ensure that traffic uses the designated one-way system along the parallel road adjacent to A246 to egress the site via the junction to the north (shared with Cranmore School). There is also the potential to provide an access to the site from The Street

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	1.4 ha
Existing use	Car showroom (sui generis) and associated workshop (B2), residential (C3), fields
LAA reference	Site 16
Key considerations	(1) Conservation area (2) Edge of village location (3) Access (4) Surface water flood risk

Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley



Publication Date: 2016-02-26

N Scale at A4:
1:2,000

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



Wix Cottage
218

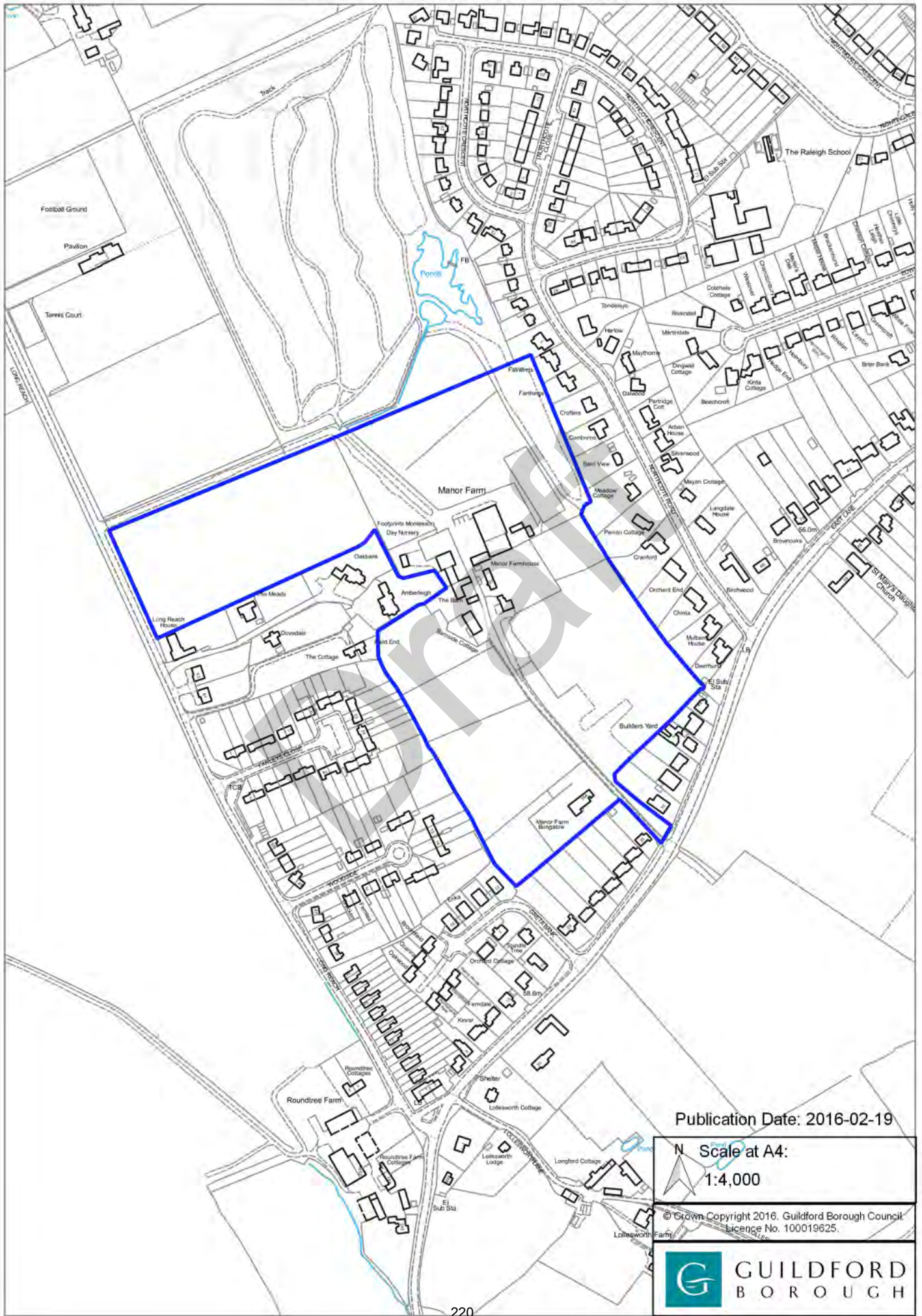
POLICY A38: Land to the west of West Horsley

Allocation	The site is allocated for approximately 135 homes (C3), including some self-build and custom house building plots
Requirements	<ol style="list-style-type: none"> (1) The significance of the local heritage asset to be identified and addressed (grade II listed Manor Farm House) (2) The children's nursery (D1) and sufficient car parking for its operation is retained (3) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan (4) Bespoke SANG (see the IDP for further information)
Opportunities	<ol style="list-style-type: none"> (1) Green corridors and linkages to habitats outside of the site, given the site's proximity to SANG, which is a nature reserve (non statutory)

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	8.4 ha
Existing use	Fields, residential and children's nursery
LAA reference	Site 15
Key considerations	<ol style="list-style-type: none"> (1) Setting of a listed building (grade II) (2) Surface water flood risk (3) Green infrastructure

Land to the west of West Horsley



Publication Date: 2016-02-19

N
Scale at A4:
1:4,000

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



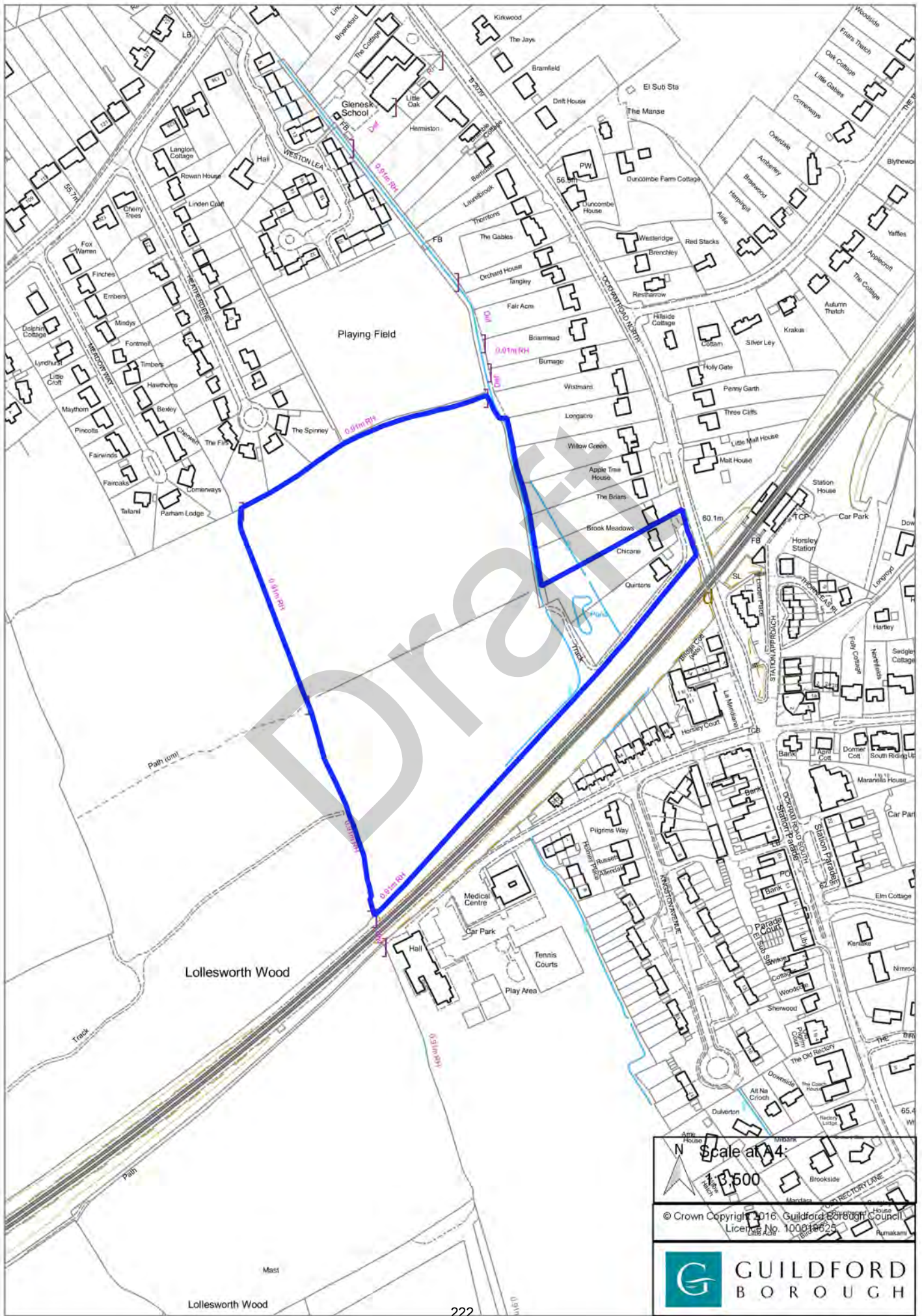
POLICY A39: Land near Horsley railway station, Ockham Road North, East Horsley

Allocation	The site is allocated for approximately 100 homes (C3), including some self-build and custom house building plots
Requirements	<ul style="list-style-type: none"> (1) Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA and the Guildford Surface Water Management Plan (2) Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents) (3) No increase in flood risk on site or elsewhere
Opportunities	<ul style="list-style-type: none"> (1) Reduce flood risk on site and elsewhere (2) Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland/SNCI

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	5.7 ha
Existing use	Fields
LAA reference	Site 240
Key considerations	<ul style="list-style-type: none"> (1) Flood risk (fluvial and surface water) (2) Green infrastructure

Land near Horsley railway station, Ockham Road North, East Horsley



Scale at A4:
1:2,500

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625



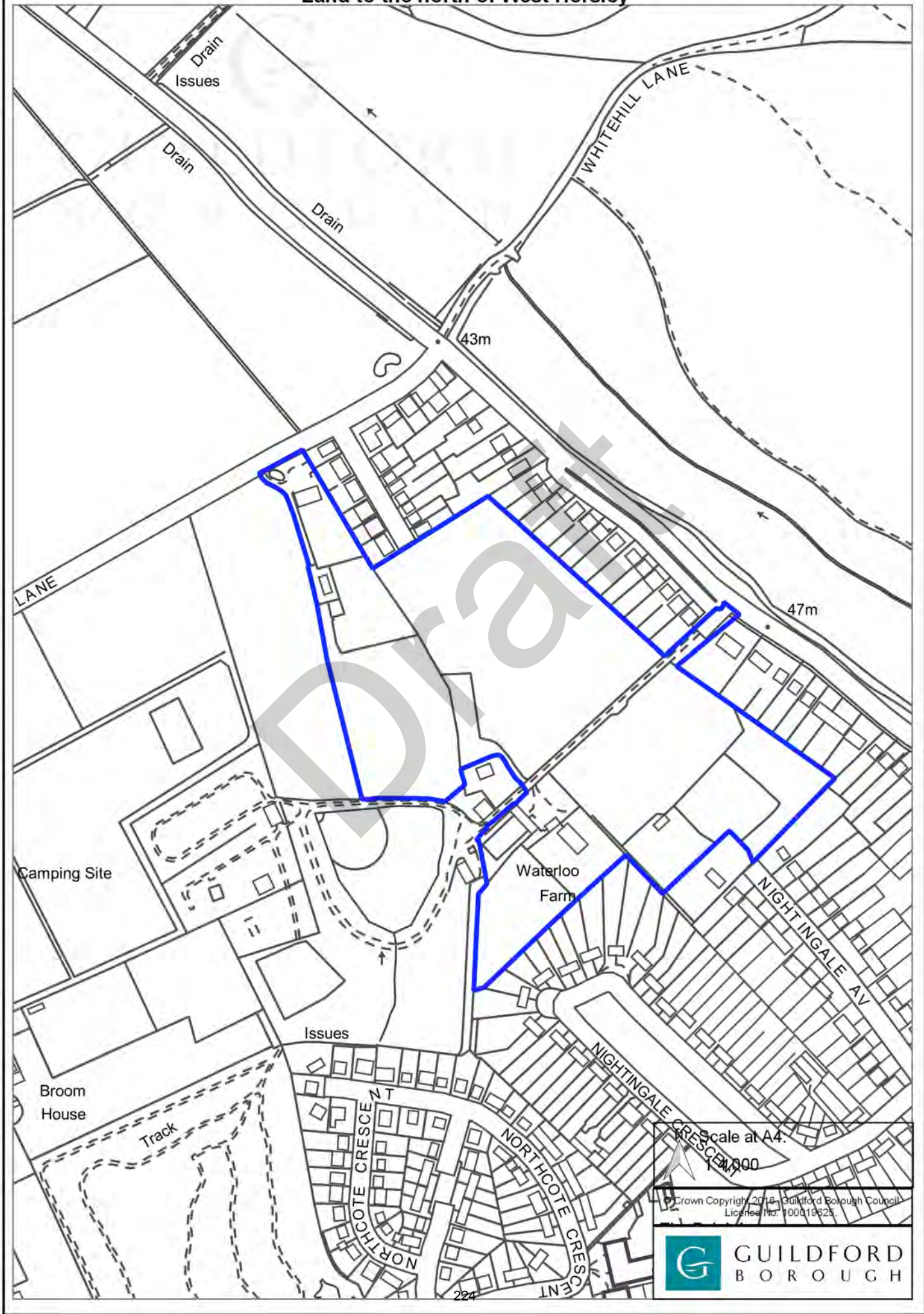
POLICY A40: Land to the north of West Horsley

Allocation	The site is allocated for approximately 120 homes (C3), including some self-build and custom house building plots
Requirements	<ol style="list-style-type: none">(1) Appropriate mitigation for flood risk and flood risk management, and regard to the recommendations of the Level 2 SFRA(2) Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)(3) No increase in flood risk on site or elsewhere(4) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA
Opportunities	<ol style="list-style-type: none">(1) Reduce flood risk on site and elsewhere(2) Extend the existing 30mph speed limit past the site access

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	8 ha
Existing use	Fields and residential
LAA reference	Site 975
Key considerations	<ol style="list-style-type: none">(1) Flood risk(2) Safe access and egress (in terms of flood risk)(3) Surface water flood risk(4) Access

Land to the north of West Horsley



Policy A41

(This Policy has been left intentionally blank)

Draft

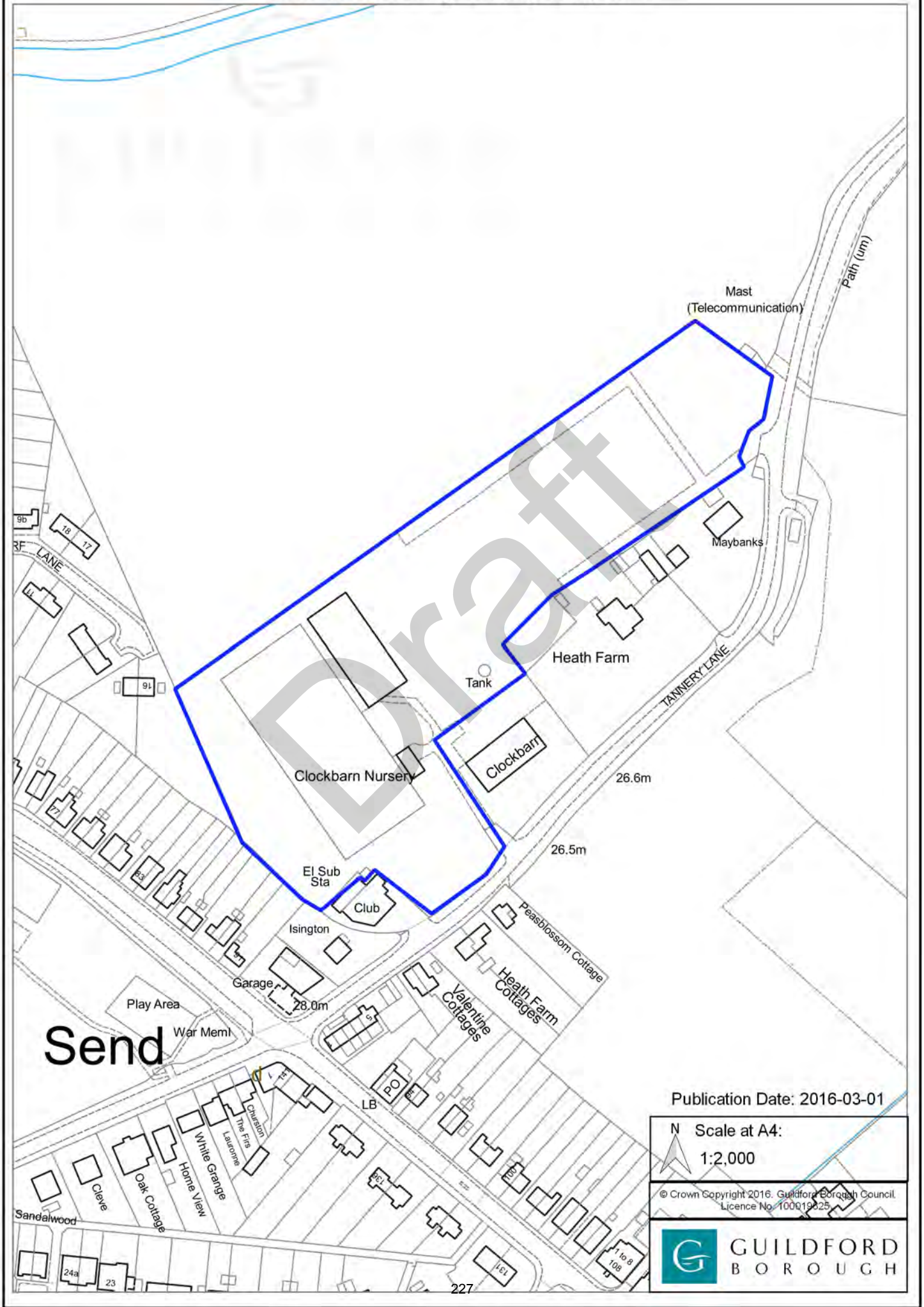
POLICY A42: Clockbarn Nursery, Tannery Lane, Send

Allocation	The site is allocated for approximately 60 homes (C3)
Requirements	(1) Sensitive design, siting and form of development, given the edge of village/semi-rural location (2) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan (3) Respect views from the River Wey Navigation
Opportunities	(1) Encourage connections with services and facilities in the village (2) Improve the visual appearance of this site (3) Green corridors and linkages to habitats outside of the site

Description

Location	Village
Ward	Send
Ownership	Private
Area (size)	2.4 ha
Existing use	Disused nursery (agricultural)
LAA reference	Site 2082
Key considerations	(1) Surface water flood risk (2) Edge of village location

Clockbarn Nursery, Tannery Lane, Send



Send

Publication Date: 2016-03-01

N Scale at A4:
1:2,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019225



POLICY A43: Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley

Allocation	The site is allocated for approximately 400 homes (C3), including some self-build and custom house building plots, and 6 Travelling Showpeople plots (sui generis)
Requirements	<p>(1) Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA</p> <p>(2) Avoid development in flood zones 2 and 3</p> <p>(3) No increase in flood risk on site or elsewhere</p> <p>(4) Green corridors and linkages to habitats outside of the site, and significant regard to the ancient woodland within the site</p> <p>(5) Design and site layout to take full account of Policy A43a</p> <p><u>Travelling Showpeople plots:</u></p> <p>(6) The plots will be private (tenure)</p> <p>(7) The plots should be provided at a location within the site that reduces the need for large vehicles to travel through the village, but is sensitive to the visual impact of the storage of large machinery, and potential noise disturbance</p> <p>(8) The plots should include sufficient space for mixed use yards to allow residential accommodation and space for storage of equipment</p> <p>(9) The plots should be sold at an appropriate price, in consultation with the Showmen's Guild, the Local Authority and local Travelling Showpeople, and if needed, with regard to an independent valuation. Travelling Showpeople with a local connection should have priority for ownership</p> <p>(10) Following completion of the site and a further 18 months of marketing, if the site remains unsold, the future use of the land should have regard to an up to date Traveller Accommodation Assessment (TAA) and Strategic Housing Market Assessment (SHMA), with specific consideration of the use of the land for affordable housing</p>
Opportunities	<p>(1) Reduce flood risk on site and elsewhere</p> <p>(2) Encourage connections with services and facilities in the village</p> <p>(3) Improve bus frequency to encourage travel to/from the site by sustainable modes of transport.</p>

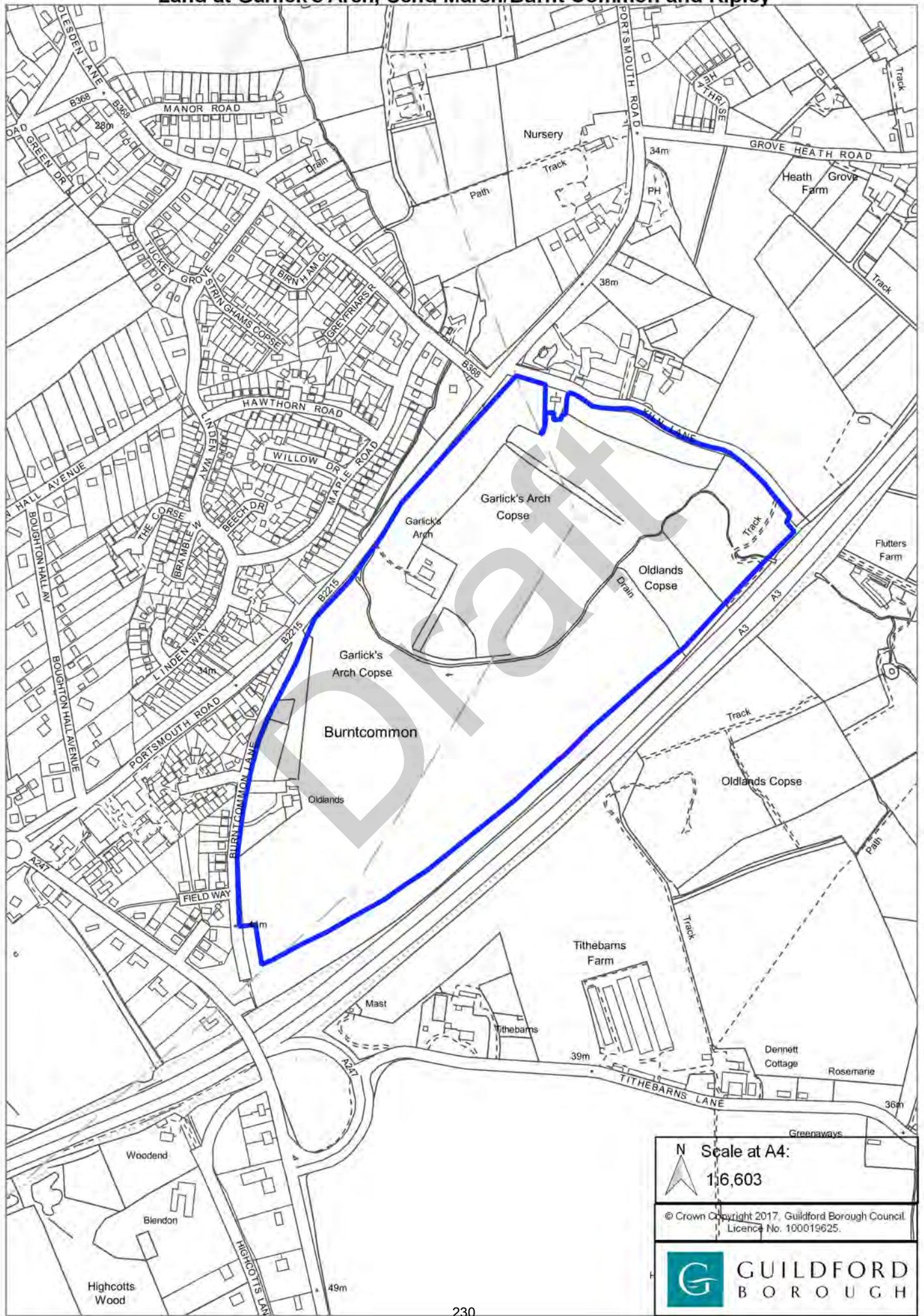
Description

Location	Village
Ward	Send and Lovelace
Ownership	Private
Area (size)	28.9 ha
Existing use	Paddock and builder's yard
LAA reference	Site 2258
Key considerations	<p>(1) The location of Travelling Showpeople plots</p> <p>(2) Flood risk</p> <p>(3) Tree Preservation Order</p>

- | | |
|--|---|
| | (4) Ancient woodland
(5) Policy A43a |
|--|---|

Draft

Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley



N Scale at A4:
1:6,603

© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625.



**GUILDFORD
BOROUGH**

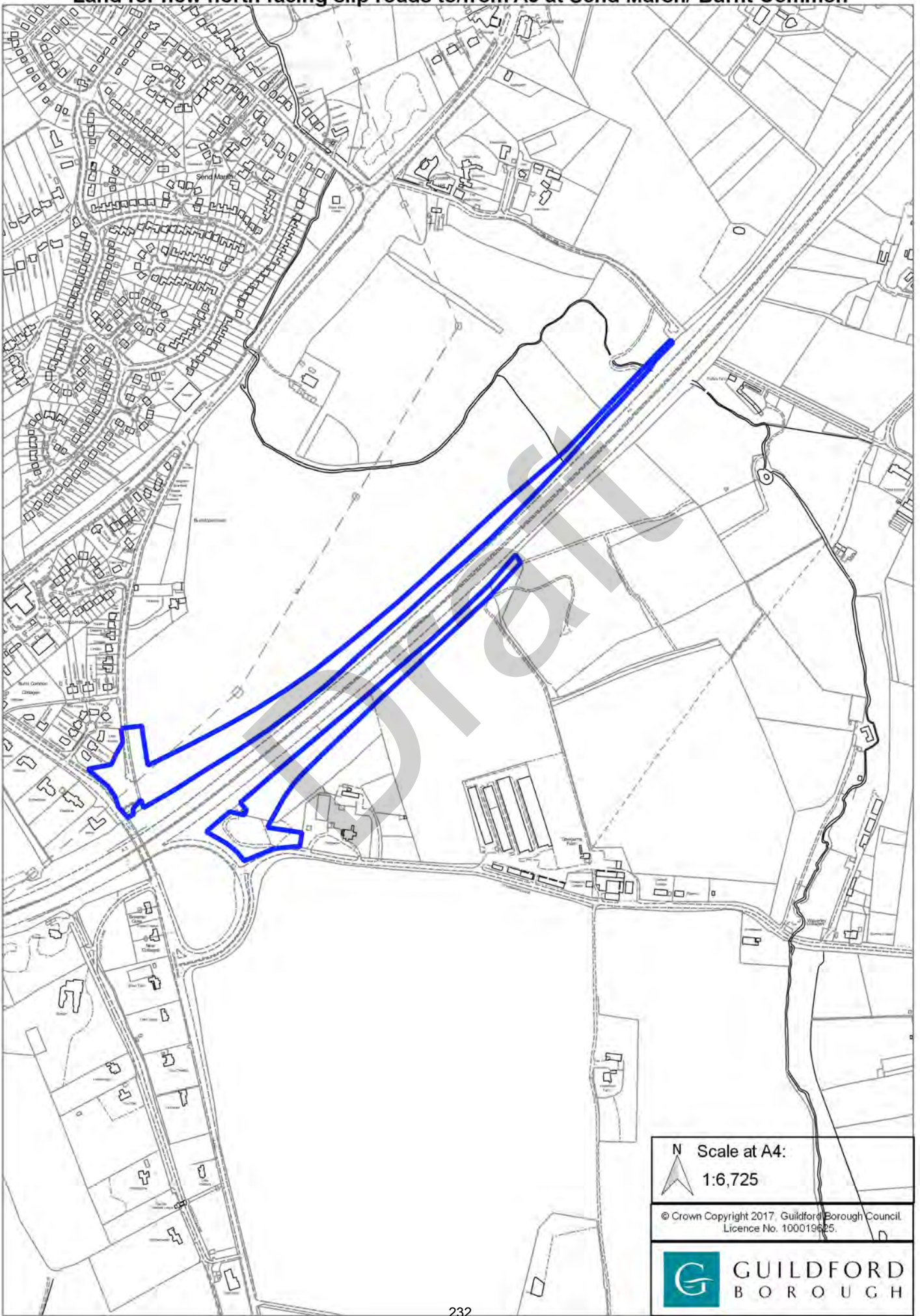
POLICY A43a: Land for new north facing slip roads to/from A3 at Send Marsh/Burnt Common

Allocation	These sites are allocated for a new northbound on-slip to the A3 trunk road from A247 Clandon Road and a new southbound off-slip from the A3 trunk road to A247 Clandon Road
Requirements	(1) Sites to be used for new slip roads to/from A247 Clandon Road connecting with the A3 trunk road as per Appendix C Infrastructure Schedule (2) Existing accesses to be maintained where necessary

Description

Location	Village
Ward	Send and Clandon and Horsley
Ownership	Private and highway land (Secretary of State for Transport)
Area (size)	4 ha
Existing use	Paddock
LAA reference	N/a
Key considerations	(1) Impact of new roads on the amenity of adjacent land owners

Land for new north facing slip roads to/from A3 at Send Marsh/ Burnt Common



N Scale at A4:
1:6,725

© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625.



POLICY A44: Land west of Winds Ridge and Send Hill, Send

Allocation	The site is allocated for approximately 40 homes (C3), and 2 Traveller pitches (sui generis)
Requirements	<p><u>Design</u></p> <p>(1) Sensitive design at site boundaries that has significant regard to the transition from village to greenfield</p> <p><u>Traveller pitches</u></p> <p>(2) The Traveller pitches will be provided on the part of this site that is owned by Guildford Borough Council, as well as housing (C3), to help meet the affordable housing needs of all members of the community</p> <p>(3) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)</p> <p>(4) The Local Authority (Guildford Borough Council) will allocate the occupancy of pitches and be responsible for their future management</p> <p>(5) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required</p> <p>(6) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all</p> <p>(7) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(8) Within the area to provide Traveller pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted</p> <p>(9) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(10) Improved visibility to be provided at the junction of Send Hill with Potters Lane</p>
Opportunities	(1) Green corridors and linkages to habitats outside of the site

Description

Location	Village
Ward	Send
Ownership	Private and Guildford Borough Council
Area (size)	1.9 ha
Existing use	Used for informal recreation (with former quarry workings evident)
LAA reference	Site 2081
Key considerations	<p>(1) Location of Traveller pitches within the site</p> <p>(2) Boundary treatment</p> <p>(3) Contamination</p>

Land west of Winds Ridge and Send Hill, Send



Publication Date: 2016-03-07

N Scale at A4:
1:2,200

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



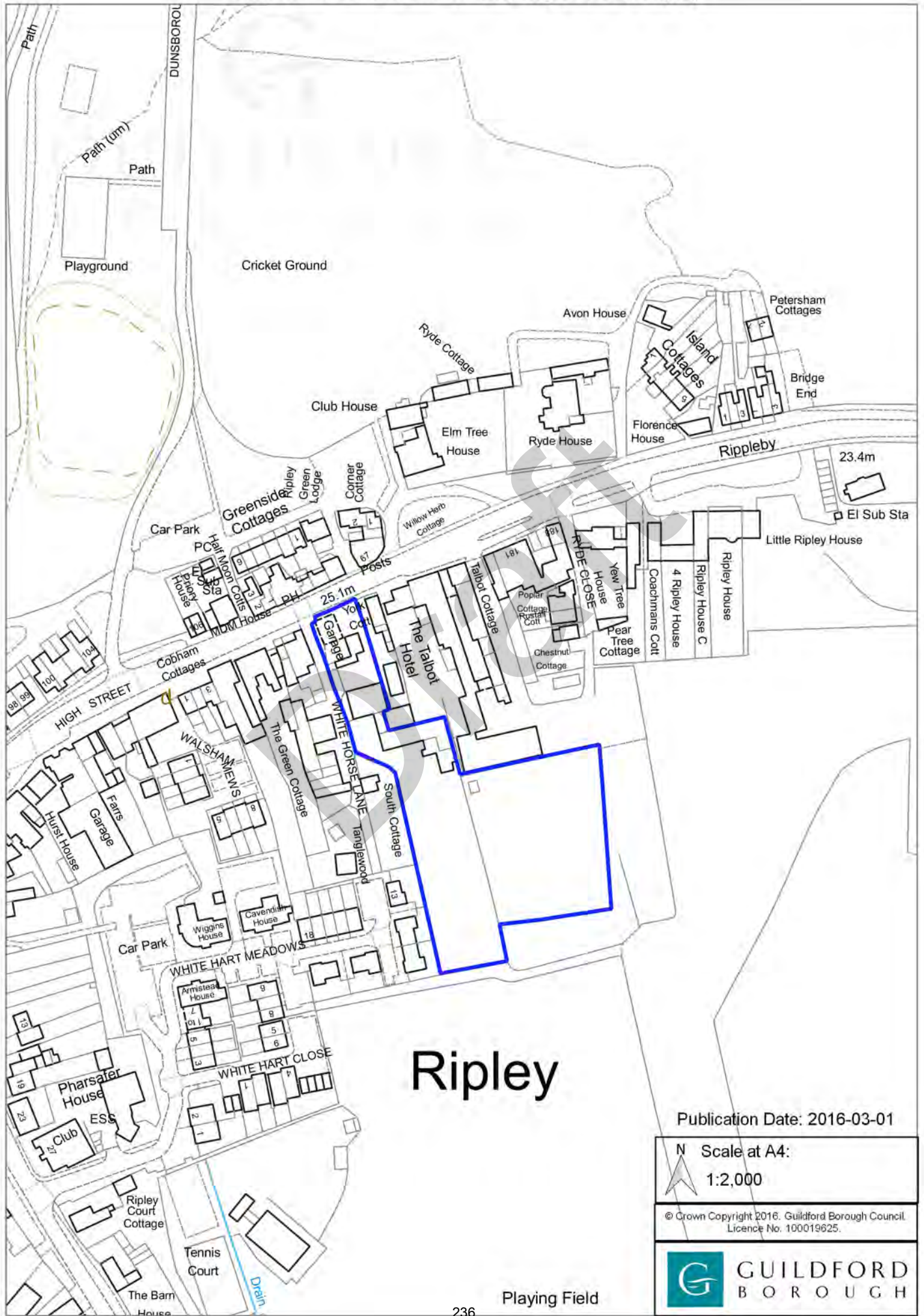
POLICY A45: Land at the rear of the Talbot, High Street, Ripley

Allocation	The site is allocated for approximately 18 homes (C3) and 200 sq m of retail or service uses (A1 – A5)
Requirements	(1) The retail or service uses (A1 – A5) should front the High Street, providing a shop frontage to add to the liveliness of the centre (2) Sensitive design, siting and form of development, given the edge of village/semi-rural location
Opportunities	(1) Encourage connections with services and facilities in the village

Description

Location	Village
Ward	Lovelace
Ownership	Private
Area (size)	0.72 ha
Existing use	Petrol station forecourt, dilapidated workshops and field (B2 and sui generis)
LAA reference	Site 1440
Key considerations	(1) Conservation area (2) Frontage of the site is within Ripley local centre (3) Proximity of Grade II and II* listed buildings - Barn across rear of The Talbot and The Ripley Pharmacy and Cottage Adjoining, The Talbot Inn

Land at the rear of the Talbot, High Street, Ripley



Ripley

Publication Date: 2016-03-01

N Scale at A4:
1:2,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



Playing Field

Policy A46

(This Policy has been left intentionally blank)

Draft

Policy A47

(This Policy has been left intentionally blank)

Draft

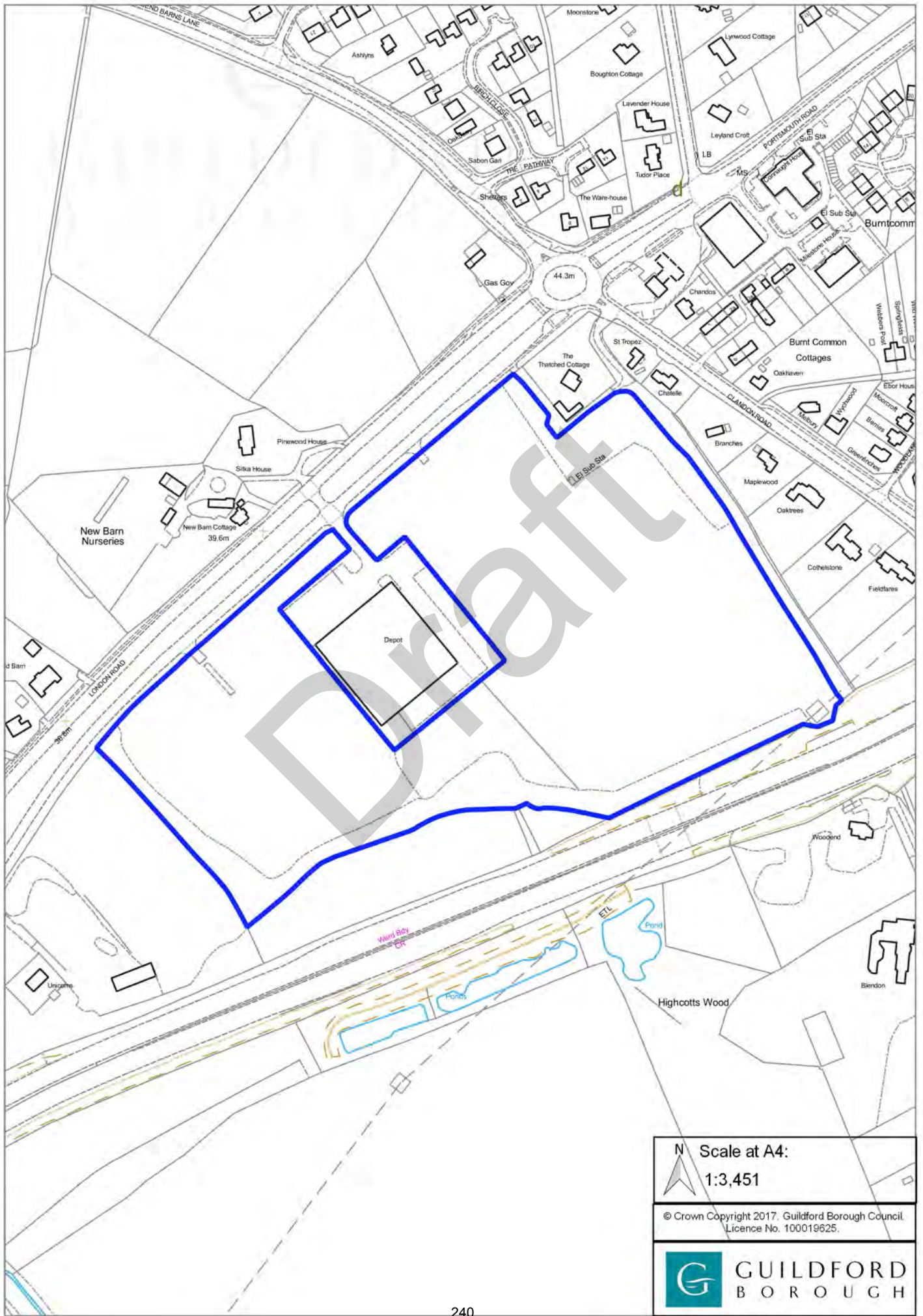
POLICY A58: Land around Burnt Common warehouse, London Road, Send

Allocation	The site is allocated for a minimum of 7,000 sq m of either or a mix of light industrial (B1c), general industrial (B2) and storage and distribution (B8) with a potential for further industrial floorspace to meet future borough needs
Requirements	<ol style="list-style-type: none"> (1) An appropriate green buffer on the eastern part of the site between the existing residential use and proposed employment uses (2) Light industrial (B1c) to be located towards the existing residential area to the east of the site, with general industrial (B2) and storage and distribution (B8) located to the west (3) To include provision of small and medium size units
Opportunities	(1) Green corridors and linkages to habitats outside of the site

Description

Location	Village
Ward	Send
Ownership	Private
Area (size)	9.26 ha
Existing use	Pastoral farmland
LAA reference	Site 152
Key considerations	<ol style="list-style-type: none"> (1) Borders a small area of ancient woodland (2) Location of employment uses in relation to housing

Land around Burnt Common warehouse, London Road, Send



N Scale at A4:
1:3,451

© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019625.



GUILDFORD
BOROUGH

Policy A48

(This Policy has been left intentionally blank)

Draft

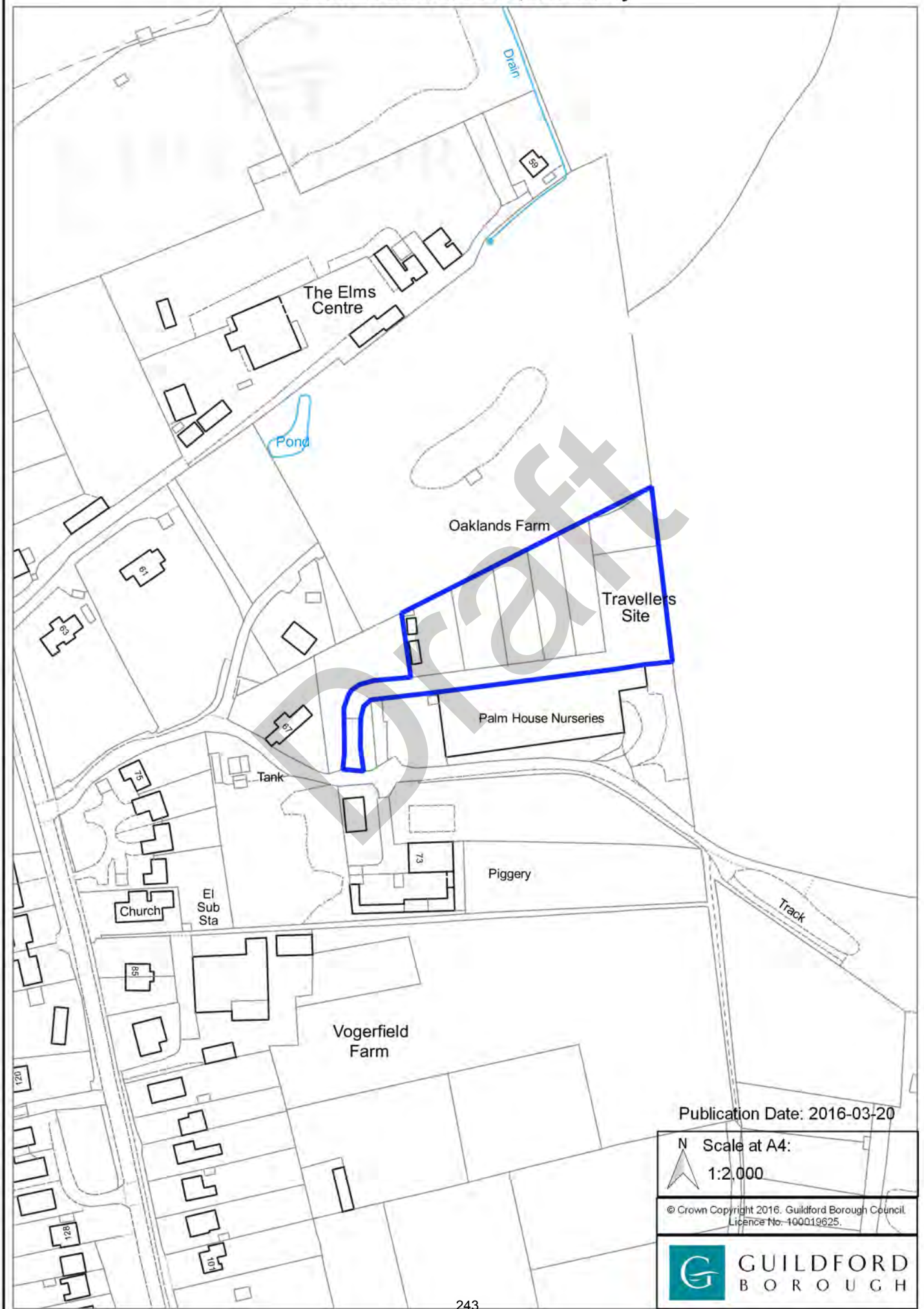
POLICY A49: Palm House Nurseries, Normandy

Allocation	The site is allocated for 6 Gypsy and Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> (1) The pitches will be private tenure (2) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height (3) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site (4) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
Opportunities	<ul style="list-style-type: none"> (1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

Description

Location	Outside of a village
Ward	Normandy
Ownership	Private
Area (size)	0.61 ha
Existing use	Greenfield
LAA reference	Site 2343
Key considerations	<ul style="list-style-type: none"> (1) Landscaping (2) Boundary treatment

Palm House Nurseries, Normandy



Publication Date: 2016-03-20

N Scale at A4:
1:2,000

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



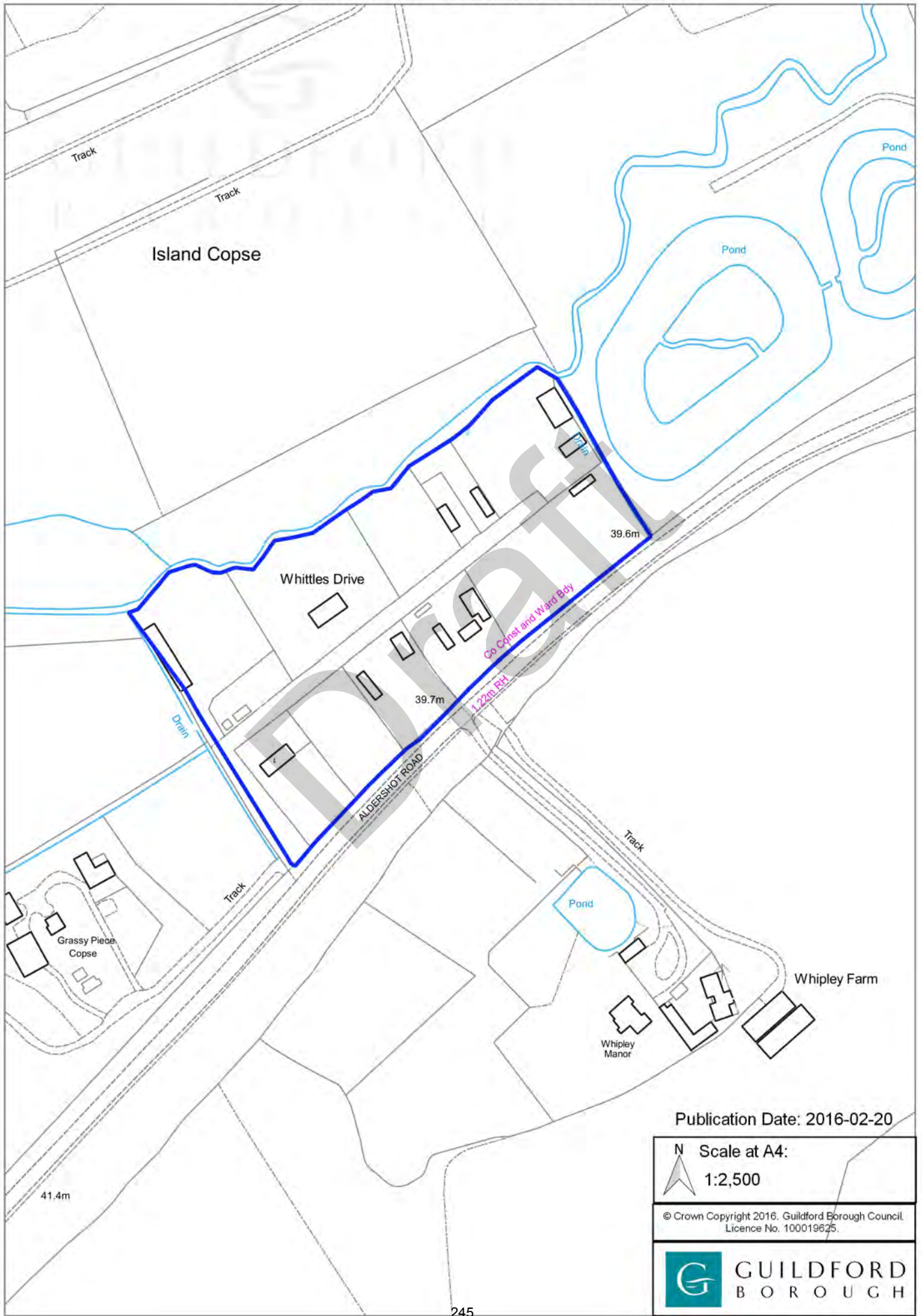
POLICY A50: Land at Whittles Drive, Aldershot Road, Normandy

Allocation	The site is allocated for approximately 14 Travelling Showpeople plots (gross) (sui generis)
Requirements	<ol style="list-style-type: none"> (1) Sensitive design, siting and form of development, given the location outside of a village (2) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community (3) Continued storage of equipment on site (4) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height (5) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site (6) Appropriate mitigation for flood risk, flood risk management, and surface water flooding, and regard to the recommendations of the Level 2 SFRA (7) No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere
Opportunities	<ol style="list-style-type: none"> (1) Travelling Showpeople sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial (2) Travelling Showpeople plots are traditionally larger than Traveller pitches, to enable mixed use yards to allow residential accommodation and space for storage of equipment (3) Opportunities to increase the storage capacity of the watercourse within the site, to reduce flood risk to downstream areas

Description

Location	Outside of village
Ward	Normandy
Ownership	Private
Area (size)	2.8 ha
Existing use	Travelling Showpeople site (sui generis)
LAA reference	Site 241
Key considerations	<ol style="list-style-type: none"> (1) Currently 12 Travelling Showpeople plots (sui generis) on site (2) Boundary treatment (3) Landscaping (4) Storage of equipment on site (5) Flood risk (6) Surface water flood risk

Land at Whittles Drive, Aldershot Road, Normandy



Publication Date: 2016-02-20

N Scale at A4:
1:2,500

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



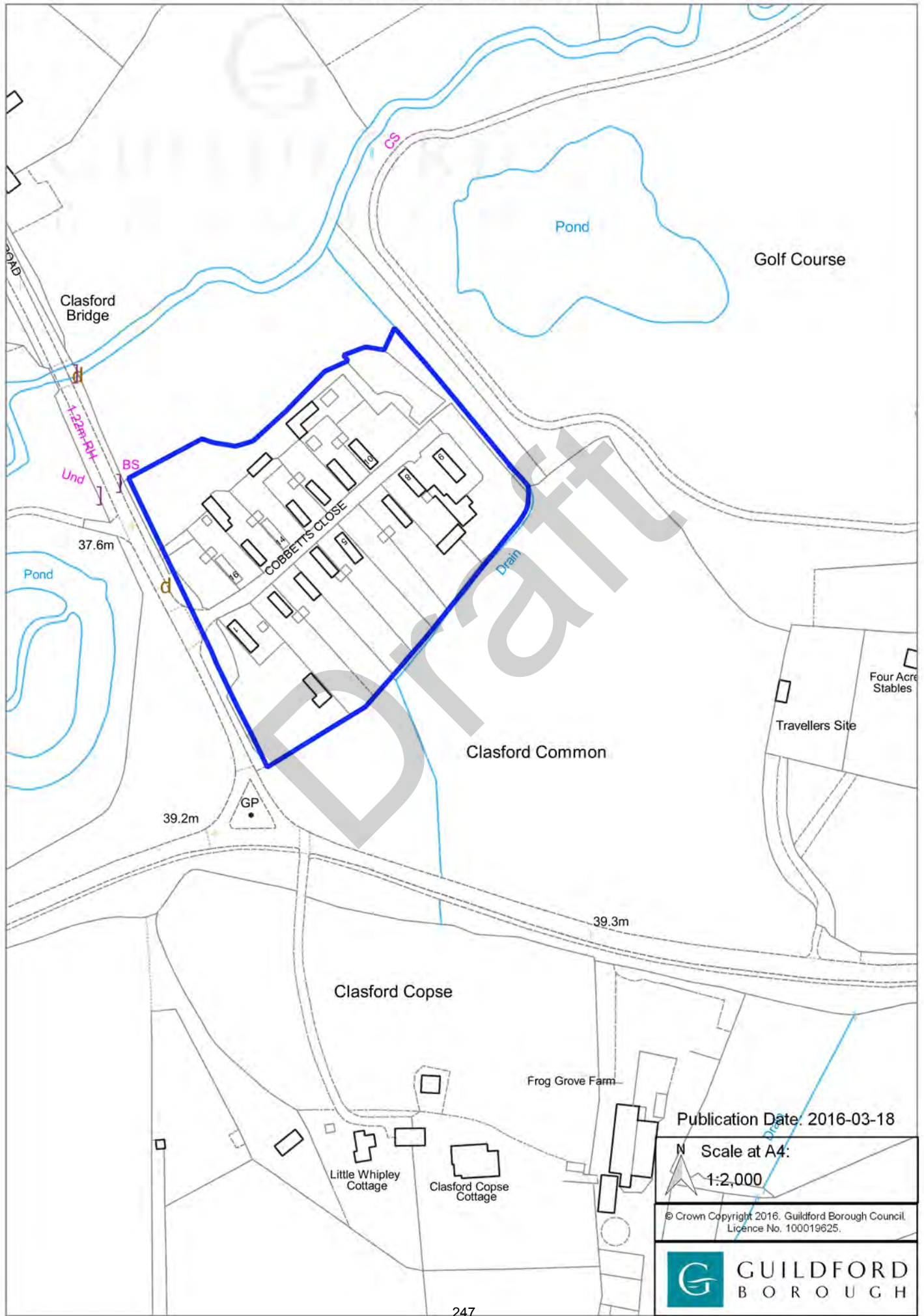
POLICY A51: Land at Cobbetts Close, Worplesdon

Allocation	The site is allocated for 20 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<ol style="list-style-type: none"> (1) All pitches to be public (tenure), providing affordable accommodation for members of the Traveller community (2) Additional pitches will only be provided as part of a comprehensive redevelopment of this site, and not as a site extension without overall site improvements (3) Comprehensive redevelopment must significantly improve living conditions and infrastructure on site for all residents (4) This specialist accommodation cannot be replaced by traditional bricks and mortar housing, and must remain in perpetuity as Traveller accommodation whilst there remains an identified need for Traveller accommodation in the borough (5) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height (6) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site (7) Sensitive design, siting and form of development, given the location outside of a village (8) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community (9) An application level Habitat Regulations Assessment
Opportunities	<ol style="list-style-type: none"> (1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial (2) Create a site suitable for modern day Traveller lifestyles, providing decent accommodation which helps to improve social outcomes and opportunities for those living here (3) Ease overcrowding on site

Description

Location	Outside of village
Ward	Worplesdon
Ownership	Surrey County Council
Area (size)	1.6 ha
Existing use	17 public Traveller pitches (sui generis)
LAA reference	Site 165
Key considerations	<ol style="list-style-type: none"> (1) Achieve improvements to living conditions and infrastructure, and ease overcrowding (2) Boundary treatment (3) Landscaping (4) Tenure

Land at Cobbetts Close, Worplesdon



Publication Date: 2016-03-18

N Scale at A4:

1:2,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



POLICY A52: Four Acre Stables, Aldershot Road, Worplesdon

Allocation	The site is allocated for 6 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<p>(1) The pitches will be private tenure</p> <p>(2) The site is removed from the Green Belt to ensure delivery. However, this remains a sensitive site surrounded by Green Belt, with development potentially causing harm to the surrounding Green Belt and the character of the area. The historical personal circumstances of the current occupiers, as per the appeal decision below, were a significant consideration when temporary planning permission was granted. This does not remove the harm to the Green Belt and character of the area, as it is a balancing act of harm versus benefits which considers whether planning permission should be granted. For these reasons:</p> <ul style="list-style-type: none">(a) Occupancy of these pitches is restricted to the family named in appeal decision (APP/Y3615/A/11/2144904) and to meet any needs arising from that family. A planning condition to this effect will be imposed on any permission(b) Any application to remove the personal condition identified above or for occupation of the site by individuals other than the family referred to in that condition will be carefully considered in light of the occupant's/proposed occupant's personal circumstances and their identified need for pitches. It will be necessary to consider whether the harm to surrounding Green Belt and character of the area is outweighed by the benefits(c) Any agricultural buildings on site, such as barns, must be considered in terms of potential harm to surrounding Green Belt and should not be disproportionately high in comparison to the mobile homes and caravans <p>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(4) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate on this site and will be resisted</p> <p>(5) Any application on the site will require sensitive design, siting and form of development, given the location outside of the village</p> <p>(6) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing a site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(7) The eastern boundary of the site abuts flood zone 2 (medium risk). Site design should ensure mobile homes and caravans serving as living accommodation are not unnecessarily close to this boundary. Encroachment outside of the site allocation area would be into flood zone 2 which is not appropriate for caravans and mobile homes, and hard standing in this area would likely serve to increase flood risk on site and elsewhere</p> <p>(8) Development of this site must not increase flood risk on site or elsewhere</p>

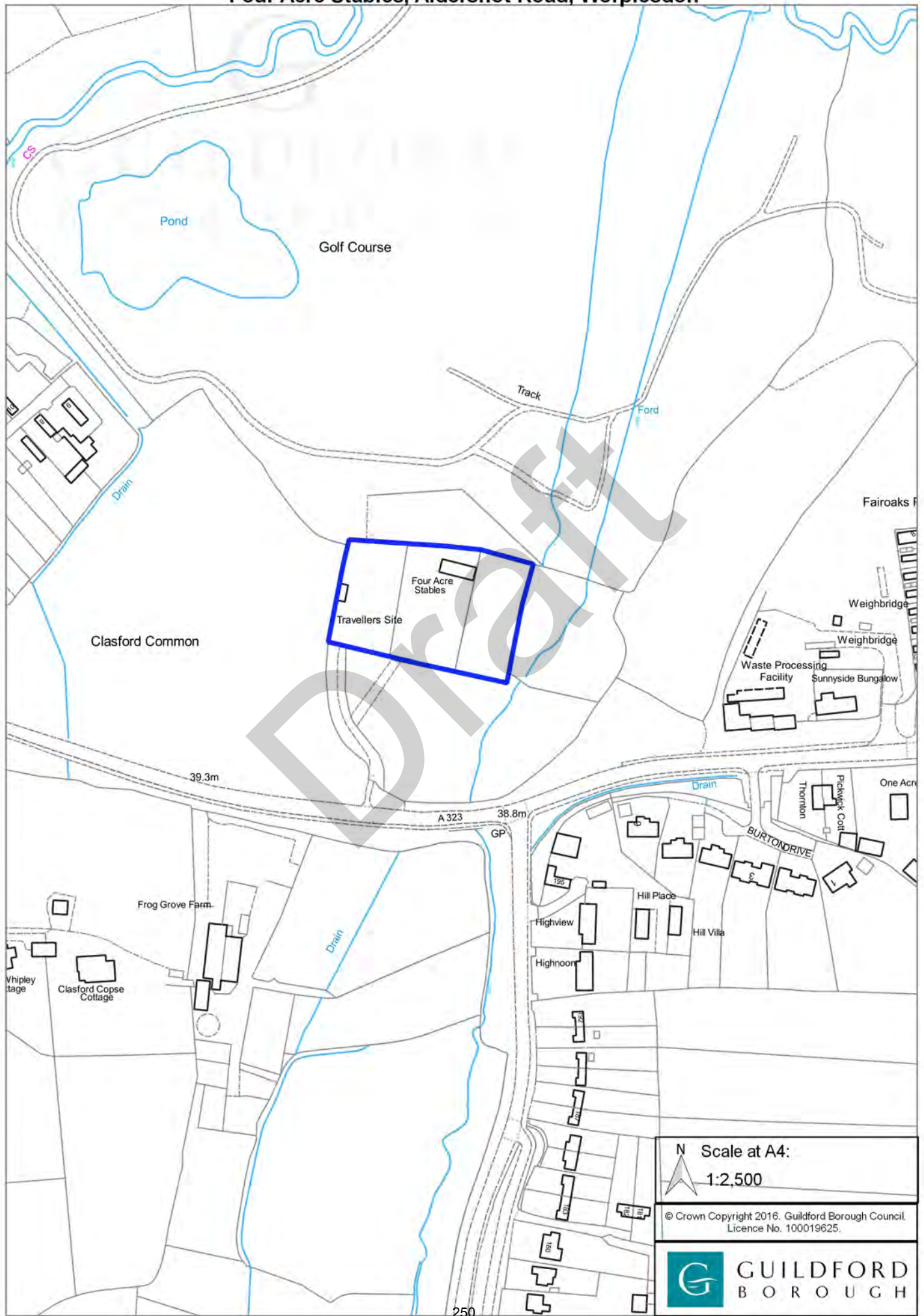
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial
---------------	--

Description

Location	Outside of a village
Ward	Worplesdon
Ownership	Private
Area (size)	0.39 ha
Existing use	Temporary Traveller accommodation (1 pitch) (sui generis)
LAA reference	Site 2119
Key considerations	<ul style="list-style-type: none"> (1) Landscaping (2) Boundary treatment (3) Harm to surrounding Green Belt and character of the area (4) Flood risk (5) Household information and relations

Draft

Four Acre Stables, Aldershot Road, Worplesdon



N Scale at A4:
1:2,500

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



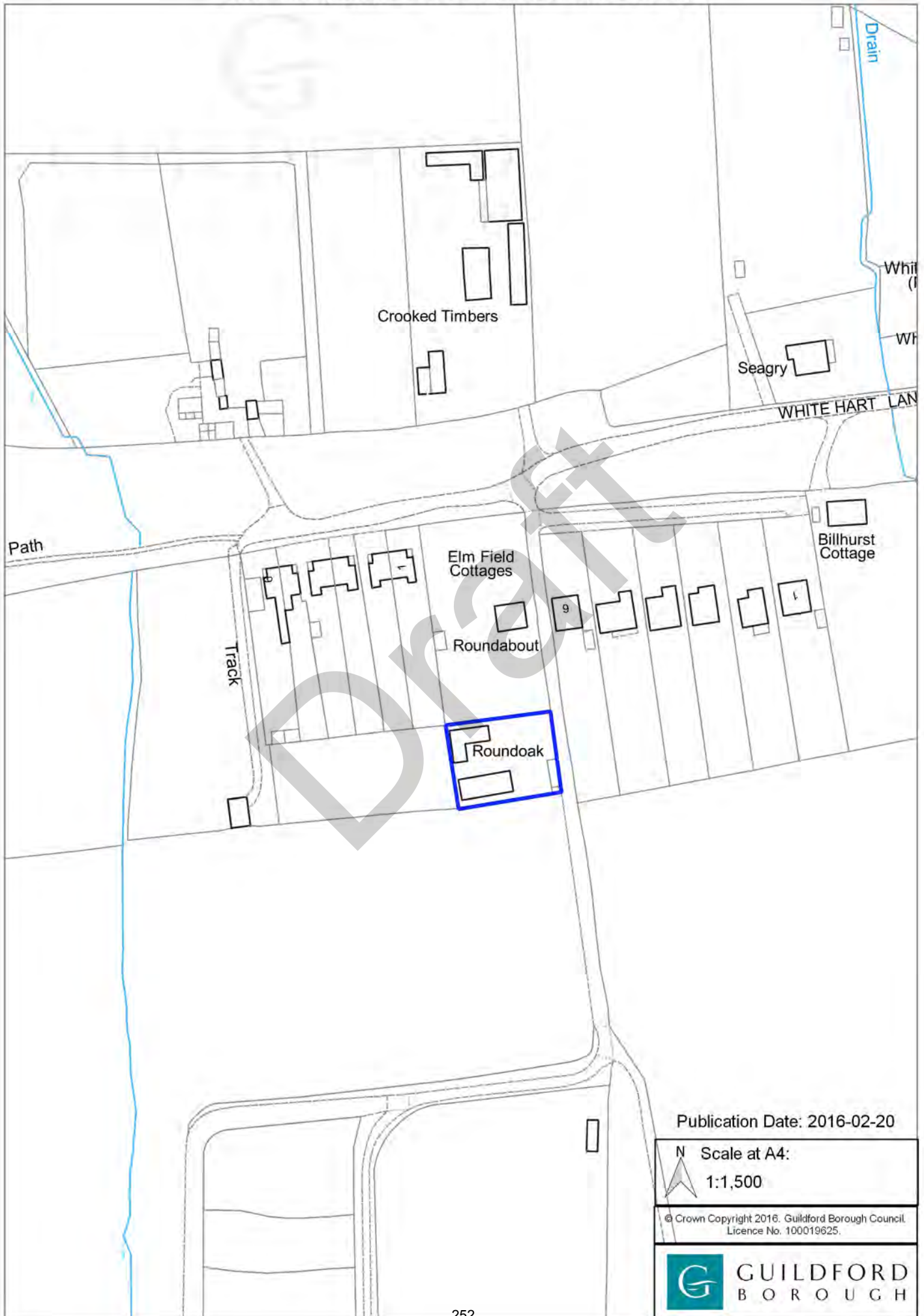
POLICY A53: Roundoak, White Hart Lane, Wood Street Village

Allocation	The site is allocated for 1 Gypsy and Traveller pitch (gross) (sui generis)
Requirements	<ol style="list-style-type: none">(1) The pitch is private tenure(2) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height(3) Bricks and mortar housing, or buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site(4) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
Opportunities	<ol style="list-style-type: none">(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

Description

Location	Outside of a village
Ward	Worplesdon
Ownership	Private
Area (size)	0.07 ha
Existing use	Temporary Traveller accommodation (one pitch) (sui generis) and private residential garden
LAA reference	Site 2114
Key considerations	<ol style="list-style-type: none">(1) Landscaping(2) Boundary treatment

Roundoak, White Hart Lane, Wood Street Village



Publication Date: 2016-02-20

N Scale at A4:
1:1,500

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



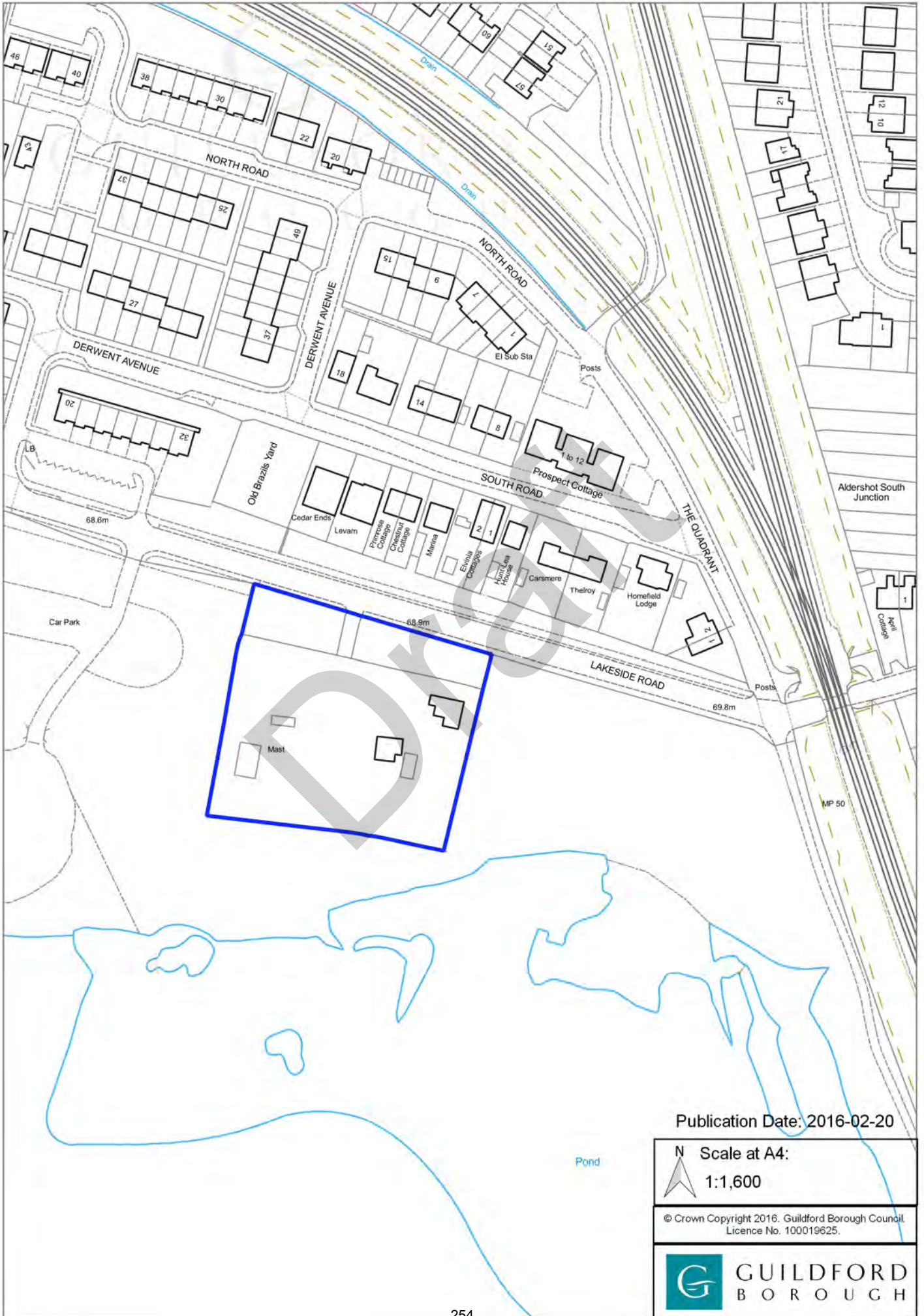
POLICY A54: Lakeview, Lakeside Road, Ash Vale

Allocation	The site is allocated for 4 Gypsy and Traveller pitches (gross) (sui generis) with small scale business use
Requirements	<ol style="list-style-type: none"> (1) The pitches are private tenure (2) Sensitive design, siting and form of development, given the edge of urban location (3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height (4) Bricks and mortar housing, or buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site (5) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community (6) Any small scale business use on site must be appropriate alongside residential accommodation and have an appropriate separation from living accommodation and residential garden, must be safe and must have regard to the amenity of the occupants and neighbours (7) Any small scale business use must not have an unacceptable impact on the adjoining Local Nature Reserve or SNCI (8) No mobile homes or caravans to be located within flood zone 2 or 3 (medium and high risk), and have regard to the recommendations of the Level 2 SFRA
Opportunities	<ol style="list-style-type: none"> (1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial (2) Avoid tree removal on site as these provide useful infiltration benefits

Description

Location	Urban
Ward	Ash Vale
Ownership	Private
Area (size)	0.55 ha
Existing use	Traveller accommodation, private residential garden and business use
LAA reference	Site 2106
Key considerations	<ol style="list-style-type: none"> (1) Existing pitch on site (1 pitch) with small scale business use (2) Landscaping (3) Boundary treatment (4) Flood risk (5) SNCI (6) Adjoins a Local Nature Reserve (7) Adjoins Lakeside SANG

Lakeview, Lakeside Road, Ash Vale



Publication Date: 2016-02-20

N Scale at A4:
1:1,600

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



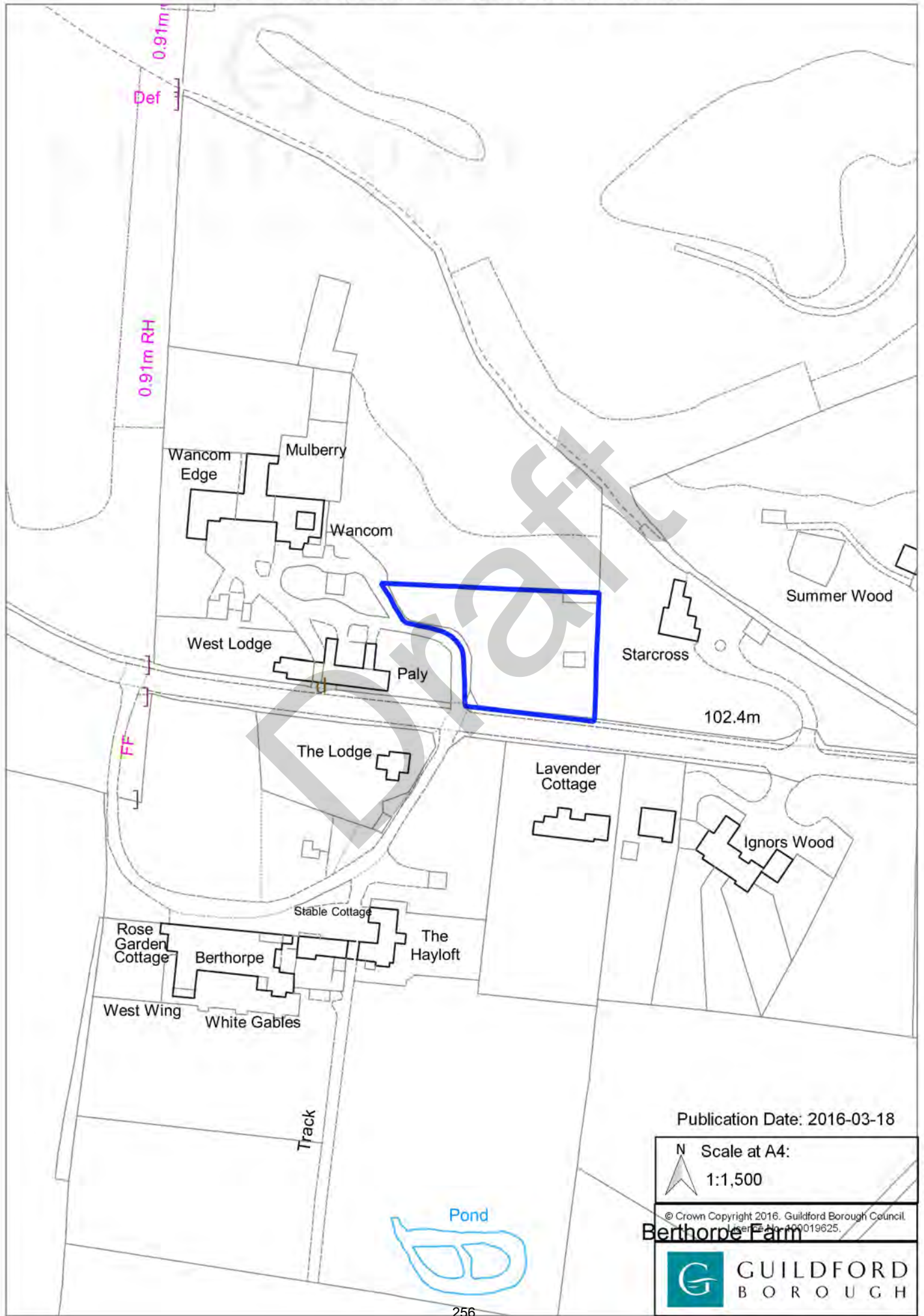
POLICY A55: The Orchard, Puttenham Heath Road, Puttenham

Allocation	The site is allocated for 2 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<p>(1) The pitches are private tenure</p> <p>(2) The site is removed from the Green Belt to ensure delivery and due to the personal circumstances of the current occupiers, as per the appeal decision below. In the future, a dependant is likely to need to remain with the family. For this reason:</p> <p>(a) Whilst the current family named in appeal decision (APP/Y3615/C/11/2151031) reside at this site as one household on one pitch, the second pitch to be provided is for future provision for a dependant if needed and is not to be occupied by non-related Travellers, and a planning condition to this effect should be imposed</p> <p>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(4) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</p> <p>(5) Any application at this site will require sensitive design, siting and form of development, given the location outside of the village</p> <p>(6) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p>
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

Description

Location	Outside of a village
Ward	The Pilgrims
Ownership	Private
Area (size)	0.17 ha
Existing use	Temporary Traveller accommodation (one pitch) (sui generis) and private residential garden
LAA reference	Site 2118
Key considerations	<p>(1) Area of Outstanding Natural Beauty</p> <p>(2) Landscaping</p> <p>(3) Boundary treatment</p>

The Orchard, Puttenham Heath Road, Puttenham



Publication Date: 2016-03-18

N Scale at A4:
1:1,500

© Crown Copyright 2016. Guildford Borough Council.
User ID: No. 100019625.

Berthorpe Farm



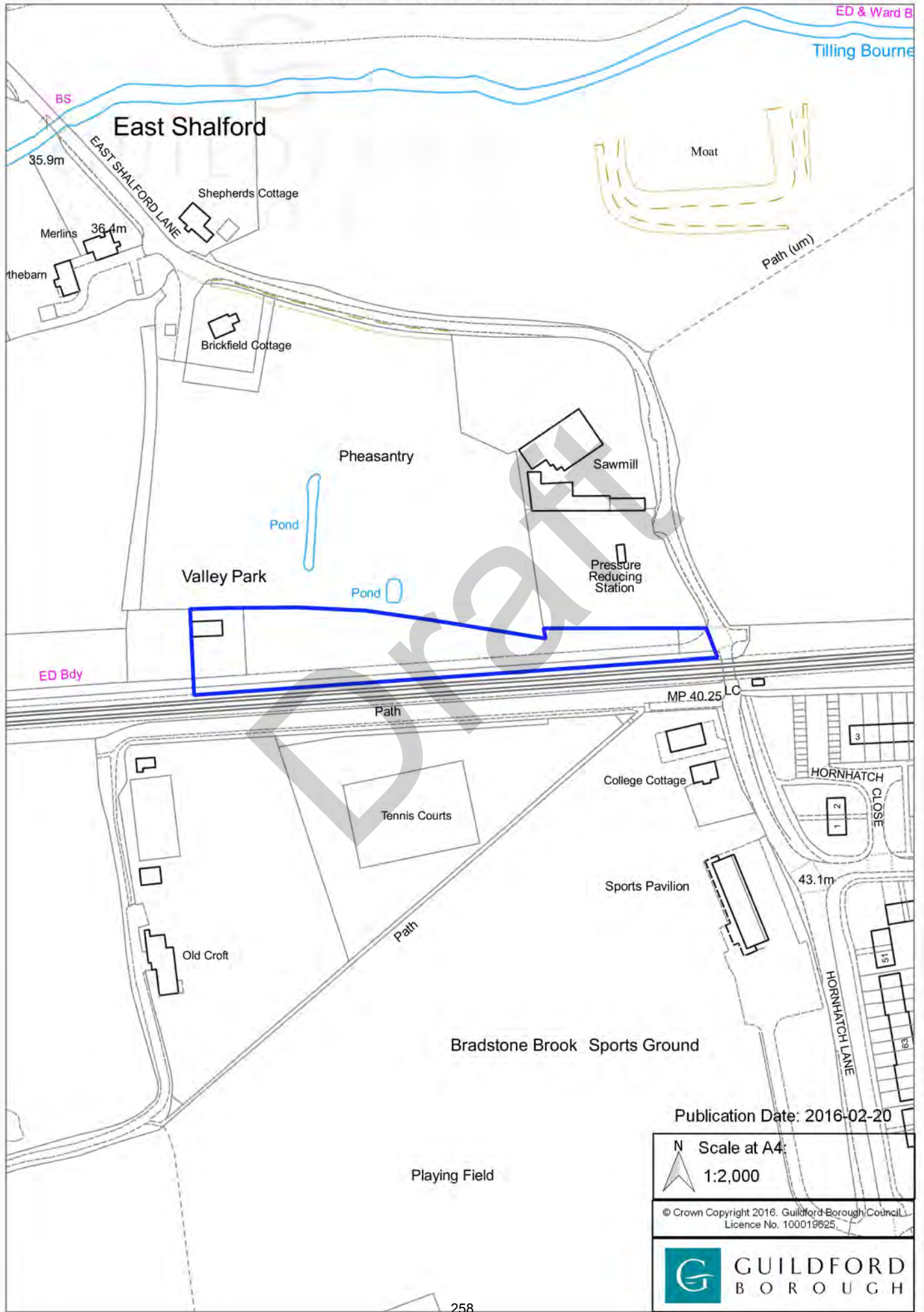
POLICY A56: Valley Park Equestrian, East Shalford Lane, Shalford

Allocation	The site is allocated for 5 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<ol style="list-style-type: none"> (1) The pitches will be private tenure (2) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height (3) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site (4) Sensitive design, siting and form of development, given the edge of village location (5) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

Description

Location	Village
Ward	Shalford
Ownership	Private
Area (size)	0.49 ha
Existing use	Temporary Traveller accommodation (three pitches) (sui generis) and vacant land
LAA reference	Site 2120
Key considerations	<ol style="list-style-type: none"> (1) Area of Outstanding Natural Beauty (2) Landscaping (3) Boundary treatment

Valley Park Equestrian, East Shalford Lane, Shalford



Publication Date: 2016-02-20

N Scale at A4:
1:2,000

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019825



POLICY A57: The Paddocks, Rose Lane, Ripley

Allocation	The site is allocated for 4 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<p>(1) The pitches will be private tenure</p> <p>(2) The site is removed from the Green Belt to ensure delivery. However, this remains a sensitive site surrounded by Green Belt, and adjacent to the Ripley Conservation area. For these reasons:</p> <ul style="list-style-type: none"> (a) Occupancy of these pitches is restricted to the family named in appeal decision (APP/Y3615/A/14/2228519) and to meet any needs arising from that family. A planning condition to this effect will be imposed on any permission (b) Any application to remove the personal condition identified above or for occupation of the site by individuals other than the family referred to in that condition will be carefully considered in light of the occupant's/proposed occupant's personal circumstances and their identified need for pitches. It will be necessary to consider whether the harm to surrounding Green Belt and impact on adjoining Conservation area and character of the area is outweighed by the benefits (c) Any application for agricultural buildings on site must be considered in terms of potential harm to surrounding Green Belt and impact on the Conservation area and should not be disproportionately high in comparison to the mobile homes and caravans <p>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(4) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</p> <p>(5) Any applications on this site will require sensitive design, siting and form of development, given the location outside of the village</p> <p>(6) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p>
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

Description

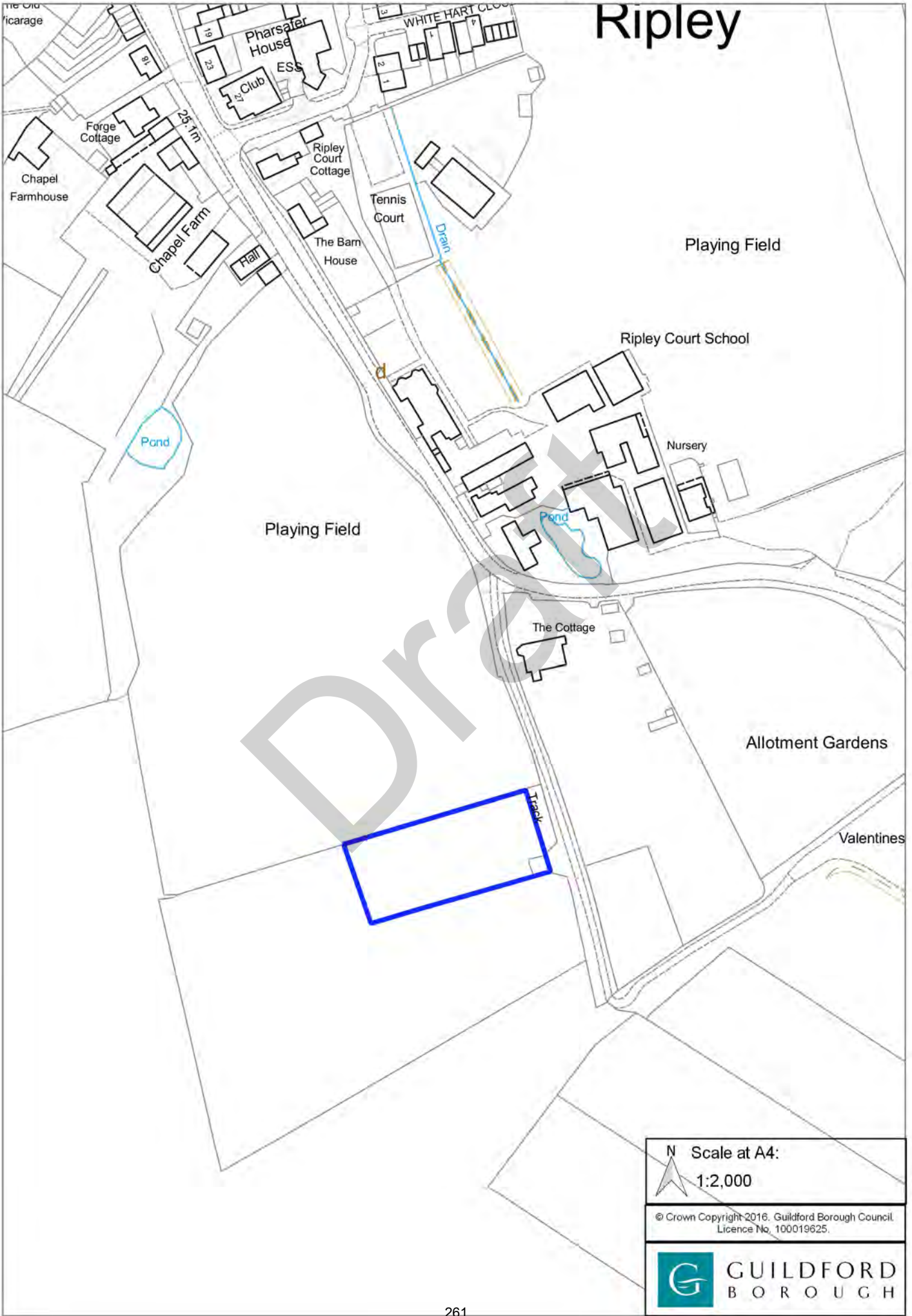
Location	Outside of a village
Ward	Lovelace
Ownership	Private
Area (size)	0.28 ha
Existing use	Temporary Traveller accommodation (1 pitch) (sui generis)

LAA reference	Site 2125
Key considerations	(1) Landscaping (2) Boundary treatment (3) Adjacent to Ripley Conservation area

Draft

The Paddocks, Rose Lane, Ripley

Ripley



N Scale at A4:
1:2,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



GUILDFORD
BOROUGH

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, 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)</p> <p>A3 Restaurants and cafes: For the sale of food and drink for consumption on the premises</p> <p>A4 Drinking establishments: Use as a public house, wine bar or other drinking establishment</p> <p>A5 Hot 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)	A nationally designated area for which the primary objective is conservation of the natural beauty of the landscape.
B uses	<p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>B1: Business: Use for all of any of the following purposes:</p> <p>(a) Offices other than in a use within class A2</p> <p>(b) Research and Development</p> <p>(c) Light industry</p> <p>B2: General industrial - Use for 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	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 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'.
Brownfield land	This is a colloquial term. See definition of 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</p>

	<p>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 between three and six unrelated residents. Note: Large HMOs of more than six people are unclassified, i.e. sui generis.</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 Levy (CIL)	A tariff allowing councils to raise funds from the owners or developers of land undertaking new 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	Land outside the urban areas and not designated as 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 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.

	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.
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, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation 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 Management policies	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 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, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Habitable rooms	The main living rooms, bedrooms and kitchen of a dwelling.
Habitat Regulations Assessment (HRA)	The Habitats Directive provides legal protection for habitats and species of European importance. If a 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	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.
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	See definition under Affordable Housing.
Land Availability Assessment (LAA)	Technical study assessing the potential of sites to accommodate development of different uses including residential, economic and retail in the future.

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

	<p>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.</p> <p>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'.</p>
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 Practice Guidance (NPPG)	Guidance provided by national government to support policies in the National Planning Policy 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.
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 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 no 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 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	See definition under Affordable housing.
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 site	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 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 uses that 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, betting office, payday loan shop.
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”. 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.
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	Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

	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.
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 dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes gypsies and travellers as defined above. (Planning Policy for Traveller Sites, August 2015).
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.
Viability	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.
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.

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:

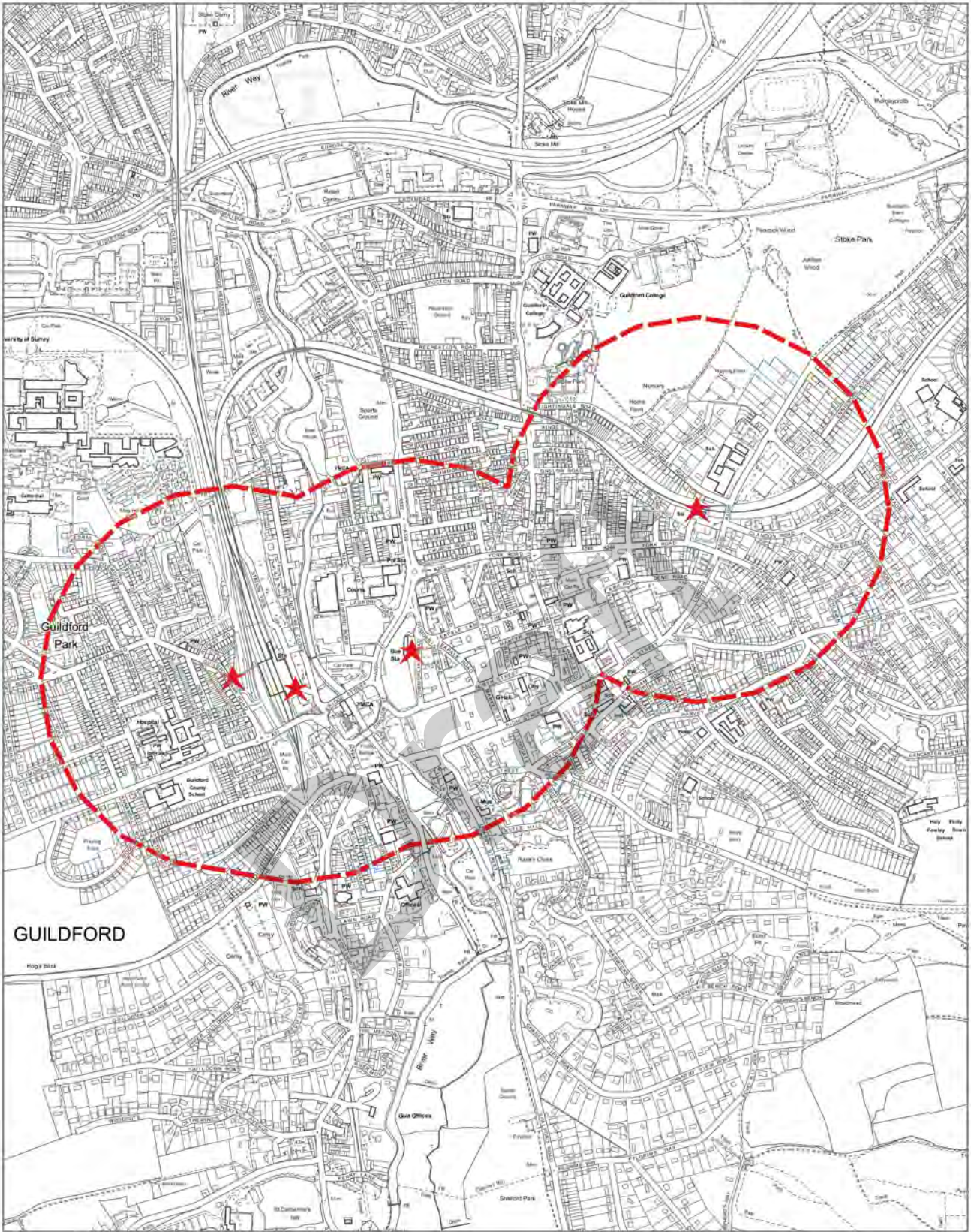
- Guildford Rail Station
- Guildford Bus Station
- London Road (Guildford) Rail Station
- Ash Rail Station
- Ash Vale Rail Station
- North Camp Rail Station
- Horsley Rail Station (East Horsley)

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.

Draft

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



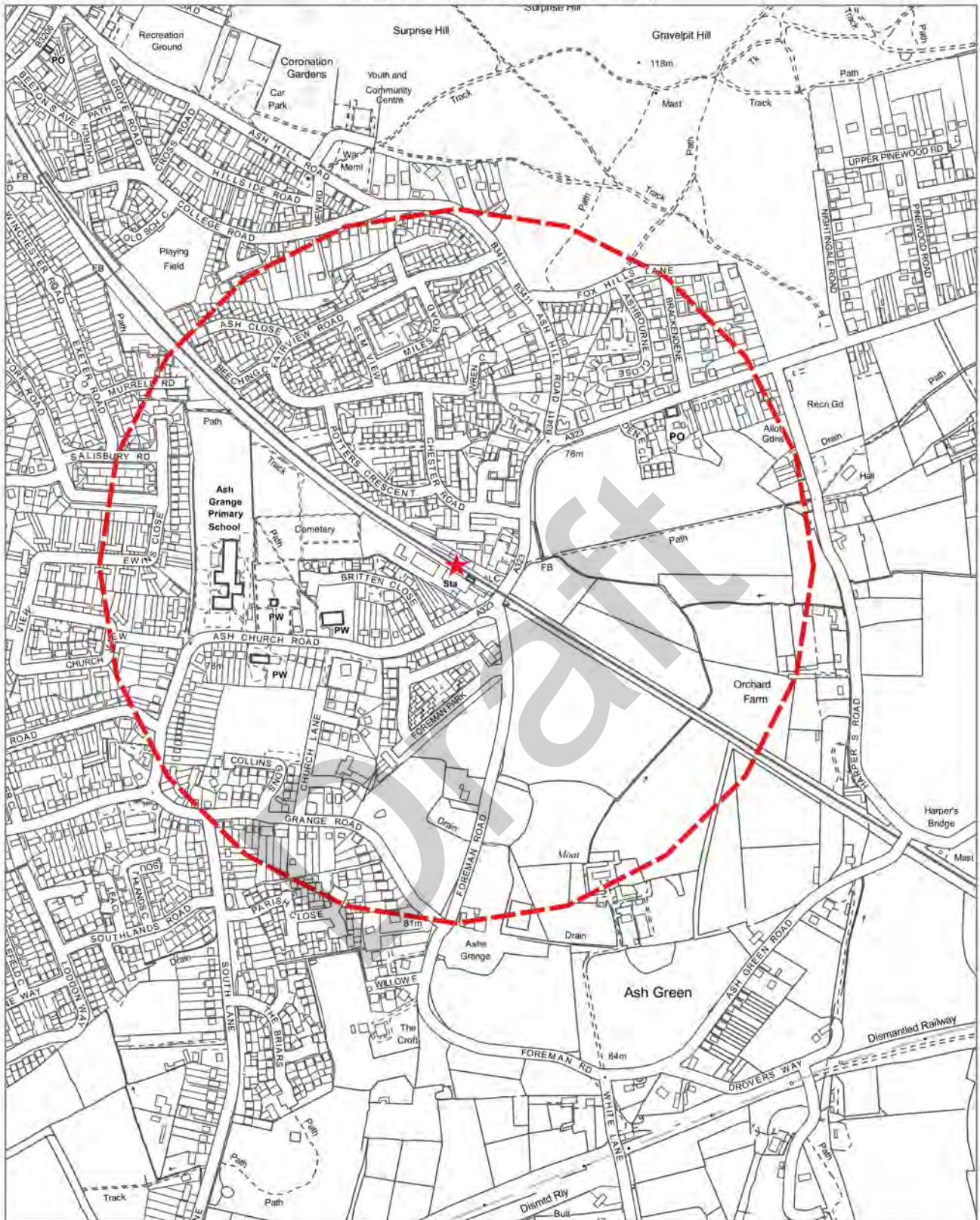
Scale at A4:
1:14,745

© Crown Copyright 2017. Guildford Borough Council.
Licence No. 100019625.






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



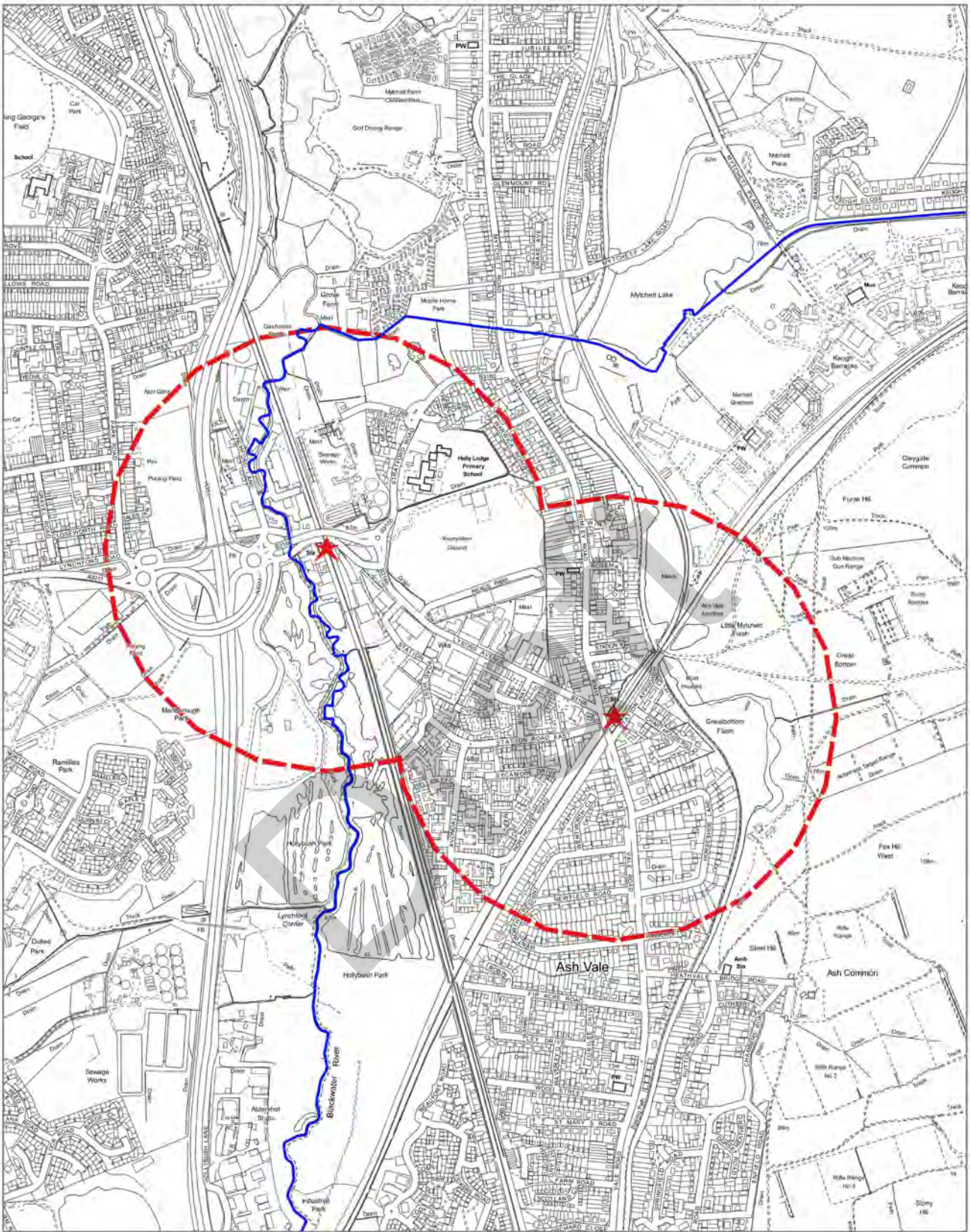
Scale at A4:
1:8,000

© Crown Copyright 2016, Guildford Borough Council.
Licence No. 100019625.






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



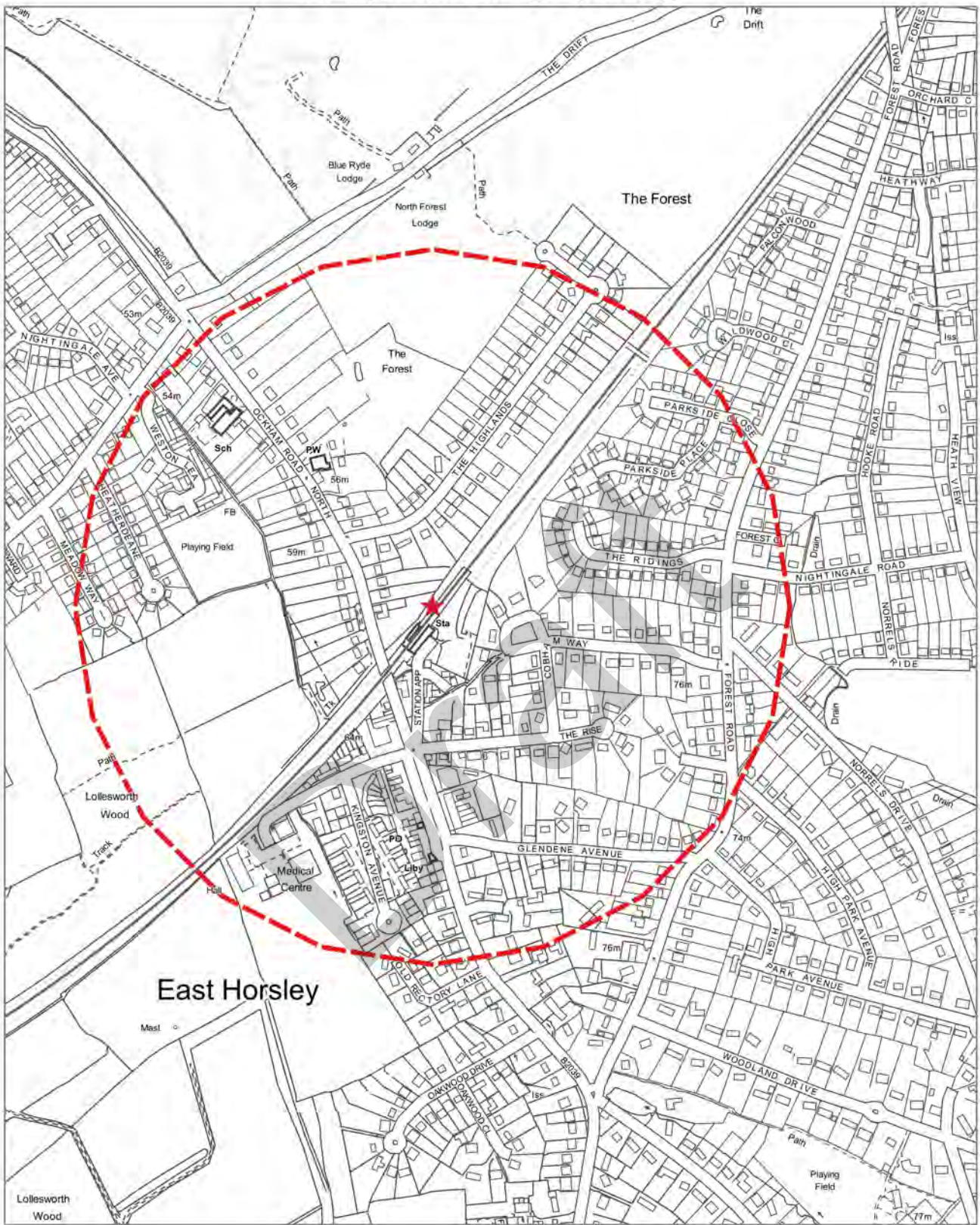
Scale at A4:
1:12,779

© Crown Copyright 2017. Guildford Borough Council.
Licence No. 100019625.






GUILDFORD
BOROUGH

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

© Crown Copyright 2016, Guildford Borough Council.
Licence No. 100019625.



GUILDFORD
BOROUGH

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
 - the number and details of enquiries received, the number, type, proposed uses and value of offers received;
 - reasons for refusal of any offer received, and reasons why any offers fell through;
 - 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.

Draft

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

Hierarchy of retail and service centres

Type of Centre	Location	Type of Centre
Town centre	Guildford town centre	Town centre
District centres	<p>Urban</p> <ul style="list-style-type: none"> Wharf Road, Ash <p>Rural</p> <ul style="list-style-type: none"> Station Parade, East Horsley Ripley 	District centres
Local centres	<p>21 Local Centres, of which 14 are in towns, and seven are in rural areas</p> <p>14 urban Local Centres:</p> <ul style="list-style-type: none"> Aldershot Road, Westborough Collingwood Crescent, Boxgrove Kingpost Parade, London Road, Burpham Epsom Road, Merrow Kingfisher Drive, Merrow Madrid Road, Guildford Park Southway, Park Barn Stoughton Road, Bellfields The Square, Onslow Village Woodbridge Hill, Guildford Woodbridge Road, Guildford Worplesdon Road, Stoughton Ash Vale Parade, Ash The Street, Tongham <p>Seven rural Local Centres:</p> <ul style="list-style-type: none"> Bishopsmead Parade, East Horsley Effingham Fairlands Jacobs Well Send Shalford Shere 	Local centres
Future new urban local centres	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.	Future new urban local centres

	<p>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</p>	
--	--	--

Draft

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 Infrastructure 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 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.

The Infrastructure Schedule also forms part of the **Guildford Infrastructure Delivery Plan** (Guildford borough's IDP), The IDP, including the Infrastructure Schedule, will be revised from time to time, 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 (where known) 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 and developer funded
NR2	New rail station at Guildford West (Park Barn)	Between 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 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 (where known) and funding source
NR6	North Downs Line (Great Western Railway) service frequency and timetable improvements	2017-2018	Network Rail and Great Western Railway	Budgeted for in Great Western Railway franchise
SRN	Strategic Road Network			
SRN1	Intentionally blank			
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 funded
SRN3	M25 Junction 10/A3 Wisley interchange 'Road Investment Strategy' scheme (E16)	Between 2019 and 2022	Highways England	£100-250m Highways England and developer funded
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 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
SRN6	Intentionally blank			
SRN7	A3 northbound off-slip lane widening at University Interchange (approaching Tesco roundabout) improvement scheme	Between 2018 and 2019	Highways England	Committed funding: Department for Transport £1.6m
SRN8	A3 southbound off-slip lane widening to A320 Stoke Interchange improvement scheme	Between 2018 and 2019	Highways England	Committed funding: Department for Transport £2.5m

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
SRN9	A3 northbound on-slip at A247 Clandon Road (Burnt Common)	Between 2021 and 2027	Highways England and/or developer	£10m Developer funded
SRN10	A3 southbound off-slip at A247 Clandon Road (Burnt Common)	Between 2021 and 2027	Highways England and/or developer	£10m Developer funded
LRN	Local Road Network			
LRN1	<p>Guildford Town Centre Transport Package</p> <p>Component schemes:</p> <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 	2016/17–2019/20, which encompasses the delivery of the various component schemes	Surrey County Council for highway schemes, Guildford Borough Council for replacement Walnut Bridge	<p>£9.260m Committed funding package:</p> <p>Local Growth Fund £6.55m Guildford Borough Council £1.403m Developer funded £0.314m Surrey County Council £0.993m</p>

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
LRN2	A3/Egerton Road Tesco Roundabout improvement scheme	Between 2017 and 2026	Surrey County Council and/or Highways England	£5m Highways England and developer funded
LRN3	New signalised junction from Blackwell Farm site to A31 Farnham Road (to principally serve Blackwell Farm site)	Between 2021 and 2027	Developer	£5m Developer funded
LRN4	Access road at Blackwell Farm site with through link to Egerton Road (to principally serve Blackwell Farm site)	Between 2021 and 2027	Developer	£20m Developer funded
LRN5	Interventions to address potential highway performance issues resulting from development at Blackwell Farm site	Between 2021 and 2033	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	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) • at junctions of Old Lane, Forest Road and Howard Road 	Between 2021 and 2033	Highways England and/or developer	£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	Highways England and/or developer	£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 funded
LRN10	B3411 Ash Hill Road (Ash) traffic management and environmental improvement scheme	Between 2018 and 2026	Surrey County Council	£0.5m Developer funded
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 funded
LRN13	A323 Aldershot Road/A331 Blackwater Valley Route (Ash) junction improvement scheme	Between 2018 and 2026	Surrey County Council	£2m Developer funded and Local Growth Fund
LRN14	A331 Blackwater Valley Route with A31 Hog's Back (Tongham) junction improvement scheme	Between 2018 and 2026	Surrey County Council	£0.5m Developer funded and Local Growth Fund
LRN15	The Street (Tongham) environmental improvement scheme	Between 2018 and 2026	Surrey County Council	£0.5m Developer funded
LRN16	A31 Hog's Back (Tongham to Puttenham) road safety scheme	Between 2018 and 2026	Surrey County Council	£2.5m Developer funded
LRN17	B3000 Puttenham Hill/A31 Hog's Back junction (Puttenham) improvement scheme	Between 2021 and 2026	Surrey County Council	£1m Developer funded
LRN18	Intentionally blank			
LRN19	Intentionally blank			

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
LRN20	A247 Send Road/Send Barns Lane (Send) traffic management and environmental improvement scheme	Between 2018 and 2026	Surrey County Council	£1.5m Developer 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 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 funded
LRN23	A322 Onslow Street, Laundry Road, A322 Woodbridge Road and A246 York Road junctions improvement scheme involving new and modified signalised junctions	Between 2020 and 2025	Surrey County Council	£10m Developer funded
LRN24	A323 Guildford Road/A324 Pirbright Road junction improvement scheme	Between 2019 and 2025	Surrey County Council	£0.5m Developer funded
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
SMC	Sustainable Movement Corridor			
SMC1	Sustainable Movement Corridor: West	Between 2018 and 2033	Surrey County Council, Guildford Borough Council and developer(s)	£20m Developer funded and Local Growth Fund

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
SMC2	Sustainable Movement Corridor: Yorkie's Bridge	Between 2018 and 2033	Surrey County Council, Guildford Borough Council, Network Rail and developer(s)	£10m Developer funded 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 funded 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 funded and Local Growth Fund
SMC5	Sustainable Movement Corridor: North	Between 2018 and 2033	Surrey County Council, Guildford Borough Council and developer(s)	£20m Developer funded and Local Growth Fund
SMC6	Sustainable Movement Corridor: East	Between 2018 and 2033	Surrey County Council, Guildford Borough Council and developer	£20m Developer funded and Local Growth Fund
BT	Bus Transport			
BT1	New Guildford town centre bus facilities	Between 2018 and 2022	Surrey County Council and/or Guildford	£5-10m Developer funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
			Borough Council and/or developer(s)	
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	£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 and Cobham to be provided and secured in perpetuity	Between 2021 and 2022	Developer	To be confirmed Developer funded
BT4	Intentionally blank			
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 2017 and 2033	Surrey County Council, Guildford Borough Council and developers	£0.22m Developer funded, Local Growth Fund and Surrey County Council

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
AM2	Comprehensive Guildford borough cycle network, excluding AM3	Between 2017 and post plan period, which encompasses the delivery of various component schemes	Surrey County Council, Guildford Borough Council and developers	£20m Developer 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	£6.5m 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 funded
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	Years 1-5	UKPN	TBD

Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
<p>30kA.</p> <p>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.</p> <p>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.</p> <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 - Meroo 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>			

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
EG3	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Gosden Hill strategic site	Years 1-15	UKPN	Developer and UKPN funded
EG4	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Blackwell Farm strategic site	Years 1-15	UKPN	Developer and UKPN funded
EG5	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Wisley former airfield strategic sites	Years 1-15	UKPN	Developer and UKPN funded
EG6	Intentionally blank			
EG7	Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Slyfield Regeneration site (SARP)	Years 1-15	UKPN	Developer and UKPN funded
WS	Water supply			
WS1	Upgrade to water supply network capacity to support the former Wisley airfield strategic site	Years 1-15	Affinity Water	Developer funded
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 funded
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 funded
WS4	Intentionally blank			
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 funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
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	Developer and Thames Water funded
WCT2	Upgrade of capacity at Ripley wastewater treatment works to serve increased flows from Wisley former airfield strategic site	Years 1-15	Thames Water	Developer and Thames Water funded
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	Developer and Thames Water funded
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	Developer and Thames Water funded
WCT5	Intentionally blank			
WCT6	Relocation of Slyfield 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 funded

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
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 funded
WCT9	Upgrade of capacity at Ash Vale wastewater treatment works to serve increased flows	Years 1 - 5	Thames Water	Developer and Thames Water funded
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	Developer funded
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	Developer funded
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	Developer funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
3	Green Infrastructure			
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 funded
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 funded
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 funded
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 funded
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

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
				£6,132,650 plus interest Developer funded
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 funded
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 developer funded. SANG all capital and management costs £7,359,180
SANG8	Strategic Suitable Alternative Natural Green Space (SANG) Land Adjacent to Long Reach, West Horsley	Years 1-5	Landowner	Delivery method TBD. SANG all capital, maintenance and management costs £7,573,822 Developer funded
SANG9	Bespoke Suitable Alternative Natural Green Space (SANG) Bens Wood, West Horsley	Years 1-5	Developer	Developer funded

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
SANG 10	Bespoke Suitable Alternative Natural Green Space (SANG) at Blackwell Farm site	Years 1-5	Developer	Developer funded
SANG 11	Bespoke Suitable Alternative Natural Green Space (SANG) Gosden Hill Farm	Years 1-5	Developer	Developer funded
SANG 12	Bespoke Suitable Alternative Natural Green Space (SANG) Former Wisley airfield	Years 1-5	Developer	Developer funded
OS	Open Space			
OS1	Open space including park, playground, and playing fields at Gosden Hill Farm strategic site	Years 1-15	Developer	Developer funded
OS2	Open space including park, playground, and playing fields, at Blackwell Farm strategic site	Years 1-15	Developer	Developer funded
OS3	Open space including park, playground, and playing fields at Former Wisley Airfield strategic site	Years 1-15	Developer	Developer funded
OS4	Intentionally blank			
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 funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
4	Education			
EYED	Early Years			
EYED1	Intentionally blank			
EYED2	Early years provision on strategic sites, to meet identified needs	Years 1-15	Private developer	Developer funded
PED	Primary Schools			
PED1	Intentionally blank			
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 trust	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 trust	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 trust	Developer to provide serviced land and build costs Construction cost = £8m

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
PED5	Appropriate financial contribution to enable expansion of Weyfield Primary Academy by additional 1FE – 2FE with pre-school provision at Slyfield regeneration site (SARP) to serve the new housing on site	Years 1-15	An academy trust	Developer funded
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	A community / maintained school	Developer funded
PED7	Up to an additional 3FE in Guildford Town; SCC currently in discussions with existing schools	Years 1-5	Existing schools and an academy trust	Developer funded
SED	Secondary Schools			
SED1	<p>A minimum 4-form entry (4FE) secondary school 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 strategic development site itself, 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 determined at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.</p>	TBD	An academy trust	<p>Developer to provide serviced land at nil cost and transfer it to SCC</p> <p>£15 build costs –developer funded</p>
SED2	<p>A 4FE secondary school at the former Wisley airfield</p> <p>2FE of the school is needed to serve the strategic development site itself, and the remainder will serve new housing development in the wider area.</p>	TBD	An academy trust	<p>Developer to provide serviced land at nil cost and transfer it to SCC</p> <p>£15m build costs –</p>

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
	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.			developer funded
SED3	<p>A 6FE secondary school at Blackwell Farm strategic development site. To be located to the north of the site.</p> <p>2FE would be needed to serve the strategic development site itself, 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 determined at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.</p>	TBD	An academy trust	<p>Developer to provide serviced land at nil cost and transfer it to SCC</p> <p>£20m build costs – developer funded</p>
SED4	Intentionally blank			
SED5	Expansion of Ash Manor Secondary School by additional 1FE to provide spaces for children who will live around Ash and Tongham	TBD	An academy trust	Developer funded
5	Emergency Services			
ES	Police			
ES1	Neighbourhood Policing Centre (30 sq m plus 2 parking spaces) on-site at Former Wisley Airfield site	5-15	Surrey Police	£100K Developer funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
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
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	£5.5m, of which £1.5m is capital receipt from selling part of site for housing
HSC2	Land and a new building for a new GPs practice surgery at Gosden Hill strategic site	1-15 years	Developer / Guildford Waverley CCG	<p>Serviced land at nil cost to be provided by the developer</p> <p>CCG or a local GPs Practice to fund</p>
HSC3	Expansion of existing GPs Practices in Guildown Group Practice to provide additional capacity for residents of Blackwell Farm strategic site or land and a new building for a new GPs practice surgery at Blackwell Farm strategic site	1-15 years	Developer / Guildford Waverley CCG	CCG or a local GPs Practice and developer funded

Infrastructure Type Infrastructure Project		Delivered when	Delivered by	Likely cost (where known) and funding source
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 funded
HSC6	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	1-15	Developer / Surrey Heath CCG	Surrey Heath CCG / developer funded
7	Community Facilities			
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 funded
CMH2	Community meeting hall at Gosden Hill Farm strategic site (Use Class D1)	1-15 years	TBD	Developer funded

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
CMH3	Community meeting hall at the former Wisley airfield strategic site (Use Class D1)	1-15 years	TBD	Developer funded
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.
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

	Infrastructure Type Infrastructure Project	Delivered when	Delivered by	Likely cost (where known) and funding source
				available from the Public Works Loan Board. This would be repaid by the developer.

Draft

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 (2017)

The ELNA assesses how much employment land we are likely to need within Guildford borough to 2034.

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

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

Habitat Regulations Assessment (HRA) Screening (2013, 2014, 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 Albury, East and West Horsley, Effingham, Normandy, Pirbright, Puttenham, Ripley, Shackleford (and Peper Harow), Send, Shalford, Shere, St Martha, Worplesdon. W Clandon, The Council produce updated local housing need studies 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 2015/16 (2016)

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/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/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/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

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

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

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.

Land Availability Assessment (annual update)
Sites of Nature Conservation Interest 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. 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)

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 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)

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 Seaboard 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	Superseded Local Plan 2003 policy
S1 Presumption in favour of sustainable development	
S2 Planning for the borough – our spatial development strategy	H1 Housing provision
H1 Homes for all	H5 Retention of existing housing stock H7 Conversions (houses in multiple occupation (HMO) part only) 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
P1 The Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value	RE5 Area of Outstanding Natural Beauty (AONB) RE6 Area of Great Landscape Value (AGLV)

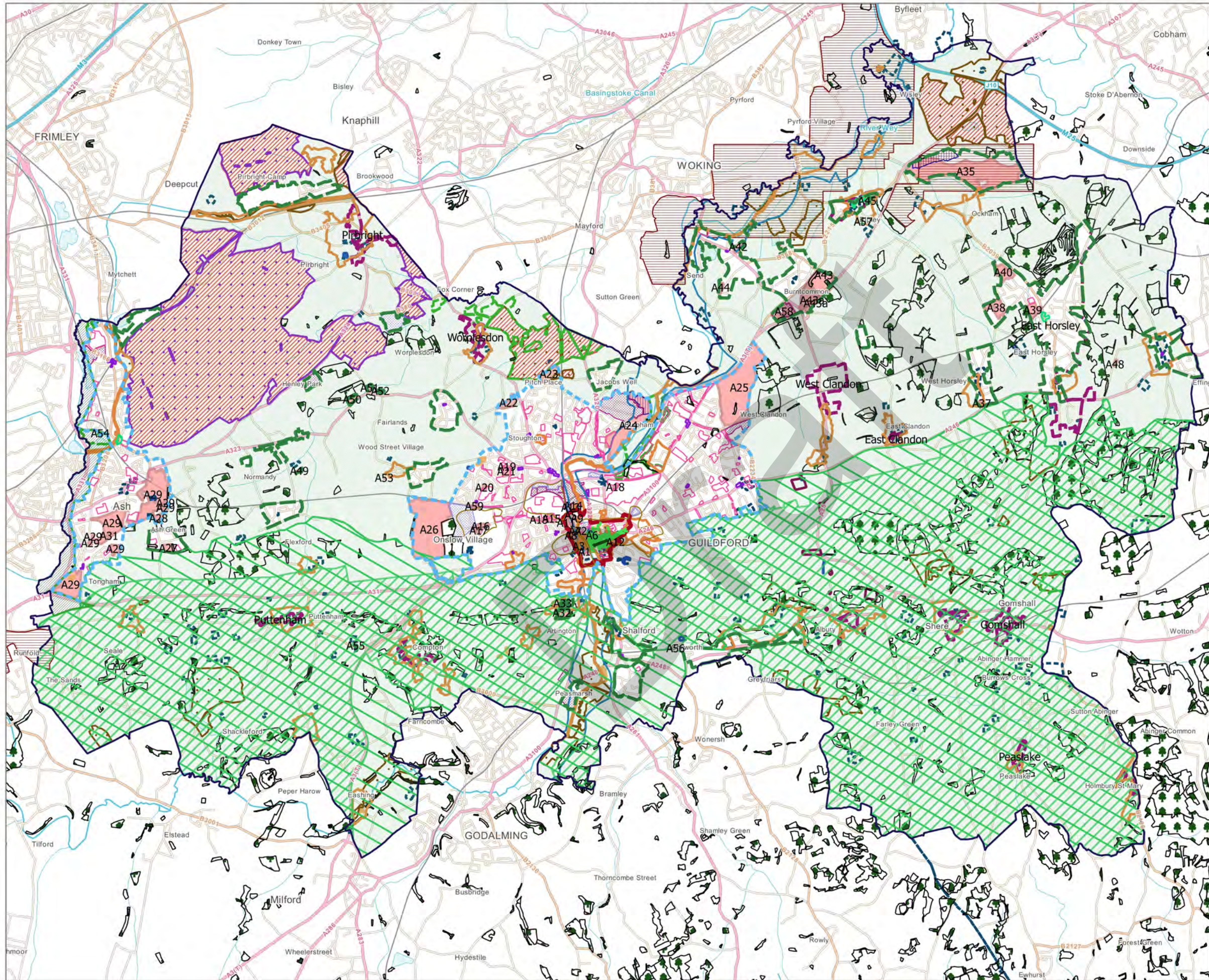
P2 Green Belt	H6 Replacement dwellings in the countryside H9 Extensions to dwellings in the countryside RE1 Extent of the Green Belt RE2 Development within the Green Belt RE3 Identified settlements in the Green Belt RE9 Re-use and adaptation of rural buildings to employment, community or recreational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

D4 Character and design of new development	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
E1 Meeting employment needs	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
E2 Locations of new employment floorspace	E1 Allocation of business, industrial and warehousing land E4 Restraint on business, industrial and warehousing employment development
E3 Maintaining employment capacity and improving employment floorspace	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
E4 Surrey Research Park	
E5 Rural economy	Policy RE8 Farm diversification (including farm shops)



































E6 The leisure and visitor experience	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 T6 Static recreational caravans and chalets in the countryside T7 Loss of recreational caravan and camping sites T8 New sites for touring caravans and tents R1 Loss of land and facilities for sport and recreation
E7 Guildford town centre	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
E8 District Centres	S8 District shopping centres
E9 Local Centres and isolated retail units	S9 Local shopping centres S10 Neighbourhood shops
ID1 Infrastructure and delivery	G1 (7) Land drainage and public utility infrastructure G2 Development of new utility infrastructure G6 Planning benefits M3 Park and ride sites M5 Rail network and interchange facilities M6 Provision for cyclists and pedestrians

ID2 Supporting the Department for Transport's "Road Investment Strategy"	
ID3 Sustainable transport for new developments	M1 Parking provision M2 Long stay parking within Guildford town centre M4 Provision for buses G1(1) Parking provision G1(2) Transport provision, access, highway layout and capacity G12 Location for development G13 Green travel plans
ID4 Green and blue infrastructure	G5(10) Open spaces of value R1 Loss of land and facilities for sport and recreation R5 Protection of Open Space NE1 Potential Special Protection Areas (PSPA) and Candidate Special Areas of Conservation (CSAC) NE2 Sites of Special Scientific Interest NE3 Local and non-statutory sites
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 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 out of date. GT8 Land and buildings at Guildford Railway Station CF6 Hospital related development

Policies Map



Legend

-  Urban Area
-  Guildford Town Centre
-  Green Belt
-  Green Belt boundary
-  Countryside
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Local Shopping centre /Primary Shopping Area
-  District shopping centre
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Regionally Important Geological /Geomorphological Site
-  Open Space
-  Corridor of the River Wey
-  County Site of Archaeological Importance
-  Strategic Employment Site (Office and Research & Development)
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Primary shopping frontage
-  Secondary shopping frontage
-  Local Nature Reserve
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  Special Protection Area
-  Area of High Archaeological Potential
-  Locally important employment site
-  Safeguarded land for minerals
-  District Heat Priority Area (central)
-  District Heat Priority Area (University)
-  District Heat Priority Area (hospital)
-  Safeguarded land for waste
-  Site Allocation
-  Primary shopping area
-  Guildford Borough Boundary



Scale at A3:
1:81,400

Publication Date:
2017-04-05

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Appendix G: Policy and Monitoring

Policy	Indicator	Target	Data Source
S1 Presumption in favour of sustainable development	NA	N/A	N/A
S2 Planning for the borough-our spatial development strategy	<p>The number of new homes permitted and completed each year</p> <p>The number of Traveller pitches and Travelling Showpeople plots permitted and completed each year</p>	<p>12,426 over the plan period (2015 – 2034)</p> <p>58 permanent pitches for Gypsies and Travellers and 8 permanent plots for Travelling Showpeople between 2017 and 2034, or any new target as identified within an updated Traveller Accommodation Assessment</p>	Planning applications and appeals and building completions data
H1 Homes for all	<p>Permissions granted for different sizes and types of housing compared to the identified mix in the Strategic Housing Market Assessment</p> <p>Permissions granted for new or extended older persons' specialist housing (including care homes and warden-assisted accommodation) or general specialist housing</p>	To deliver the identified mix of housing sizes, types and numbers as set out in the latest Strategic Housing Market Assessment	Planning applications and appeals

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

H3 Rural exception homes	<p>Number of rural exception homes permitted by planning application</p> <p>Number of starter homes permitted on rural exception sites</p> <p>Number of market homes approved on rural exception sites for viability reasons</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	Planning applications and appeals
P1 Surrey Hills Area of Outstanding Natural Beauty (AONB)	Percentage of appeals allowed for applications for major development in the AONB	Reduction in the percentage of appeals allowed	Planning appeals
P2 Green Belt	Percentage of appeals allowed involving development in the Green Belt	Reduction in the percentage of appeals allowed	Planning appeals
P3 Countryside	Percentage of appeals allowed for applications for new buildings in the inset villages	Reduction in the percentage of appeals allowed	Planning appeals
P4 Flooding, flood risk and groundwater source production	<p>Number of applications permitted for highly vulnerable uses in flood risk zone three</p> <p>Percentage of appeals allowed for applications refused on flood risk grounds</p>	<p>No planning permissions in flood zone 3b or 3a for highly vulnerable uses</p> <p>Reduction in percentage of appeals allowed</p>	<p>Planning applications and appeals</p> <p>Planning appeals</p>

P5 Thames Basin Heaths Special Protection Area	<p>Delivery/funding of bespoke avoidance and mitigation measures</p> <p>Number of net new residential developments within 400m of SPA</p>	<p>All qualifying developments to provide or fund avoidance and mitigation measures</p> <p>No net new residential developments within 400m of SPA</p>	<p>Planning applications</p> <p>Planning applications</p>
E1 Meeting employment needs	<p>Net change in permitted and completed B1 (a, b, c), B2 and B8 floorspace (sq m) in the borough</p> <p>Amount of employment floorspace (sq m) lost to non-B class uses</p> <p>Number of employee jobs (total and by industry) in the borough.</p>	<p>36,100 - 43,700 sq m B1a and B1b Use class floorspace to 2034. Net increase of 3.7-4.1 ha industrial land (B1c, B2 and B8) to 2034</p> <p>N/A</p> <p>4,100 additional B class to 2034</p>	<p>Planning applications and appeals</p> <p>Planning applications and appeals</p> <p>Published data e.g. ONS Business Register Employment Survey (BRES)</p>

E2 Location for new employment floorspace	Percentage of permitted and completed class B1a and B1b floorspace that is located: <ul style="list-style-type: none"> • in Guildford town centre • locations within 500m of a public transport interchange • on the Strategic Employment Sites 	95%	Planning applications and appeals and building completions data
	Percentage of permitted and completed class B1c, B2 and B8 floorspace that is located on the Industrial Strategic Employment Sites	100% of permitted and completed class B1c, B2 and B8 floorspace on the Industrial Strategic Employment Sites	Planning applications and appeals and building completions data
	Percentage of B class development proposals incorporating units of less than 50 sq m	50%	Planning applications and appeals and building completions data
	Percentage of B class development proposals over 5,000 sq m incorporating childcare facilities on or close to the site	50% of developments over 5,000 sq m	Planning applications and appeals and building completions data

<p>E3: Maintaining employment capacity and improving employment floorspace</p>	<p>Net change in permitted and completed B1 (a, b, c), B2 and B8 floor space (sq m) in the borough, Strategic Employment Sites and Locally Significant Employment Sites</p> <p>Amount of employment floor space (sq m) lost to non-B class uses in the borough, Strategic Employment Sites and Locally Significant Employment Sites</p> <p>Number of employee jobs (total and by industry) in the borough</p>	<p>Net increase of 36.100 - 43,700 sq m B1a and B1b use class floorspace to 2034 in the borough Net increase of Industrial land (B1c, B2 and B8) to 2034 in the borough</p> <p>No employment floorspace lost on the Strategic Employment Sites and Locally Significant Employment Sites</p> <p>4,100 additional B class to 2034</p>	<p>Planning applications and appeals and building completions data</p> <p>Planning applications and appeals and building completions data</p> <p>Published data e.g. ONS Business Register Employment Survey (BRES)</p>
<p>E4 Surrey Research Park</p>	<p>Total amount of additional B class floorspace permitted and completed on the site</p> <p>Total amount of appropriate additional B class floorspace permitted and completed on the site which is complementary to the activities of the University of Surrey</p>	<p>Approximately 30,000 sq m B1a, b and c over the plan period that is complementary to the activities of the University of Surrey</p> <p>Approximately 30,000 sq m B1a, b and c over the plan period that is complementary to the activities of the University of Surrey (100% of development)</p>	<p>Planning applications and appeals and building completions data</p> <p>Planning applications and appeals and building completions data</p>
<p>E5 Rural Economy</p>	<p>Number of sq m of B class floorspace permitted and completed in rural wards</p> <p>Number of agricultural planning permissions refused</p>	<p>Overall net increase of 32,000 - 40,700 sq m B1a and B1b use class floorspace to 2034 in the whole borough Overall net increase of 3.7-4.2ha industrial land (B1c, B2 and B8) to 2033 in the borough</p> <p>Permit all applications for essential agricultural development</p>	<p>Planning applications and appeals and building completions data</p> <p>Planning applications and appeals and building completions data</p>

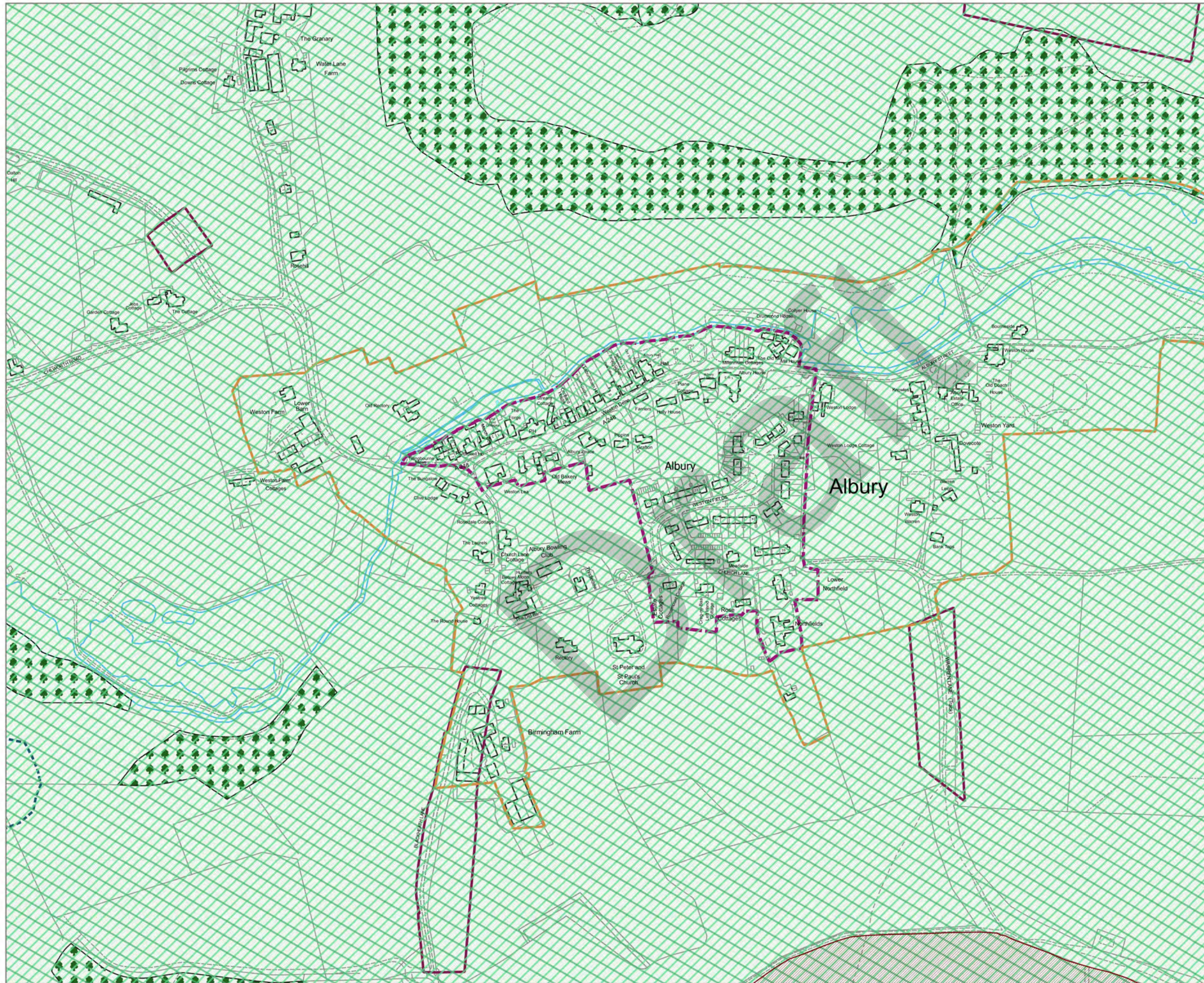
E6 The leisure and visitor experience	Net change in visitor accommodation bed spaces granted planning permission and completed within the borough	Increase in the number of visitor bed spaces	Planning applications and appeals and building completions data
E7 Guildford Town Centre	Amount of retail floorspace (A1) permitted and completed within the town centre,	41,000 m ² (gross)	Planning application and appeal decisions and building control completions
	Amount of Food and Beverage floorspace (A3,A4) permitted and completed	6,000 m ² (gross)	Planning applications and appeals and building control completions
E8 District Centres	Number of vacant units in designated frontage	Not to increase	Annual centres surveys
	Number of planning applications for main town centre uses over 100 sq m gross that are approved outside of district centres	None	Planning applications and appeals
E9 Local Centres	Number of vacant units in the designated frontage	Not to increase	Annual surveys
	Number of planning applications for main town centre uses over 100 sq m gross that are approved outside of local centres	None	Planning applications and appeals
D1 Place Shaping	Number of new developments achieving the “Built for Life” quality mark	Increase number of developments that have achieved the Built for Life quality mark	Planning applications and appeals










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

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

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

Albury



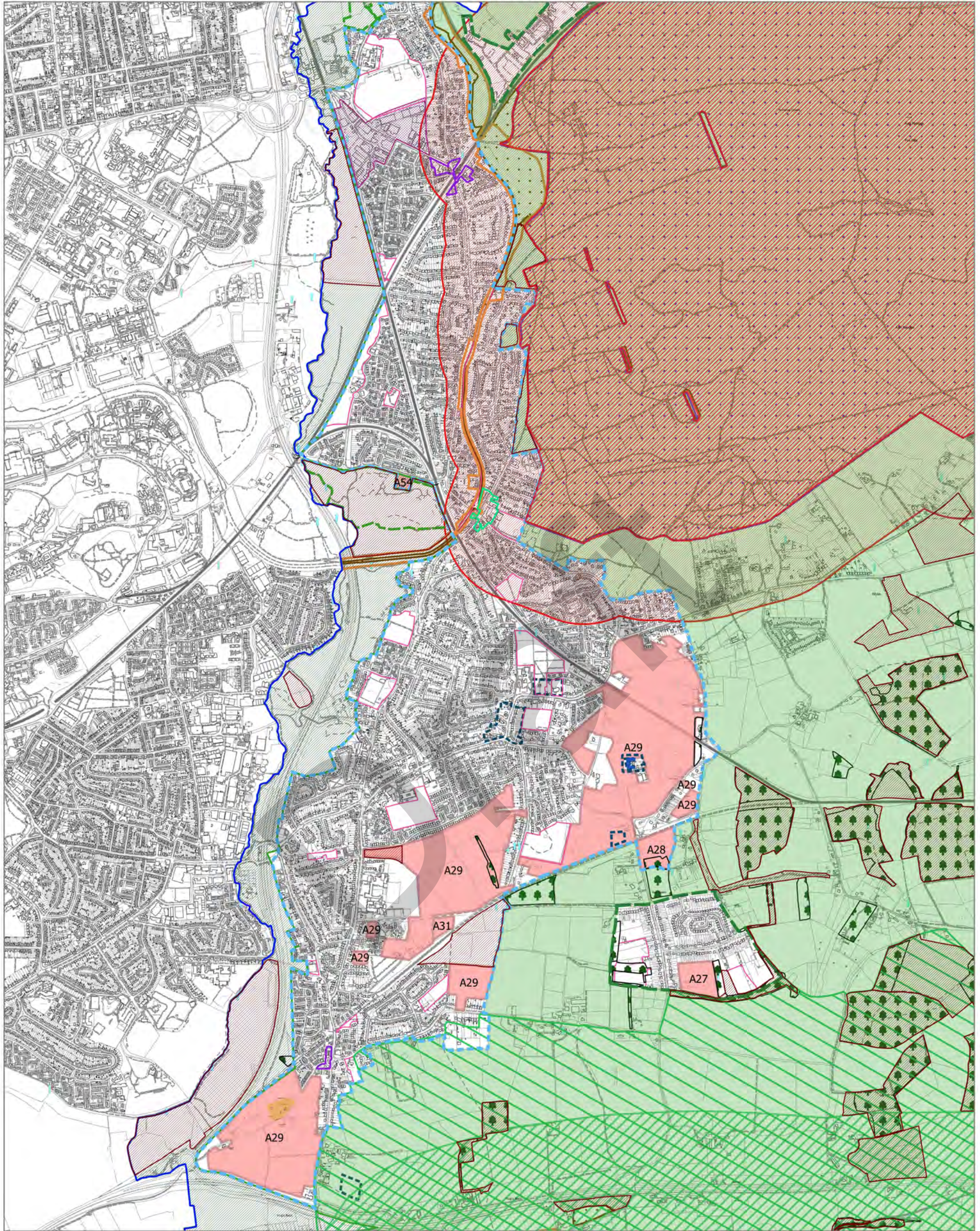
- Legend**
-  Identified boundary for village
 -  Green Belt
 -  Area of Great Landscape Value
 -  Area of Outstanding Natural Beauty
 -  Regionally Important Geological / Geomorphological Site
 -  Area of High Archaeological Potential
 -  Conservation Area
 -  Ancient Woodland
 -  Site of Nature Conservation Interest

N
Scale at A3:
1:4,000

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.



Ash and Tongham



Legend

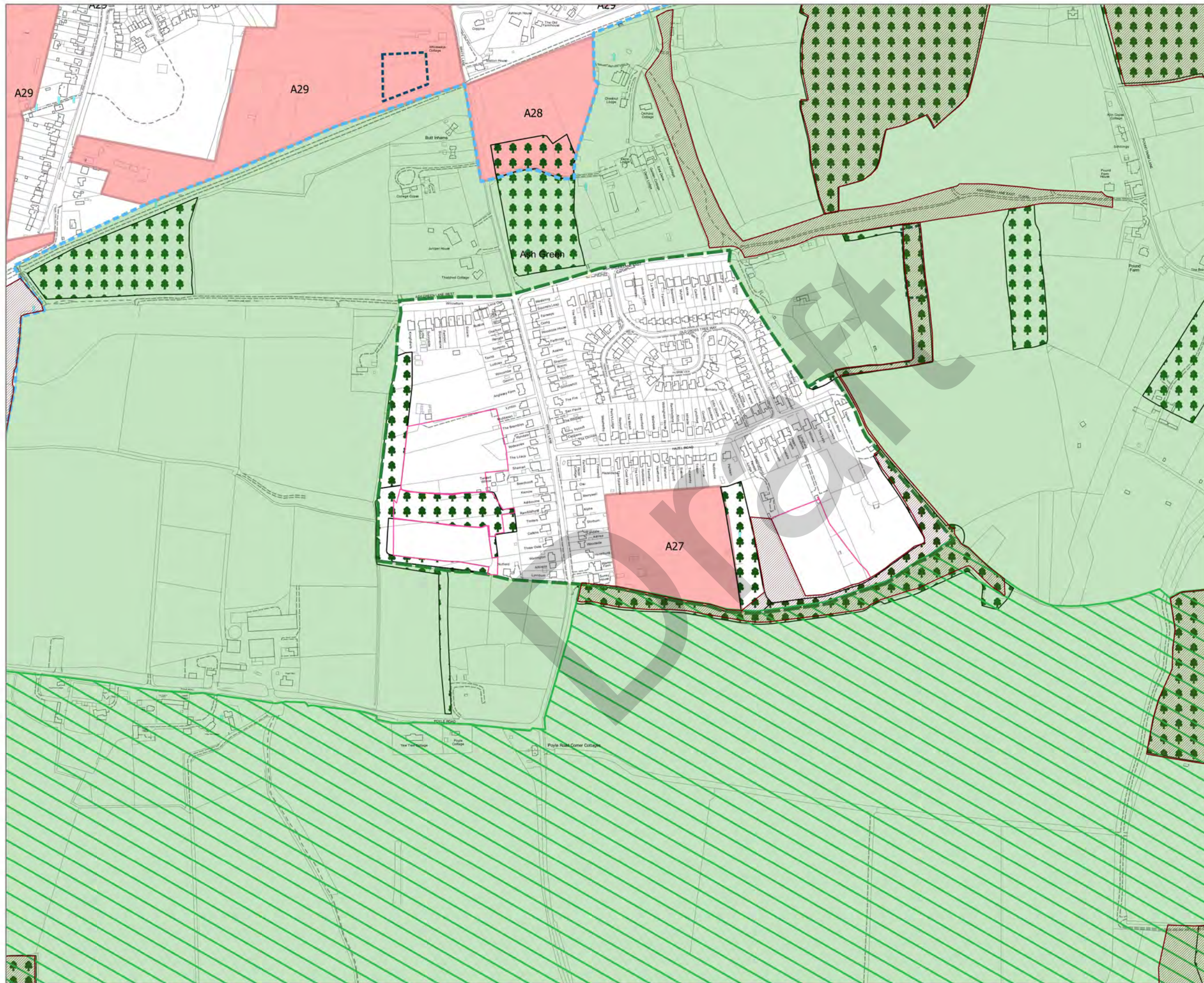
- | | |
|--|---|
| Site of Nature Conservation Interest | County Site of Archaeological Importance |
| Urban Area | Local Nature Reserve |
| Green Belt | Strategic Employment Site (Light Industry, Industry and Storage & Distribution) |
| Green Belt boundary | Special Area of Conservation |
| Countryside | Site of Special Scientific Interest |
| Area of Great Landscape Value | Area of High Archaeological Potential |
| Area of Outstanding Natural Beauty | Locally significant employment site |
| Local Shopping centre/ Primary Shopping Area | Site Allocation |
| District shopping centre | SPA 0-400m buffer |
| Conservation Area | Special Protection Area |
| Ancient Woodland | Open Space |
| | Guildford Borough Boundary |

N Scale at A3: 1:18,643 Publication Date: 2017-11-08

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Ash Green



Legend

-  Site of Nature Conservation Interest
-  Open Space
-  Urban Area
-  Green Belt boundary
-  Green Belt
-  Area of Great Landscape Value
-  Ancient Woodland
-  Area of High Archaeological Potential
-  Site Allocation
-  Guildford Borough Boundary

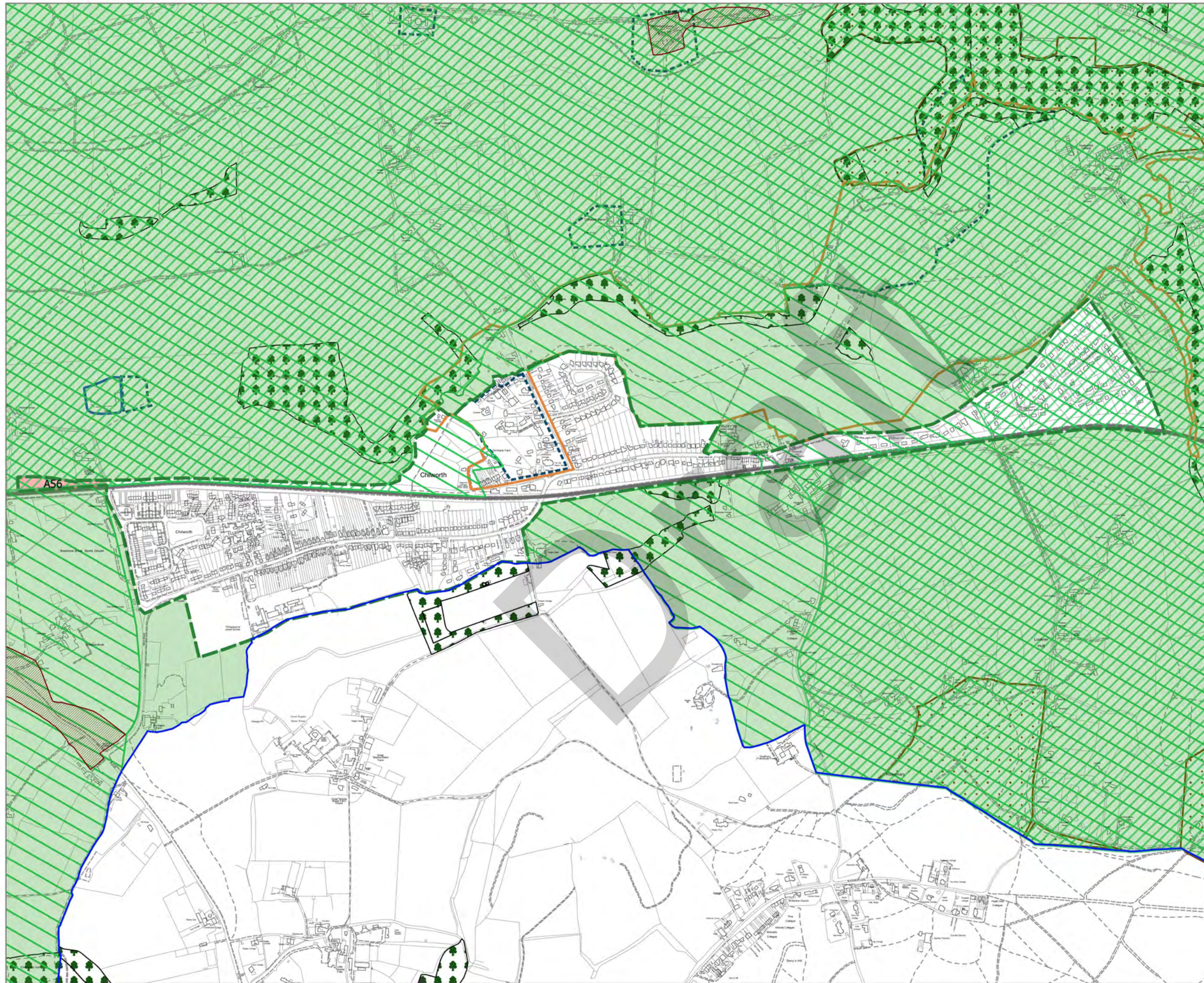


Scale at A3:
1:5,611

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Chilworth



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Ancient Woodland
-  County Site of Archaeological Importance
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Site Allocation
-  Guildford Borough Boundary

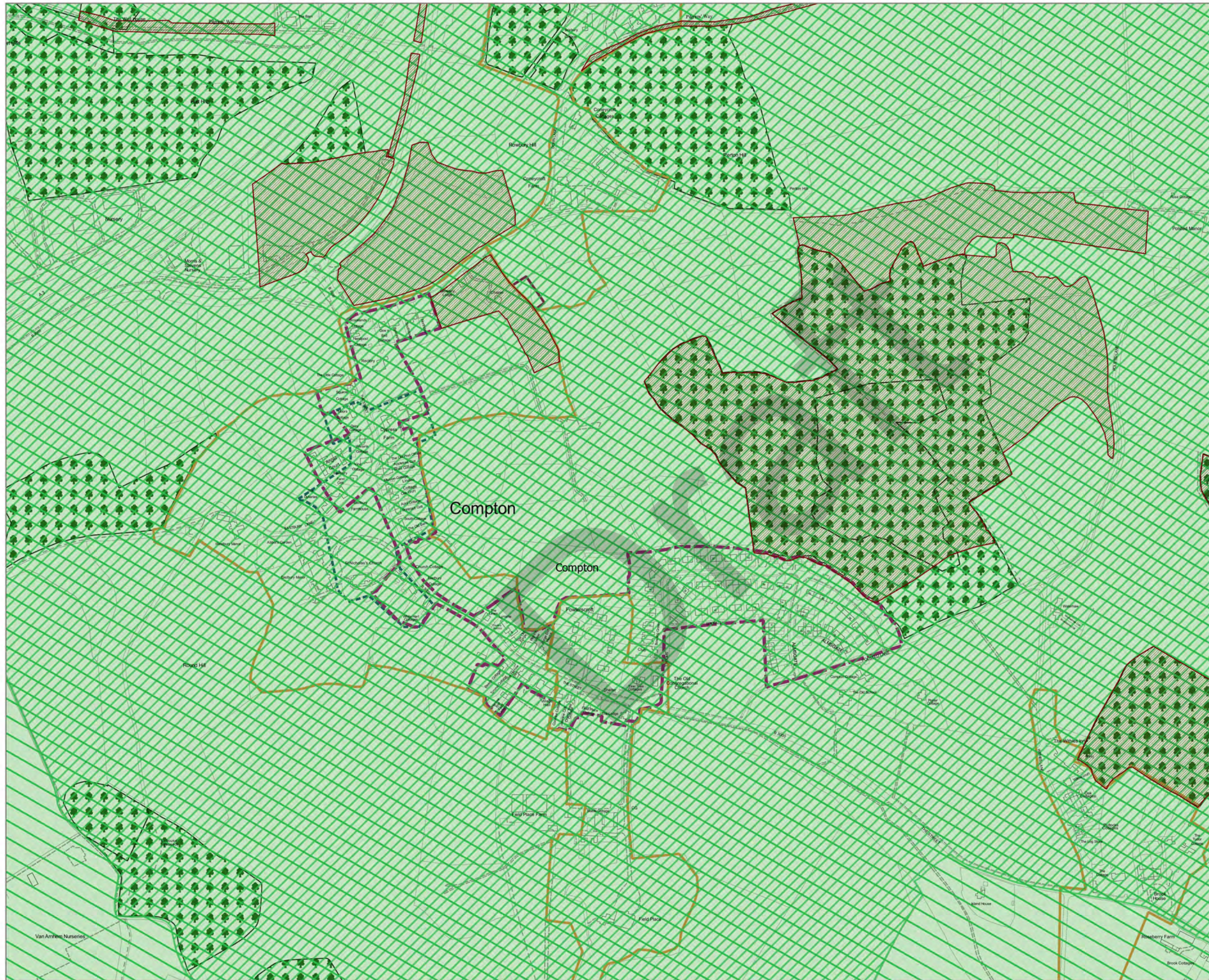


Scale at A3:
1:9,234

Publication Date:
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Compton



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Regionally Important Geological /Geomorphological Site
-  Area of High Archaeological Potential



Scale at A3:
1:5,116

Publication Date:
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

East Clandon



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential

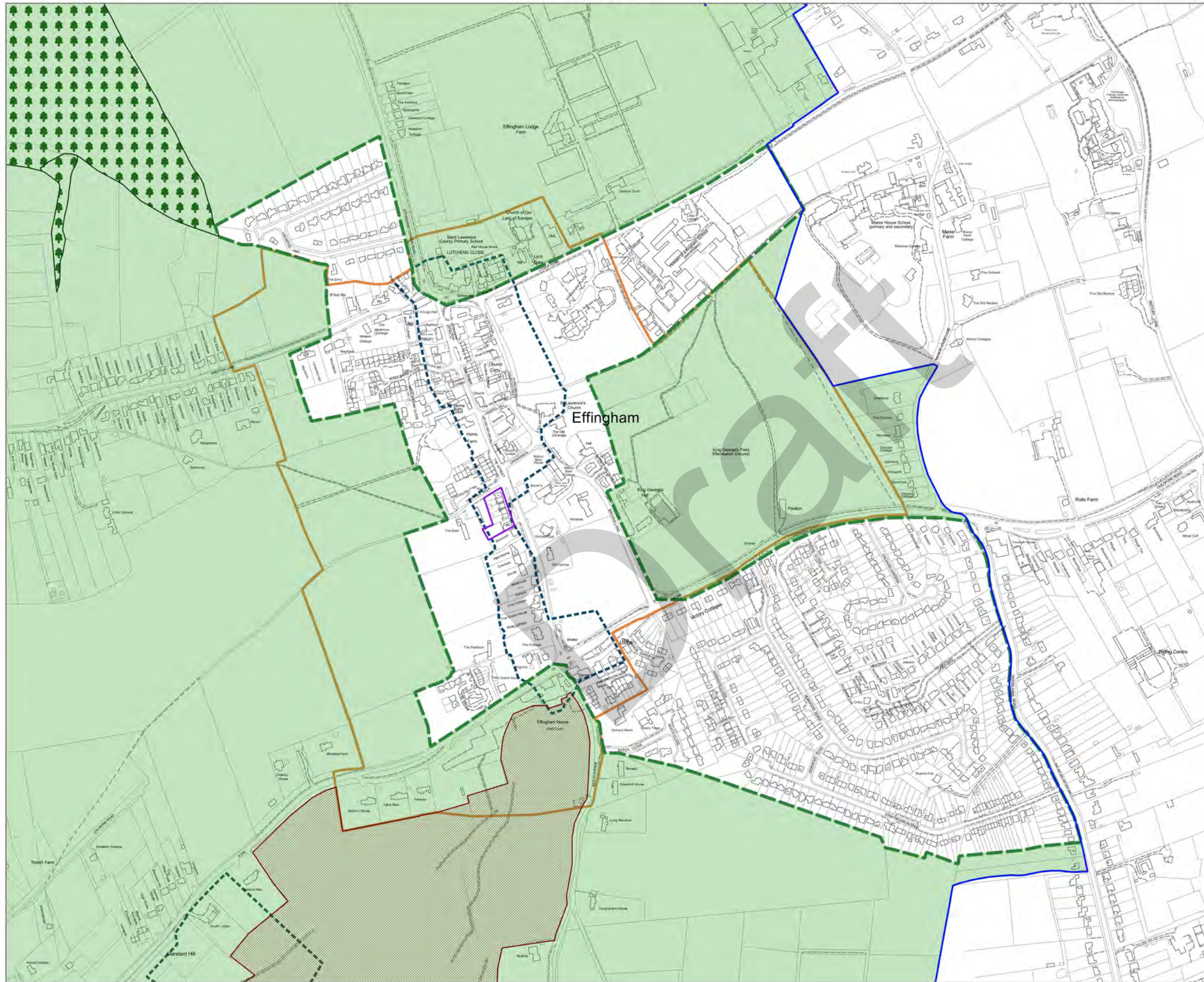


Scale at A3: 1:3,494
 Publication Date: 2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Effingham



Legend

- Site of Nature Conservation Interest
- Green Belt boundary
- Green Belt
- Local Shopping centre / Primary Shopping Area
- Conservation Area
- Ancient Woodland
- Area of High Archaeological Potential
- Guildford Borough Boundary



Scale at A3:
1:5,611

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Fairlands



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Local Shopping centre / Primary Shopping Area
-  Ancient Woodland
-  Area of High Archaeological Potential

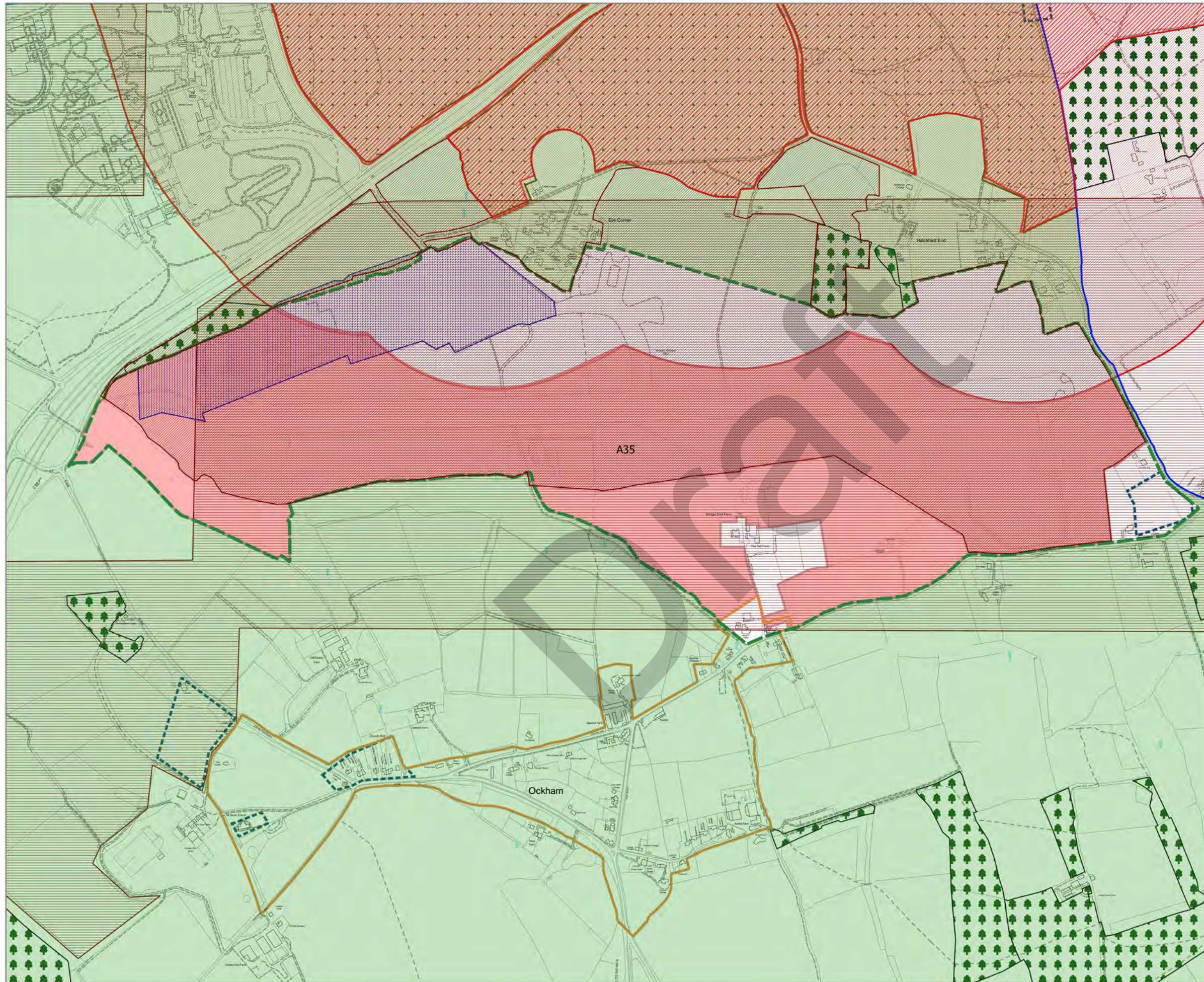


Scale at A3:
1:5,116

Publication Date:
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Former Wisley Airfield



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Safeguarded land for minerals
-  Safeguarded land for waste
-  Site Allocation
-  SPA 0-400m buffer
-  Special Protection Area
-  Guildford Borough Boundary

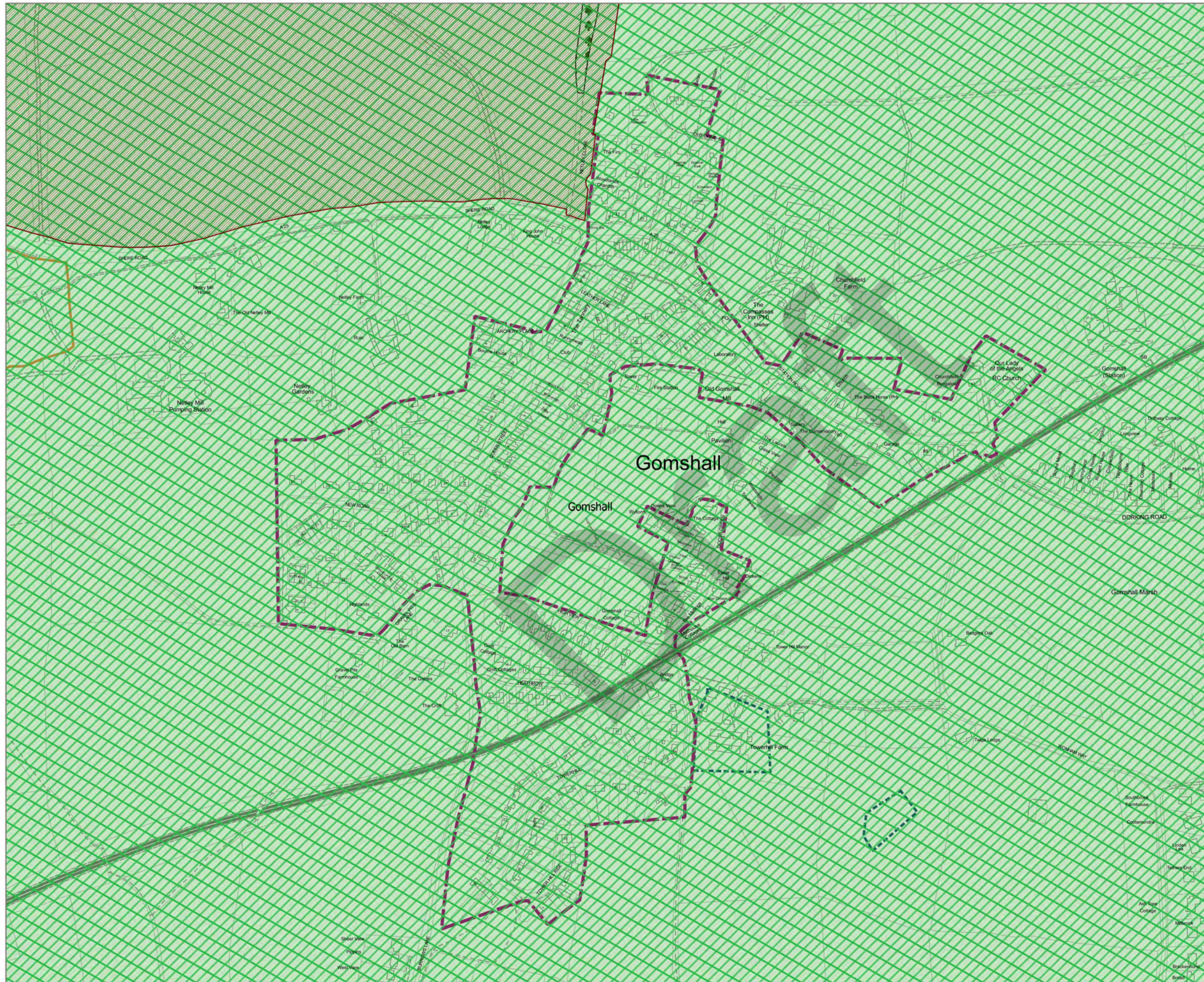


Scale at A3:
1:8,897

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Gomshall



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential
-  Guildford Borough Boundary

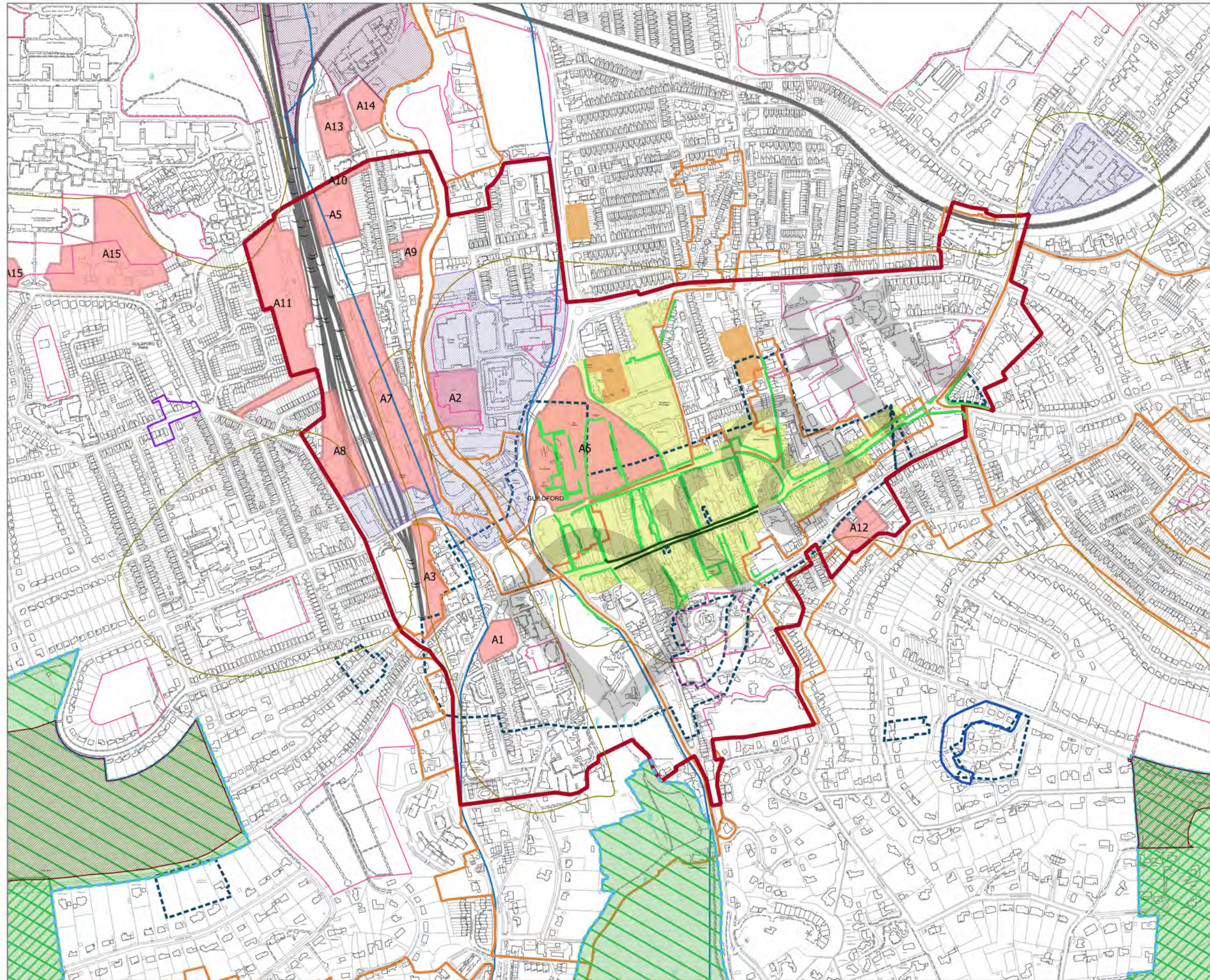


Scale at A3:
1:4,118

Publication Date:
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Guildford Town Centre



Legend

-  Site of Nature Conservation Interest
-  Urban Area
-  Guildford Town Centre
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Corridor of the River Wey
-  County Site of Archaeological Importance
-  Strategic Employment Site (Office and Research & Development)
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Primary shopping frontage
-  Secondary shopping frontage
-  Area of High Archaeological Potential
-  Locally significant employment site
-  District Heat Priority Area
-  Site Allocation
-  Primary shopping area

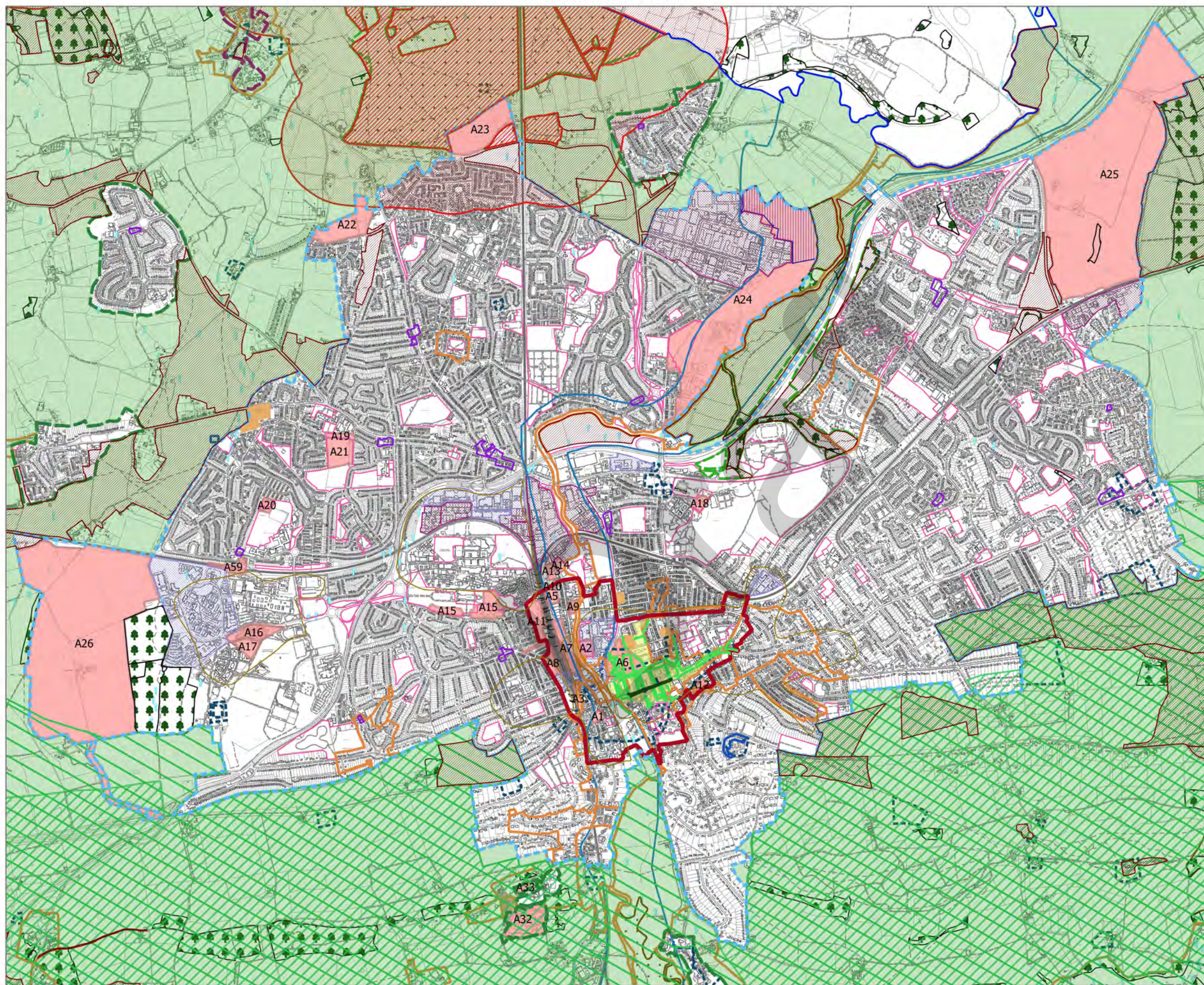


Scale at A3:
1:6,976

Publication Date:
2017-11-08

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Guildford Urban Area



Legend

-  Site of Nature Conservation Interest
-  Urban Area
-  Guildford Town Centre
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Corridor of the River Wey
-  County Site of Archaeological Importance
-  Strategic Employment Site (Office and Research & Development)
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Primary shopping frontage
-  Secondary shopping frontage
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Locally significant employment site
-  District Heat Priority Area
-  Safeguarded land for waste
-  Site Allocation
-  Open Space
-  Primary shopping area
-  SPA 0-400m buffer
-  Special Protection Area
-  Guildford Borough Boundary

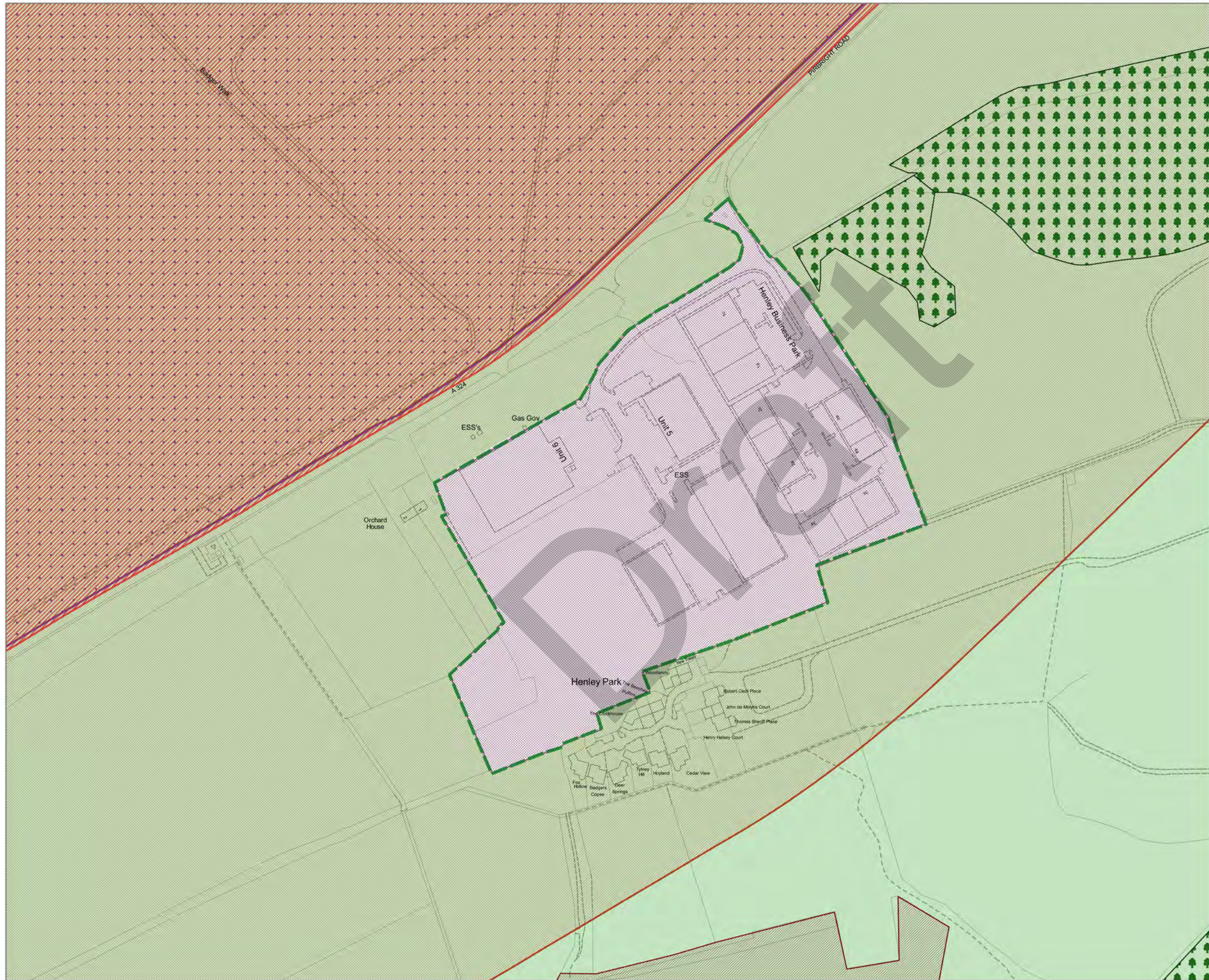


Scale at A3:
1:24,648


Publication Date:
2017-11-08

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Henley Business Park, Pirbright Road, Normandy



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  SPA 0-400m buffer
-  Guildford Borough Boundary
-  Special Protection Area

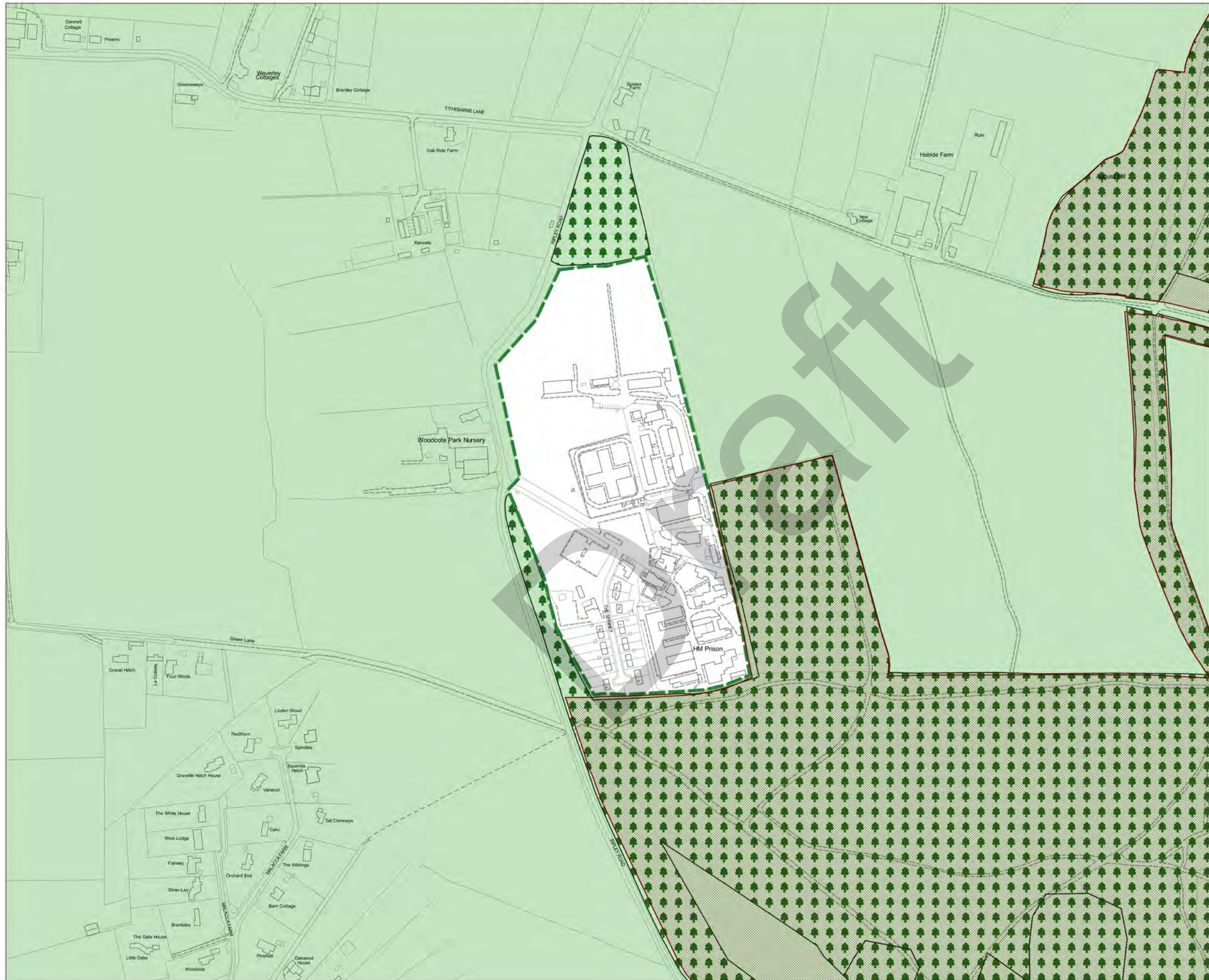


Scale at A3: 1:2,870 Publication Date: 2017-04-28






© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



HM Prison, Ripley Road, Ripley



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Guildford Borough Boundary

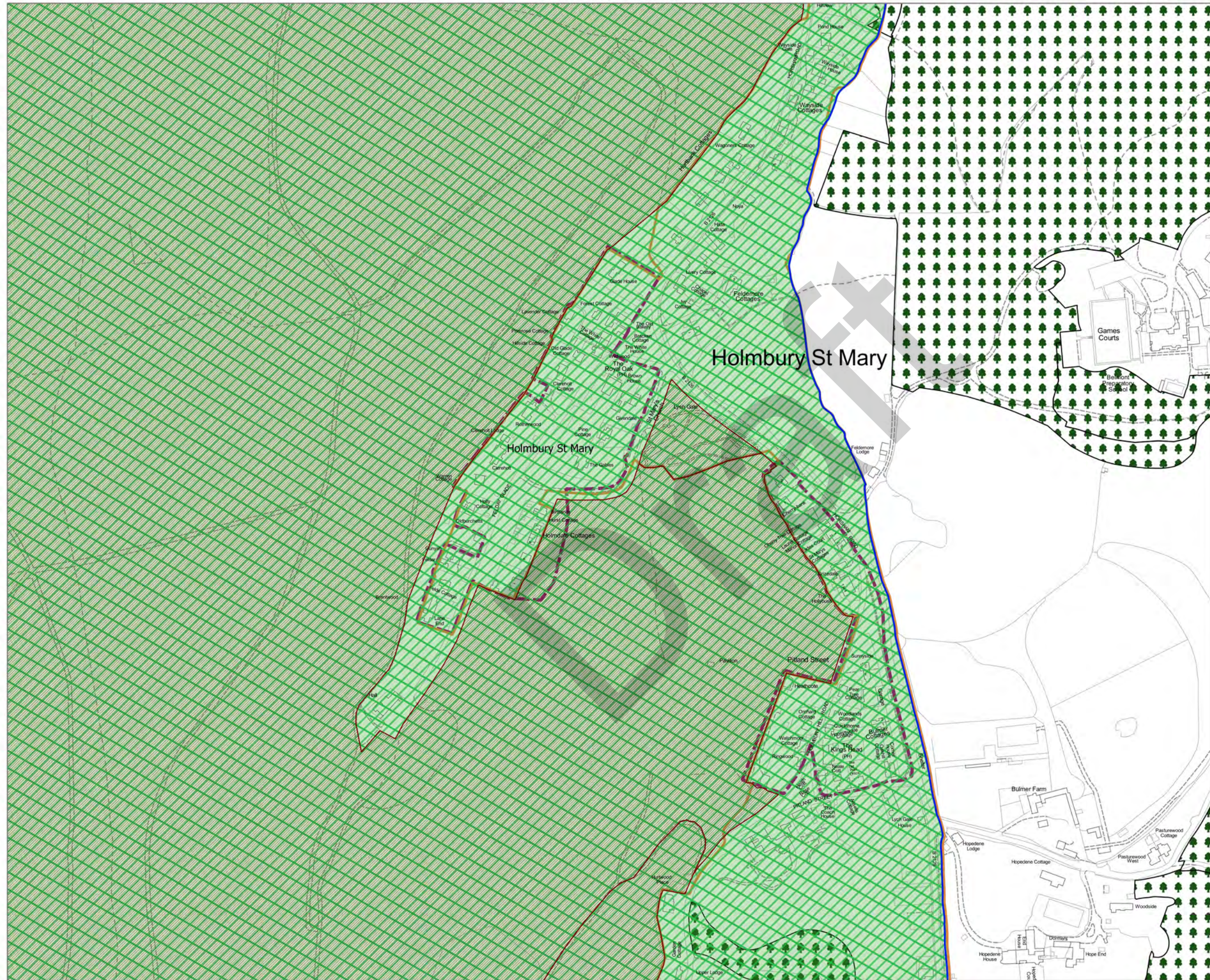


Scale at A3:
1:4,118

Publication Date:
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Holmbury St Mary



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Guildford Borough Boundary

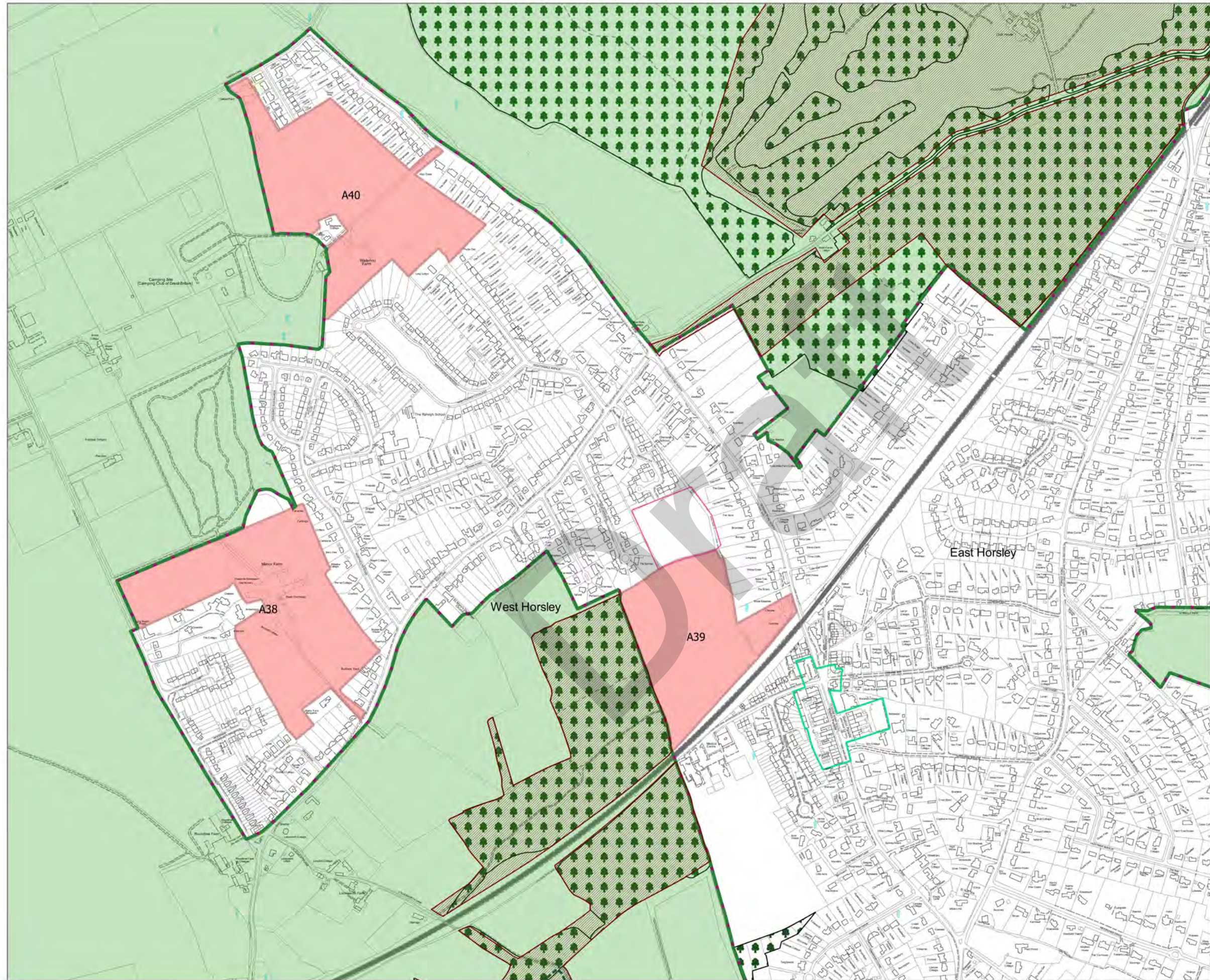


Scale at A3:
1:3,743

Publication Date:
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Horsleys - West Horsley (north)



Legend

- Site of Nature Conservation Interest
- Open Space
- Green Belt
- Green Belt boundary
- District shopping centre
- Identified settlement boundary
- Ancient Woodland
- Area of High Archaeological Potential
- Site Allocation
- Guildford Borough Boundary



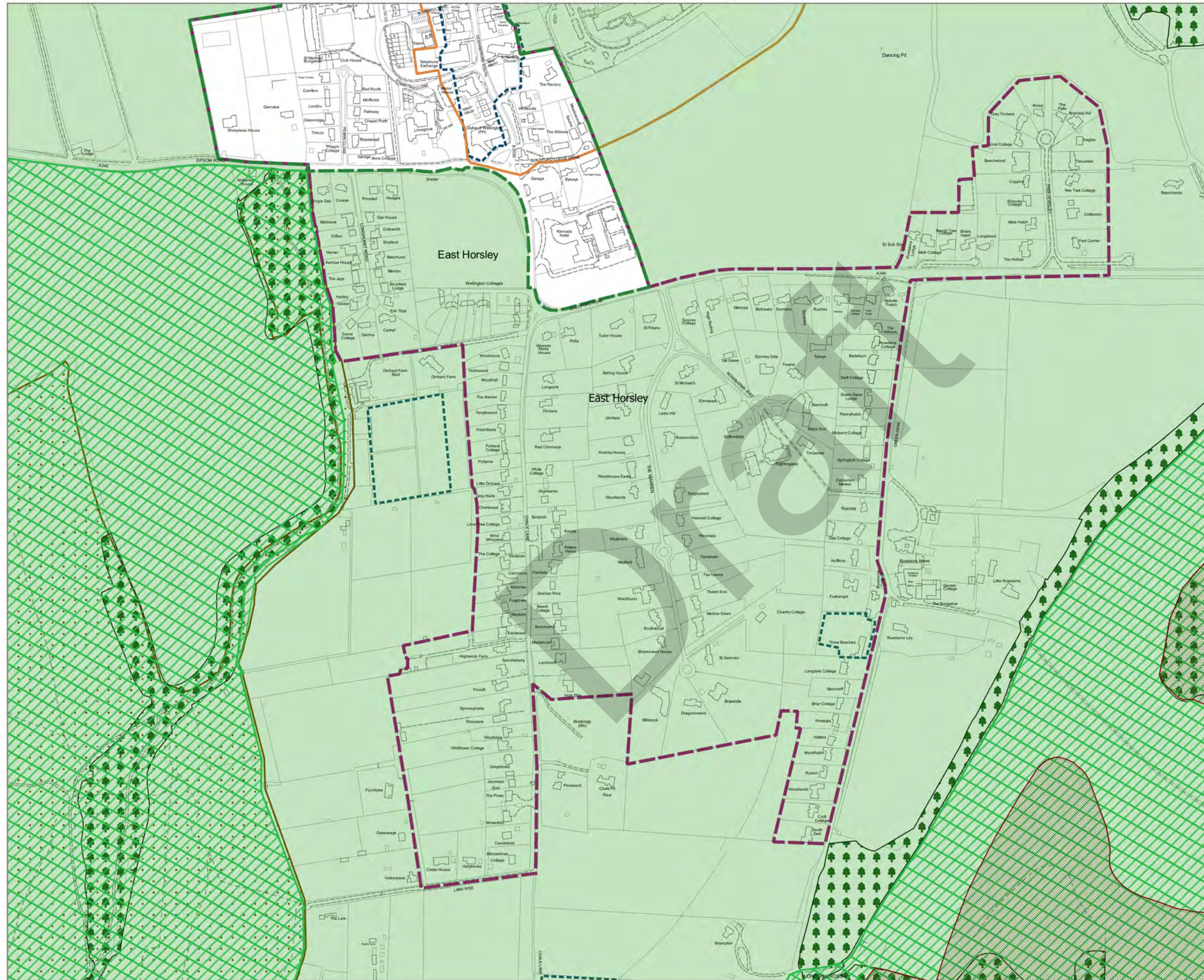
Scale at A3:
1:6,976

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Horsleys - East Horsley (south)



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential

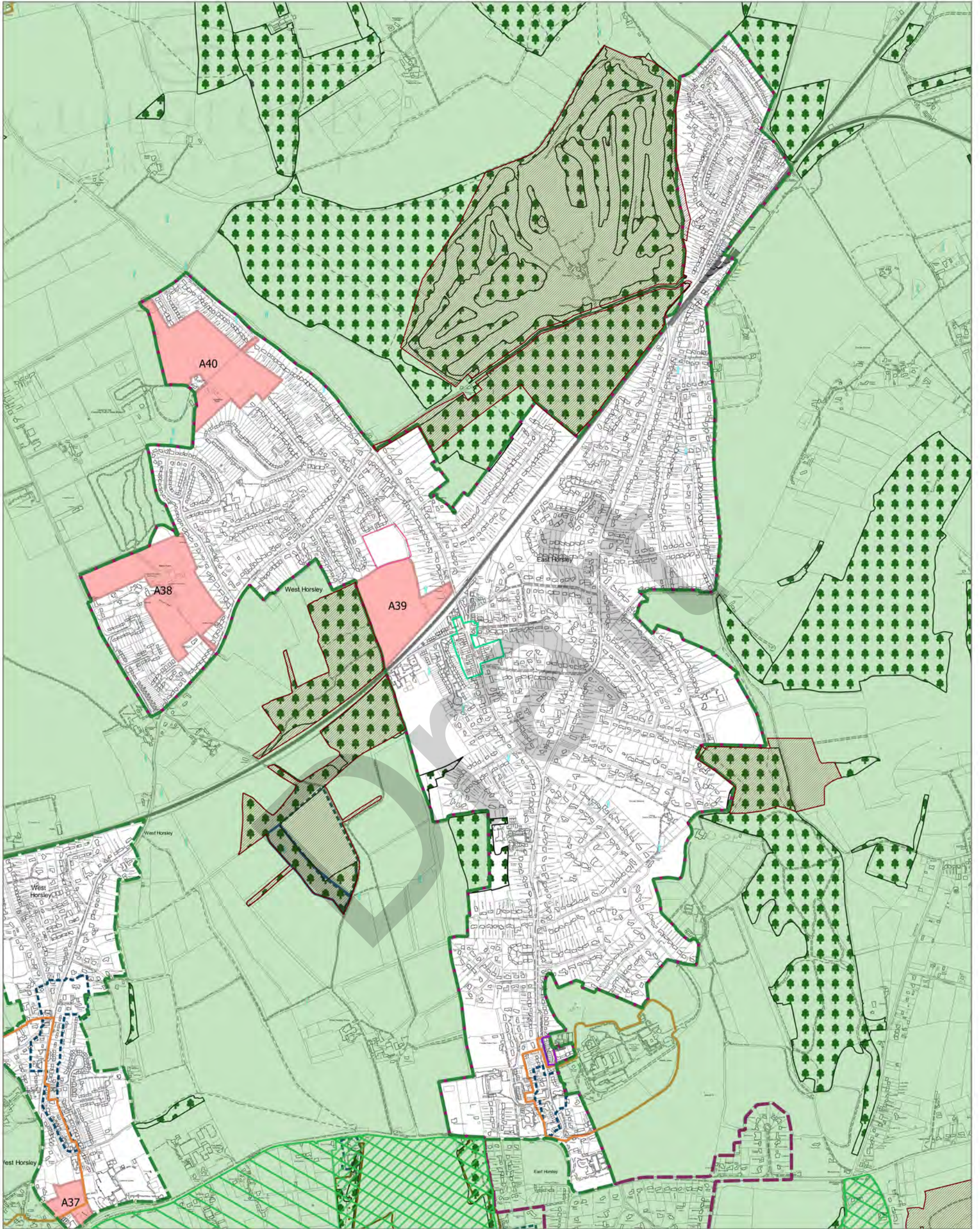


Scale at A3:
1:4,883

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Horsleys (East Horsley)



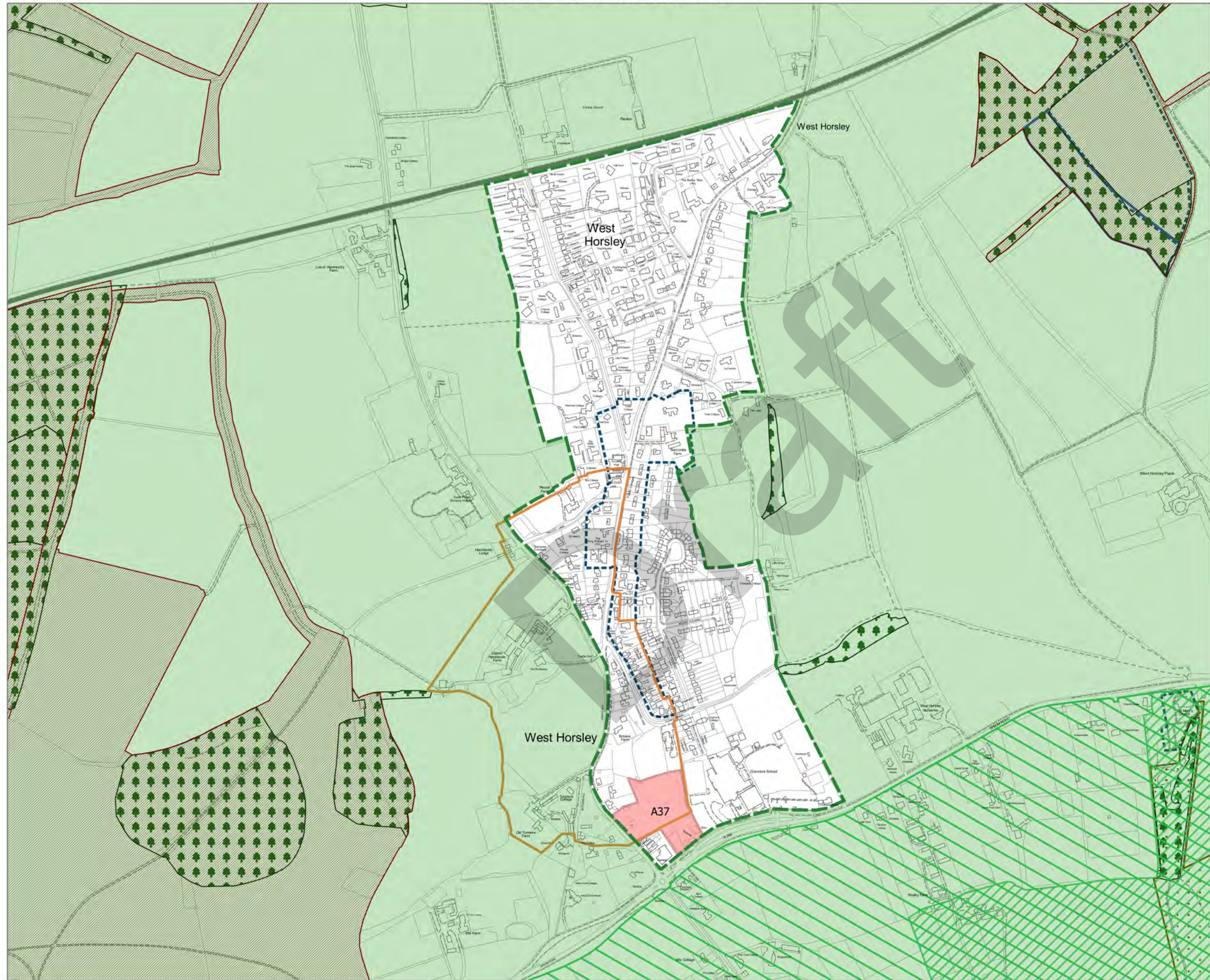
Legend

- | | |
|--|--|
| Site of Nature Conservation Interest | District shopping centre |
| Open Space | Conservation Area |
| Guildford Borough Boundary | Identified settlement boundary |
| Green Belt | Ancient Woodland |
| Green Belt boundary | County Site of Archaeological Importance |
| Area of Great Landscape Value | Site of Special Scientific Interest |
| Area of Outstanding Natural Beauty | Area of High Archaeological Potential |
| Local Shopping centre/ Primary Shopping Area | Site Allocation |

N Scale at A3: 1:12,620 Publication Date: 2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Horsleys- West Horsley (south)



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Ancient Woodland
-  County Site of Archaeological Importance
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Site Allocation

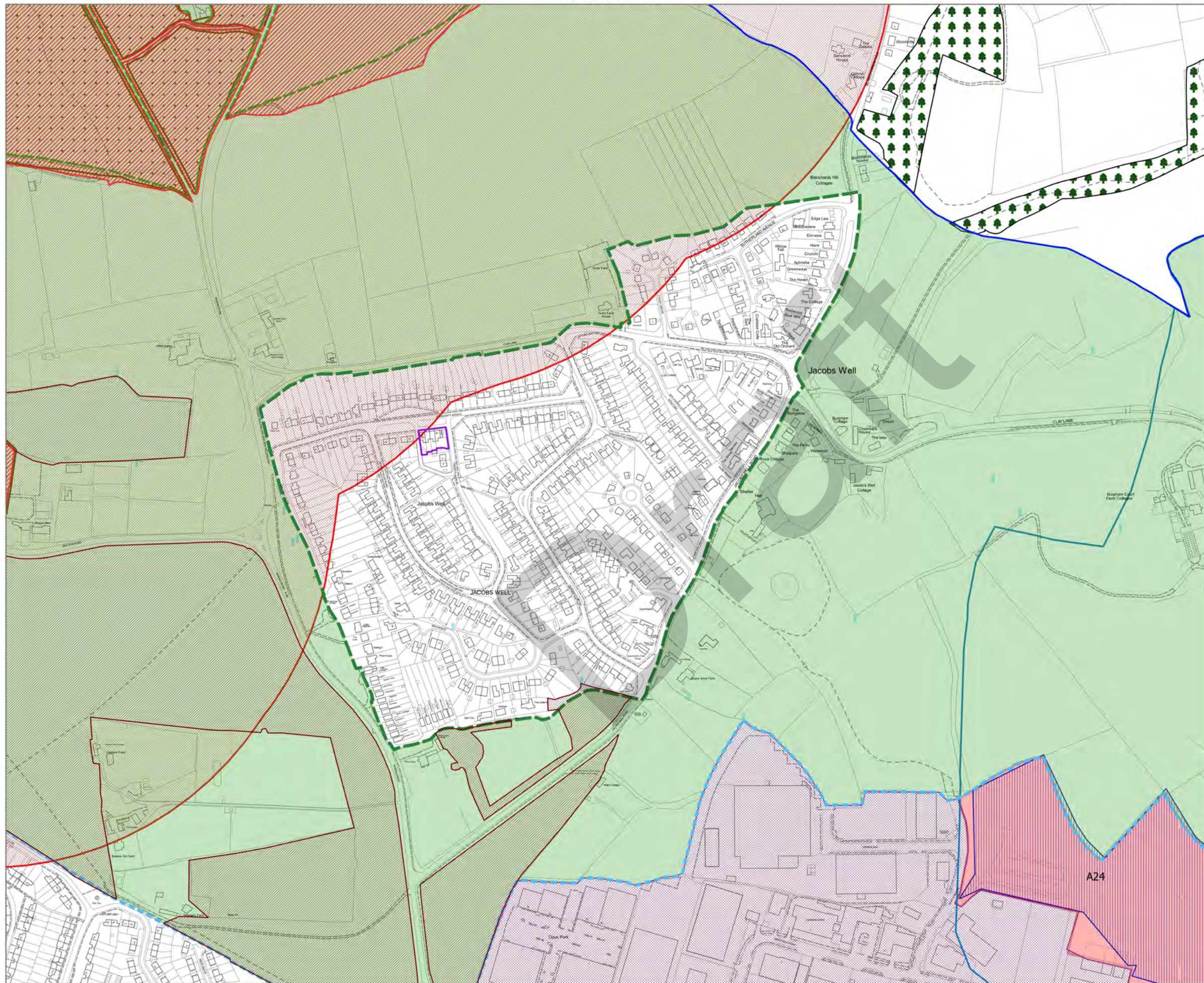


Scale at A3:
1:6,863

Publication Date:
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Jacobs Well



Legend

-  Site of Nature Conservation Interest
-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Local Shopping centre /Primary Shopping Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Safeguarded land for waste
-  Site Allocation
-  SPA 0-400m buffer
-  Special Protection Area
-  Guildford Borough Boundary

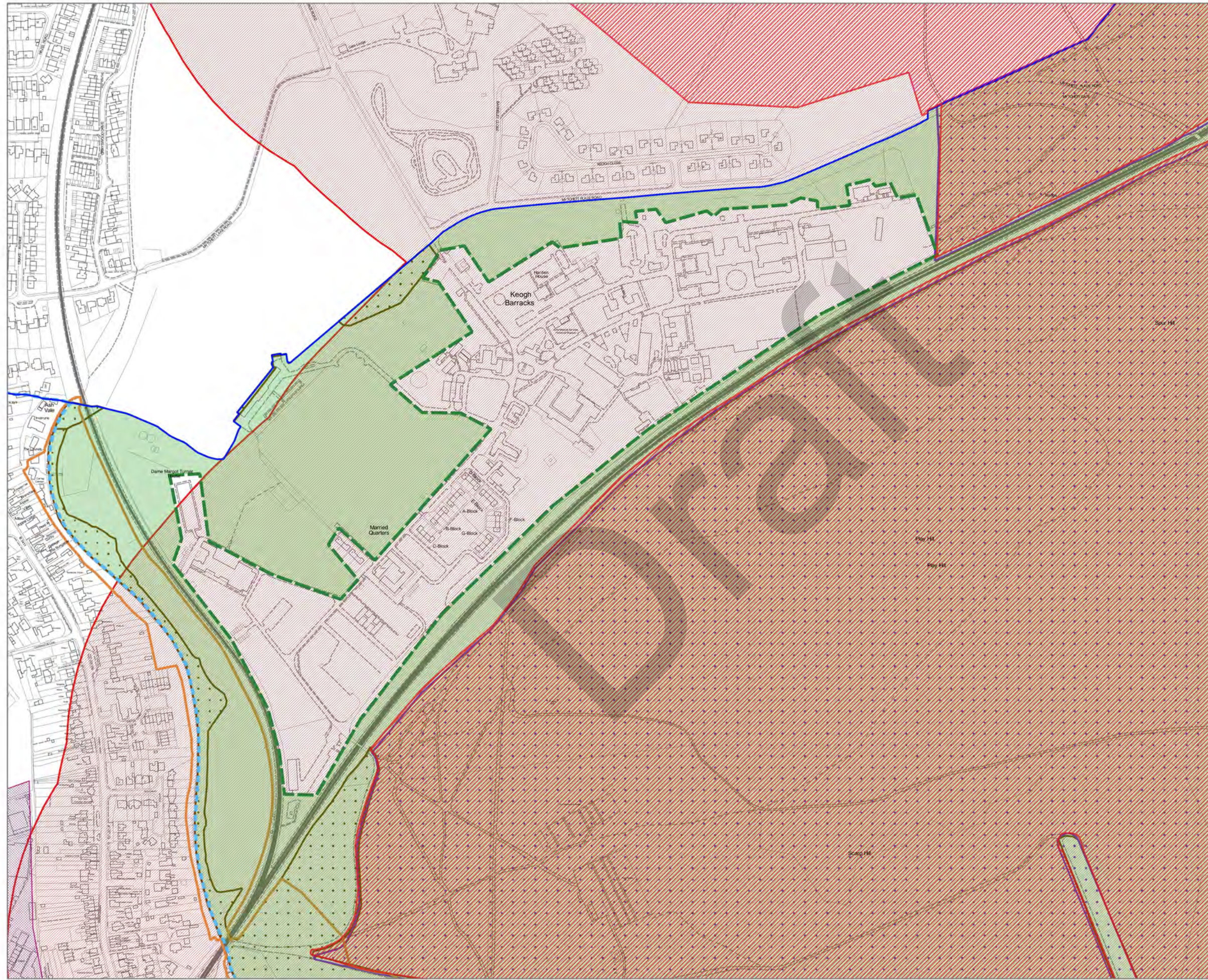


Scale at A3:
1:4,651

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Keogh Barracks, Ash Vale



Legend

-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Conservation Area
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  SPA 0-400m buffer
-  Guildford Borough Boundary
-  Special Protection Area

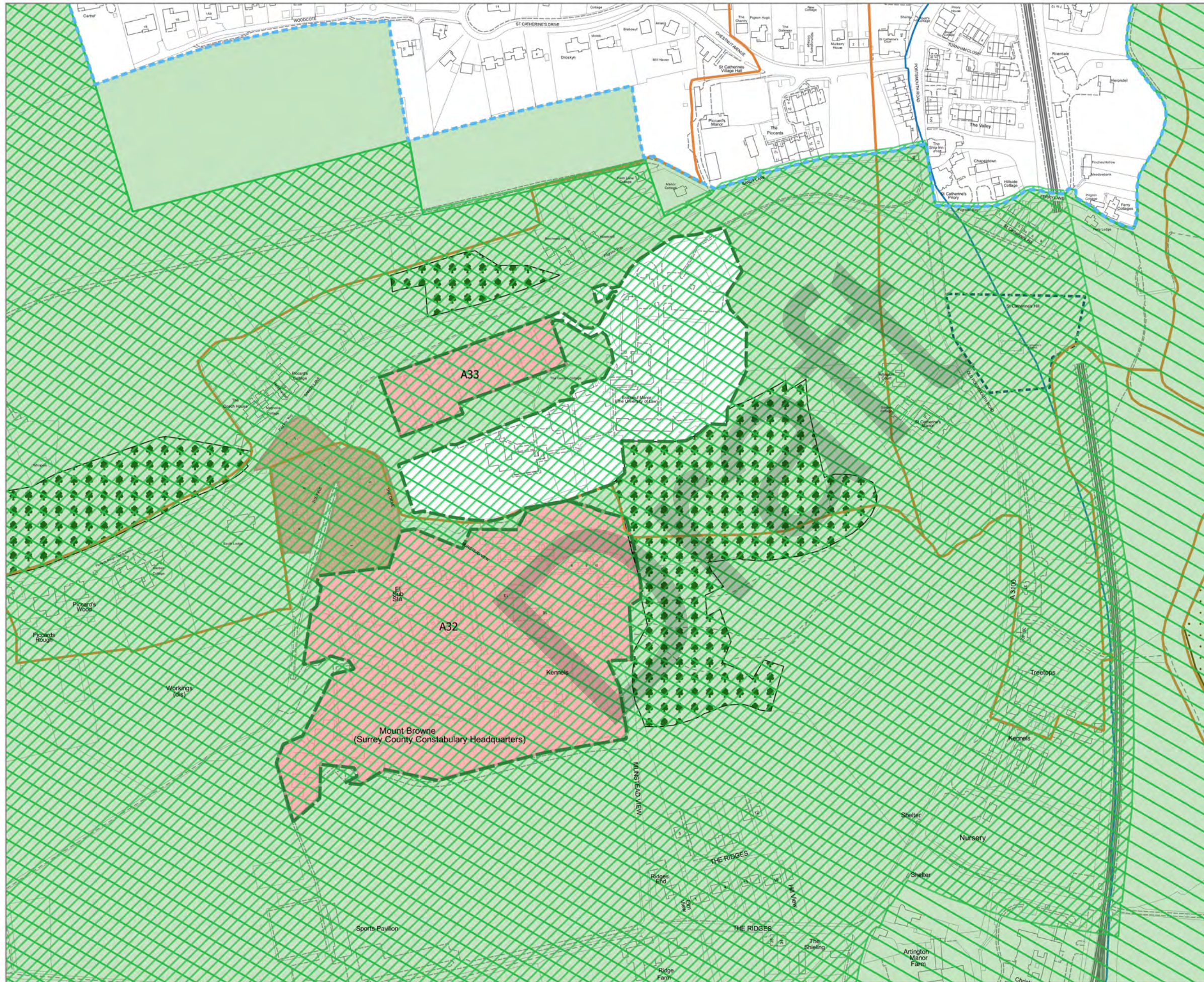


Scale at A3: 1:4,991
 Publication Date: 2017-05-08












© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Mount Browne and University of Law, Guildford



Legend

-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Site Allocation

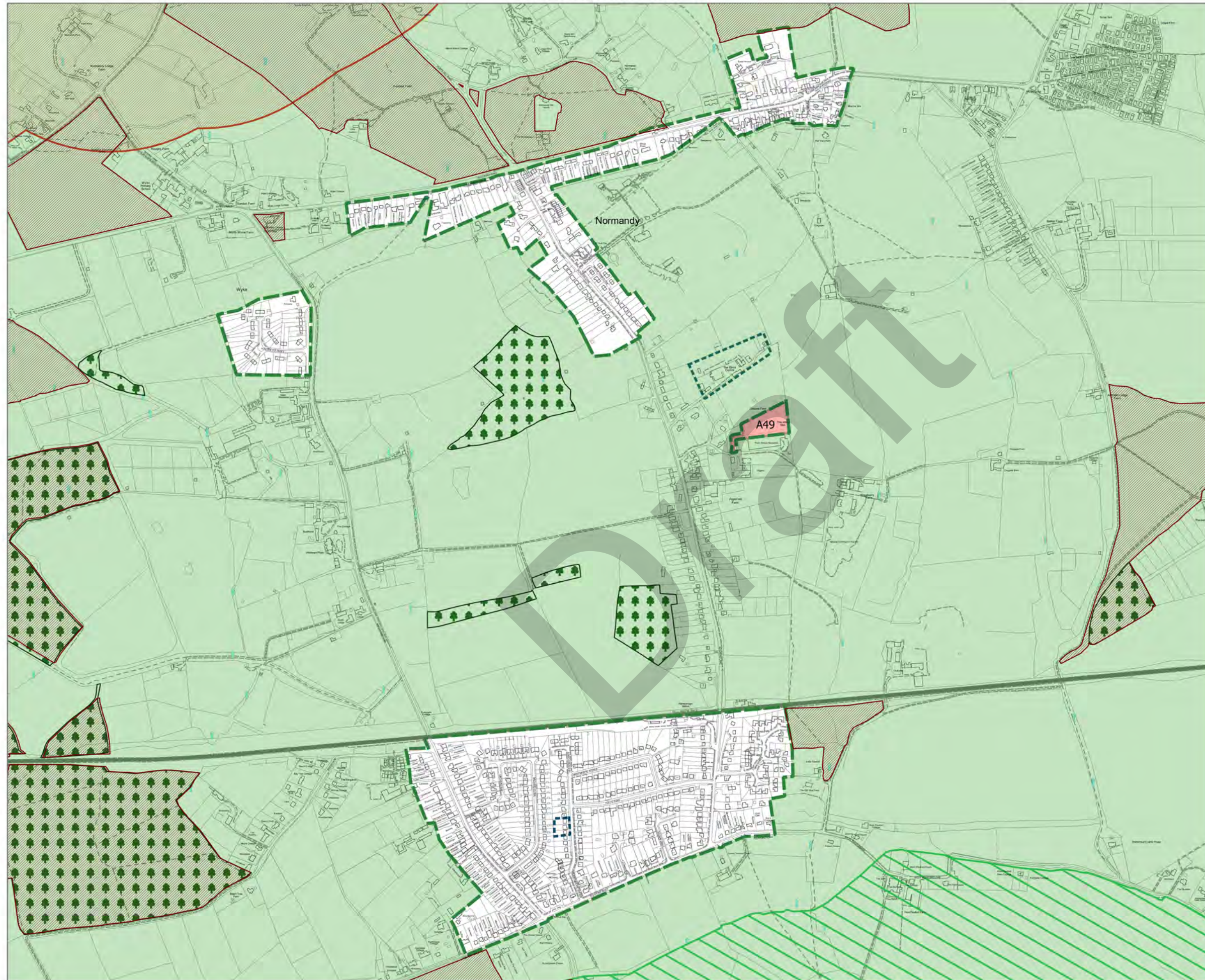


Scale at A3:
1:3,119

Publication Date:
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Normandy and Flexford



Legend

- Site of Nature Conservation Interest
- Green Belt
- Green Belt boundary
- Area of Great Landscape Value
- Ancient Woodland
- Area of High Archaeological Potential
- Site Allocation
- SPA 0-400m buffer



Scale at A3:
1:8,720

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Peaslake



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland

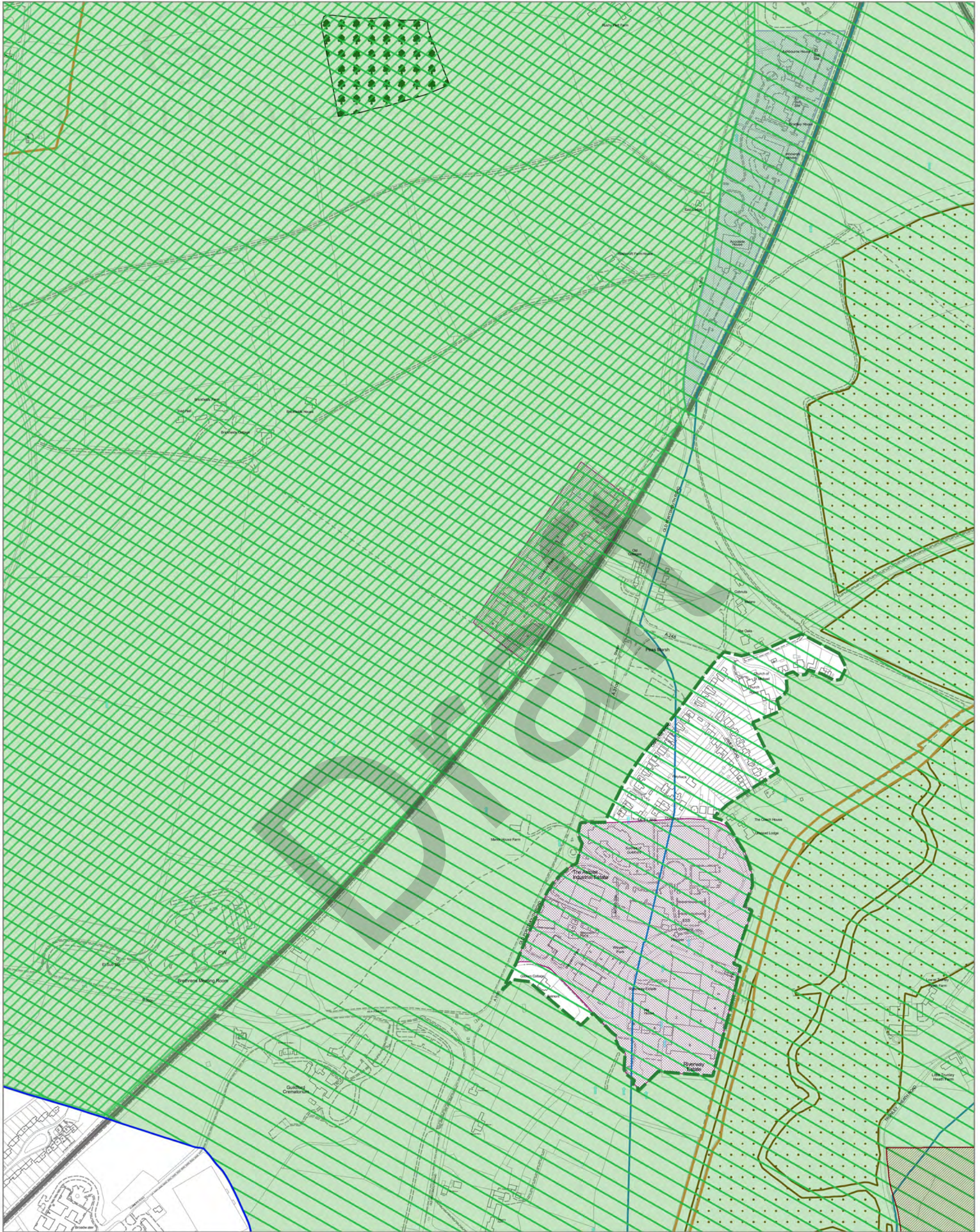


Scale at A3:
1:4,282

Publication Date:
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Peasmarsh



Legend

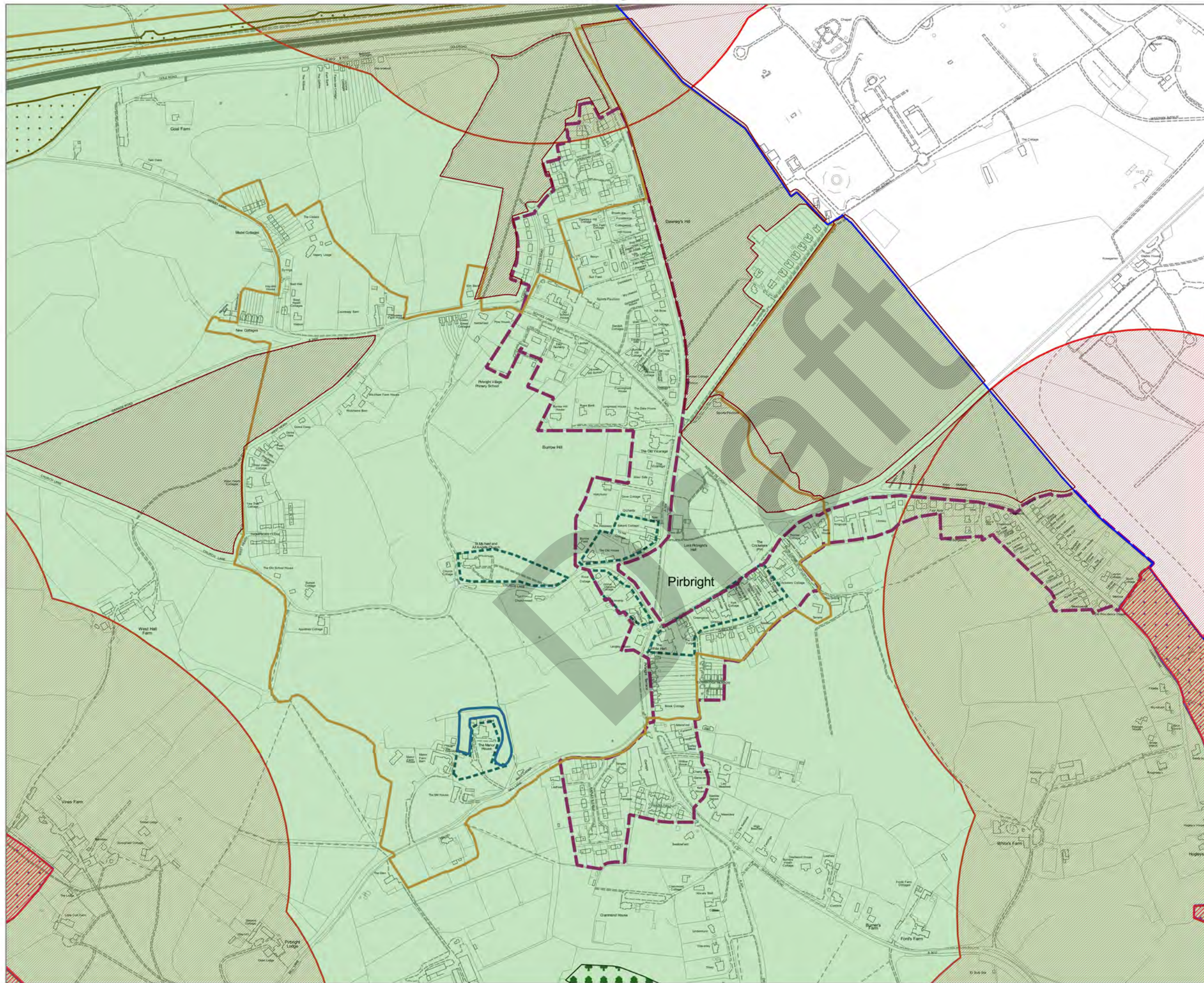
- | | |
|--------------------------------------|---|
| Site of Nature Conservation Interest | Ancient Woodland |
| Green Belt | Corridor of the River Wey |
| Green Belt boundary | Strategic Employment Site (Office and Research & Development) |
| Area of Great Landscape Value | Strategic Employment Site (Light Industry, Industry and Storage & Distribution) |
| Area of Outstanding Natural Beauty | Site of Special Scientific Interest |
| Conservation Area | Guildford Borough Boundary |

Scale at A3: 1:5,306
 Publication Date: 2017-11-08

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Pirbright



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  County Site of Archaeological Importance
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  SPA 0-400m buffer
-  Guildford Borough Boundary
-  Special Protection Area

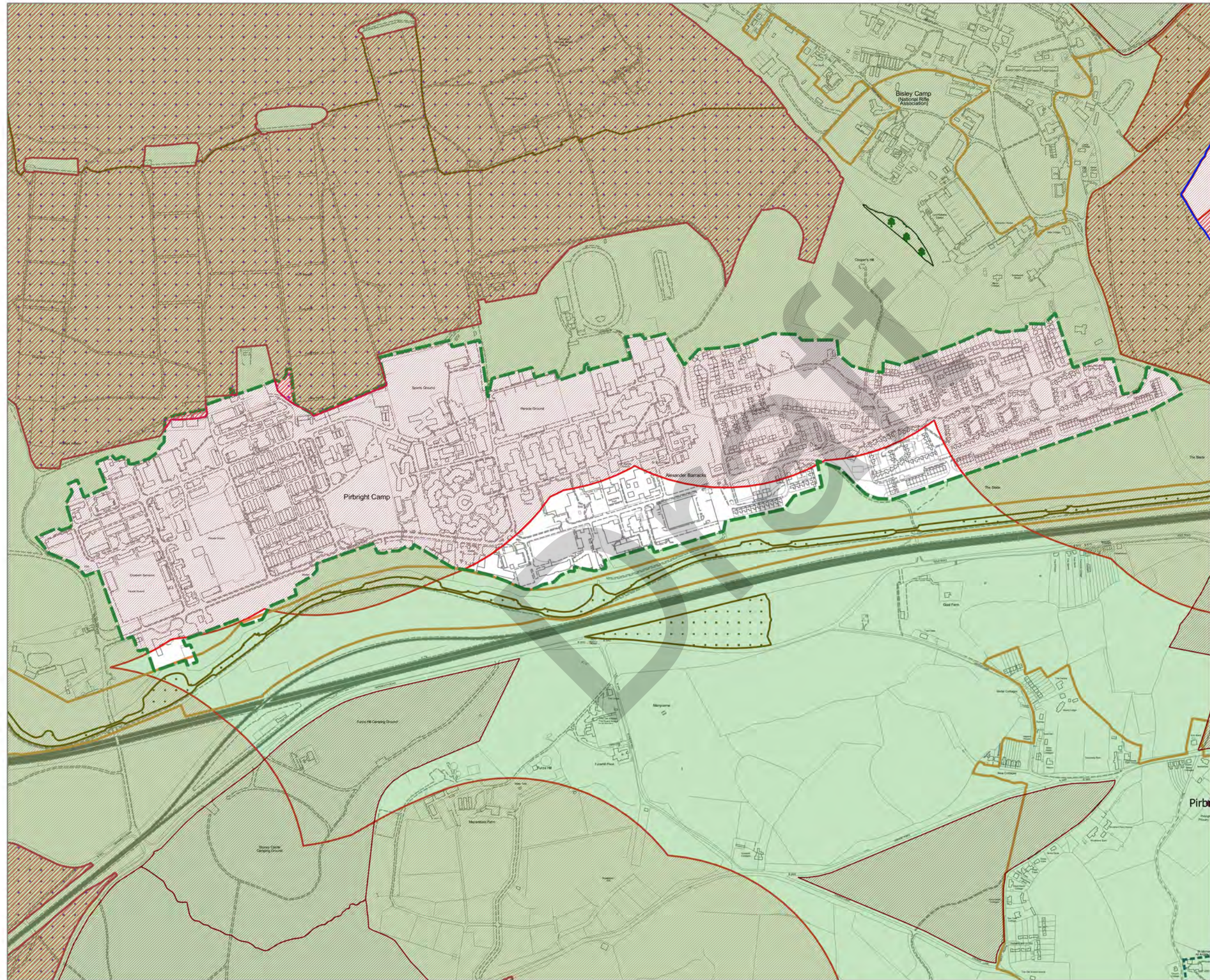


Scale at A3:
1:6,423

Publication Date:
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Pirbright Barracks



Legend

- Green Belt
- Green Belt boundary
- Identified settlement boundary
- Conservation Area
- Ancient Woodland
- Area of High Archaeological Potential
- Site of Nature Conservation Interest
- Special Protection Area
- SPA 0-400m buffer
- Special Area of Conservation
- Site of Special Scientific Interest



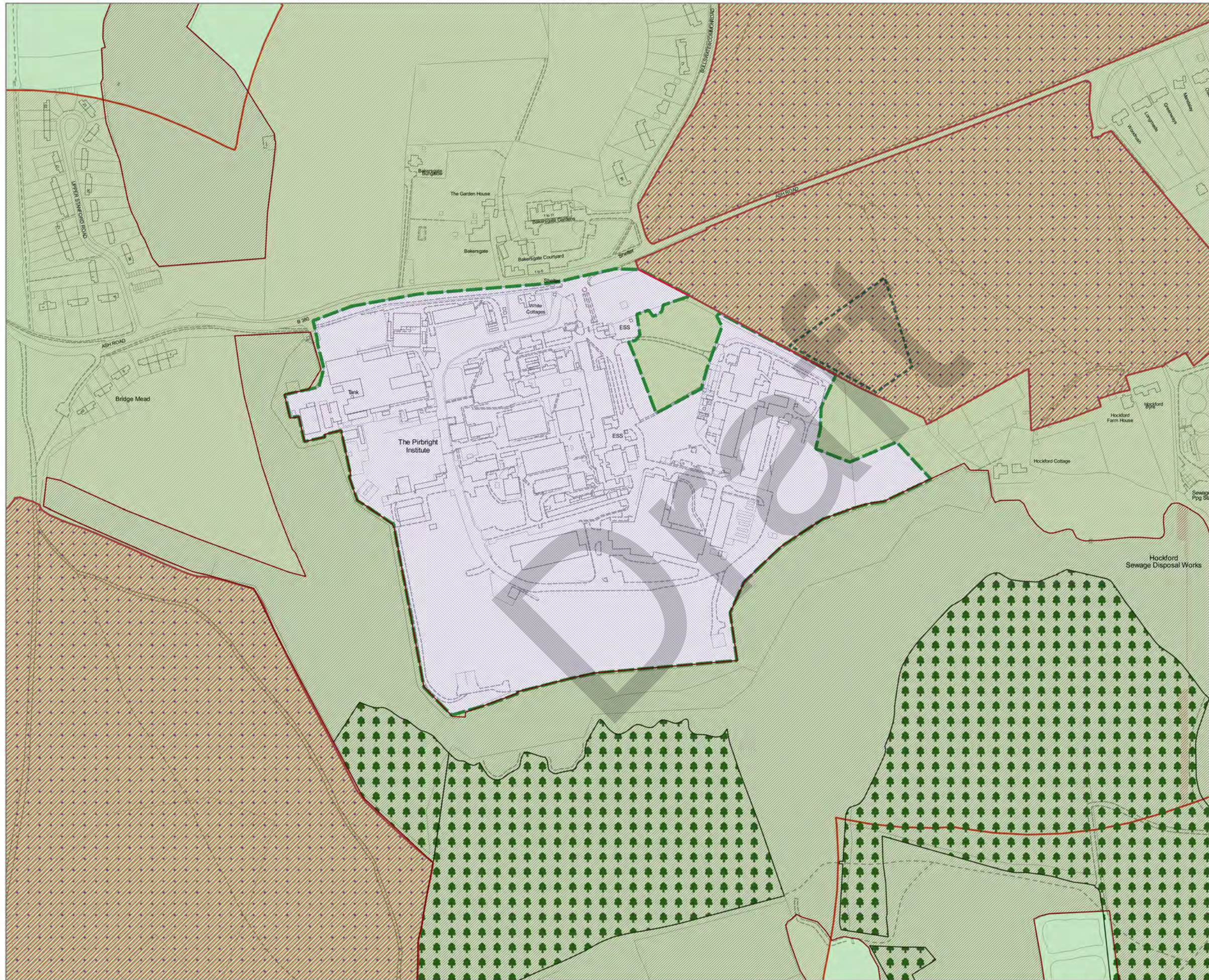
Scale at A3:
1:7,660

Publication Date:
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Pirbright Institute



Legend

- Green Belt
- Green Belt boundary
- Ancient Woodland
- Strategic Employment Site (Office and Research & Development)
- Area of High Archaeological Potential
- Site of Nature Conservation Interest
- Special Protection Area
- SPA 0-400m buffer
- Special Area of Conservation
- Site of Special Scientific Interest



Scale at A3:
1:3,743

Publication Date:
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Puttenham



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential

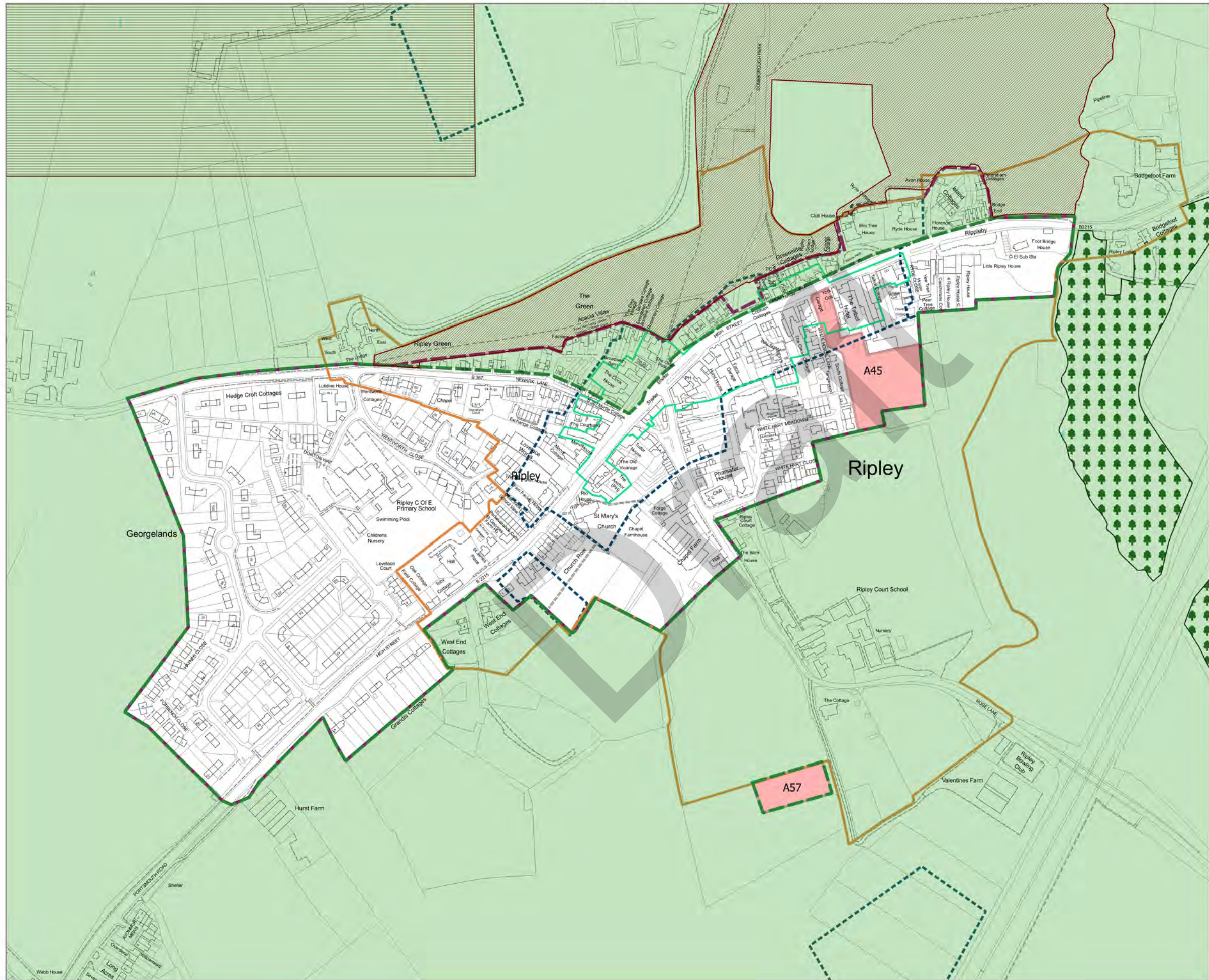


Scale at A3: 1:3,568 Publication Date: 2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



Ripley



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  District shopping centre
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential
-  Safeguarded land for minerals
-  Site Allocation

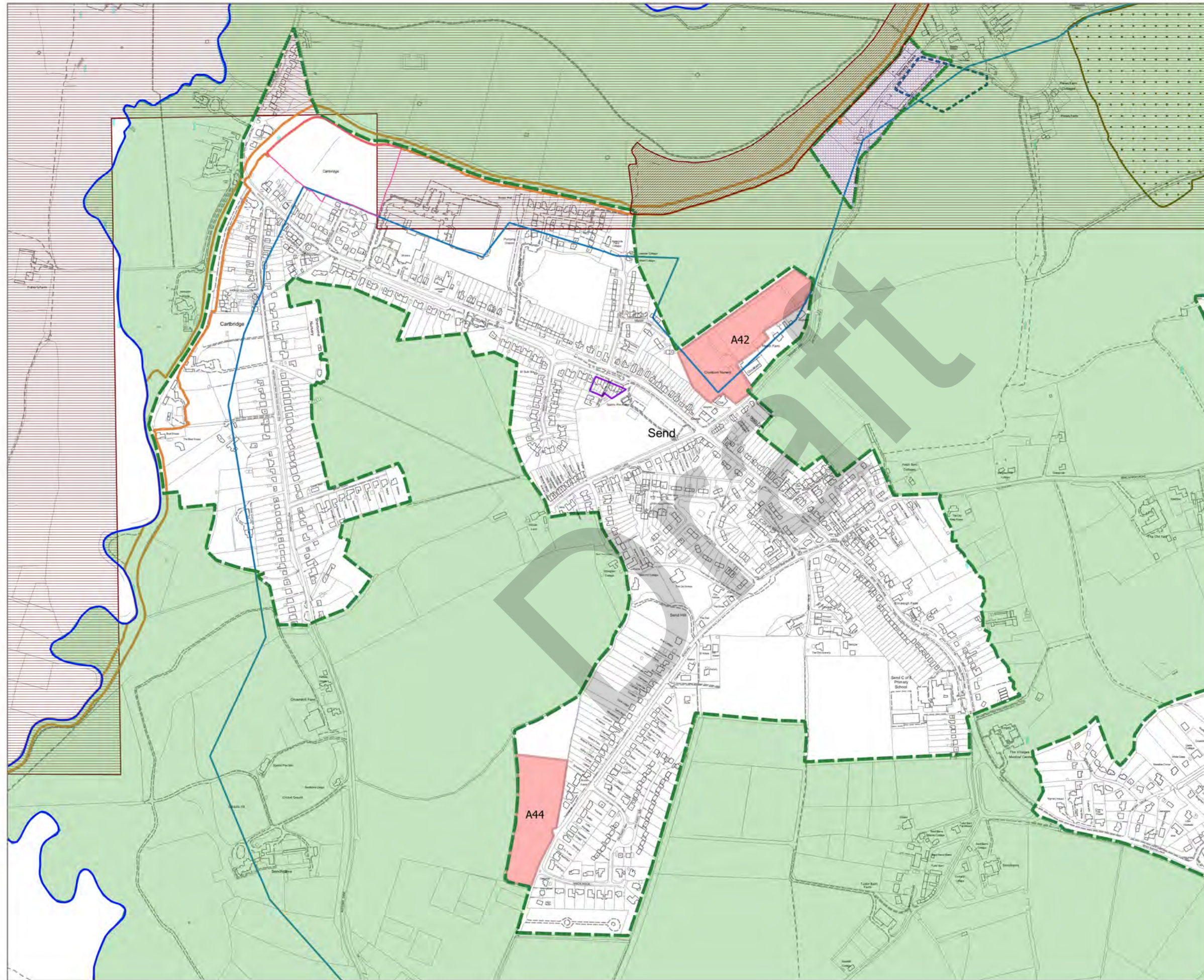


Scale at A3:
1:4,069

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Send



Legend

- Site of Nature Conservation Interest
- Open Space
- Green Belt
- Green Belt boundary
- Local Shopping centre /Primary Shopping Area
- Conservation Area
- Corridor of the River Wey
- Strategic Employment Site (Office and Research & Development)
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Safeguarded land for minerals
- Site Allocation
- Guildford Borough Boundary

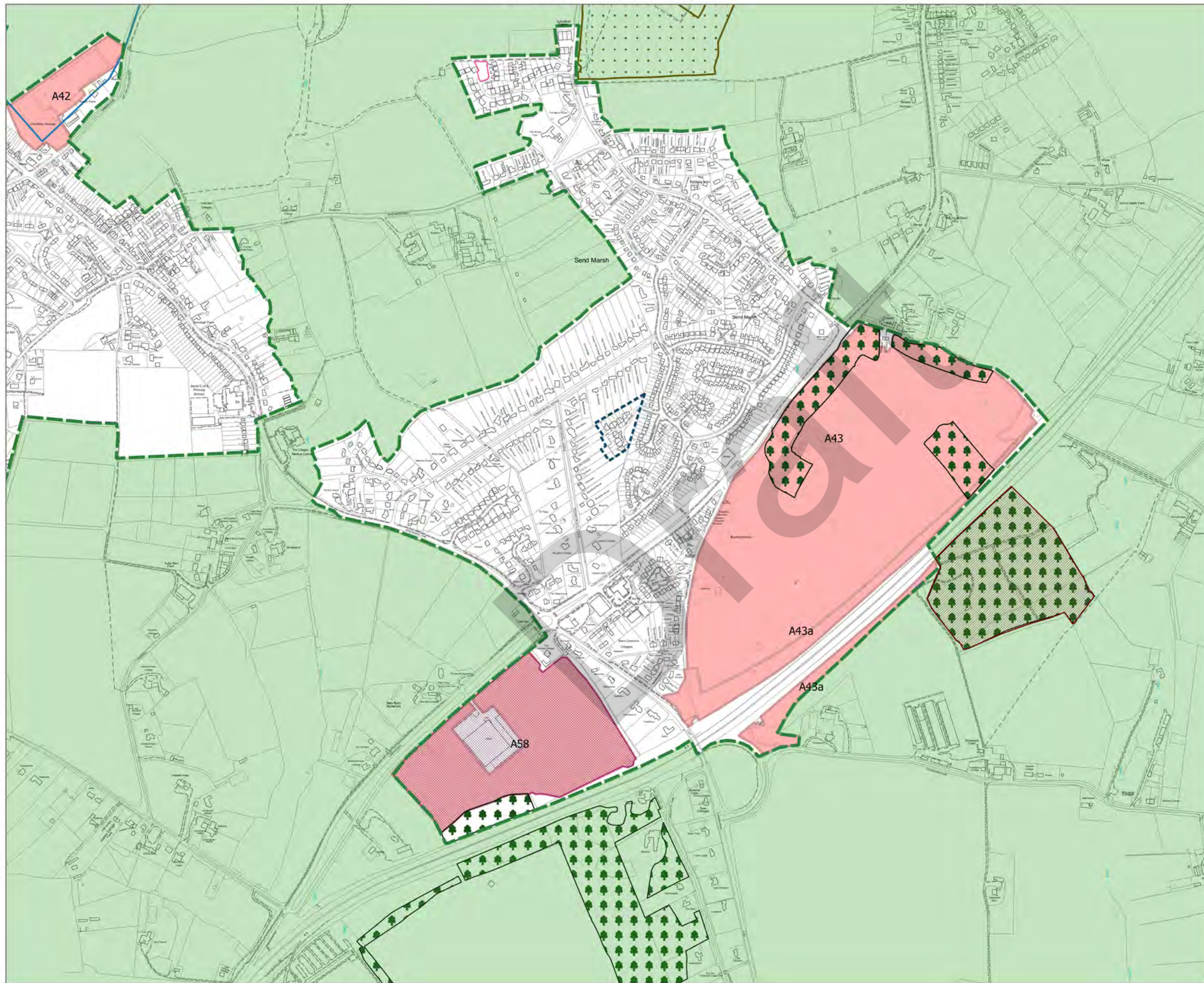


Scale at A3:
1:6,976

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Send Marsh/ Burnt Common



Legend

-  Site of Nature Conservation Interest
-  Open Space
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Corridor of the River Wey
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Site Allocation

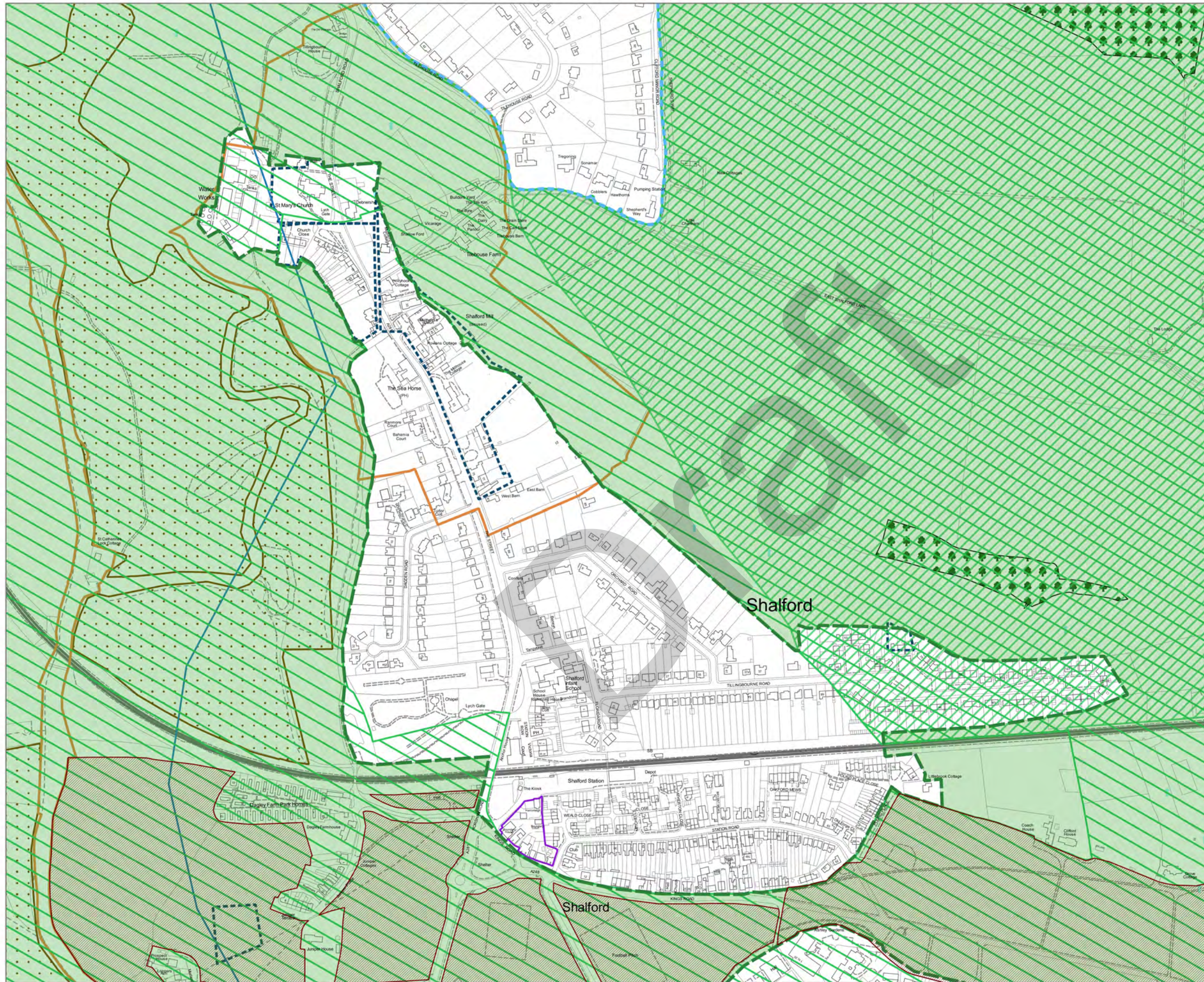


Scale at A3:
1:8,139

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Shalford (North)



Legend

-  Site of Nature Conservation Interest
-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential



Scale at A3:
1:4,651













Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Shalford (South)



Legend

-  Site of Nature Conservation Interest
-  Open Space
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Locally important employment site



Scale at A3:
1:4,651

Publication Date:
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Shere



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential

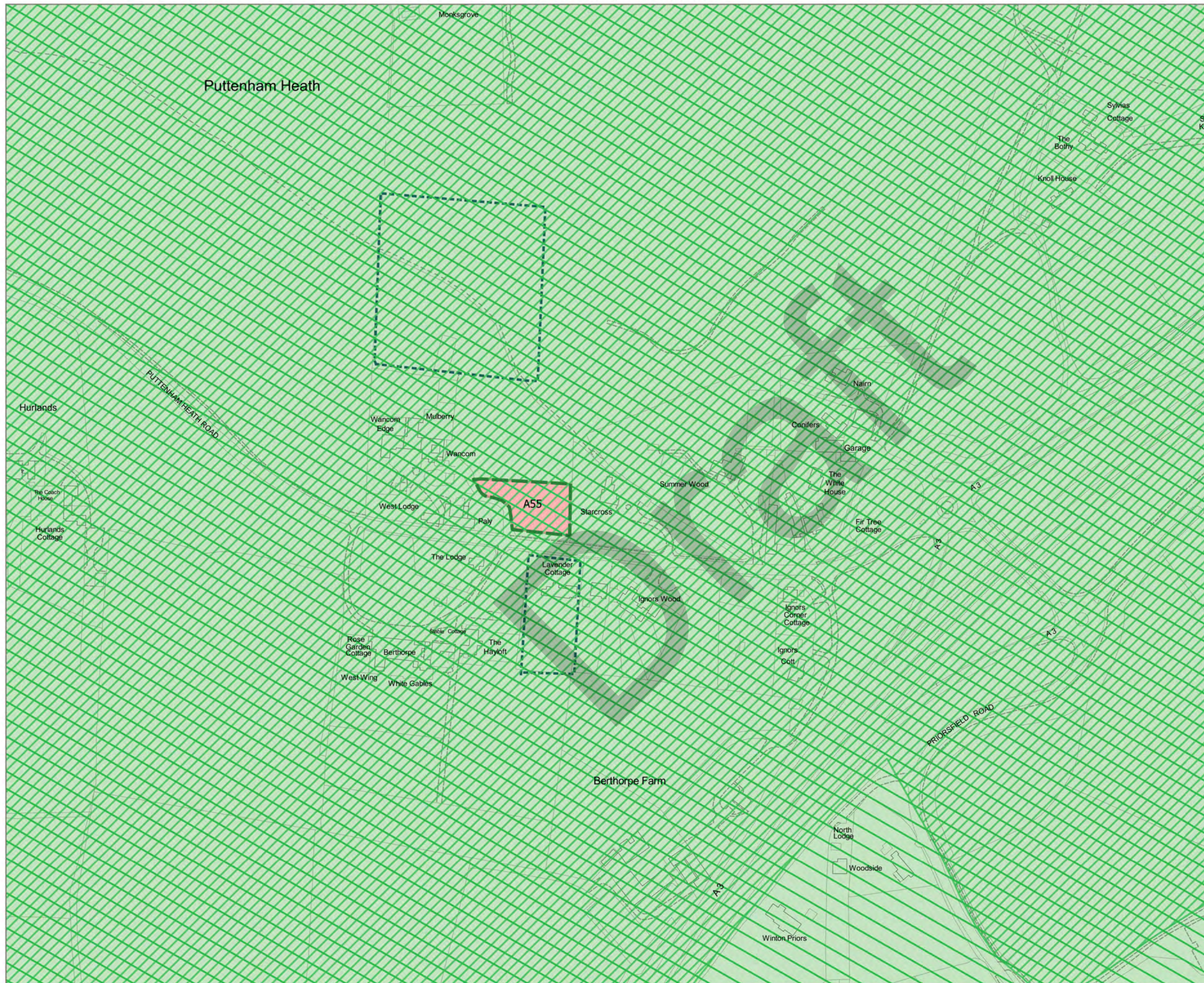








Scale at A3:
1:3,925

Publication Date:
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

The Orchard, Puttenham



- Legend**
-  Green Belt
 -  Green Belt boundary
 -  Area of Great Landscape Value
 -  Area of Outstanding Natural Beauty
 -  Area of High Archaeological Potential
 -  Site Allocation

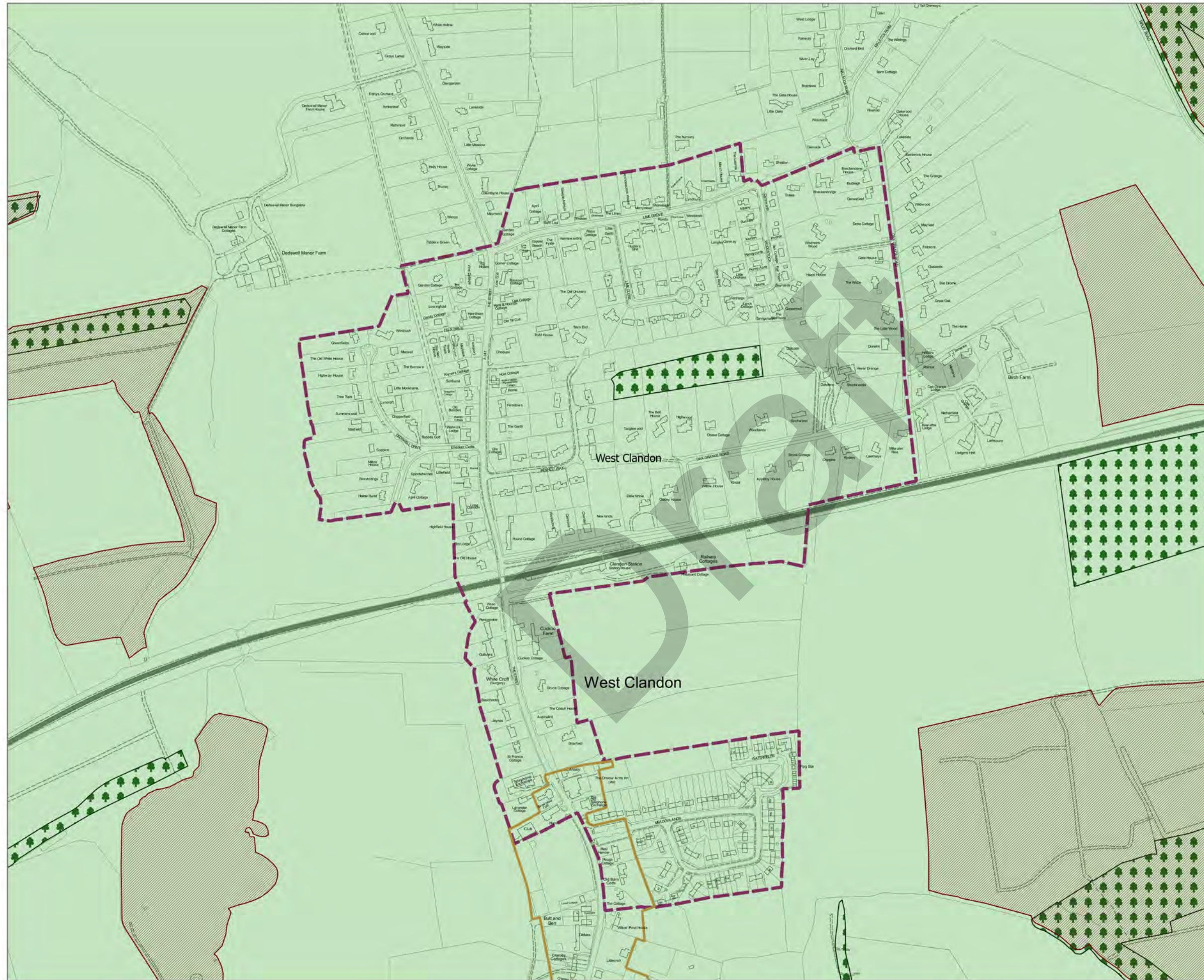


Scale at A3: 1:2,498 Publication Date: 2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



West Clandon



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland

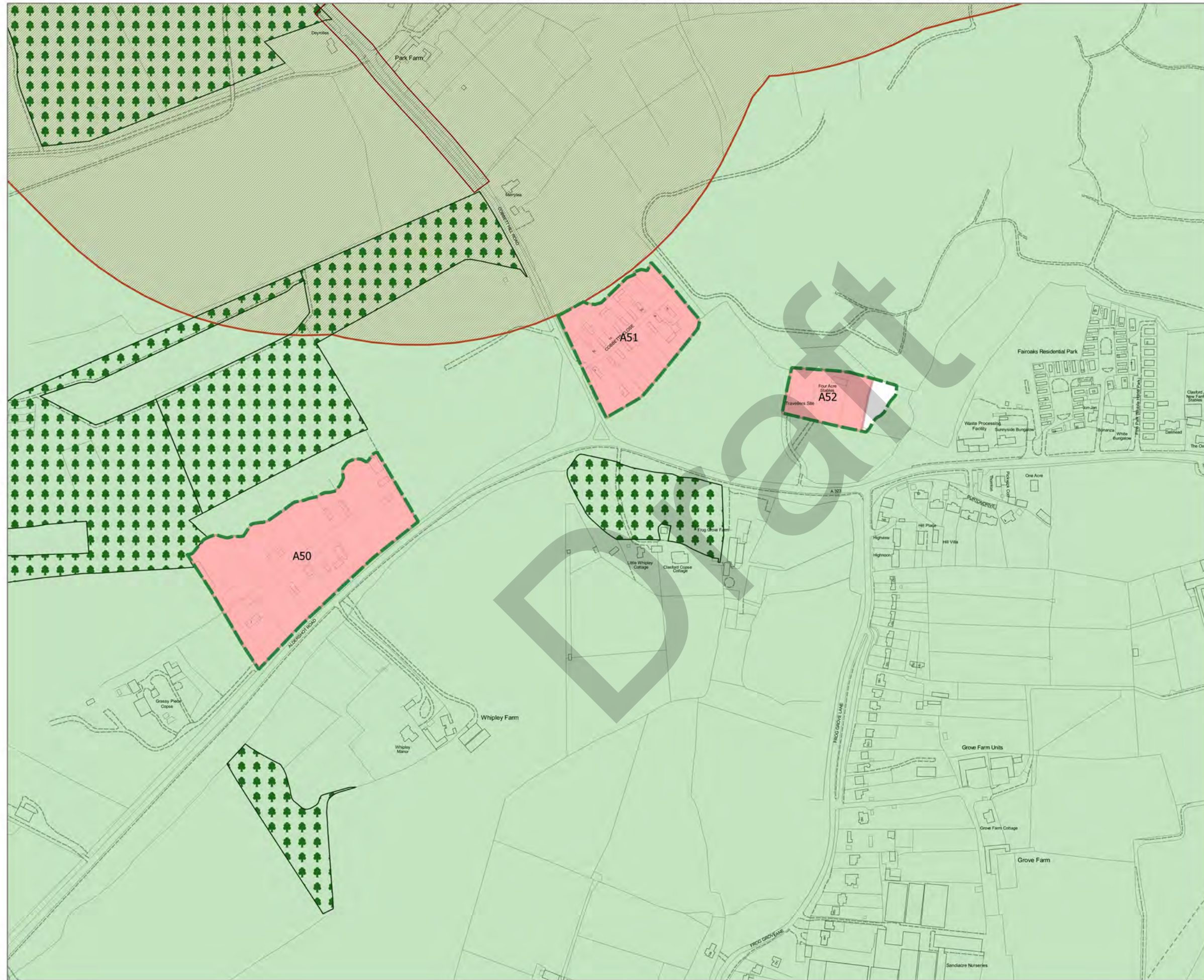


Scale at A3:
1:5,352

Publication Date:
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Whittles Drive, Cobbetts Close and Four Acre Stables, Aldershot Road (Normandy and Worplesdon wards)



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Site Allocation
-  SPA 0-400m buffer

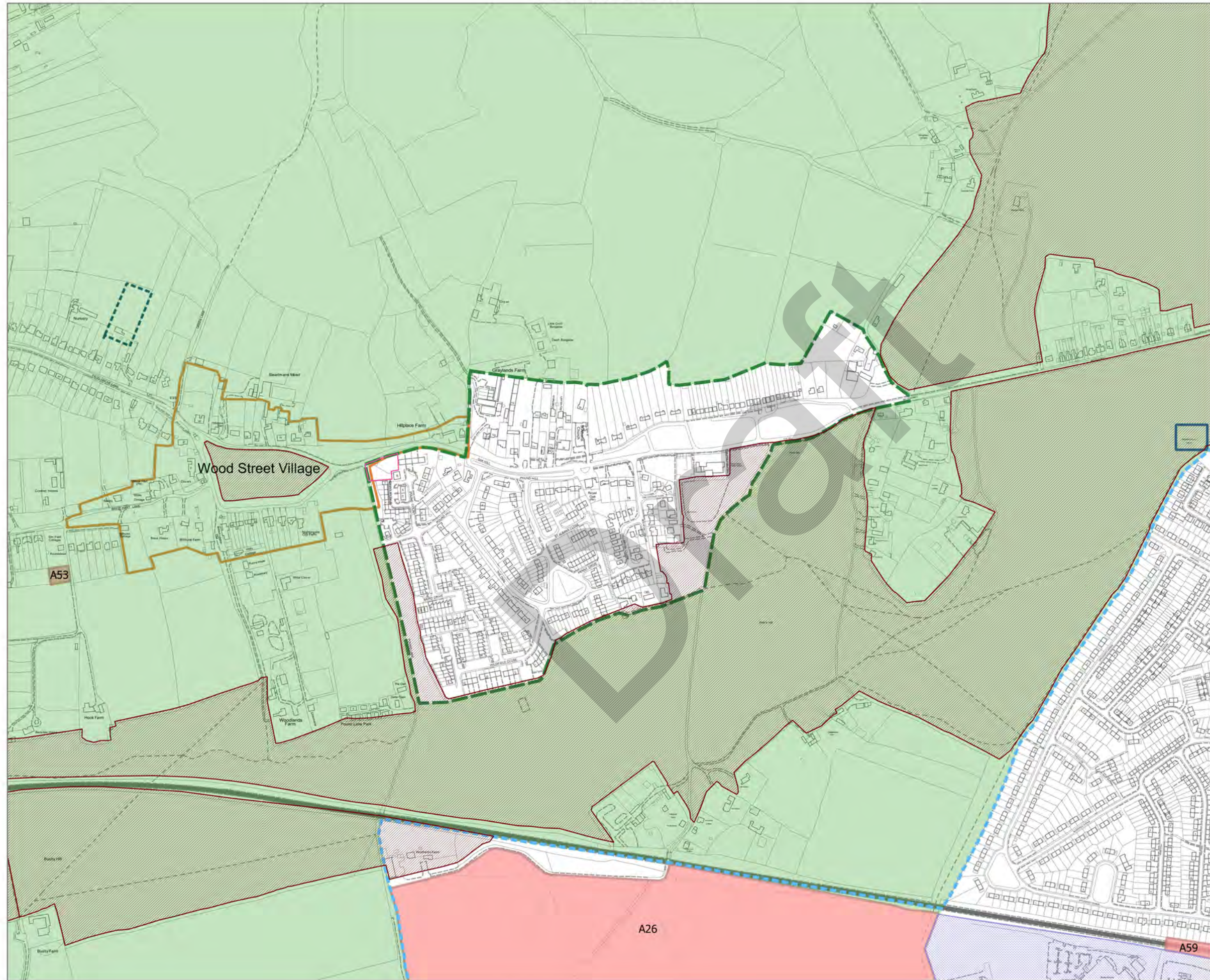


Scale at A3:
1:4,367

Publication Date:
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Wood Street Village



Legend

-  Site of Nature Conservation Interest
-  Open Space
-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Conservation Area
-  County Site of Archaeological Importance
-  Strategic Employment Site (Office and Research & Development)
-  Area of High Archaeological Potential
-  Site Allocation

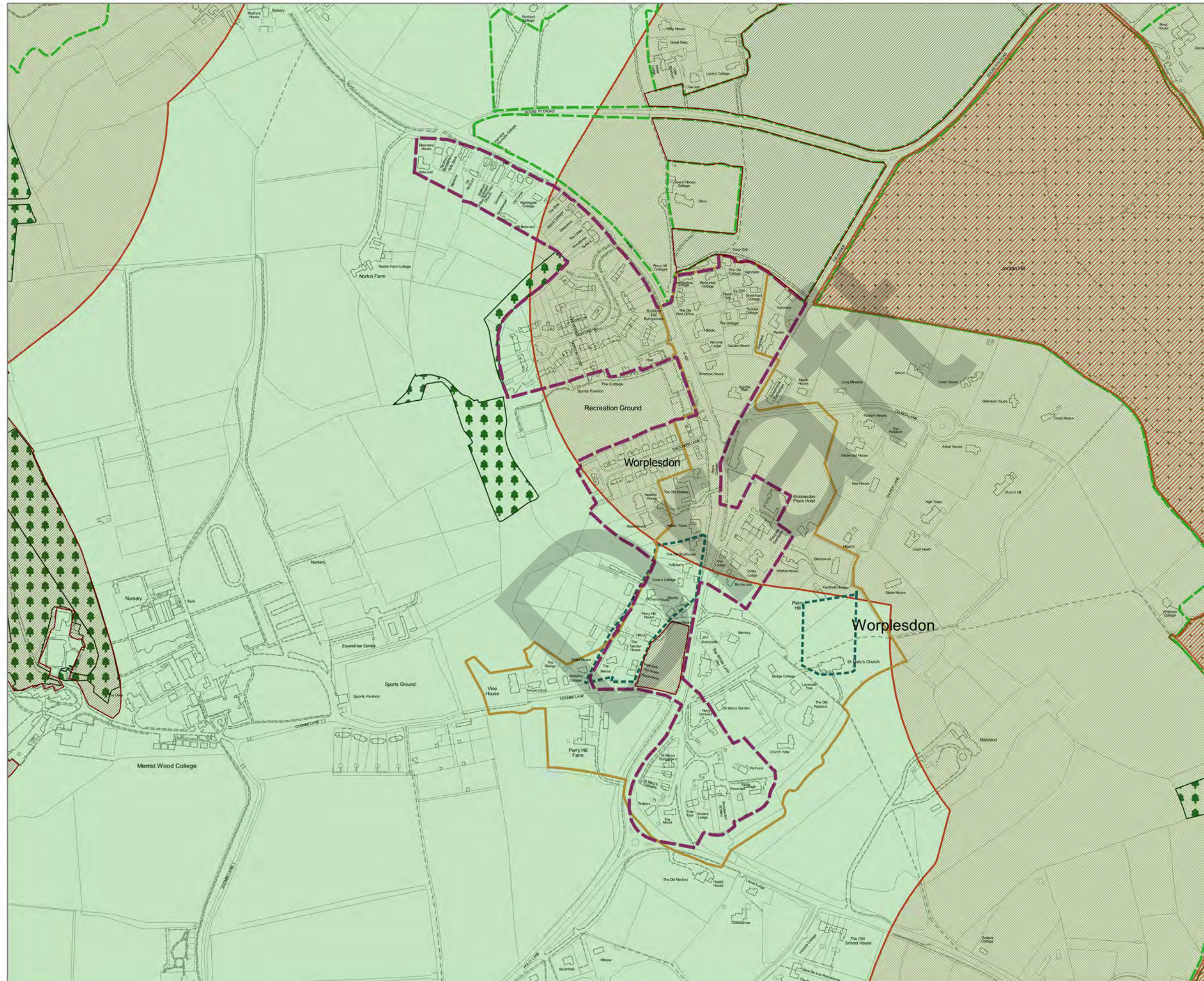


Scale at A3:
1:6,066

Publication Date:
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Worplesdon



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Identified settlement boundary
-  Conservation Area
-  Ancient Woodland
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Special Protection Area
-  SPA 0-400m buffer



Scale at A3:
1:5,366

Publication Date:
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

