

Guildford borough Proposed Submission Local Plan: strategy and sites

June 2016

Consultation under Regulation 19 of the Town and Country Planning
(Local Planning) (England) Regulations 2012



GUILDFORD
B O R O U G H



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Telephone: 01483 444471

Email: planningpolicy@guildford.gov.uk

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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 2033. Our Proposed Submission Local Plan: strategy and sites 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 Proposed Submission Local Plan: strategy and sites 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. More affordable housing, sites for travellers and diversifying the housing stock through other means is necessary to help ensure that accommodation is accessible to all. Enhancing our employment offer is also vital to maintaining the prosperity of the borough, including our rural areas.

We recognise that significant infrastructure upgrades are required to support existing communities and the planned growth of the borough. The provision of new infrastructure 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 Proposed 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 published Joint 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 six 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, 1.6% of green belt land will be removed and allocated for development during the plan period.

The Proposed Submission Local Plan: strategy and sites 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 and Draft Local Plan 2014 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 offers another opportunity to have your views heard.

The Proposed Submission Local Plan: strategy and sites 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, 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.

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

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 2013 - 2033 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 2033. 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 control 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 Local Planning 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 Draft 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

Proposed 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 DPD.

Neighbourhood Planning

- 1.13 England and Wales operates a 'plan-led' planning system. This means that the Local 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, overview borough map and maps included in the Local Plan appendices.

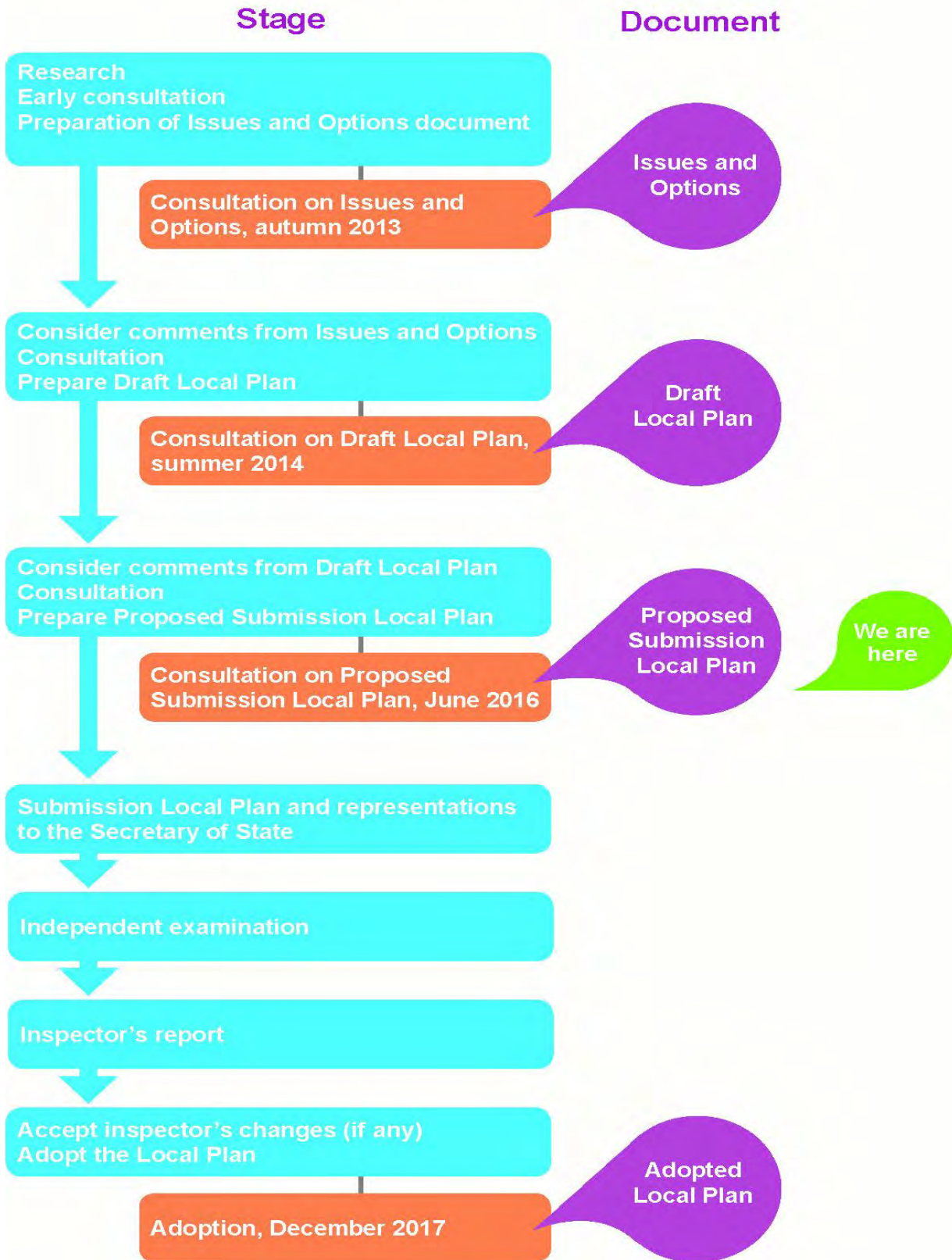
Evidencebase

- 1.16 The NPPF requires us to base our development plan policies on up-to-date and relevant evidence. Following the publication of the 'Draft Local Plan: strategy and sites' document in July 2014, 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 against 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 has 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.

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 historical features and 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 reach 162,188 by 2033¹.
- 2.4 Our residents are largely healthy and enjoying 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 91,000 in 2015 across a wide range of industry sectors³. The main employment sectors

¹ Office for National Statistics (ONS) 2016

² Gov.uk – English indices of deprivation 2015

³ Office for National Statistics (ONS) 2016

that are continuing to grow include public administration, education and health, finance, 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 concentrated within Guildford town centre and our other district and local centres. We also have a growing cluster of high tech industries that continue to create new jobs. 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.
- 2.10 We are fortunate that the level of unemployment in Guildford is low. Approximately 3.3% of working age adults in the borough are unemployed (as of January 2016) compared to 5.4% 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.

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 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. There is also a reasonable network of cycle routes and footpaths.
- 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 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.
- 2.15 There are significant opportunities to progressively improve the opportunities for making sustainable travel choices and to improve the performance of the road networks through transport infrastructure and service improvements.

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

⁴ Office for National Statistics 2011

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 has informed the number of houses 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 Draft 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.
- 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 £186,325 across England and Wales, £387,044 in Surrey and £407,160 in Guildford)⁵. 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. There is also insufficient accommodation suitable for people wishing to downsize.

Infrastructure

- 2.22 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.

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.

⁵ Land Registry House Price Index November 2015

- 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.

Other plans and strategies

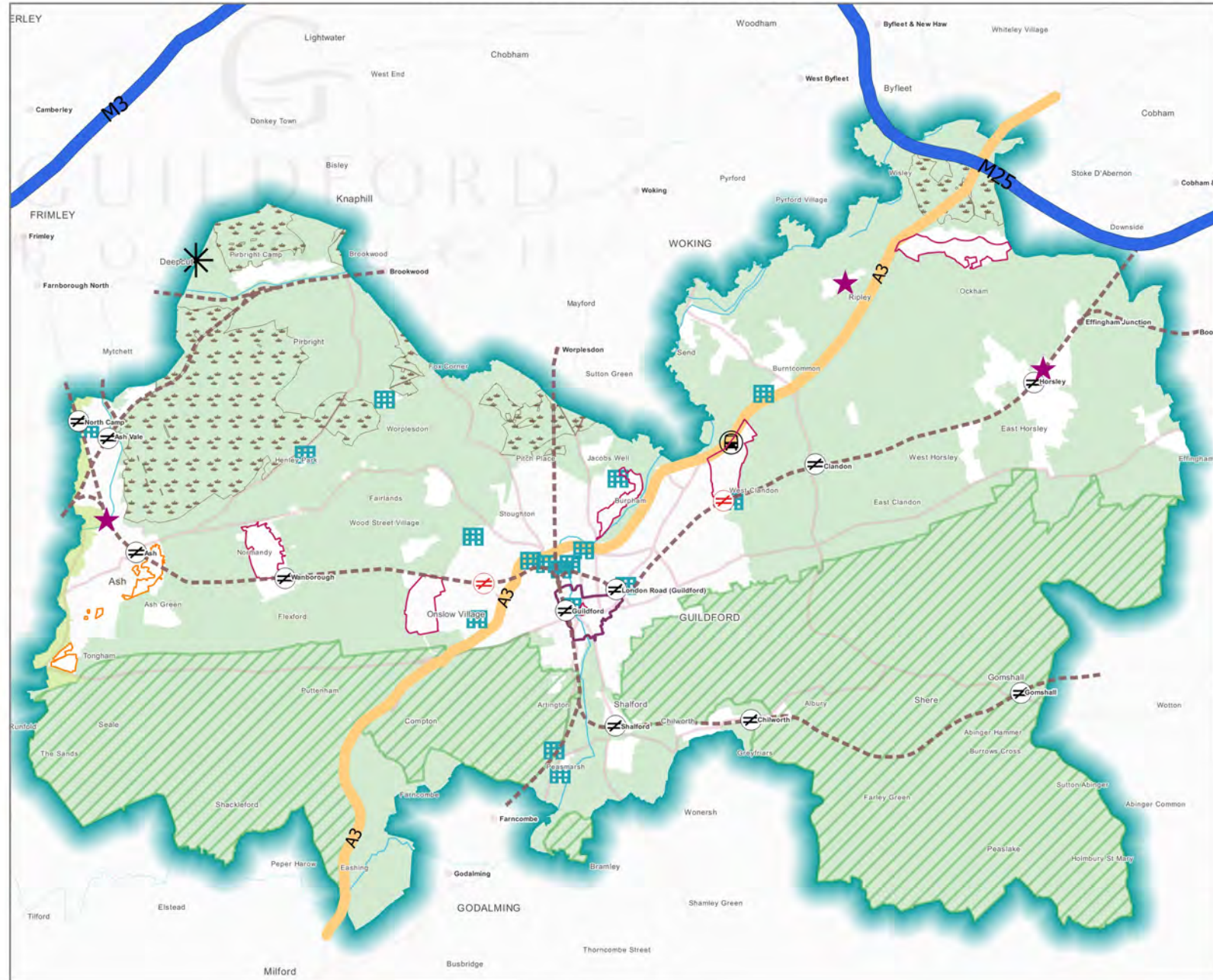
- 2.29 The South East Plan was published in May 2009. Whilst the majority of the plan was revoked in March 2013 as part of the reforms made to the planning system by the previous Coalition government, policy NRM6 remains in place and is relevant to development in the borough. The policy relates to new 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:
<http://www.guildford.gov.uk/localplansa>.

Guildford Borough Key Diagram



Legend

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

N
 Scale at A4:
 1:125,000

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3. Our vision and ambition

- 3.1. The Proposed 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 2033.
- 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).

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 provided on all appropriate sites.

The plan provides for the delivery of 13,860 additional homes by 2033. The preferred location for this development is existing brownfield sites. Over 2800 units are proposed 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 proposes almost 1200 dwellings on non-strategic sites within and around existing villages, some of which are now inset from the Green Belt, and over 750 dwellings as extensions to existing villages. 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. It is therefore proposed to focus 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. Just under 4000 units will be provided 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 over 2000 homes and a significant expansion is planned at Normandy and Flexford to provide over 1000 new homes. Further development is also proposed in and 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 250ha, equivalent to more than 350 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 Areas 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 supported 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 proposed is an extension to the Surrey Research Park. Approximately 11 ha, comprising 35,000sq 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 45,000sq m of comparison retail floorspace together with 3,000sq m of food and drink uses and some 200 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 parking policies will be aligned to encourage visitors to use alternative modes of transport and to seek to reduce car traffic 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.

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>

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.
- 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

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.

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.

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:

- 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
- Specific policies in that Framework indicate that development should be restricted.

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.

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
 - urban extensions to Guildford and Ash and Tongham
 - 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.

POLICY S2: Borough Wide Strategy

During the plan period (2013-33), we will make provision for 13,860 new homes, 37,200 – 47,200 sq m of office and research and development (B1a and b) floorspace and 4.7 – 5.3 hectares of industrial (B1c, B2 and B8) employment land to help meet the needs for new homes, support the economy and supply 3,200 additional B class jobs.

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.

We will identify 43 permanent pitches for Gypsies and Travellers and 6 permanent plots for Travelling Show people within Guildford borough between 2012 and 2017. Between 2017 and 2027 an additional 30 pitches and 2 plots will be permitted or any new target as identified within an updated Traveller Accommodation Assessment.

Annual Housing Target

Year	Housing number	Year	Housing number
2018/2019	500	2026/2027	700
2019/2020	550	2027/2028	700
2020/2021	600	2028/2029	785
2021/2022	600	2029/2030	790
2022/2023	700	2030/2031	790
2023/2024	700	2031/2032	790
2024/2025	700	2032/2033	790
2025/2026	700		

- 4.1.10 This is a higher level of development than experienced in Guildford borough during the previous Local Plan period, and represents an increase in new homes and employment floor space in line with the aims of NPPF, NPPG, our Economic Strategy, and the best available information on the likely levels of development required by 2033.
- 4.1.11 The Local Plan will deliver the following development between 2018 and 2033, as shown in Table 1 and on the Policy maps. This represents the remaining fifteen years of the plan period from the date of adoption. The key infrastructure requirements on which the delivery of the plan depends is set out in the infrastructure schedule included as Appendix C. These figures are current at the time of writing and based on the Council's 2016 Land Availability Assessment.
- 4.1.12 Table 1 shows a number of new homes that is greater than the figure in the policy. This is to build flexibility into the plan and demonstrate that our strategy is capable of delivering the target. Further details of these and other sites are provided in the site allocations policy of the Local Plan.
- 4.1.13 The established hierarchy of retail and service centres is set out in Table 2.

Table 1- Planned Delivery between 2018 and 2033

Settlement	Homes (net increase)	Employment floor space (sq m)	Additional retail (comparison and convenience) floor space (sq m)	Delivery period (years)
Guildford Town Centre	1,172	3,000	48,000	1-15
Guildford urban area (excluding Town Centre, including SARP)	1,570	8,500	0	1-15
Ash and Tongham	91	0	0	1-15
Inset villages and infill development within identified Green Belt villages	431	7,000	200	1-15
Rural exception housing	90	N/A	NA	1-15
Previously developed land in the Green Belt	299	TBC**	NA	1-15
Ash and Tongham strategic location of growth	1241*	0	0	0
Urban extensions to Guildford including-Gosden Hill Farm, and Blackwell Farm (Policies A25 and A26)	3,940	47,000	2,200	1-15
Former Wisley airfield (Policy A35)	2,100	4,300	1,100	1-15
Normandy and Flexford village expansion (Policy A46)	1,100	0	700	1-15
Village extensions (including Ash Green southern site)	993	0	0	1-5
Windfall	625			1-15

*The figure of 1,241 takes account of a recent permission for 56 homes, which is counted in the LAA (2016) as future provision, rather than with permission and outstanding.

**We expect additional development will come forward at the Pirbright Institute but the exact amount is to be confirmed. Consideration will be given to its employment generating potential.

Table 2- Hierarchy of retail and service centres

Type of Centre	Location	Function
Town centre	Guildford town centre	A retail and service centre of sub-regional importance, providing retail, food and drink, leisure and culture and employment opportunities to a wide area.
District centres	Urban <ul style="list-style-type: none"> • Wharf Road, Ash Rural <ul style="list-style-type: none"> • Station Parade, East Horsley • Ripley 	These three areas function as district centre because of the number and range of retail, services and community uses.
Local centres	20 Local Centres, of which 14 are in towns, and six are in rural areas <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>Six rural Local Centres:</p> <ul style="list-style-type: none"> • Bishopsmead Parade, East Horsley • Effingham • Fairlands • Send • Shalford • Shere 	<p>The borough's local centres range from the small centres with only five to 10 commercial premises or public facilities such as library or village halls, through medium sized local centres with between 10 and 15 premises, to large local centres, such as Woodbridge Hill in Guildford which has 29 units.</p> <p>The smaller ones function to provide for everyday retail and service needs for the local population of that immediate area. Some of the larger ones also include a number of more specialist comparison shops.</p>
Future new urban local centres	<p>New local centres will be built as part of mixed-uses strategic developments at Gosden Hill, the former Wisley airfield, Blackwell Farm, and Normandy and Flexford. The location of each will be determined by planning application.</p> <p>When developed, the new local centres will be designated as new Local Centres in the Local Plan review.</p>	

4.1.14 Small parades of shops in towns and villages, and Ladymead Retail Park in Guildford, are not designated centres.

Key Evidence

- Employment Land Needs Assessment (ELNA) 2015
- West Surrey Strategic Housing Market Assessment (SHMA) 2015
- Land Availability Assessment 2015
- Retail and Leisure Study 2015
- Housing Needs Assessment
- Traveller Strategic Housing Land Availability Assessment 2014

Monitoring Indicators

Indicator	Target	Data source
The number of new homes completed each year	In accordance with the housing target set out in policy S2.	Planning applications and appeals
The amount of employment floor space by type completed over the plan period	37,200 – 47,200 sq m over the plan period	Planning applications and appeals
The number of Traveller pitches and Travelling Showpeople plots	43 permanent pitches for Gypsies and Travellers and 6 permanent plots for Travelling Show people between 2012 and 2017. 30 pitches for Gypsies and Travellers and 2 permanent plots for Travelling Show people between 2017 and 2027 or any new target as identified within an updated Traveller Accommodation Assessment.	Planning applications and appeals

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

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.

Development that results in the net loss of housing or specialist housing, including sites allocated for housing within the Local Plan will not be permitted.

Density

New residential development is required to make the most efficient use of land whilst responding to local character, context and distinctiveness. Residential densities will vary dependant upon the local area context and character and the sustainability of the location. Higher density development will be supported in Guildford town centre.

Specialist housing

We will support the provision of well designed specialist forms of accommodation in appropriate sustainable locations, taking into account local housing needs.

Students

We expect 60 per cent of the University of Surrey eligible student population (full time equivalent) to be provided with student bedspaces and accommodation on campus.

Travellers

We will identify sufficient sites for Travellers' accommodation needs as set out in the latest Traveller Accommodation Assessment. These sites will be 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. New sites must have adequate utility services and amenity space, space for related business activities where appropriate, safe vehicular access, turning space and parking and be in areas with reasonable access to schools, health services and local services.

Sites should not significantly impact on the visual amenity and local character of the area or adversely affect an environmentally sensitive location.

Traveller accommodation 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

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

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 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 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 242 registered care bedspaces over the plan period
 - there is an estimated need for 1,334 specialist homes 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 We want a flexible housing stock that helps meet the wide range of accommodation needs so we will expect 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.
- 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. The exception to this is 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 dwellings and certain uses that do not have a specific use class (known as sui generis uses¹) 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.

Density

- 4.2.8 We have a responsibility to use our natural resources, such as land, wisely. Efficient use of land is essential. Housing density describes the number of homes developed within a particular site area. It is usually calculated by the number of dwellings per hectare (dph). Increasing densities can help to reduce the land needed for new homes and make development more sustainable. It can also support more facilities and services. Certain areas can accommodate higher densities provided there is no adverse impact on the character of the area and the infrastructure is able to cope. Planning applications will be assessed on a case-by-case basis having regard to the local context, character of the surrounding local area and the sustainability of the location. This will include consideration of established street patterns, plot sizes, spaces around buildings, and relationship with nearby buildings as well as form, massing, height of existing buildings and structures, and materials.

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.

Housing for older people

- 4.2.10 We need to provide suitable homes for the current and projected growth in the number of older people living in our community. Different types of homes are required to offer a real choice, be it smaller well-located market housing, step-free housing or more specialised homes offering improved safety and support suited to the various needs of people. The need for residential care or nursing homes is also recognised.
- 4.2.11 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 remain within their local community or move to an alternative area with improved access to local 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 and lighting can also help people with dementia or sight loss to continue to live as independently as possible.

¹ The Use Classes Order 1987 (as amended)

Self-build and custom housebuilding

- 4.2.12 We have 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. We have allocated some self build plots within the strategic housing development sites, and we will keep future demand under review.

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.

Students

- 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, 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 any significant increase in full time student numbers is matched by the provision of purpose built student accommodation. The University of Surrey projects a significant growth in student numbers over the plan period and it is therefore required to accommodate a proportion of student bedspaces in halls of residence or purpose built student accommodation on campus, as set out in the most up to date Strategic Housing Market Assessment. This will enable the University of Surrey to grow at a sustainable rate whilst minimising the impact on the local housing market.

- 4.2.19 For the purpose of this policy the term 'eligible students' applies to students requiring accommodation in the locality and excludes those students not requiring student accommodation such as those on distance learning courses, year out placements, part-time students and those living in their own or family home.

Travellers

- 4.2.20 National planning policy is set out in Planning Policy for Traveller Sites and we will expect all new sites to meet the requirements of this policy.
- 4.2.21 The Guildford borough Traveller Accommodation Assessment (TAA) found that there was a need for a mix of tenures for both public and private sites. We support small-scale Traveller sites (up to nine pitches or plots) 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 We have identified sufficient sites within the borough to meet the needs for 43 permanent pitches for Gypsies and Travellers and 6 permanent plots for Travelling Showpeople up to 2017. Between 2017 and 2027 there is a need for an additional 30 pitches and 2 plots or any new target as identified within an updated Traveller Accommodation Assessment.
- 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 We require traveller accommodation within development sites of 500 homes or more to help create sustainable, mixed communities with suitable housing for all.

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 less 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.
- 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

- National Planning Policy Framework 2012
- Planning Policy for Traveller Sites 2015
- Strategic Housing Market Assessment 2015
- Census 2011
- Guildford borough Traveller Accommodation Assessment 2012
- Guildford Borough Council Land Availability Assessment 2016

Monitoring Indicators

Indicator	Target	Data source
<p>Delivery of different size and types of housing compared to the identified mix in the Strategic Housing Market Assessment</p> <p>Monitoring the density of development granted planning approval</p> <p>Monitoring planning approval 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</p>
<p>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</p> <p>The number of unauthorised or illegal traveller encampments or developments and enforcement action.</p>	<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.</p>	<p>Planning applications</p>
<p>Number of planning applications for student accommodation and self-build or custom build housing.</p>	<p>To meet the need as set out in the latest Strategic Housing Market Assessment or on the Self-build and Custom housebuilding register.</p>	<p>Planning applications</p>
<p>Monitor the number of Houses in Multiple Occupation planning applications</p>	<p>To monitor the balance of housing types in the immediate locality</p>	<p>Planning applications</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 have resulted in one of the least affordable areas of the country to live in.
- 4.2.31 The West Surrey Strategic Market Assessment 2015 indicates that approximately 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 (the most recent data published), higher than Surrey's ratio of 10.89 and much greater than England's ratio of 6.451.
- 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

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 toward meeting identified needs.

These affordable homes will be provided:

- on sites providing five or more homes, or sites of 0.17 ha or more regardless of the number of homes. At least 40 per cent of the homes on these sites must be affordable homes; and
- on developments providing solely affordable housing either on public sector-owned land or developments by registered providers.

The tenure and size of 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% rented, 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. Developers will be

¹ CLG tables all figures 2013

expected to provide land for affordable homes at nil value.

We will not grant planning permission 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 included 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 and other sui generis 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 the Council may accept off-site provision of payment in lieu for larger developments where planning permission has not already been granted. In both cases, the Council must be satisfied that :
- 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
 - appropriate arrangements are in place identifying the alternative site on which the affordable housing is to be provided
 - any off-site provision or payment is of broadly equivalent value relative to on-site provision, taking into account that land for affordable housing should be provided at nil value.
- 4.2.37 We will revise the Planning Contributions Supplementary Planning Document 2011 to include 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 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 Supplementary Planning Document (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 other infrastructure requirements in the price paid for a site. Where we consider that these requirements were not satisfactorily taken into account in the purchase of land or of an option, we will not accept a lower rate of provision based on such viability appraisals. 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. In general, a need to make profit over and above the standard developer's profit in order to fund other community benefits will not be accepted as an abnormal cost. Where developers demonstrate to our satisfaction that providing the amount of affordable housing required by this policy would not be economically viable, we will follow the following cascade mechanism to assist with delivering a scheme:
- 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
 - 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 2013
- Guildford Housing Strategy 2015 – 2020
- West Surrey Strategic Housing Market Assessment 2015
- December 2014, Guildford Local Plan Viability and Affordable Housing Study, and update 2016
- Guildford borough Traveller Accommodation Assessment, 2012

Monitoring Indicators

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

Policy H3: Rural exception homes

Introduction

- 4.2.45 In many rural Green Belt areas of Guildford 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

Small affordable housing developments, including pitches for travellers will be permitted to meet identified local housing needs provided that:

- the site adjoins or is closely related to, and in safe and easy walking distance of a defined or a non-defined rural settlement, and
- the number, size and tenure of homes would be appropriate to meet, or to contribute to meeting, the identified local affordable housing needs, and the homes are all secured as affordable homes 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, legislation¹ 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 housing.
- 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

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.

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. This includes a cascade approach to the allocation of rural exception housing. We will 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 without public subsidy. 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 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.
- 4.2.54 To ensure that the housing is secured permanently to meet local affordable housing needs, we will require the affordable housing provider to enter into a planning obligation with cascade provisions. This requires the housing to be allocated to people with a local connection to the parish (through residence, employment or close family), followed by those with a local connection to adjacent parishes within the borough who meet the criteria, and finally those with a connection to the borough of Guildford in accordance with its published scheme Guildford Homechoice (or equivalent scheme).

Key Evidence

- Parish housing needs surveys (various dates)
- West Surrey Strategic Housing Market Area Assessment 2015
- Local Plan Viability and Affordable Housing Study 2014, and update 2016
- Tenancy Strategy 2013
- Guildford Housing Strategy 2015-2020
- Guildford borough Traveller Accommodation Assessment, 2012

Monitoring Indicators

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

4.3 Protecting Policies

Policy P1: Surrey Hills Area of Outstanding Natural Beauty (AONB)

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 we currently recognise 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. 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

The Surrey Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced to maximise its special landscape qualities and protect it from inappropriate development. All proposals will be considered against whether they:

- conserve and/or enhance the setting and views of the AONB
- conserve wildlife, historic objects or natural phenomena within it
- promote its enjoyment by the community and visitors to the area
- support the rural economy of the Surrey Hills area
- provide or maintain public access to the AONB.

Development proposals will also be assessed against the provisions of the current Surrey Hills AONB Management Plan.

Whilst the AONB designation does not preclude specific types of development in the Surrey Hills and proposals will be assessed on their individual merits, there will be a presumption against major development in the AONB in accordance with the NPPF. Exceptions may only be made for proposals that meet both criteria specified in paragraph 116 of the NPPF.

The AGLV will be retained until such time as there has been a review of the AONB boundary. Proposals within the AGLV will be required to demonstrate that they would not result in harm to 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. As the local planning authority we have a duty and an opportunity to ensure that this is achieved. All development proposals within and adjacent to the AONB will be expected to conserve or enhance its special qualities.
- 4.3.6 Applications for major development in the AONB will be refused unless exceptional circumstances are demonstrated and the development is proven to be in the public's interest. In considering major applications in the AONB, the Council will have regard to the principles outlined in Policy 8 and Paragraph 116 of the NPPF. Whilst there remains a lack of national guidance, the Council will define 'major development' 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. The review is not anticipated to commence until 2018 at the earliest. In the meantime, the candidate areas identified will retain their current status as AGLV. 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 We know that 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), we have 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

- Guildford Landscape Character Assessment – January 2007
- Surrey Hills AONB Areas of search natural beauty evaluation – October 2013
- Surrey Hills Area of Outstanding Natural Beauty Management Plan 2014-2019
- Sustainability Appraisal
- Habitats Regulations Assessment

Monitoring Indicators

Indicator	Target	Data source
Number of appeals allowed for applications for major development in the AONB	Reduction in the number of appeals allowed	Planning applications and 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 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

We will continue to protect the Metropolitan Green Belt, as shown on the proposals 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.

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

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

The replacement of a building, provided the new building:

- would be in the same use, and
- is not materially larger than the one it replaces, and
- is sited on or close to the position of the existing building.

Limited infilling

Limited infilling within the identified settlement boundaries of the following villages: Albury, Compton, East Clandon, East Horsley (south), Gomshall, Holmbury St Mary, Peaslake, Pirbright, Puttenham, Shere, West Clandon and Worplesdon.

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 on the ground within the village:

Artington, Eashing, Farley Green, Fox Corner, Hurtmore, Ockham, Seale, Shackleford, 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 where it would not have a greater 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 is likely to be considered 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 on the ground, 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

- National Planning Policy Framework
- Green Belt and Countryside Study
- Settlement Hierarchy

Monitoring Indicators

Indicator	Target	Data source
Number of appeals allowed involving development in the Green Belt.	Reduction in the number of appeals allowed	Planning applications and appeals

Policy P3: Countryside

Introduction

- 4.3.28 The borough has areas of countryside near Ash and Tongham 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 resisting development, it is nevertheless important that we seek to manage change 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 urban area. The sustainability of this area combined with its preference in the spatial hierarchy means a further extension of the urban area, using some countryside, is allocated 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 in order to protect its intrinsic character and preserve the role it plays in maintaining the separate identity of Ash and Tongham.
- 4.3.31 The countryside 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 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

Within the area of countryside, as shown on the Policies Map, development will only be permitted provided it:

- requires a countryside location or where a rural location can be justified, and
- is proportionate to the nature and scale of the site, its setting and countryside location, and
- 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.

Key Evidence

- Green Belt and Countryside Study
- Landscape Character Assessment

Monitoring Indicators

Indicator	Target	Data source
Number of appeals allowed for applications for new buildings in the inset villages	Reduction in the number of appeals allowed	Planning applications and appeals

Policy P4: Flooding, flood risk and groundwater source production

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.
- 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.
- 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 SFRA's 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: Flood risk and water source protection zones

Flood zones in Guildford borough are defined based on definitions contained within national planning practice guidance and the Council's Strategic Flood Risk Assessment (Level 1) .

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 will be safe, including the access and egress, 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.

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.

With the exception of the provision of essential infrastructure, 'undeveloped' flood zone 3b will be safeguarded for flood management purposes.

All development proposals will be required to demonstrate that they will not result in an increase in surface water run-off and should have regard to appropriate mitigation measures identified in the Guildford Surface Water 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.

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

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

Reasoned Justification

- 4.3.43 To minimise the risk created to people and property from new development, 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.
- 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 management and maintenance requirements to be put in place. 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 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)
- Guildford Borough Council Level 1 Strategic Flood Risk Assessment (2016)
- Guildford Borough Council Level 2 Strategic Flood Risk Assessment (2016)
- Guildford Surface Water Management Plan (2014)
- Ash Surface Water Study (2014)
- Sustainability Appraisal of Draft Local Plan: Strategy and Sites (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 permissions
Appeal success for applications refused on flood risk grounds	Reduction in number of appeals lost on flood risk grounds	Planning applications

Policy P5: Thames Basin Heath 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. 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 Areas

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 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 SPA are likely, measures to avoid and mitigate these effects must be delivered and secured in perpetuity. These measures must be agreed with Natural England.

The following principles apply:

- 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 Appropriate Assessment to demonstrate that they will not harm the integrity of the SPA.
- 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, mitigation measures must be delivered prior to occupation of new dwellings and in perpetuity. Measures must be based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision, improvement and/or maintenance of Suitable Alternative Natural Greenspace (SANG).
- Residential development of at least 50 net new dwellings that falls between five and seven kilometres from the SPA may be required to provide mitigation measures. This will be assessed on a case-by-case basis and agreed with Natural England.

SANGs

The following principles apply to the provision of SANG.

- 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.
- Developments must fall within the catchment of the SANG that provides mitigation, except developments of fewer than 10 net new residential units.

- The Council will collect developer contributions towards mitigation measures, including SANG (unless bespoke SANG mitigation is provided) and SAMM.
- Developments may secure or provide bespoke SANG. Proposals for new SANGs will not be acceptable unless approved by Natural England. Large developments may be required to provide bespoke SANG mitigation.

Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.

Definitions

4.3.51 Much of the approach deals with the impacts of residential development on the SPA. Residential development means:

- dwellings, houses, flats and apartments (Use Classes C3 and C4)
- staff accommodation within hotels, hostels and residential institutions (Use Classes C1 and C2) 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 impacts. Therefore, proposals that would result in a net increase in the number of residential units within the exclusion zone will be refused.

4.3.53 Applications for planning permission for all development in the exclusion zone should be subject to a full Appropriate Assessment to demonstrate no adverse effect on the SPA and/or the acceptability of any avoidance measures provided.

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 as visitor surveys produced by Natural England demonstrate that 70 per cent of visitors to the SPA come from within this distance. In order to ensure that new residential development will not lead to increased recreational pressure on the SPA, 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 may not need to provide mitigation and avoidance measures. This will be assessed on a case by case basis.

Five to seven kilometre zone

4.3.55 80 per cent of visitors come from within seven kilometres of the SPA. Developments of at least 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 submit a planning application. 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 mitigation and/or avoidance 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 semi-natural public open spaces that mitigate 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 mitigation 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 mitigation, 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 approved by Natural England and will be expected to follow Natural England's SANG guidelines. Developers may propose bespoke SANGs that provide mitigation for their own developments, either within the development site or off-site in an appropriate location. The requirements of 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 co-ordinated 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 mitigation and avoidance measures should be delivered. Policy P5 reflects this approach. Further detail is provided in the strategy
- 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
- 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 of bespoke mitigation and avoidance measures/ funding for mitigation and avoidance measures	All qualifying developments to provide or fund mitigation and avoidance measures	Planning applications
Number of net new residential developments within 400m of SPA	No net new residential developments within 400m of SPA	Planning applications

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 we could lose our competitiveness 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 We will support existing innovation networks such as the high technology clusters that are such a key part of our economy. We will also support 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.
- 4.4.4 Guildford'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. We are seeing the emergence and clustering of innovative industries, 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. We have also 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 seventeen strategic employment sites identified in the Employment Land Needs Assessment (2015) (ELNA). Each site accounts for over 100 jobs and has greater than 1.5 hectares (ha) and 7,000 sq m of floor space. Together these sites make up over 170 ha of employment land and almost 600,000 sq m and approximately 70 per cent of all B-class floor space within the borough. The seventeen key sites are home to over 1,000 businesses. 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: Sustainable employment

The provision of 3,200 additional B class (see glossary) jobs to 2033 will be supported. In order to deliver these, land will be allocated for a net gain of between 37,000 and 47,000 sq m of floorspace for B1a and B1b uses and between 4.7 and 5.3ha land for B1c, B2 and B8 use class floor space to ensure an adequate supply of land is available for employment purposes. This will provide a range and choice of employment floor space over the plan period and accommodate the predicted future growth in economic development required for Guildford's economy to develop and increase.

	Lower range	Upper range
Office and Research & Development floorspace (B1a and B1b)	37,200 sq m	47,200 sq m
Industrial land (B1c, B2 and B8)	4.7 ha	5.3 ha

The Plan aims to ensure sustainable employment development patterns, promote smart growth (see glossary) and business competitiveness, and allow for flexibility to cater for the changing needs of the economy.

We will:

- support 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
- support the provision of essential ancillary employment facilities close to places of employment
- support rural economic development opportunities,
- support proposals which come forward to redevelop outmoded employment floor space and cater for modern business needs.

B Class Uses

Strategic Employment Sites

The seventeen designated sites that together make up the borough's current core supply of employment land will be protected as Strategic Employment Sites and changes of use from employment to non-employment uses resisted. The retention, intensification and employment based regeneration of these sites is encouraged. The Strategic Employment Sites are:

Office (B1a) and Research & Development (B1b) Strategic Employment Sites

- Guildford Town Centre employment core
- Surrey Research Park (extended)
- Guildford Business Park
- London Square, Cross Lane
- 57 and Liongate Ladymead
- The Pirbright Institute.

When developed, the new employment site at Gosden Hill Farm will be treated as a Strategic Employment Site.

Industrial (B1c, B2 and B8) Strategic Employment Sites

- Slyfield Industrial Estate

- North and south of Lysons Avenue, Ash Vale
- Riverway, Astolat, Weyvern at Peasmarsh
- Cathedral Hill Industrial Estate
- Guildford Industrial Estate, Deacon Field
- Woodbridge Meadows
- Middleton Road Industrial Estate
- Merrow Lane (incl Perram Works, Bridge Park, Merrow Business Centre, SCC depot)
- The Guildway, Portsmouth Road
- Quadrum Park, Peasmarsh
- Woodbridge Park, Woodbridge Road
- Henley Business Park, Normandy

When developed, the new employment site at Garlick's Arch, Send Marsh/Burnt Common, will be treated as a Strategic Employment Site.

Locally Significant Employment Sites

The Locally Significant Employment Sites will be protected and within these sites changes of use to non-employment uses resisted. The retention and regeneration of these sites is encouraged and intensification where possible will be considered to be appropriate. The Locally Significant Employment Sites include all sites which meet the definitions set out below and include:

- 31 Chertsey Street and 1-7 Stoke Road, Guildford
- Andrew House, College Road, College House (89 and 91), Stoke House, Leapale House and Bell Court, Guildford
- 65 Woodbridge Road, Guildford
- The Pines Trading Estate, Broad Street
- Send Business Centre, Tannery House, Tannery Lane, Send
- Grange Court, Tongham
- The Courtyard, Wisley

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 Employment Land Needs Assessment (ELNA). The sites are all larger than 1.7ha and all have more than 7,000 sq m of employment floorspace, most have more than 10,000 sq m of floorspace. Together the sites make up more than 170ha of employment land and more than 580,000 sq m of employment floorspace.
- 4.4.7 The Locally Significant Employment Sites were identified from the non-strategic sites which were identified in the Employment Land Needs Assessment (ELNA). They are single buildings of approximately 3,000sq m or greater, clusters of two or more buildings in the urban area or rural clusters, which given their location we would like to see retained. Sites which fall within the Guildford Town Centre Employment Core Strategic Employment Site have been excluded.

Reasoned justification

- 4.4.8 The Employment Land Needs Assessment (ELNA) (2015) 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 . We also need to ensure there is 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 we do not provide enough suitable land, choice and flexibility, 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 SME's.
- 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 floor space, 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 floor space.

Delivery strategy

- 4.4.12 We will work with our partners including the Enterprise M3 Local Enterprise Partnership (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 control process.

Key Evidence

- Employment Land Needs Assessment (ELNA), 2015
- Guildford Borough Economic Strategy 2013 – 2031
- The Enterprise M3 Strategic Economic Plan - 2014-2020
- The Enterprise M3 Delivery Plan - 2014-2020

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.	Net increase of 37,200 - 47,200 sq m B1a and B1b use class floorspace to 2033 Net increase of Industrial land (B1c, B2 and B8) to 2033	Planning applications and appeals
Amount of employment floor space (sq m) lost to non-B class uses	N/A	Planning applications and appeals
Number of employee jobs (total and by industry) in the borough.	3,200 additional B class to 2033	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.

Policy E2: Location for new employment floorspace

Proposals for new office and research and development (use Class B1a and B1b) floorspace will be directed first to Guildford town centre, then sequentially to:

- locations within 500m of a public transport interchange,
- Office and Research & Development Strategic Employment Sites unless 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 ancillary to the primary use of the site OR the proposed floorspace meets the criteria set out in policy E4 and is appropriate to be located on Surrey Research Park.

Where net additional floorspace exceeding 200 sq m or 25% of the existing office/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:

- no sites available in the locations set out above
- there is a demonstrated need, and
- the site is or will be made accessible by sustainable modes of transport.

The expansion of existing offices in locations outside town centres and Strategic Employment Sites should be limited and any development not limited in scale is to be directed to sequentially preferable locations.

Industrial, warehousing and storage:

Proposals for new industrial, warehousing and storage (use Class B1c, B2 and B8) floorspace will be directed to the Industrial Strategic Employment Sites.

All B class development:

Proposals for the development of new B class uses will be encouraged and provision for small business units (less than 50sq m), suitable for start-ups and SME will be encouraged.

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 transport interchanges as rail stations and bus stations within the urban areas, district and local centres. These 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
- Wanborough Rail Station.

- 4.4.16 When developed, the two new rail stations, Guildford East (Merrow) and Guildford West (Park Barn), will be treated as a transport interchanges.
- 4.4.17 For the purposes of the sequential assessment the train stations at Clandon, Chilworth, Gomshall, Shalford and Effingham Junction, will not be considered to be transport interchanges because of their locations within the Green Belt, AONB or the isolated nature of the station away from the village or centre. We do not consider that it is sequentially preferable or sustainable to direct office development 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 these will be defined as a public transport interchanges.
- 4.4.19 All transport interchanges are shown on the Policies Map and the 500m buffer around the interchanges is shown on the maps included in the appendices.
- 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 S2 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 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 37,200 and 47,200 sq m of office and research and development floorspace in the borough (see policy E1). The Employment Land Needs Assessment (ELNA) 2015 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 demand for grade A and good quality grade B premises. This will be particularly encouraged in the most sustainable in terms of public transport accessibility.

Key Evidence

- Employment Land Needs Assessment (ELNA), 2015
- Guildford Borough Economic Strategy 2013 – 2031

Monitoring Indicators

Indicator	Target	Data source
<p>Percentage of permitted and completed class B1a and B1b floorspace that is located:</p> <ul style="list-style-type: none"> • in Guildford town centre • locations within 500m of a public transport interchange • on the Strategic Employment Sites 	NA	Planning applications and appeals
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
Proposals for the development of new B class uses will be encouraged and provision for small business units (less than 50sq m), suitable for start-ups and SME will be encouraged	Percentage of B class development proposals incorporating units of less than 50sq m	Planning applications and appeals
Proposals, particularly those of over 5,000 sq m, will be encouraged to provide childcare facilities on or close to the site.	Percentage of B class development proposals incorporating childcare facilities on or close to the site.	Planning applications and appeals

Policy E3: Maintaining employment capacity and improving employment floorspace

Introduction

- 4.4.24 In 2013, temporary permitted development rights were introduced which enabled offices (B1(a)) to be converted to residential use (C3 use) without having to apply for planning permission. Applicants only needed to apply to the Council for prior approval in relation to flooding, highways, transport and contamination impacts. It was proposed that this would expire after three years but became permanent in April 2016. A new three-year temporary permitted development right for the change of use from light industrial to housing has also been created, up to a maximum floorspace of 500 sq m.
- 4.4.25 As a result of the 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 accommodate existing and future demand.

Policy E3: Maintaining employment capacity and improving employment floorspace

In order to sustain and enhance employment capacity (including land, floorspace and/or jobs):

- employment floorspace will be protected and the loss strongly resisted on the Strategic Employment Sites, which are defined in policy E1. Change of use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use (offices, research and development or industrial) for a continuous period of at least two years
- employment floorspace will be protected and the loss resisted on the Locally Significant Employment Sites, which are defined in policy E1. Change of use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use (offices, research and development or industrial) for a continuous period of at least 18 months
- employment floorspace will be protected in line with latest needs assessment and the loss be resisted outside designated employment sites. Change of use will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use (offices, research and development or industrial) for a continuous period of at least 12 months.

Once the period of comprehensive and active marketing is achieved, any other suitable employment use should be considered before change of use to residential or other use will be permitted.

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.

Definition

- 4.4.26 Employment floorspace is that which is in B1a, B1b, B1c, B2 and B8 use.
- 4.4.27 The evidence of active marketing should include information on;
- the history of marketing, agent(s) and media used (press articles and advertisements);
 - interest in the site/premises (including details of any offers submitted and reasons for prospective tenants not taking up space and how these problems have been addressed);
 - evidence that the rental levels offered have been competitive (including the offer of renewal of lease to existing tenants at a reasonable market rate);
 - flexibility in space offered, including dividing up large areas of floorspace where this is possible and alternative layouts; and
 - alternative marketing strategies, including management of the space by specialist third party providers.
- 4.4.28 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 Members, officers and the public.
- 4.4.29 Strategic Employment Sites and Locally Significant Employment Sites are defined in policy E1.
- 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).

Reasoned justification

- 4.4.31 The policy seeks to sustain and enhance employment in the Borough through the protection of sites as set out in the policy. Employment floorspace will be protected and the release of existing sites will be managed to ensure there is sufficient supply to accommodate existing and future demand. 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 demand is accommodated.
- 4.4.32 There is no specific 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, a site should have been adequately marketed through a commercial agent at a price that reflects market value (for current use) for a reasonable period. A requirement for evidence of two years active marketing is considered to be 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.
- 4.4.33 The policy will be implemented via the development management process.

Key Evidence

- Employment Land Needs Assessment (ELNA), 2015
- Guildford Borough Economic Strategy 2013 – 2031

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 37,200 - 47,200 sq m B1a and B1b use class floorspace to 2033 in the borough Net increase of Industrial land (B1c, B2 and B8) to 2033 in the borough	Planning applications and appeals
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
Number of employee jobs (total and by industry) in the borough	3,200 additional B class to 2033	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 boroughs 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 110 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 on George Stephenson Road, which combined, could provide around 9,000 sq m of 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 which is expected to deliver around 35,000 sq m of additional office and research and development floorspace (Use Class B1 a and b).

POLICY E4: Surrey Research Park

The existing 28 hectare Surrey Research Park and the proposed extension will be protected for business use comprising offices, research, development and design 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.

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.

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:

- the need for such proposals in this location
- the economic benefits to the local and wider economy
- the proposals are well designed and landscaped to complement and enhance the existing Research Park setting,
- the proposed use would complement the overall functioning of the Research Park.

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. We intend to support the Research Park to retain its focus on research, development and design activities and providing valuable knowledge-based employment. As part of the mixed-use Blackwell Farm development of 1,650 homes a 10/11ha extension to the Research Park will be delivered. We are keen to support the University in continuing the success of the Research Park on the larger site and contribution 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, 2015

Monitoring Indicators

Indicator	Target	Data source
Total amount of additional B class floorspace permitted and completed on the site.	Approx 35,000 sq m B1a,b and c over the plan period complementary to the activities of the University of Surrey.	Planning applications and appeals
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 35,000 sq m B1a,b and c over the plan period complementary to the activities of the University of Surrey (100% of development).	Planning applications and appeals

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 of 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. A third of borough residents live in rural areas, and the rural wards account for 25 per cent of all employment in the borough. 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. We will work with our partners the Guildford Business Forum Rural Group. We will support rural and agricultural initiatives that improve local services and facilities and contribute to the rural economy. We need to balance the creation of new business opportunities 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

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:

- 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
- the development and diversification of agricultural and other land-based rural businesses will be supported, and
- 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.

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.

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.

Definition

- 4.4.48 In Guildford borough small-scale developments means those of less than 100 sq m (gross).

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 Clandon Estate Vineyard, Albury Organic Vineyard, Silent Pool gin distillery and Tillingbourne brewery.

- 4.4.51 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.
- 4.4.52 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. We 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. We will also work with our partners the Guildford Business Forum Rural Group.

Key Evidence

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

Monitoring Indicators

Indicator	Target	Data source
Number of sq m of B class floorspace permitted and completed in rural wards	Net increase of 37,200 - 47,200 sq m B1a and B1b use class floorspace to 2033 in the borough Net increase of Industrial land (B1c, B2 and B8) to 2033 in the borough	Planning applications and appeals
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 peoples 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 £330 million of income for local businesses and supporting more than 6000 jobs in 2014¹. 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 tranquillity of the countryside along with the vibrancy of Guildford's town centre. 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 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.

¹ The Economic Impact of Tourism Guildford 2014

² Guildford Retail and Leisure Study Update 2014

POLICY E6: The leisure and visitor experience

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:

- 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
- the provision of new and improved accommodation and conference facilities for tourist and business visitors in accordance with the sequential test
- 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 100sq m of additional floorspace
- proposals which promote greater use of the River Wey as a leisure and recreational resource.

To protect the vitality and viability of our town, district and local centres, proposals for new leisure space which exceed 500sq 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 should preserve the borough's special heritage and natural features.

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:

- there is no longer a need for the existing facility or an alternative leisure or visitor use; and
- the existing use is unviable and its retention has been fully explored (including through marketing the facility for alternative leisure or visitor use for a continued period of at least 18 months).

Reasoned Justification

- 4.4.57 Policy 14 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. Landscaping,

careful siting of development, the re-use of buildings and attention to detail can help developments to blend in with their surroundings. Any new built development must complement the natural attractions of the landscape and reflect the character of the surrounding area.

- 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. The Surrey Hotel Futures Report (June 2015), also indicates that there is a significant need for 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.
- 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 500sq 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 100sq 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, be accessible by public transport and comply with green belt policy.

Key Evidence

- Guildford Borough Economic Strategy 2013 – 2031 (Guildford Business Forum and Guildford Borough Council, 2013)
- Tourism South East Research Services (2014) The Economic Impact of Tourism: Guildford 2014
- The Enterprise M3 Strategic Economic Plan – 2014-2020 (Enterprise M3 Local Enterprise Partnership, 2014)
- National Planning Policy Framework (DCLG, 2012)
- 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)
- 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

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. These provide places to buy everyday necessary goods, necessary services such as post office, launderette 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 Table 1, and consists of a single town centre in Guildford town, one urban and two rural district centres, and 20 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.

Policy E7: Guildford Town Centre

- 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.
- 4.4.67 Guildford town centre is the largest retail, service, administrative and commercial centre in Surrey county (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.
- 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 change, 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 and evening economy, the built and natural environment in certain areas (including the riverside) and the

¹ Experian

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

dominance of traffic congestion and surface car parks. These will help to ensure that by 2033, Guildford town centre is as described in the Vision below, which is from the Guildford Town Centre Vision document 2015.

- 4.4.72 Guildford town centre, its ground floor primary and secondary shopping frontages and its primary shopping area are shown on the Guildford Town Centre Inset Map. Its shopping frontages are listed in Appendix B.

Vision

Guildford town centre has a unique setting and historical character, and is at the centre of one of the most prosperous counties in England. We will protect and build on these assets and insist that all new development will be of the highest design and environmental standards. We will be proactive in building a great town centre which connects to the amenity of the riverside. We will invest in creating high quality public realm. We will put people above traffic and we will promote new high quality retail and business development. To achieve this we will develop innovative funding and delivery bodies. As we embark together towards this exciting future we pledge that we will continue and extend an active dialogue with our residents and other stakeholders.

- 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.

POLICY E7: Guildford Town Centre

By 2033, Guildford town centre will have:

- a new retail-led, mixed-use development of 45,000 sq m (gross) of additional comparison goods floorspace on the North Street regeneration site within its primary shopping area.
- developments of other town centre uses that contribute to the liveliness of the town centre including food and drink, more gyms and cinema screens;
- approximately 1,172 new homes, particularly on upper floors as part of mixed use developments;
- more varied uses during the evening and night-time, including along the riverside, with residents and visitors feeling safe;
- active use of the riverside and the river;
- more effective routes within and across the town centre for pedestrians and cyclists
- new public squares and other informal meeting areas.

Retail and leisure proposals over 500sq 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.

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.

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 or A4 will be permitted where all the following criteria are met:

- the additional uses result in no more than two permitted ground floor non-retail uses adjacent to each other; and
- 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
- the use does not result in loss of amenity in terms of noise, disturbance, smell, litter or traffic generation; and
- the proposed use will not be detrimental to the shopping function or character of the town centre.

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.

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.

- 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 Update Study 2014 calculates the likely future need for retail and leisure floorspace for the whole borough over the plan period to 2033. Calculations are based on 2012 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, assuming Guildford town centre retains a constant market share, are 14,349sq m to 2019; 23,694sq m to 2024; 46,955sq m to 2029; 56,747sq m to 2031 and 66,298sq m to 2033. 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 2029, by when we will have review 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 1,436sq m to 2029, and 2,477sq m to 2033. 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.
- 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 500sq 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 River flooding risk is currently a significant constraint in redeveloping Guildford town centre. Several prominent riverside sites that have no building footprint cannot be allocated for redevelopment because of river flooding. Flooding issues aside, additional sites would be suitable for main town centre uses such as food and drink, leisure and offices. Work is continuing to try to resolve these flooding issues, including considering technical solutions to remove the sites from the floodplain. This work is taking place outside of the Local Plan process, because of the time it takes and the uncertainties.
- 4.4.87 We will work with our partners to deliver the Local Plan, and to progress further opportunities highlighted in the draft Town Centre Masterplan. 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

- Allies and Morrison, draft Town Centre Vision 2015
- Allies and Morrison, draft Guildford Town Centre Masterplan 2015
- Carter Jonas, Guildford Retail and Leisure Study Update 2014
- Draft interim Town Centre Framework 2012
- Guildford Borough Council land use surveys, to 2015

Monitoring Indicators

Indicator	Target	Data source
Amount of retail floorspace approved within the centre, edge of centre, and out of centre	Zero	planning application and appeal decisions

Policy E8: District Centres

POLICY E8: District Centres

We will support 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. Proposals for residential use of upper floors add to the liveliness of centres, and will be considered positively.

The following areas, as shown on the Policies Map, are designated as District Centres. For each, the Primary Shopping Area is the boundary of that Centre:

1. Wharf Road, Ash
2. Station Parade, East Horsley
3. Ripley.

In order to strengthen the liveliness and economic resilience of the borough's District Centres, retail developments consistent with the scale and function of that centre will be supported. Where no suitable sites are available, 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 100sq m (gross) in rural areas.

Retail and leisure proposals over 500sq m (gross) located outside of a local or district centre, and where the site is not allocated in the local plan must be supported by an impact assessment.

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.

Within the District Centres shown on the Policies Map, proposals for change of use of a ground floor shop (Use Class A1) to use for financial and professional services (Use Class A2) and/or food and drink (Use Class A3/A4/A5) will be permitted where all of the following criteria are met:

- the proposal results in no more than two adjacent non-retail uses
- the proposal results in no more than one-third of defined ground floor frontage units in permitted non-retail uses
- the proposal will not result in loss of amenity in terms of noise, smell, litter or traffic generation, and
- the proposal will not prejudice the character and appearance of the district centre and its immediate environment.

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 District Centre.

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 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 Due to the size of our district centres and the distribution of uses within the 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.
- 4.4.91 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.

Key Evidence

- Carter Jonas, Guildford Retail and Leisure Study Update 2014
- Guildford Borough Council land use surveys, to 2015

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 100sq m gross that are approved outside of district centres.	None	Planning applications

Policy E9: Local Centres

Introduction

- 4.4.92 Over the plan period, four new Local Centres are planned to be built at each of the strategic sites of Gosden Hill, the former Wisley airfield, Blackwell Farm and Normandy and Flexford. 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 subsequently designated as new Local Centres in the next Local Plan review.

POLICY E9: Local Centres

We will support the role of Local Centres as the focus for local communities in providing for everyday shopping and service needs. Proposals for residential use of upper floors add to the liveliness of centres, and will be considered positively.

The following areas, as shown on the Policies Map, are designated as Local Centres. For each, the Primary Shopping Area is the boundary of that Centre:

The 14 urban Local Centres are:

- 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.

The six rural Local Centres are:

- Bishopsmead Parade, East Horsley
- Effingham
- Fairlands
- Send
- Shalford
- Shere.

In order to strengthen the liveliness and economic resilience of the borough's Local Centres, retail developments consistent with the scale and function of that centre will be supported. Where no suitable sites are available, 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 100sq m (gross) in rural areas.

Retail and leisure development proposals over 500sq m (gross) which are not located in a local or district centre, and where the site is not allocated for the proposed use must be supported by an impact assessment.

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.

Within the Local Centres shown on the Policies Map, proposals for change of use of a ground floor shop (Use Class A1) to use for financial and professional services (Use Class A2) and/or food and drink (Use Class A3/A4/A5) will be permitted where all of the following criteria have been met:

- the proposal will not result in a concentration of such uses that would be harmful to the local shopping centre's vitality and viability; and
- the proposal will not result in loss of amenity in terms of noise, smell, litter or traffic generation; and
- the proposal will not prejudice the character and appearance of the local centre and its immediate environment.

Exceptionally loss of town centre uses (Use Class A) at ground floor level will be permitted, subject to the above criteria, where the proposed use is appropriate to a Local Centre.

To ensure that people living and working in rural areas can access everyday goods and services, we will resist the loss of rural shops and service units that provide for everyday needs (within Use Class A) within rural areas but outside of Local and District Centres, unless a minimum of 12 months marketing for that Use Class is demonstrated.

Reasoned Justification

- 4.4.93 Small-scale developments of 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 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 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.
- 4.4.96 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 town centre uses will therefore minimise vacancies within Local Centres.

4.4.97 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.

Key Evidence

- Carter Jonas, Guildford Retail and Leisure Study Update 2014
- Guildford Borough Council land use surveys, to 2015

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 100sq m gross that are approved outside of local centres.	None	Planning applications

4.5 Design Policies

Policy D1: Making better places

Introduction

- 4.5.1 The design of the built environment has a direct effect upon how places are used. The relationship between buildings and spaces as well as detailed design and materials are all factors in this. Good design will influence how people move around our urban areas, 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: Making better places

We require all new developments to achieve high quality design and enhance the environment in which they are set.

Residential developments of 25 or more dwellings must:

- 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
- provide places for communities to meet and interact, such as play and recreation and other public spaces
- be designed to facilitate and promote walking, providing a high quality environment for pedestrians, and where possible allowing short walking distances to amenities
- 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
- provide convenient and safe routes through the development and to nearby areas for pedestrians and cyclists.

All developments will:

- respond meaningfully and sensitively to the site, its characteristics and constraints, and the layout, grain, massing and height of surrounding buildings
- be laid out to make the best use of the natural features such as trees and hedges and levels, and enhance views into and out of the site
- promote and reinforce local distinctiveness to create a sense of place, with innovative architecture encouraged and supported in the appropriate context
- be expected to have regard to and perform positively against Building for Life 12 criteria, and
- be expected to use art and materials of a nature appropriate to their setting.

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.
- 4.5.8 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 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.

Key Evidence

- NPPF
- 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, March 2014)
- Building for Life 12: The sign of a good place to live (Design Council, Third Edition January 2013)
- Guildford Borough Council Residential Design Guide SPG (July 2004)

Monitoring Indicators

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

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:
- water supply and demand (paras. 94 and 99)
 - minimisation of waste and pollution (paras. 7, 17, 109, 110, 143 and 156)
 - promotion of renewable, low carbon and decentralised energy (paras. 93 and 97)
 - the prudent use of natural resources (para. 7)
 - radical reduction of greenhouse gas emissions and (para. 93)
 - management of the risks of climate change through suitable adaptation measures in new developments (paras. 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 comes 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 efficiently can

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

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

Proposals for zero carbon development are strongly supported. Proposals for development, including refurbishment, conversion and extensions to existing buildings, must set out in a sustainability statement how they will deliver:

- sustainable design and construction practice including (where applicable):
 - the efficient use of mineral resources and the incorporation of a proportion of recycled and/or secondary aggregates
 - waste minimisation and reusing material derived from excavation and demolition
 - the use of materials both in terms of embodied carbon and energy efficiency
 - landform, layout, building orientation, massing and landscaping,
- the lowest level of carbon emissions (direct and embodied) that is achievable,
- the highest levels of energy and water efficiency that are achievable and
- measures that enable sustainable lifestyles for building occupants wherever opportunities to do so are identified.

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

Developments should be fit for purpose and remain so into the future. Development proposals must 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

The development of low and zero carbon and decentralised energy, including (C)CHP distribution networks, is strongly supported and encouraged.

All new developments must 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.

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

All (C)CHP must be of a scale and operated 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'.

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

New buildings must achieve a reasonable reduction in the carbon emissions that remain after efficiency measures have been applied of at least 15 per cent. This should be achieved through the provision of appropriate on-site renewable and low carbon energy technologies. Proposals should set out how this will be achieved in an energy statement.

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.
- 4.5.17 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.
- 4.5.19 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. Improving water efficiency will lessen the need for water transfer schemes and new water company infrastructure.

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 adopted standard for water efficiency is set out in the SPD. The Council has adopted the “optional requirement” described by regulation 36 paragraph 2(b) of the Building Regulations 2010 which sets a water efficiency standard for new buildings of 110 litres per occupant per day. Compliance with this standard is assessed through the building regulation process. This standard may be reviewed if there is a change in national policy or other circumstances.
- 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 (e.g. a swimming pool).
- 4.5.28 Where developments fall within heat priority areas, 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.
- 4.5.29 '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 must achieve a reasonable reduction in carbon emissions of at least 15 per cent through the use of appropriate on-site low and zero carbon energy technologies. 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. The Council will review this standard at appropriate intervals.

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.
- 4.5.38 The Guildford Environmental Sustainability and Climate Change Study identifies the particular issue of increasing pressure on water stocks in an area already classed as

² Guildford Environmental Sustainability and Climate Change Study 2013

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 national 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 (2013)
- Guildford Renewable Energy Mapping Study (2015)

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
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 we recognise that 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. We also acknowledge the wider social, cultural, economic and environmental benefits that conservation can bring to our community.

POLICY D3: Historic environment

We will conserve and enhance the historic environment in a manner appropriate to its significance. We will support development of the highest design quality that will conserve 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.

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. We will seek to ensure that there is an imaginative approach to ensuring 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.

- 4.5.43 We will ensure that development will 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 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.
- 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:
- support proposals which conserve and enhance the historic environment
 - carry out a program 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
 - support proposals for heritage-led regeneration, ensuring that heritage assets are conserved, enhanced and secured for the future
 - identify heritage assets that make an important contribution to the local character of the area and update our local list on a regular basis
 - identify buildings that could be included on the national list and preparing reports to support new listings,
 - identify buildings that are falling into disrepair and work with owners to find new uses to ensure their continued beneficial use.

Key Evidence

- NPPF
- Planning Practice Guide – Conserving and Enhancing the Historic Environment.
- 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.

Monitoring Indicators

Indicator	Target	Data source
Having access to up to date historic environment records and a heritage asset register	Conserving and enhancing the historic environment in a manner appropriate to its significance.	Surrey County Council Historic Environment Record at www.surreycc.gov.uk/heritage-culture-and-recreation/archaeology/historic-environment-record
Ensure up to date information including the Local List and the list of locally important parks and gardens are available online	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.	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.
Number of published conservation area appraisals		Guildford Borough Council website: www.guildford.gov.uk/listed-and-locally-listed-buildings
Keep the numbers of buildings at risk under review	Refusing works which would cause harm to the significance of a heritage asset, whether designated or non-designated, or its setting and having these decisions upheld at appeal.	

Policy D4: Development in urban areas and inset villages

Introduction

- 4.5.46 In addition to the site allocations, we anticipate that a range of other development sites 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: Development in urban areas and inset villages

Planning permission for new development in the urban areas of Guildford, and Ash and Tongham, and inset villages will be granted provided that it:

- ensures that the layout, scale, form, massing, height of buildings and structures, and materials relate to the site context and its surroundings
- respects and compliments the existing grain and street pattern of the area
- conserves locally and nationally important heritage assets and conserves or enhances their settings,
- has 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.

In addition to the above, proposals for new development within inset village areas will have particular regard to:

- the distinctive settlement pattern of the village and the important relationship between the built development and the surrounding landscape;
- important views of the village from the surrounding landscape;
- views within the village of local landmarks.

Reasoned Justification

- 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.
- 4.5.49 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.
- 4.5.50 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 The NPPF sets out a clear national policy framework for promoting good design as a key element to achieving sustainable development. It should be considered indivisible from good planning and should contribute positively to making places better for people.
- 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 2007
- Residential Design Guide 2004 Supplementary Planning Guidance

Monitoring Indicators

Indicator	Target	Data source
Number of appeals allowed for applications for new buildings in the inset villages	Reduction in the number of appeals allowed	Planning applications and appeals

4.6 Infrastructure Policies

Policy I1: 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. Guildford Borough Infrastructure Baseline 2013 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 I1: Infrastructure and delivery

To support delivery of this Local Plan, infrastructure needed to support development should be provided and available when first needed to serve the occupants and users of the development. This will be secured by planning obligation, planning condition, or from other infrastructure funding, including the Community Infrastructure Levy. Where the timely provision of necessary supporting infrastructure is not secured, development may be phased to reflect infrastructure delivery, or will be refused.

The key infrastructure needed to support the delivery of this Plan is provided in the Infrastructure Schedule at Appendix C. The Local Plan also includes land allocated for infrastructure. This infrastructure is listed at Appendix C. The non-site specific and more general infrastructure requirements are set out in the Planning Contributions Supplementary Planning Document (SPD) 2011, which will be updated as required.

Through the Community Infrastructure Levy (CIL) we will collect financial contributions from most new build developments in the borough. We will use CIL receipts towards providing infrastructure to support development, and will facilitate the spending of up to one quarter of CIL receipts originating from each Parish and from Guildford town, on local priorities to support development.

In allocating developer infrastructure contributions, we will prioritise Thames Basin Heath 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. For the purpose of one source of infrastructure funding, the Community Infrastructure Levy (CIL), "Infrastructure", specifically includes parks, green spaces and play areas, roads and other transport, schools, flood defences, sporting and recreational facilities, and medical facilities. 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:
- rail, Strategic Road Network, Local Road Network, park and ride, Sustainable Movement Corridor, bus transport, and active modes
 - 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 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 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 passed on to Parish and Town 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 made more severe 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 may be higher costs associated with the site, we will consider negotiating.
- 4.6.9 Infrastructure providers will fund and deliver some infrastructure themselves, particularly

when this is on the development site or provides access to the site. Other infrastructure will be funded by developers through planning obligations or the Community Infrastructure Levy (CIL), and may be delivered off the development site.

- 4.6.10 We will allocate a “neighbourhood” portion of our CIL funds to Parish Councils in accordance with national legislation. Parishes and areas without a parish council, that have an adopted Neighbourhood Plan will be allocated a larger proportion to spend on their priorities to support development. 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 Guildford town and Wisley parish.
- 4.6.11 An officer-working group will be established to prioritise the neighbourhood CIL spending for that area. This will include ward councillors, existing community groups and neighbourhood forums.

Key Evidence

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

Monitoring Indicators

Indicator	Target	Data source
Annual CIL receipts	NA	Annual monitoring
Annual CIL spending	NA	Annual monitoring

Policy I2: Supporting the Department for Transport’s “Road Investment Strategy”

Introduction

- 4.6.12 Following the enactment of The Infrastructure Act 2015, the Department of 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.
- 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 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 Highway Network.

POLICY I2: Supporting the Department for Transport’s “Road Investment Strategy”

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 of Transport’s “Road Investment Strategy”. As such, proposal sites adjacent to the A3 and M25 and other large 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 developers of proposal sites adjacent to the A3 and M25 and other large 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 [Guildford Borough Council and Highways England are in the process of agreeing a Statement of Common Ground which sets out assumptions regarding both the performance and safety outcomes that the RIS schemes can be expected to realise.]
- 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. As a result, the scheme could either be the widening of the existing A3 carriageways or a tunnel option. Both options may require consequential alterations or improvements to junctions that either connect with the SRN 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 2016 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, March 2015)
- Strategic Highway Assessment (Surrey County Council, June 2016)
- Guildford Borough Transport Strategy 2016 (Guildford Borough Council, June 2016)

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 2033	Future issues of the Road Investment Strategy Government funding statements Planning consents

Policy I3: Sustainable transport for new developments

Introduction

- 4.6.20 Our spatial development strategy in Policy S2 addresses the development needs of the borough and where that development should be focused, ensuring that distances and links between homes and employment, education, health, shopping, leisure and other services and facilities, are practical.
- 4.6.21 In respect of developments in our borough, Policy I3 promotes the use of sustainable transport modes through the planning process for new developments. 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 I3: Sustainable transport for new developments

We will expect that new developments will contribute to the delivery of an integrated, accessible and safe transport system, balanced in favour of sustainable transport modes, to facilitate sustainable development.

We will expect new development to:

- provide high-quality, safe and direct routes within permeable layouts that strengthen, facilitate and encourage short distance trips by walking and cycling
- provide secure, accessible and convenient cycle parking
- protect, enhance and improve existing cycle and walking routes, to ensure the effectiveness and amenity of these routes
- secure appropriate improvements to public and community transport, including infrastructure and park and ride requirements
- provide off-street vehicle parking for both residential and non-residential developments at a level which reduces the likelihood of overspill parking on the public highway where there is a clear and compelling justification that it is necessary to manage the Local Road Network
- within areas of on-street parking stress, as identified by the Vehicle Parking Supplementary Planning Document, planning permission for residential developments resulting in a net increase in housing will be subject to a planning obligation to require that future occupants will not be eligible for on-street residents parking permits
- provide a Travel Plans where significant amounts of movement are generated
- facilitate the use of ultra low emission vehicles
- provide for the needs of people with disabilities by all modes of transport, wherever possible, and
- contribute to the delivery of the route of the proposed Sustainable Movement Corridor in the town of Guildford where appropriate.

We will expect new developments to demonstrate adequate provision to mitigate the likely impacts, including cumulative impacts, of the proposal on both the safe operation and the performance of the Local Road Network and Strategic Road Network. This provision should include the mitigation of environmental impacts, such as noise and pollution, and impact on amenity and health. This will be achieved through direct improvements and/or Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address impacts in the wider area including across the borough boundary.

We will expect all applications for development that generate significant amounts of movement to be

supported by a Transport Statement or Transport Assessment in accordance with the thresholds set out in the Council's Local Validation List.

Reasoned Justification

- 4.6.22 All development should strive to offer real travel choice for all people by sustainable transport modes appropriate in scale and kind to the development. Development must be designed to promote road safety, and to create places where walking and cycling have priority over motorised traffic, so that people feel safe to do so. Development should ensure good accessibility by walking and cycling to local facilities, services and to bus stops and railway stations. 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 The Council proposes to bring forward a new Vehicle Parking Supplementary Planning Document to provide advice further to the policy with respect to the appropriate provision of off-street vehicle parking. Our 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." The Vehicle Parking Supplementary Planning Document will also seek to identify sustainable areas in which it may be appropriate to promote low parking or parking free developments.
- 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. Journeys will 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.
- 4.6.25 The measures applicable to each development proposal will vary on a case-by-case basis, 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 In assessing whether the development proposal is likely to give rise to a significant amount of travel demand, the Council will consider the existing use of the building(s) and/or site, existing transport conditions in the immediate and wider area, and likely transport generation from the development proposals.
- 4.6.27 Development must also mitigate its traffic impacts, including its environmental impacts and impacts on amenity and health. Measures designed to encourage people to make sustainable travel choices can assist with reducing these impacts. Such measures can include car clubs, car sharing, infrastructure / facilities for electric charging plug-in points and other 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, manage exposure and reduce overall emissions, therefore reducing possible health impacts.

- 4.6.28 In demonstrating adequate provision to mitigate the likely impacts of the proposal, developers should have regard to 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.
- 4.6.29 Planning applications need to address the transport implications of the proposed development. Many developments will require the submission of a Transport Assessment and Travel Plan. They will address 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 developments 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. Area-wide Travel Plans will be acceptable where appropriate, such as on industrial or business parks, which would enable businesses to coordinate their efforts and pool resources for the benefit of everyone using the business park.

Key Evidence

- Strategic Highway Assessment (Surrey County Council, June 2016)
- Guildford Borough Transport Strategy 2016 (Guildford Borough Council, June 2016)
- Guildford Town and Approaches Movement Study (Arup, March 2015)
- Transportation Development Control Good Practice Guide (Surrey County Council, 2006)
- National Planning Policy Framework (DCLG, 2012)
- National Planning Practice Guidance (DCLG)
- Written statement to Parliament: Planning update (March 2015)
- Local Validation List (Guildford Borough Council, May 2015)

Monitoring Indicators

Indicator	Target	Data source
Walking, cycling, bus and rail modal share for travel to work journey in Guildford borough	Increase over time	Census – every 10 years

Policy I4: 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, hedges, trees, woodland, 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, and agriculture. The diversity of potential uses means green and blue infrastructure 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 Green Infrastructure is crucial to the maintenance, protection and enhancement of biodiversity and wildlife in the borough through the provision of new habitats and by linking existing habitats. It can assist in adaptation to climate change by providing pathways for species migration, providing the cooling effects of tree cover, and managing fluvial flooding, for example, through floodplain provision, connectivity and the creation of new wetland habitats.
- 4.6.34 The Surrey Nature Partnership (SyNP) is the designated Local Nature Partnership for Surrey. 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 a particular type of habitat. 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 a strategic approach that addresses biodiversity at a landscape scale. The majority of the countryside within the borough of Guildford falls within a BOA (see figure 1).
- 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.

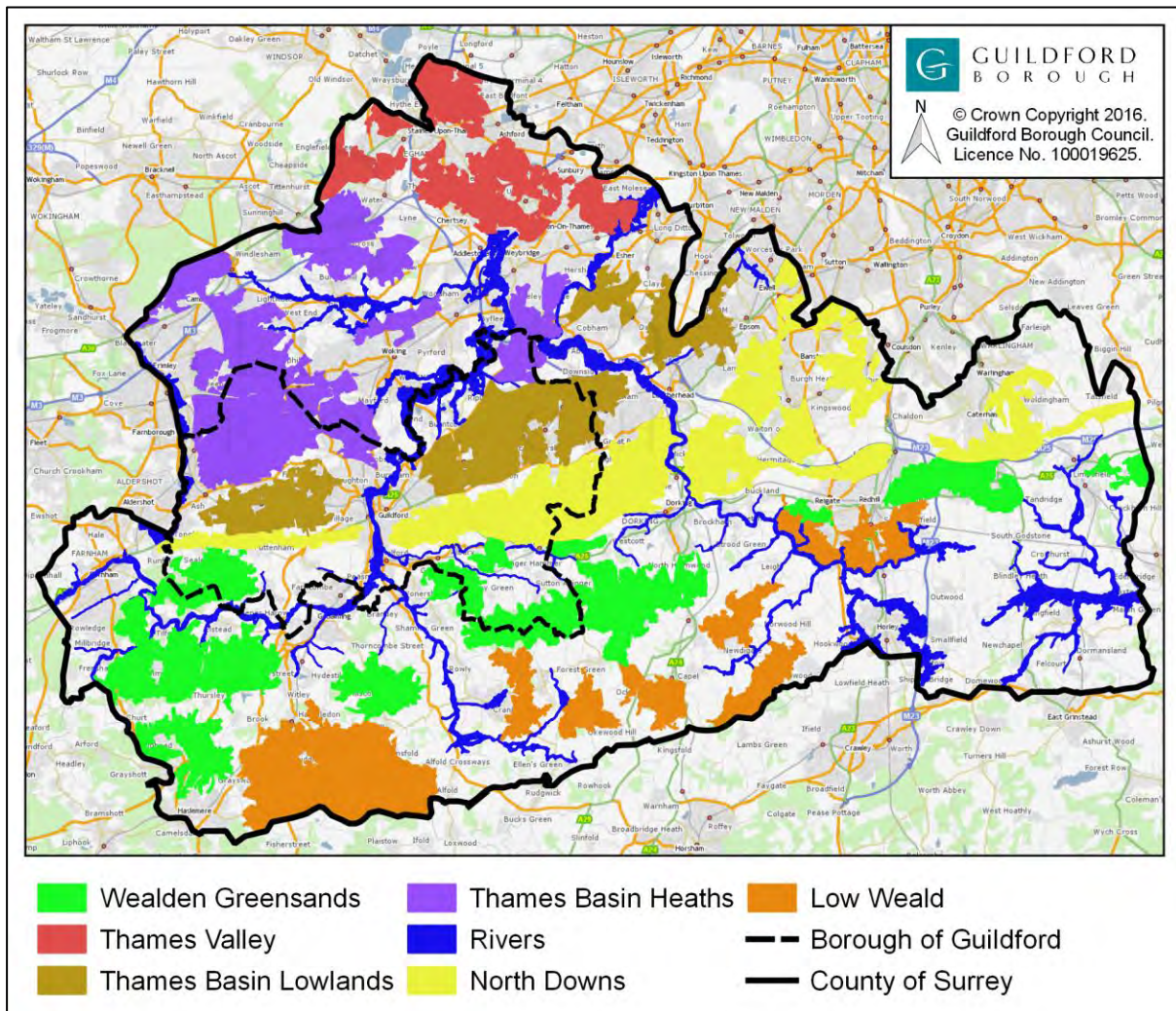


Figure 1: Biodiversity Opportunity Areas within Surrey

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 I5.

Open space

4.6.38 Public open space is particularly important due to the positive contribution it makes to the character of our settlements, our health and social interaction, and 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 NT has compiled a set of guidelines for what it considers important characteristics of the river, and how this 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 2000 aimed for 'good status' for all ground and surface water in the EU, initially by 2015 but by 2027 at the latest. This is assessed against a set of standards including water quality (chemistry), river morphology (for example, having natural river banks as habitat) and preserving flood plains and 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 largely achieves 'moderate' status. This is considered 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 come from pollution from waste water, physical modifications to the river and from towns and transport.
- 4.6.41 The River Wey and the River Blackwater and their flood plains and tributaries are an identified BOA.

POLICY I4: Green and blue infrastructure

Biodiversity

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.

Proposals for development must demonstrate how they will deliver appropriate net gains in biodiversity. 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.

The designated sites in the following hierarchy are shown on the Policies Map or as subsequently updated:

- European sites: Special Protection Areas (SPA) and Special Areas of Conservation (SAC)
- National sites: Sites of Special Scientific Interest (SSSI)
- Local sites: Sites of Nature Conservation Importance (SNCI) and Local Nature Reserves.

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.

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.

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.

Blue infrastructure

Waterways will be protected and enhanced. Development proposals that are likely to have an impact on waterways, including the River Wey catchment, must demonstrate how they will support the implementation of the Water Framework Directive and have followed guidance from

the Environment Agency and Natural England on implementation of the Wey Catchment Plan and flood risk management.

Open space

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) will be protected from development in accordance with the NPPF.

Definitions

- 4.6.42 Net gains in biodiversity means biodiversity creation and/or enhancement. This should be integrated into the design of the site through the provision of new habitat, 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.
- 4.6.43 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 and seek to deliver these spaces within BOA boundaries and where provision is most needed. By providing well designed open spaces 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 the NPPF, and in realizing the strategic approach to biodiversity in Surrey.
- 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 I4, 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.

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 I4 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 I4 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 that would be harmed by development are identified as Open Space on the Policies Map and will be protected in line with the NPPF. 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 the inset villages that is used for sport and recreation is identified through the Open Space Sport and Recreation Study 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 Development Management policy.

Key Evidence

- Open space, sports and recreation study
- Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network
- Biodiversity Opportunity Areas: Guildford Borough - Policy Statements

Monitoring Indicators

Indicator	Target	Data source
Amount of open space	No loss of open space, identified deficits gone by 2033	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

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 is listed in the Infrastructure Schedule (appendix C), 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	Total number of homes (approx.)
Guildford Town Centre				
A1	The Plaza, Portsmouth Road, Guildford	Friary and St Nicolas	Homes (C3)	70
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	Telephone Exchange, Leapale Road, Guildford	Friary and St Nicolas	Homes (C3)	100
A5	Jewsons, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	125
A6	North Street redevelopment Guildford	Friary and St Nicolas	Comprehensive mixed use redevelopment	200
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)	60
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)	35
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	
A18	Land at Guildford college, Guildford	Christchurch	Homes (C3) and D1 floorspace	100

Site Allocation	Site	Ward	Allocated uses	Total number of homes (approx.)
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	Land at Westborough allotments, Guildford	Westborough	Allotments	
A22	Land north of Keens Lane, Guildford	Worplesdon	Homes (C3) and care home (C2)	140
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	2000
A26	Blackwell Farm, Hogs Back, Guildford	Shalford and Worplesdon	Mixed used development	1800
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 Green	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)	1200
A30	Land for Ash railway station level crossing closure and new bridge scheme	Ash South and Tongham	New road bridge and footbridge	
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	Broadford Business Park, Shalford	Shalford	Homes (C3)	100
New settlement				
A35	Land at former Wisley airfield, Ockham	Lovelace	Mixed used development	2000
Villages				
A36	Hotel, Guildford Road, East Horsley	Clandon and Horsley	Homes (C3)	48
A37	Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley	Clandon and Horsley	Homes (C3)	40
A38	Land to the west of West Horsley	Clandon and Horsley	Homes (C3)	135

Site Allocation	Site	Ward	Allocated uses	Total number of homes (approx.)
A39	Land near Horsley railway station, Ockham Road North, West Horsley	Clandon and Horsley	Homes (C3)	100
A40	Land to the north of West Horsley	Clandon and Horsley	Homes (C3)	120
A41	Land to the south of West Horsley	Clandon and Horsley	Homes (C3)	90
A42	Clockbarn Nursery, Tannery Lane, Send	Send	Homes (C3)	45
A43	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	Send and Lovelace	Homes (C3) and employment floorspace (B1c, B2, B8)	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	Land to the south of Normandy and north of Flexford	Normandy	Mixed used development	1100
A47	Land to east of The Paddocks, Flexford	Normandy	Homes (C3)	50
Traveller and Travelling Showpeople Accommodation				
A48	Land at Home Farm, Effingham	Effingham	Traveller pitches (sui generis)	6
A49	Palm House Nurseries, Normandy	Normandy	Traveller pitches (sui generis)	6
A50	Whittles Drive, Normandy	Normandy	Travelling Showpeople plots	14
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

Site Allocation	Site	Ward	Allocated uses	Total number of homes (approx.)
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 70 homes (C3)
Requirements	<ul style="list-style-type: none"> 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) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA Avoid development within flood zone 2 (medium risk)
Opportunities	<ul style="list-style-type: none"> This triangular plot lends itself to a perimeter block development to address and reinstate the street scene on all elevations Improvements and reinstatement for pedestrian access and public realm 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	<ul style="list-style-type: none"> Close proximity to Listed Buildings Within the Millmead and Portsmouth Road Conservation Area Views on the skyline from the Conservation Area Flood risk (a small part of the site is within flood zone 2 – medium risk)

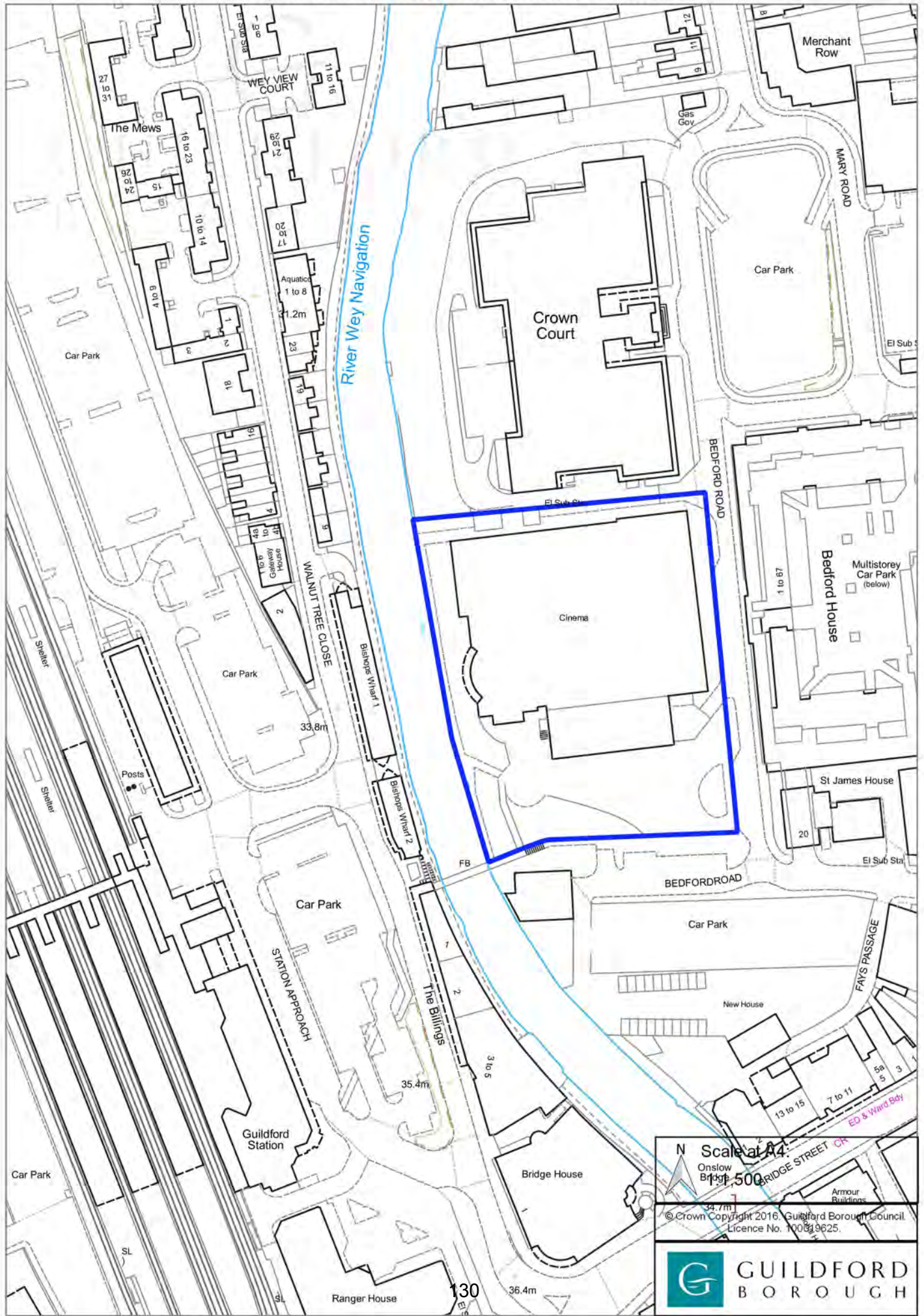
POLICY A2: Guildford Cinema, Bedford Road, Guildford

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	<ul style="list-style-type: none"> 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 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 No increase in flood risk on site or elsewhere Improve the relationship between the built form and the river setting
Opportunities	<ul style="list-style-type: none"> Improve the quality of the land around the building, public realm, and enjoyment of the riverside, creating a welcoming and well used public space Improve the links along the river and to and from the town centre Contemporary design approach, whilst respecting the proximity to the River Wey and Bridge Street Conservation Area adjacent to the site, views from the Town Centre and setting of listed buildings 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	<ul style="list-style-type: none"> High flood risk Public open space Proximity to conservation area and listed buildings

Guildford Cinema, Bedford Road, Guildford



Scale 1:44
 Onslow Bridge 500
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POLICY A3: Land between Farnham Road and the Mount, Guildford

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

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	<ul style="list-style-type: none"> Vehicular access Close proximity to Guildford railway station Site shape and topography Setting of listed buildings on The Mount Character of the Conservation Area Impact of development on trees Potential contamination Noise impacts, due to proximity to railway lines

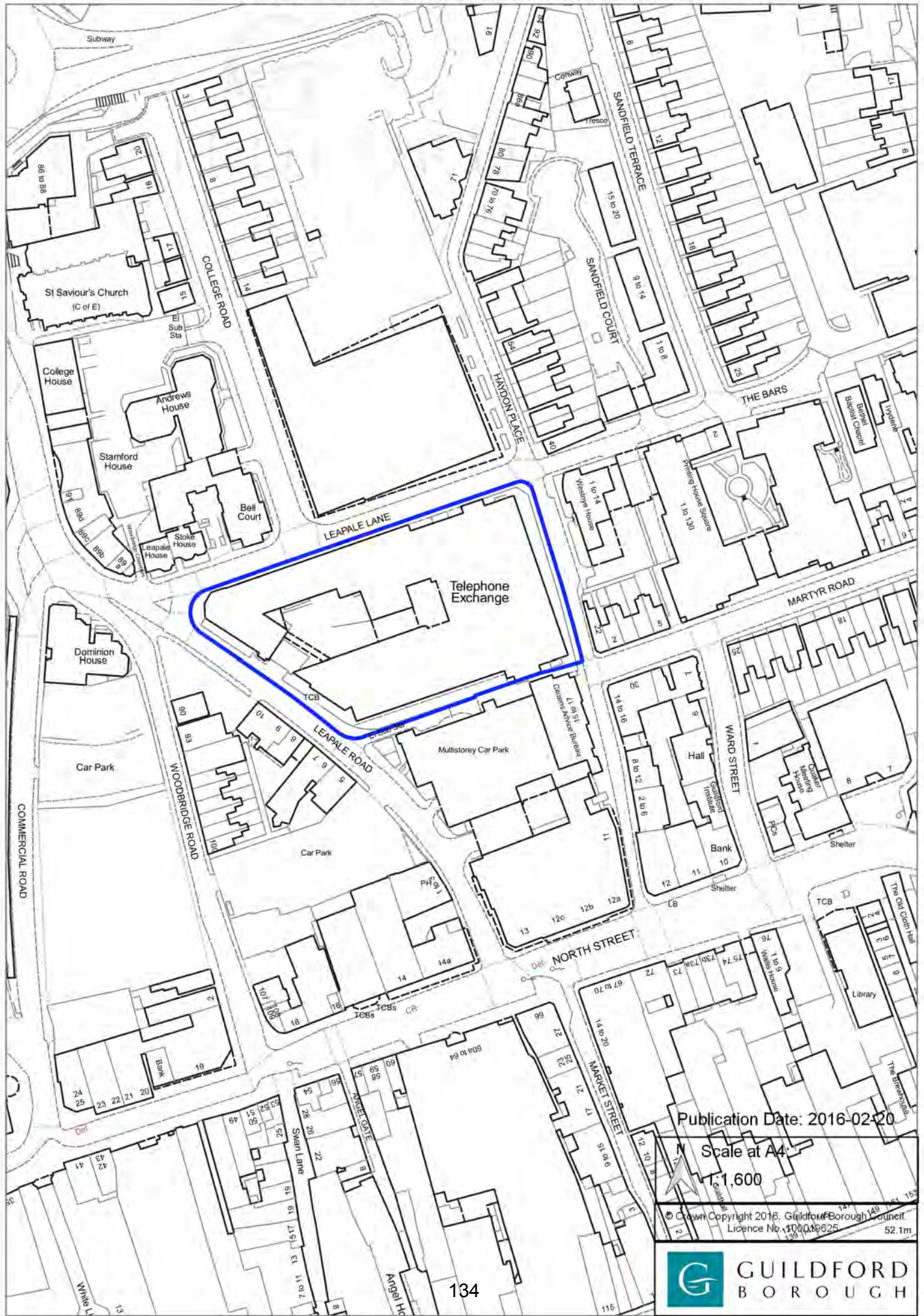
POLICY A4: Telephone Exchange, Leapale Road, Guildford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ul style="list-style-type: none"> Integrated green infrastructure, opening up the site and helping to improve street frontages Contribute towards improving the character of the area, and encouraging pedestrian movement to the retail offer in the area
Opportunities	<ul style="list-style-type: none"> The site is on a pedestrian route to a town centre supermarket, and provides the opportunity through design, landscaping and green infrastructure to encourage pedestrian movements to this part of the town and help to improve the character of the area

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	BT
Area (size)	0.6 ha
Existing use	Telephone exchange (sui generis)
LAA reference	Site 230
Key considerations	<ul style="list-style-type: none"> Heavily developed site, lacking any landscaping or green space On a pedestrian route from North Street to a town centre supermarket

Telephone Exchange, Leapale Road, Guildford



Publication Date: 2016-02-20

Scale at A4:

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POLICY A5: Jewsons, Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 125 homes (C3)
Requirements	<ul style="list-style-type: none"> 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 Contribute towards improving the character of the area, and encouraging use of the Sustainable Movement Corridor Integrated green infrastructure, helping to improve street frontages
Opportunities	<ul style="list-style-type: none"> 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)	0.64 ha
Existing use	Buildings merchant (sui generis)
LAA reference	Site 1107
Key considerations	<ul style="list-style-type: none"> Heavily developed site, lacking any landscaping or green space Sustainable Movement Corridor Potential contamination

POLICY A6: North Street redevelopment, Guildford

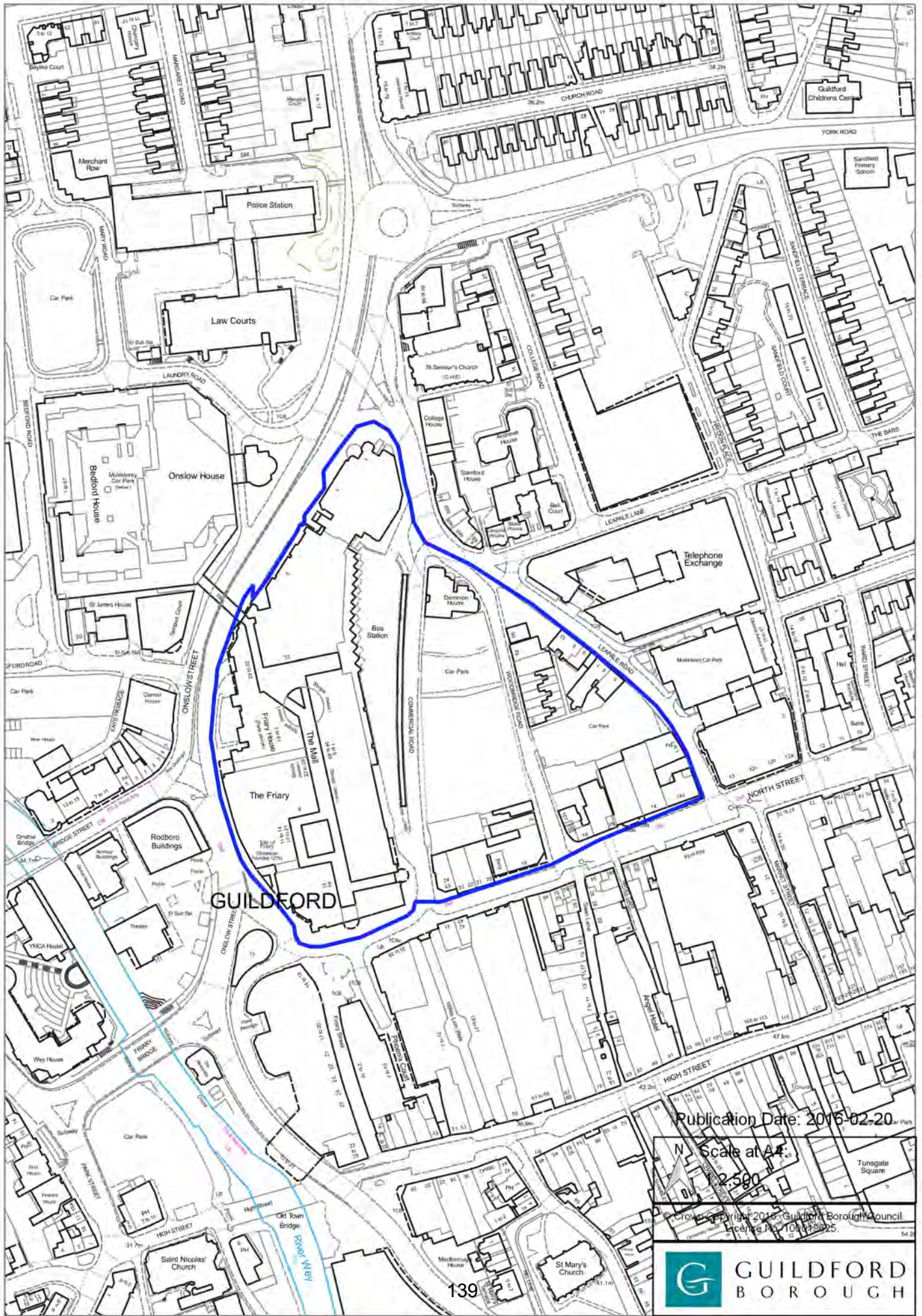
<p>Allocation</p>	<p>The site is allocated for a comprehensive mixed use redevelopment with an additional (approximate):</p> <ul style="list-style-type: none"> • 45,000 sqm comparison retail floorspace • 200 residential flats (C3) (studio, 1 and 2-bed) • 3,000 sqm food and drink (A3) and drinking establishments (A4) • 1 gym (D2) <p>A minimum of 5,500 sqm of office (B1a) floorspace will be retained.</p>
<p>Requirements</p>	<p><u>Design, vitality and connectivity</u></p> <ul style="list-style-type: none"> • Need for high quality design and materials, with particular care of bulk, heights and roofscapes • Design to enhance and respond to the existing historic shopping core and; <ul style="list-style-type: none"> ○ Improve connectivity with High Street and lanes, and ○ Improve underused areas, and ○ Improve the public realm • Provide a varied roofscape, minimising the impact on the skyline to protect strategic views • Mix day and night time uses to add to vitality of area • 24 hour access to public streets and squares <p><u>Bus interchange</u></p> <ul style="list-style-type: none"> • 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 • 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"> • Stopping up (removal) of Commercial Road and Woodbridge Road (between North Street and Leapale Road) <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA • Avoid development of high or medium vulnerability uses in flood zone 2 (medium risk) and flood zone 3 (high risk) <p><u>Assessments</u> Including;</p> <ul style="list-style-type: none"> • Retail impact assessment • Environmental Impact Assessment (EiA) (likely to be required)

Opportunities	<ul style="list-style-type: none"> • 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 • Help to reduce flood risk in the local area
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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	<ul style="list-style-type: none"> • Design, vitality and connectivity • Maintaining suitable bus interchange facilities in Guildford town centre • Listed building at 17 North Street, Guildford • Adjacent to Town Centre Conservation area • Potential to include land to the east of the identified site, subject to ownership • Flood risk

North Street redevelopment, Guildford



Publication Date: 2016-02-20

Scale at A4
1:2,500

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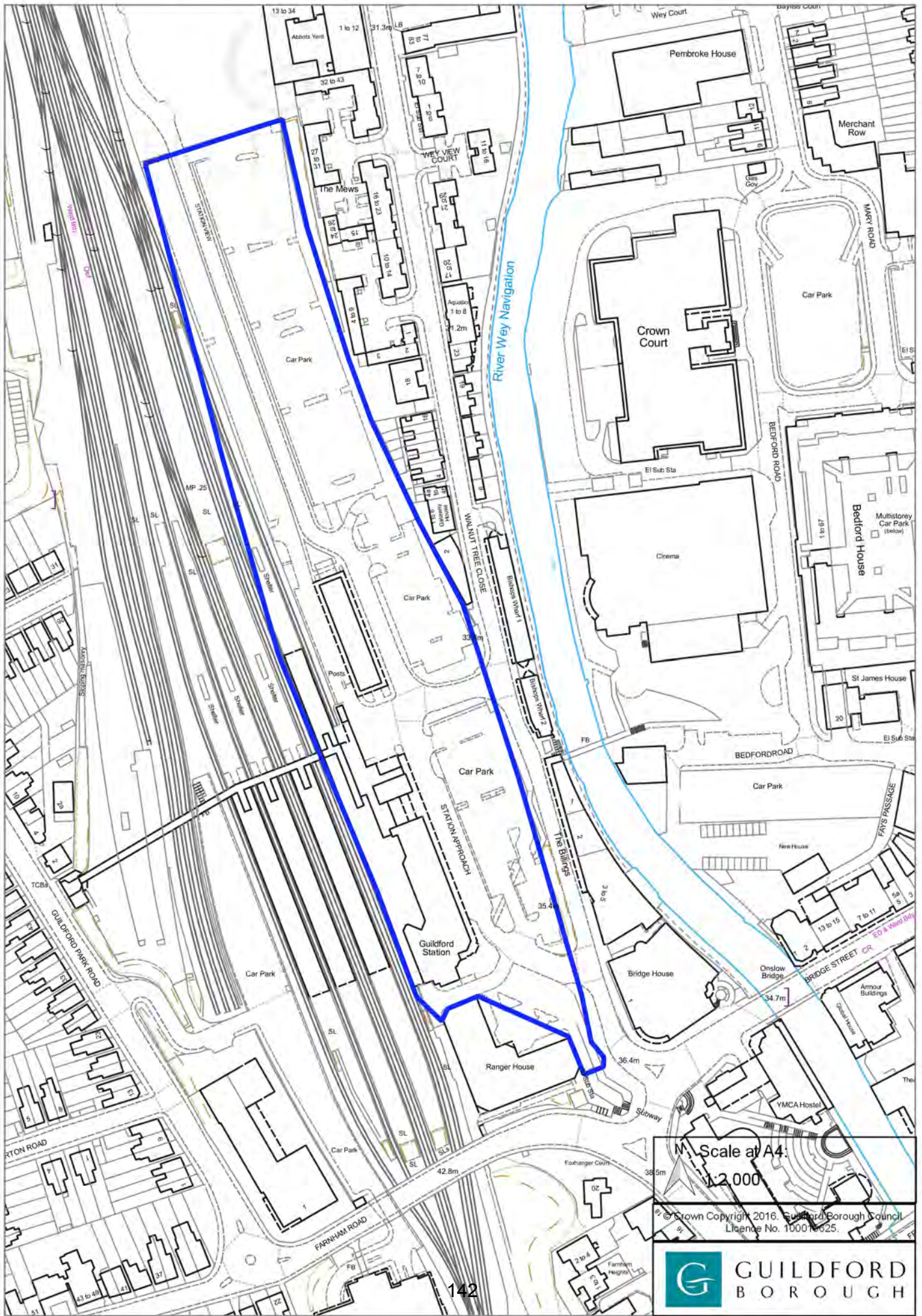
POLICY A7: Land and buildings at Guildford railway station, Guildford

Allocation	<p>The site is allocated for a comprehensive mixed use redevelopment to include:</p> <ul style="list-style-type: none"> • Improved transport and interchange facilities, and • Approximately 350 homes (C3), and • Approximately 500 sq m of additional comparison retail (A1), and • Approximately 700 sq m of additional convenience retail (A1), and • Approximately 1,500 sq m food and drink (A3), and • 1 gym (D2)
Requirements	<ul style="list-style-type: none"> • The station has its primary access from Walnut Tree Close. Any redeveloped scheme for this site must cater for all of the following: <ul style="list-style-type: none"> ○ Pedestrians, including those crossing from the west side of the railway via the present station footbridge ○ Cyclists ○ Buses ○ Taxis ○ Drop-off ('kiss and ride') ○ Short-stay car parking ○ Long-stay car parking • 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 • 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 • Consideration of strategic long distant views including setting of listed buildings on skylines • Achieve flood risk betterment, appropriate mitigation and flood risk management and have regard to the recommendations of the Level 2 SFRA • Avoid development within flood zone 2 (medium risk)
Opportunities	<ul style="list-style-type: none"> • 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, and should have particular regard to the Corridor of the River Wey conservation area • 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	<ul style="list-style-type: none">• Sustainable Movement Corridor• 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• Potential contamination• Heritage and conservation• 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)

Land and buildings at Guildford railway station, Guildford



Scale at A4:
1:2,000

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GUILDFORD BOROUGH

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	<ul style="list-style-type: none"> • 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 • Existing access to the railway station from the west is maintained • Consideration of strategic long distant views including setting of listed buildings on skylines
Opportunities	<ul style="list-style-type: none"> • In combination with realising the Guildford platform capacity scheme, there is an opportunity to redevelop this site for housing and/or employment uses • 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

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	<ul style="list-style-type: none"> • Noise (proximity to railway lines) • Potential contamination and remediation

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



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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"> Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA No increase in flood risk on site or elsewhere and no increase in development vulnerability
Opportunities	<ul style="list-style-type: none"> 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 Improve the links along the river and to and from the town centre Contemporary design approach, whilst respecting the proximity to the River Wey 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"> Corridor of the River Wey Flood risk Previously developed land close to Guildford railway station

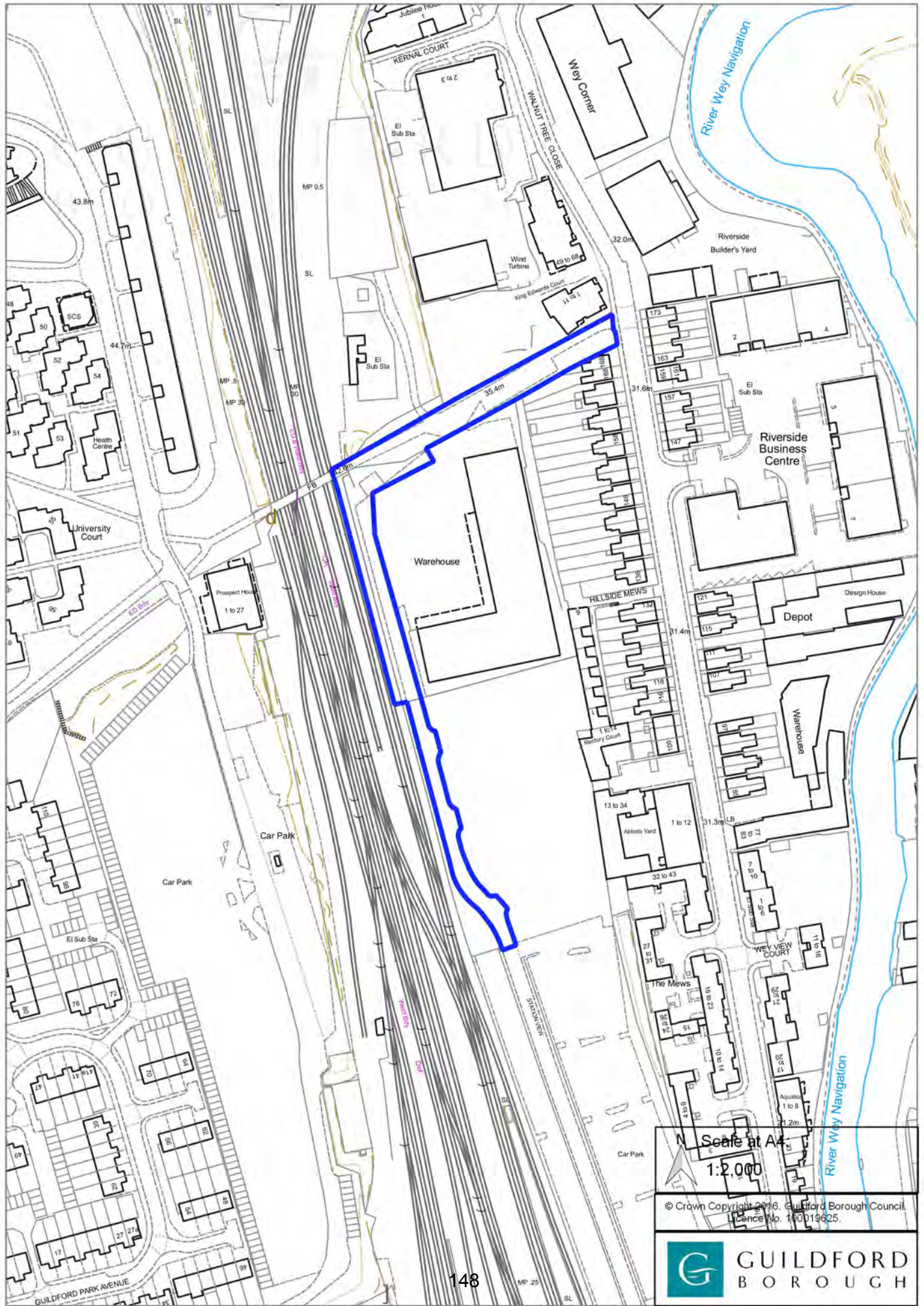
POLICY A10: Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford

Allocation	This site is allocated for a Sustainable Movement Corridor: Town Centre Phase 2 scheme to accompany the replacement of Yorkie's Bridge.
Requirements	<ul style="list-style-type: none"> • Site to be used for Sustainable Movement Corridor: Town Centre Phase 2 scheme, as per Appendix C Infrastructure Schedule • Existing access to the Jewsons, Walnut Tree Close, Guildford site is maintained

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Part private and part unregistered
Area (size)	0.3 ha
Existing use	Buildings merchant (sui generis) and access road to Yorkie's Bridge
LAA reference	N/A
Key considerations	<ul style="list-style-type: none"> • Sustainable Movement Corridor • Potential contamination

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



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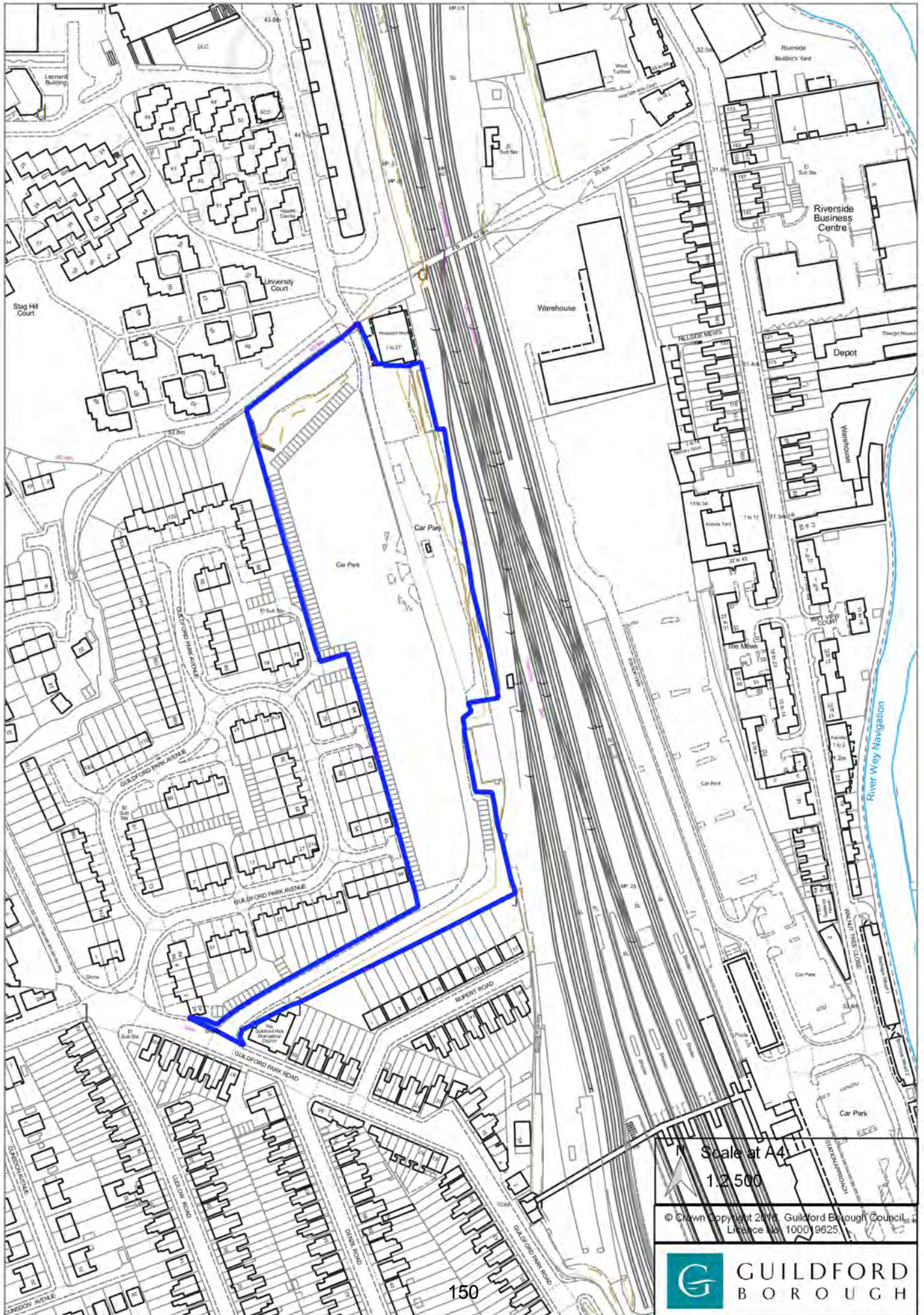
POLICY A11: Guildford Park Car Park, Guildford Park Road, Guildford

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"> • Preserve important views, including from the Castle across to the Cathedral • A through route for buses maintained • Retention of public car parking
Opportunities	<ul style="list-style-type: none"> • Provide additional affordable homes • Improvements to landscaping and biodiversity given the full extent of hardstanding on this site • 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"> • Noise (proximity to railway lines) • Potential contamination and remediation

Guildford Park Car Park, Guildford Park Road, Guildford



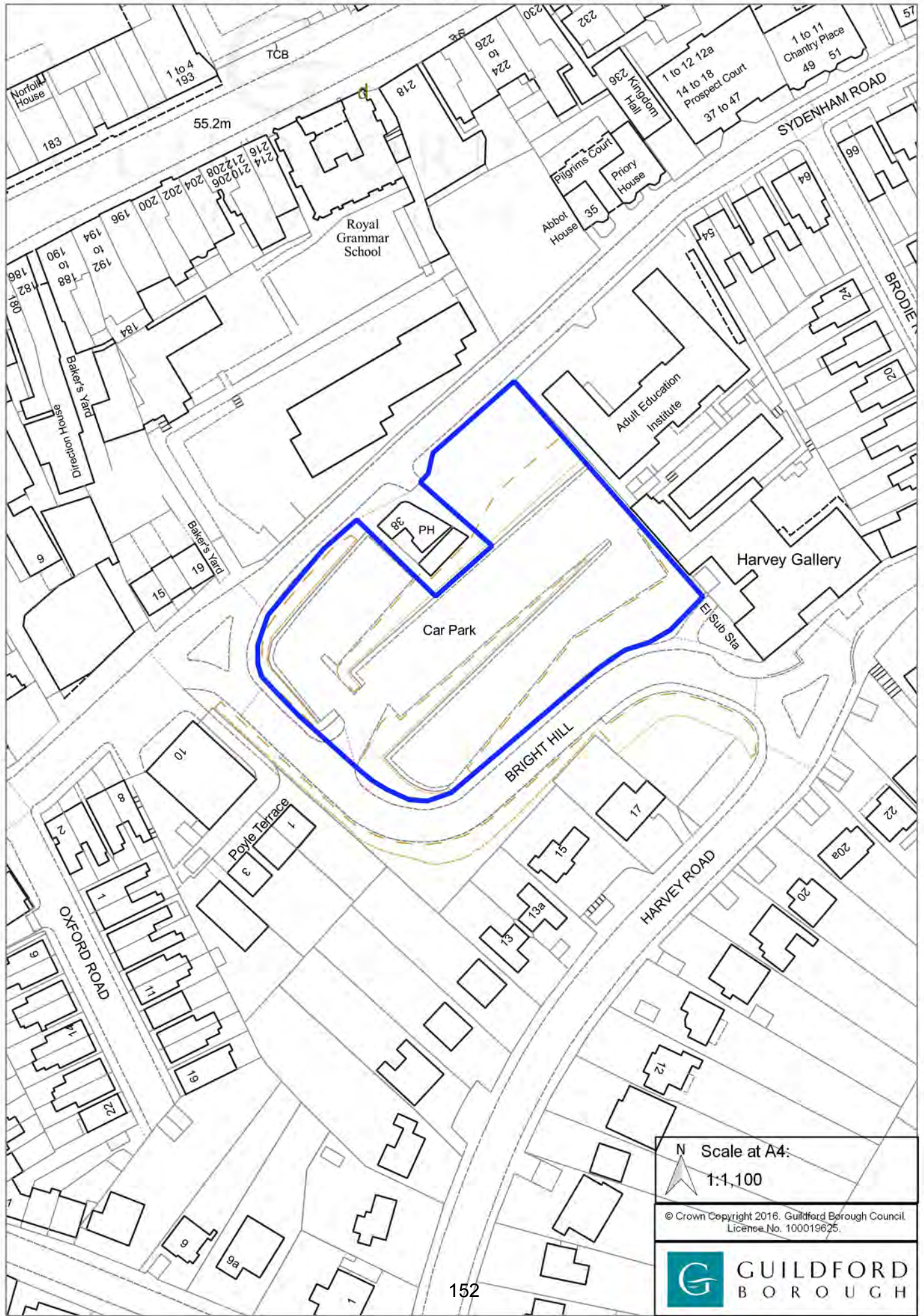
POLICY A12: Bright Hill Car Park, Sydenham Road, Guildford

Allocation	The site is allocated for approximately 60 homes (C3)
Requirements	<ul style="list-style-type: none">• Retain as much public car parking as possible• Preserve important views from the top of the site across Guildford, and of the Cathedral
Opportunities	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Visually prominent elevated site• Views• Conservation area• Quantity of public parking• Setting of locally listed buildings

Bright Hill Car Park, Sydenham Road, Guildford



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GUILDFORD
BOROUGH

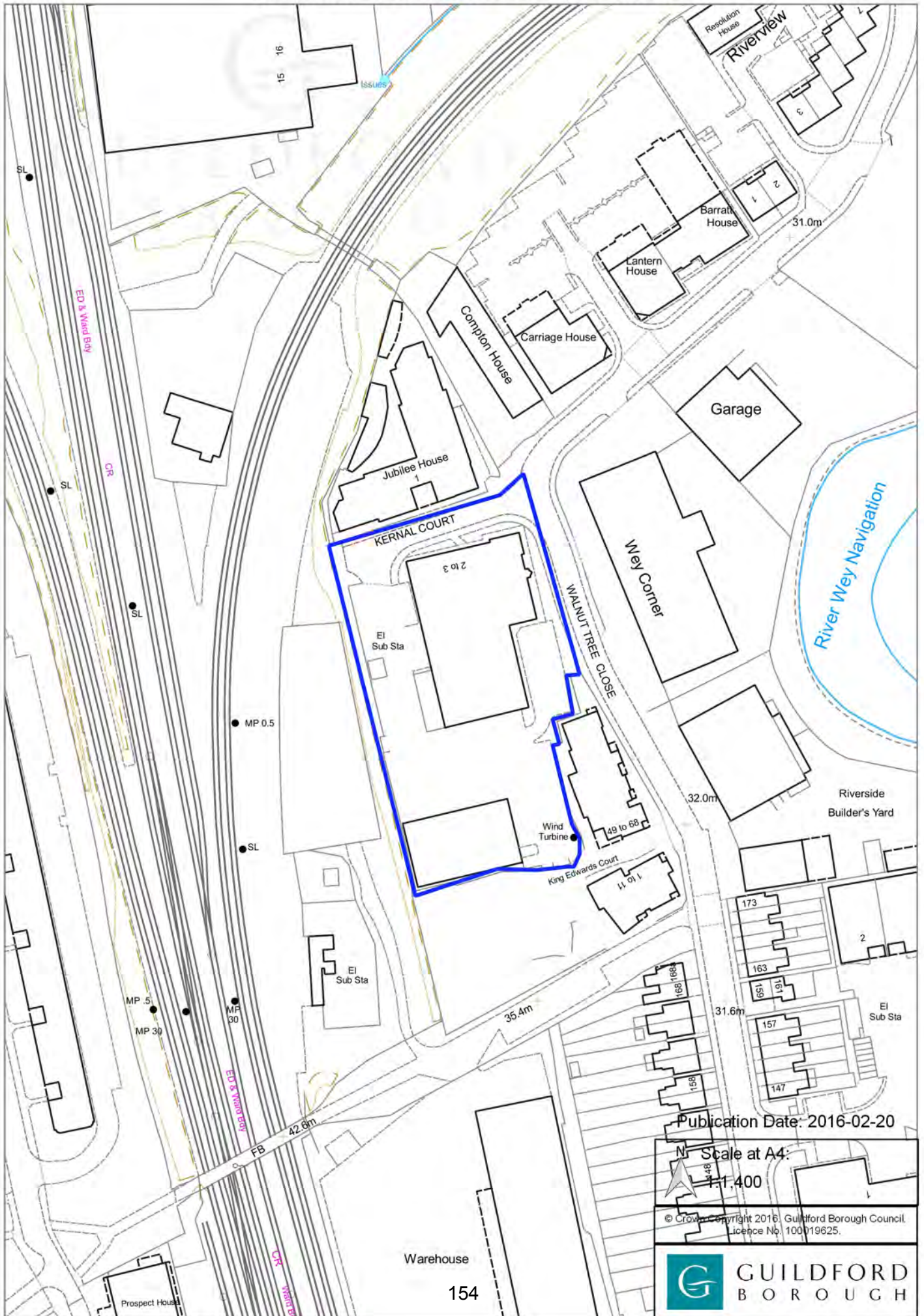
POLICY A13: Kernal Court, Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ul style="list-style-type: none"> Design to respond positively to the changing character of this area, whilst being sensitive to the Corridor of the River Wey
Opportunities	<ul style="list-style-type: none"> Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land Contemporary design approach, whilst respecting the proximity to the River Wey Help reduce flood risk in this area

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	<ul style="list-style-type: none"> 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 Proximity to the Corridor of the River Wey 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

Kernal Court, Walnut Tree Close, Guildford



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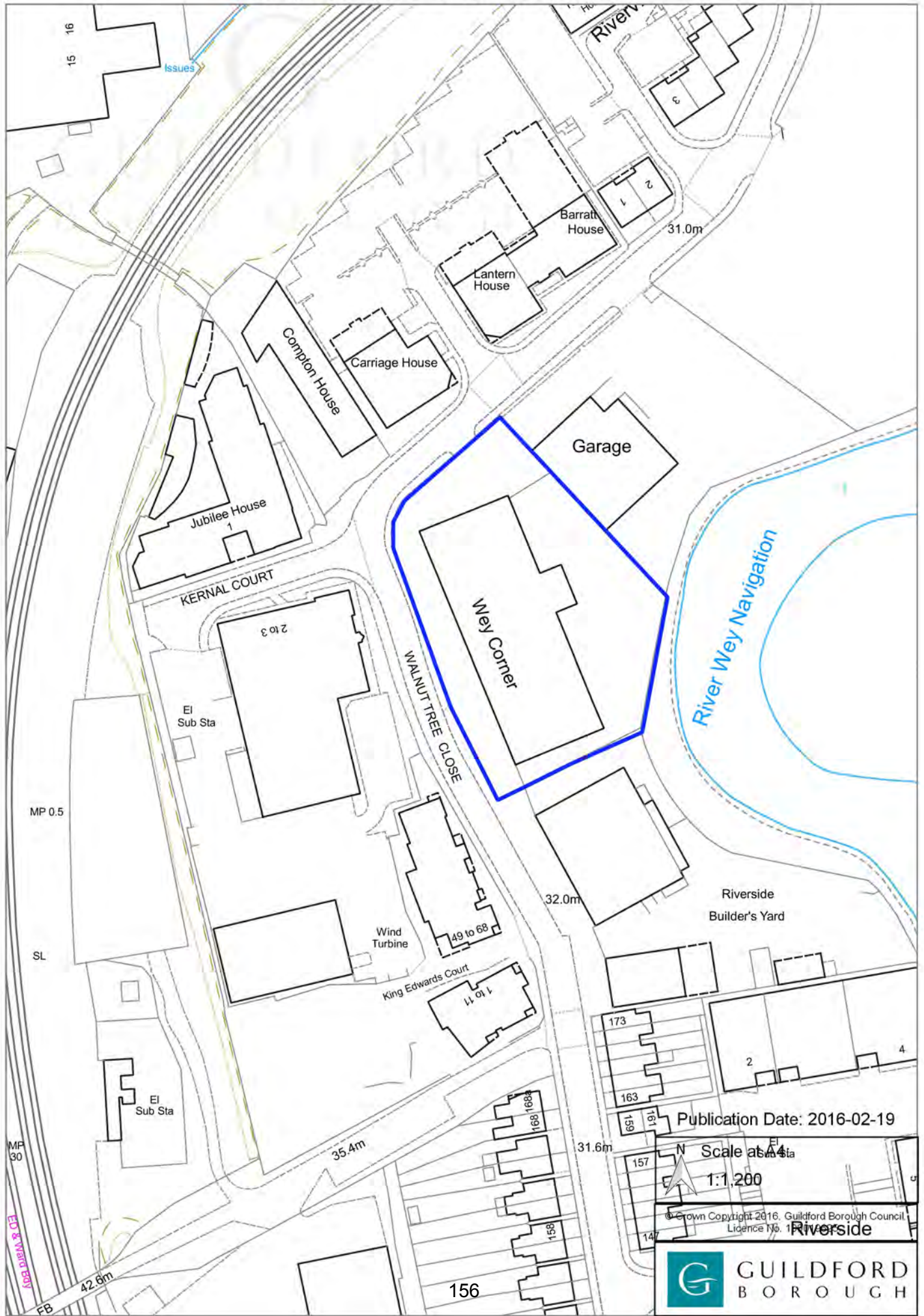
POLICY A14: Wey Corner, Walnut Tree Close, Guildford

Allocation	The site is allocated for approximately 35 homes (C3)
Requirements	<ul style="list-style-type: none"> Design to respond positively to the changing character of this area, whilst being sensitive to the Corridor of the River Wey Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
Opportunities	<ul style="list-style-type: none"> Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land Contemporary design approach, whilst respecting the proximity to the River Wey and the Corridor of the River Wey 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	<ul style="list-style-type: none"> Proximity to the River Wey Corridor of the River Wey Flood risk

Wey Corner, Walnut Tree Close, Guildford



River Wey Navigation

Publication Date: 2016-02-19

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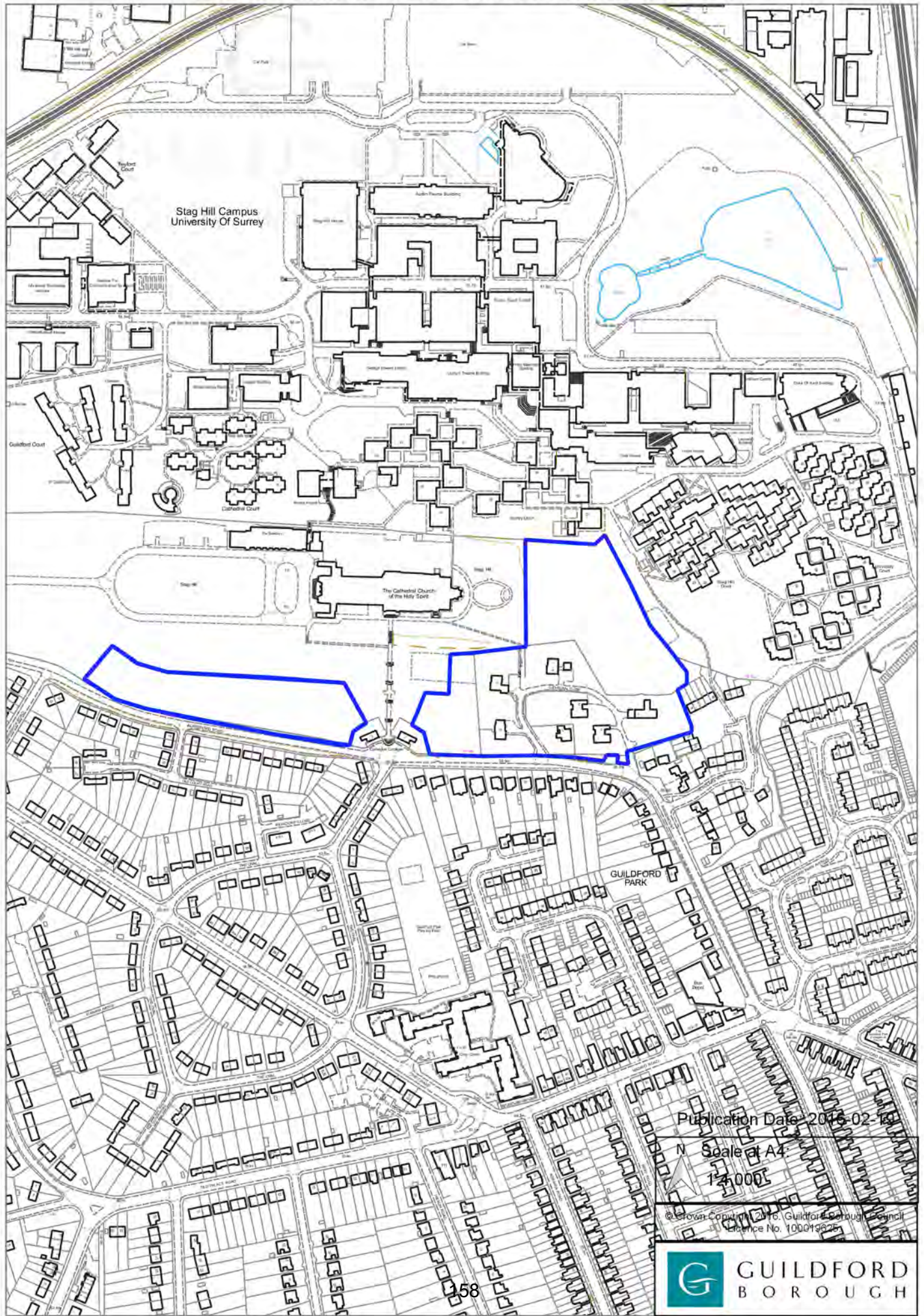
POLICY A15: Land at Guildford Cathedral, Alresford Road, Guildford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ul style="list-style-type: none"> • 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 • Retain strategically important views of the Cathedral and its setting across the town • Sensitive to the setting of the Grade II* listed building (Guildford Cathedral) • Protect existing trees and mature hedges of significance • The loss of greenfield requires provision of sufficient integral green infrastructure to enable connectivity of spaces and habitats • 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	<ul style="list-style-type: none"> • The setting of the grade II* Listed Building, on approaches and access • Views, particularly from the setting of town centre Conservation Areas and listed buildings • Design and impact of scale, heights and form of development • Impact of any development on green mound and silhouette of the Cathedral both day and night time from wide surrounding area • Loss of open space • Mature hedge (running along Ridgemount and Alresford Road) • Surrounding urban context

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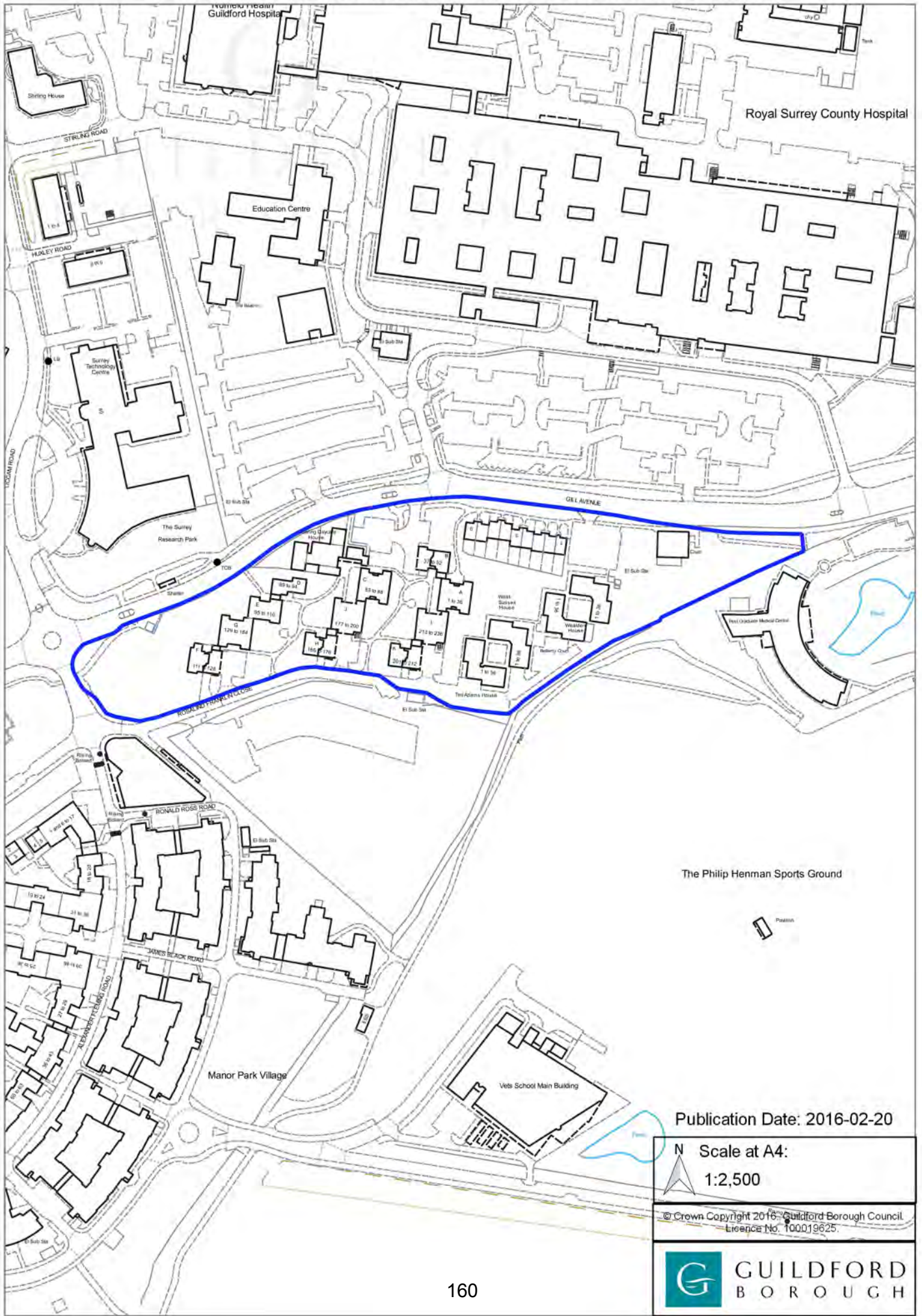
POLICY A16: Land between Gill Avenue and Rosalind Franklin Close, Guildford

Allocation	The site is allocated for approximately 450 homes (gross) (C3), potentially including some student accommodation (C3)
Requirements	<ul style="list-style-type: none"> • Current accessibility and movement for emergency vehicles to the hospital is maintained • 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 • Contribute towards encouraging use of the Sustainable Movement Corridor
Opportunities	<ul style="list-style-type: none"> • Provision of student accommodation (C3) • 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"> • Accessibility for emergency vehicles • Making efficient use of the site • There are 389 existing properties on this site

Land between Gill Avenue and Rosalind Franklin Close, Guildford



Publication Date: 2016-02-20

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1:2,500

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**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"> • Development to be hospital related • 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 • Contribute towards encouraging use of the Sustainable Movement Corridor
Opportunities	<ul style="list-style-type: none"> • Staff accommodation • Medical facilities • 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"> • Usage of temporary car park • Impact on local road network

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



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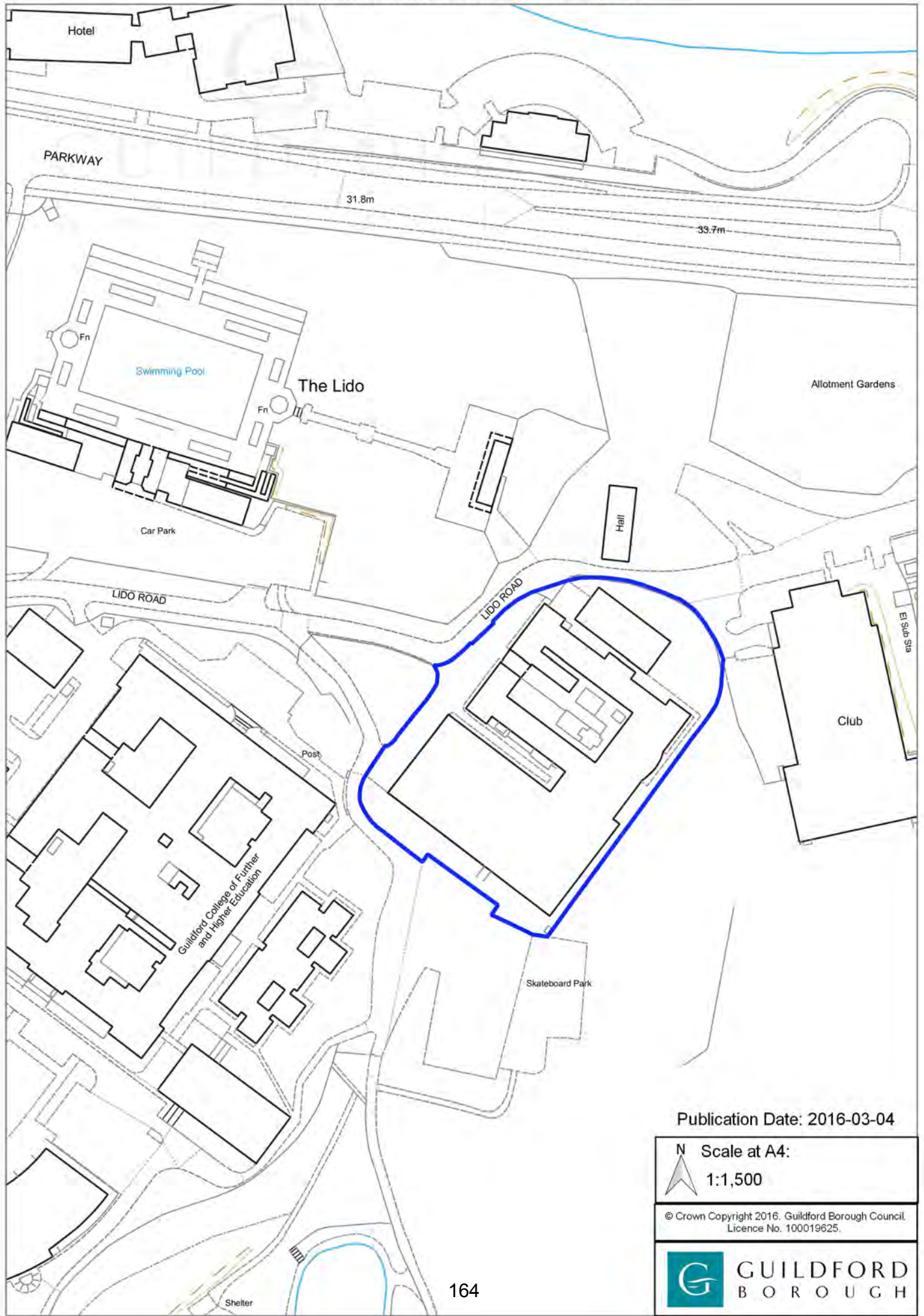
POLICY A18: Land at Guildford College, Guildford

Allocation	The site is allocated for approximately 100 homes (C3) and at least 500 sq m of D1 floor space
Requirements	<ul style="list-style-type: none"> 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 Appropriate separation between the D1 use and the residential use, to avoid issues regarding noise 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 Retain the Protected Open Space
Opportunities	<ul style="list-style-type: none"> The provision of D1 floor space provides the opportunity for a variety of uses on this site, including a children's nursery. This would be a suitable use, and would be encouraged 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	<ul style="list-style-type: none"> Close proximity to Stoke Park Boundary treatments backing onto Stoke Park Impact of development on setting of listed buildings, parkland setting and views Lido Road area – setting of locally listed building and listed war memorial on green island Protected Open Space

Land at Guildford College, Guildford



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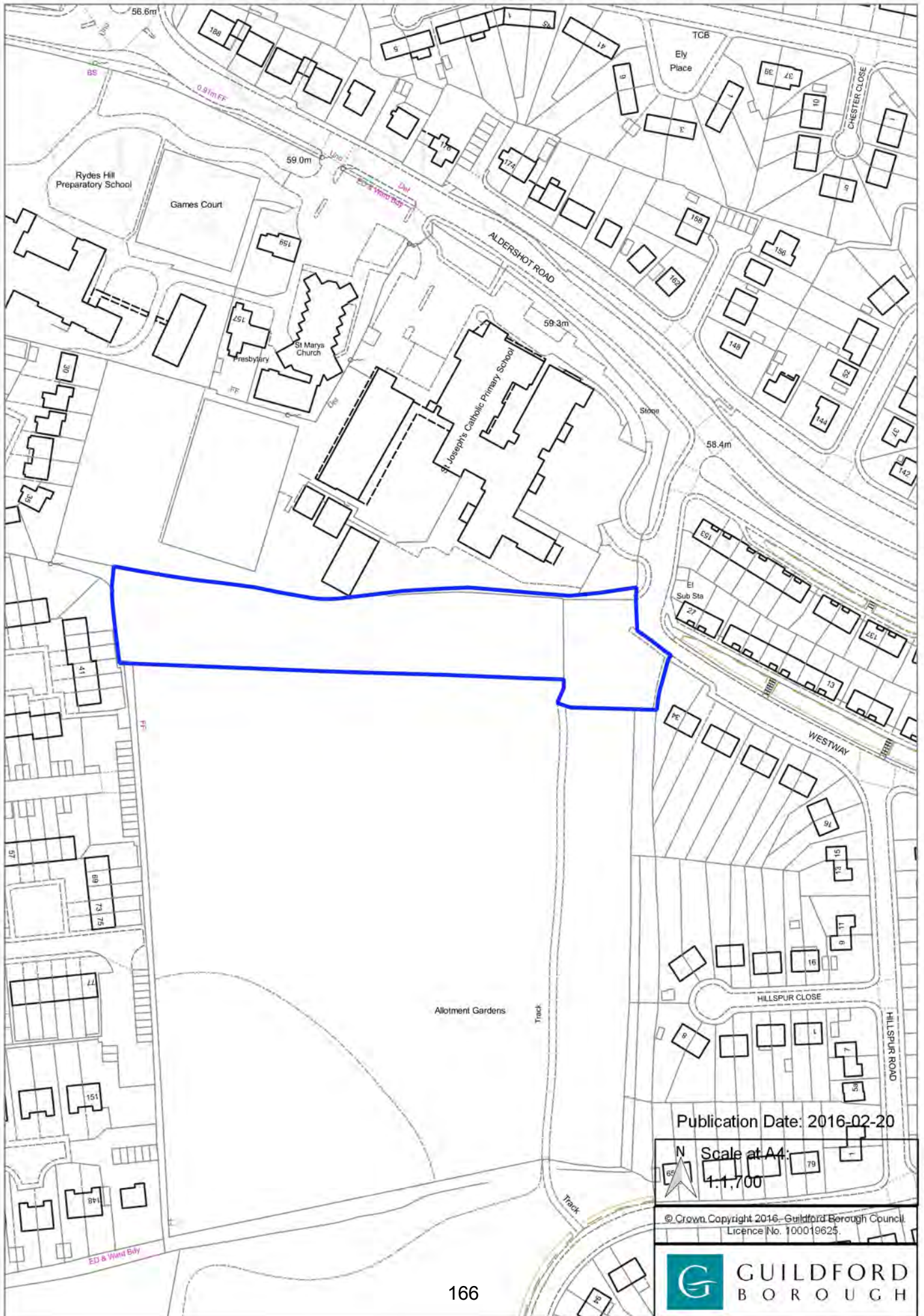
POLICY A19: Land at Westway, off Aldershot Road, Guildford

Allocation	The site is allocated for approximately 38 homes (C3)
Requirements	<ul style="list-style-type: none"> Considerable regard to design and scale , as the site is an unusual elongated shape sandwiched between a primary school and allotments Design to take account of rights and easements, as referred to below (key considerations), as long as the allotments are in use
Opportunities	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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

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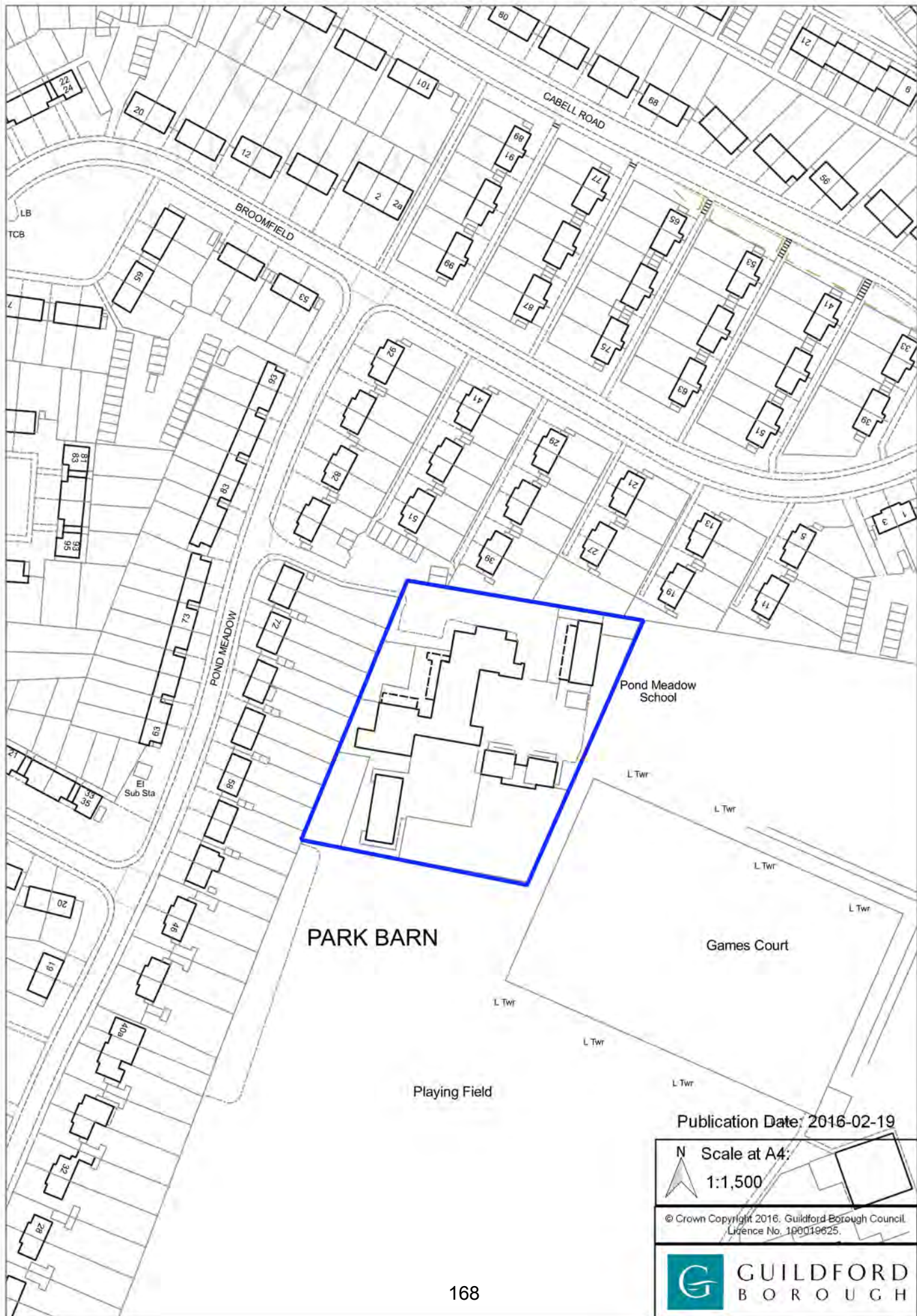
POLICY A20: Former Pond Meadow School, Pond Meadow, Guildford

Allocation	<p>The site is allocated to provide a community hub providing approximately :</p> <ul style="list-style-type: none"> • 800 sq m of medical centre (D1), and • 800 sq m of youth and community centre (D1) <p>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)</p>
Requirements	<ul style="list-style-type: none"> • Viability information in support of the quantity of new homes
Opportunities	<ul style="list-style-type: none"> • Help the local community to meet its day to day needs in the local area, without the need to travel • 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	<ul style="list-style-type: none"> • Community benefit • Vacant site • Protected open space

Former Pond Meadow School, Pond Meadow, Guildford



Publication Date: 2016-02-19

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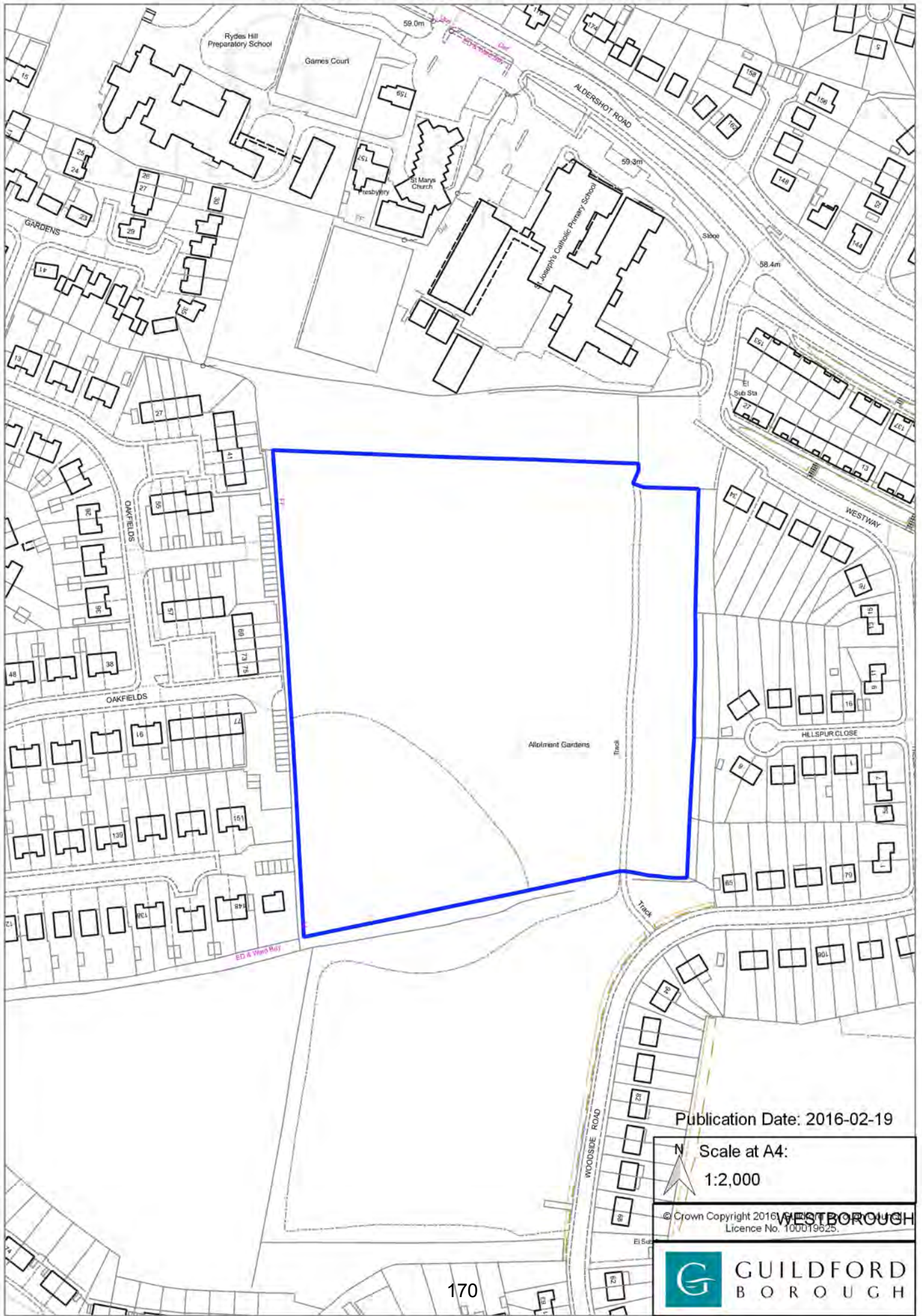
POLICY A21: Land at Westborough allotments, Guildford

Allocation	The site is allocated for additional allotments
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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

Land at Westborough allotments, Guildford



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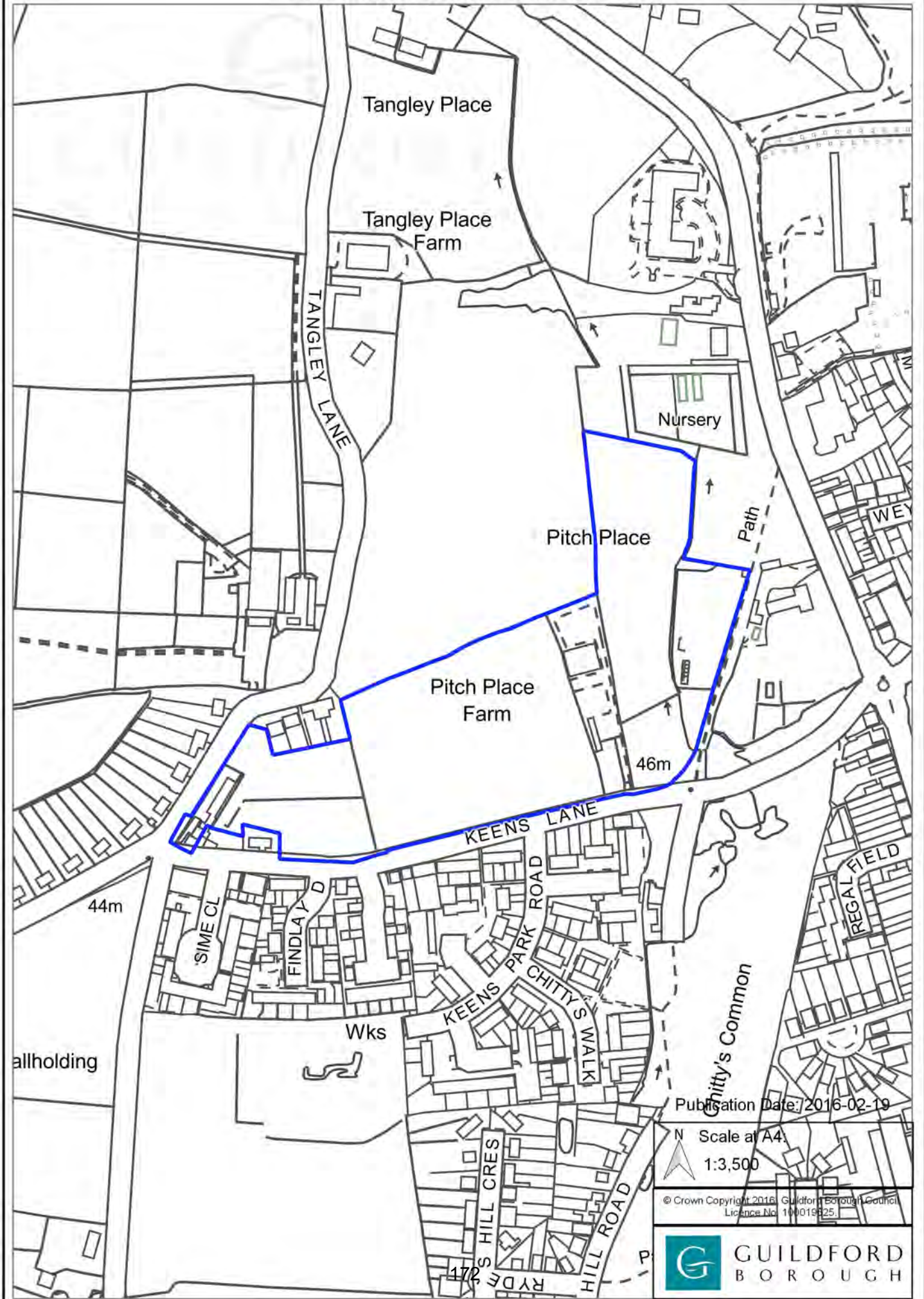
POLICY A22: Land north of Keens Lane, Guildford

Allocation	The site is allocated for approximately 140 homes (C3) and a care home (C2) with approximately 60 beds
Requirements	<ul style="list-style-type: none"> • The care home will be located within 400m of the Thames Basin Heaths SPA. In order to exclude a likely significant effect on the interest features of the SPA: <ul style="list-style-type: none"> ○ No staff accommodation will be permitted within 400m of the SPA, and ○ Any new car parks will ideally be located outside of the 400m zone, or provide sufficient certainty that it will be utilised by the care home only, and ○ 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 ○ A covenant will be placed on the care home restricting pets. • Design and layout to reflect the transition from urban to greenfield
Opportunities	<ul style="list-style-type: none"> • Inclusion of some self-build plots as part of the provision of new homes (C3) • Green infrastructure enhancements given the site's proximity to the Thames Basin Heaths SPA • Encourage cycling and pedestrian movements from the site

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	<ul style="list-style-type: none"> • Impact of development on the Thames Basin Heaths SPA • Setting of a listed building

Land north of Keens Lane, Guildford



Publication Date: 2016-02-19

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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"> A small off-street car park, strictly limited to genuine visitors to the burial group (enforced) Sufficient car parking to ensure no overspill of parked cars onto Salt Box Road 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 An application level Habitat Regulations Assessment
Opportunities	<ul style="list-style-type: none"> 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"> Impact of development on the Thames Basin Heaths SPA (the site is within 400m) Impact of development on the surrounding Site of Special Scientific Interest (SSSI) Provision of car parking

POLICY A24: Slyfield Area Regeneration Project, Guildford

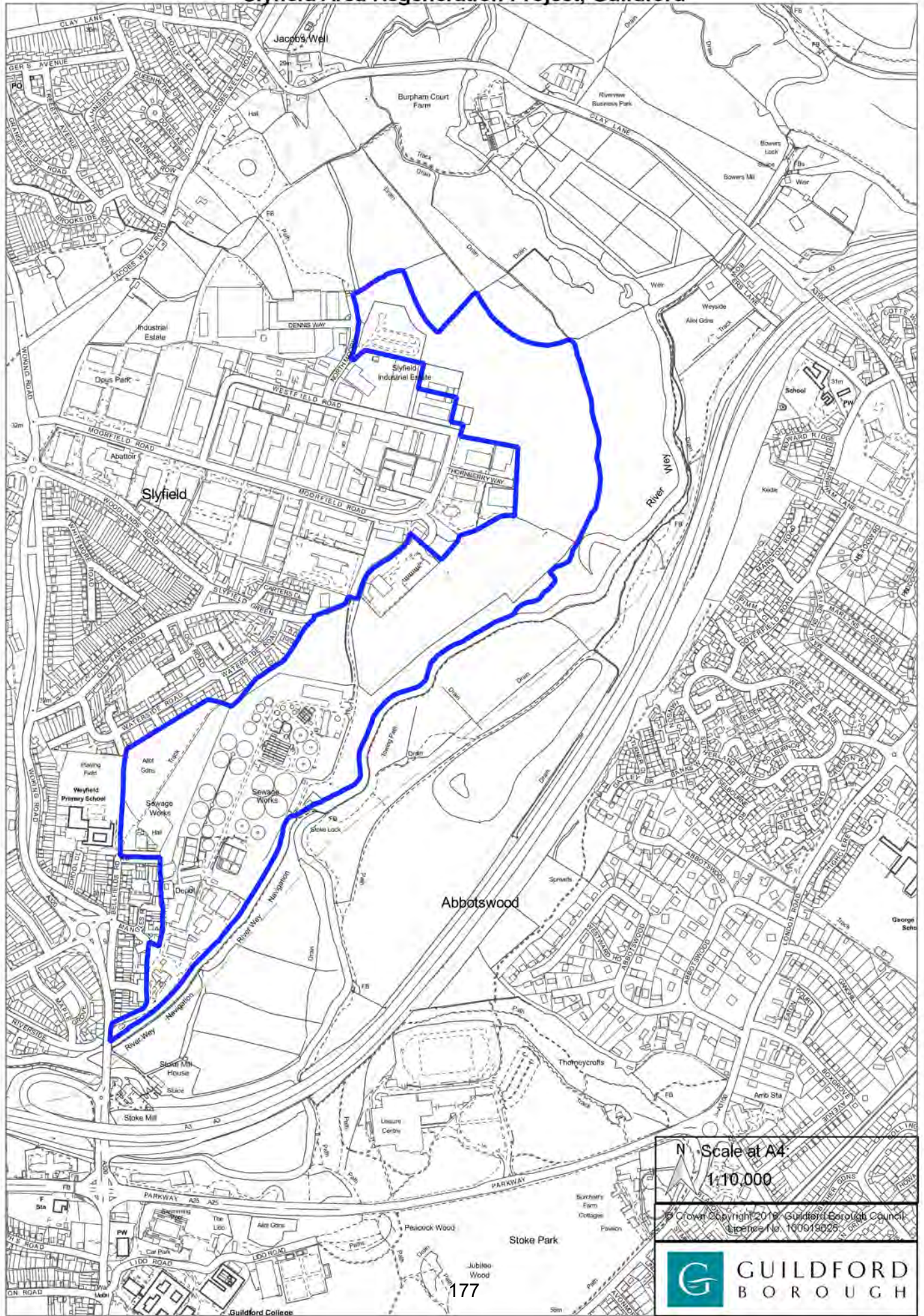
Allocation	<p>This is a mixed use redevelopment site, allocated for:</p> <ul style="list-style-type: none"> • Approximately 1000 homes (C3), and • 4 Traveller pitches, and • Light industrial (B1c) / Trade counters, and • New council waste management depot (relocated on site), and • Waste facilities, and • New sewage treatment works, and • Community facilities (D1)
Requirements	<ul style="list-style-type: none"> • 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 • 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 • 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 • Allotments on the site to be retained or re-provided elsewhere • Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA • 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, which is high sensitivity Green Belt (as shown in the Green Belt and Countryside Study) • 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> <ul style="list-style-type: none"> • The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home) • Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage • Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing,

	<p>garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required</p> <ul style="list-style-type: none"> • 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 • The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community • 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 • Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed
Opportunities	<ul style="list-style-type: none"> • Reduce flood risk on site and elsewhere

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	<ul style="list-style-type: none"> • Allotments • Flood Risk • Design • Green Infrastructure

Slyfield Area Regeneration Project, Guildford



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POLICY A25: Gosden Hill Farm, Merrow Lane, Guildford

Allocation	<p>This is a residential lead mixed use development, allocated for:</p> <ul style="list-style-type: none"> • Approximately 2000 homes (C3), including some specialist housing and self-build plots, and • 8 Traveller pitches, and • Approximately 12,500 sq m of employment floor space (B1a/b), and • Approximately 500 sq m of comparison retail (A1) in a new Local Centre, and • Approximately 600 sq m of convenience retail (A1) in a new Local Centre, and • Approximately 550 sq m services in a new Local Centre (A2 – A5), and • Approximately 500 sq m of community uses in a new Local Centre (D1), and • A primary school (D1) (two form entry), and • A secondary school (D1) (at least four form entry, potentially as a through school; of which two forms are needed for the housing on the site, and the remainder for the wider area), and • Park and ride facility providing 500-700 car parking spaces as required in order to operate without public subsidy, with additional land reserved for potential expansion of the facility to 1,000 spaces
Requirements	<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • A new 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 • 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. This could form part of the proposals for Highways England’s emerging A3 Guildford scheme for which construction is anticipated to commence in Road Period 2 (2020/21 to 2024/25) as required by the Department for Transport’s “Road Investment Strategy”. This is likely to preclude development on a 30 metre strip of land on the northern boundary of the site adjacent to the A3 and to the east of the new junction as required above. The strip of land could potentially be required for the provision of a connector road to the B2215 London Road. • Park and ride facility providing 500-700 car parking spaces as required in order to operate without public subsidy, with additional land reserved for potential expansion of the facility to 1,000 spaces • 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 • Provision of Guildford East (Merrow) railway station working

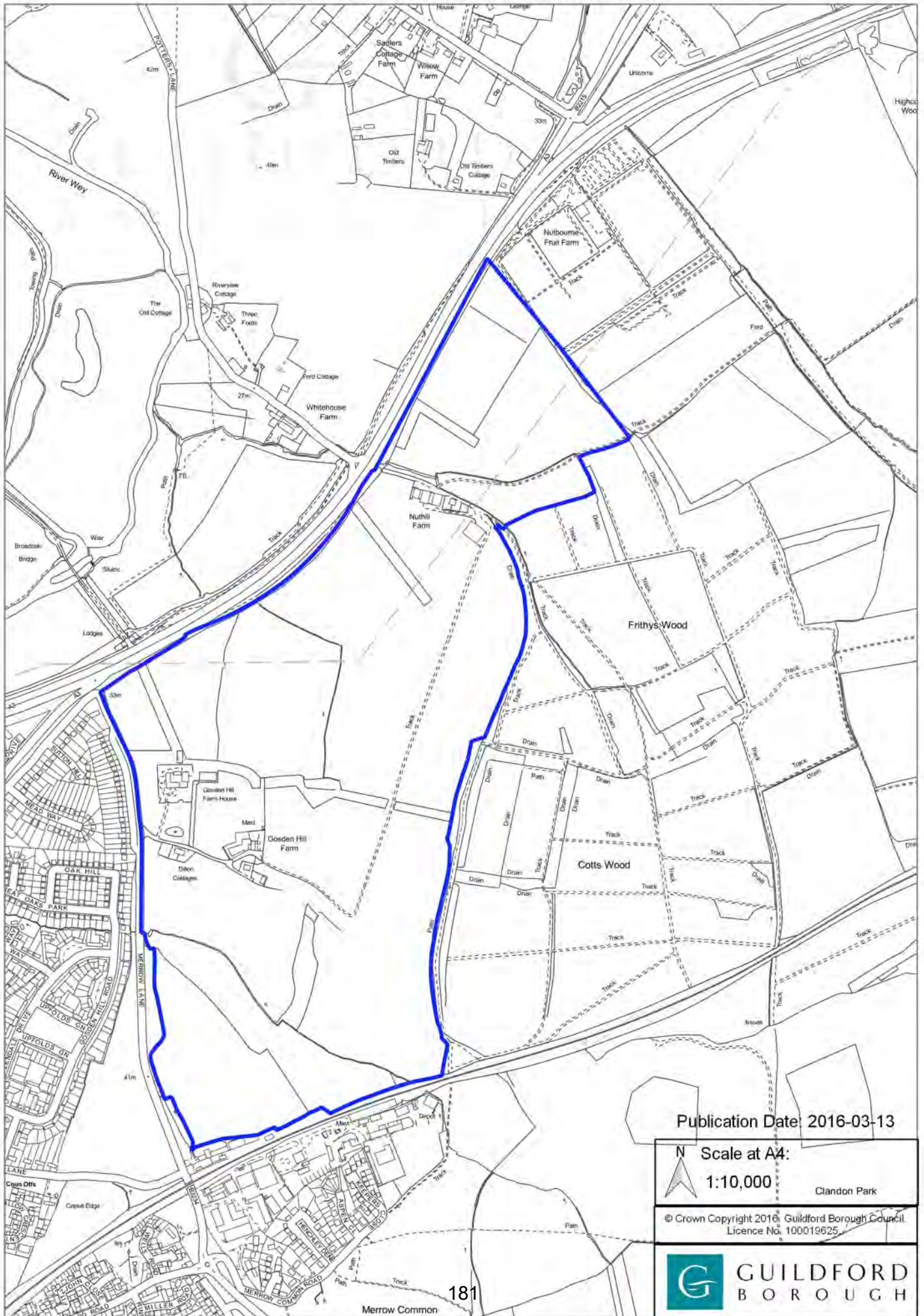
	<p>with Network Rail and Surrey County Council as the land owner to the south of the railway line</p> <ul style="list-style-type: none"> • Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule 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 • 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 • 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 including playgrounds, playing fields and allotments; and a two-form entry primary school to serve the development. Secondary educational need will be re-assessed at the time a planning application is made at which time any recent new secondary school provision will be taken into account • Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information) • Green corridors and linkages to habitats outside of the site, and the adjoining SNCI • Reduce surface water flood risk through appropriate mitigation <p><u>Traveller pitches (public)</u></p> <ul style="list-style-type: none"> • The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home) • Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage • 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 • 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 • The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community • 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 • Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3)
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	<p>completed</p> <ul style="list-style-type: none"> • The employment floorspace (B1a/b) to be split over two parts of the site • Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield • 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
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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	<ul style="list-style-type: none"> • A Tree Preservation Order covers the site • A small Area of Ancient Woodland towards the central part of the site • Borders a Site of Nature Conservation Importance (SNCI) to the east of the site • Part of this site has been designated as a strategic employment site and is expected to deliver a significant amount of employment uses. • Burpham Neighbourhood plan

Gosden Hill Farm, Merrow Lane, Guildford



Publication Date: 2016-03-13

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

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POLICY A26: Blackwell Farm, Hogs Back, Guildford

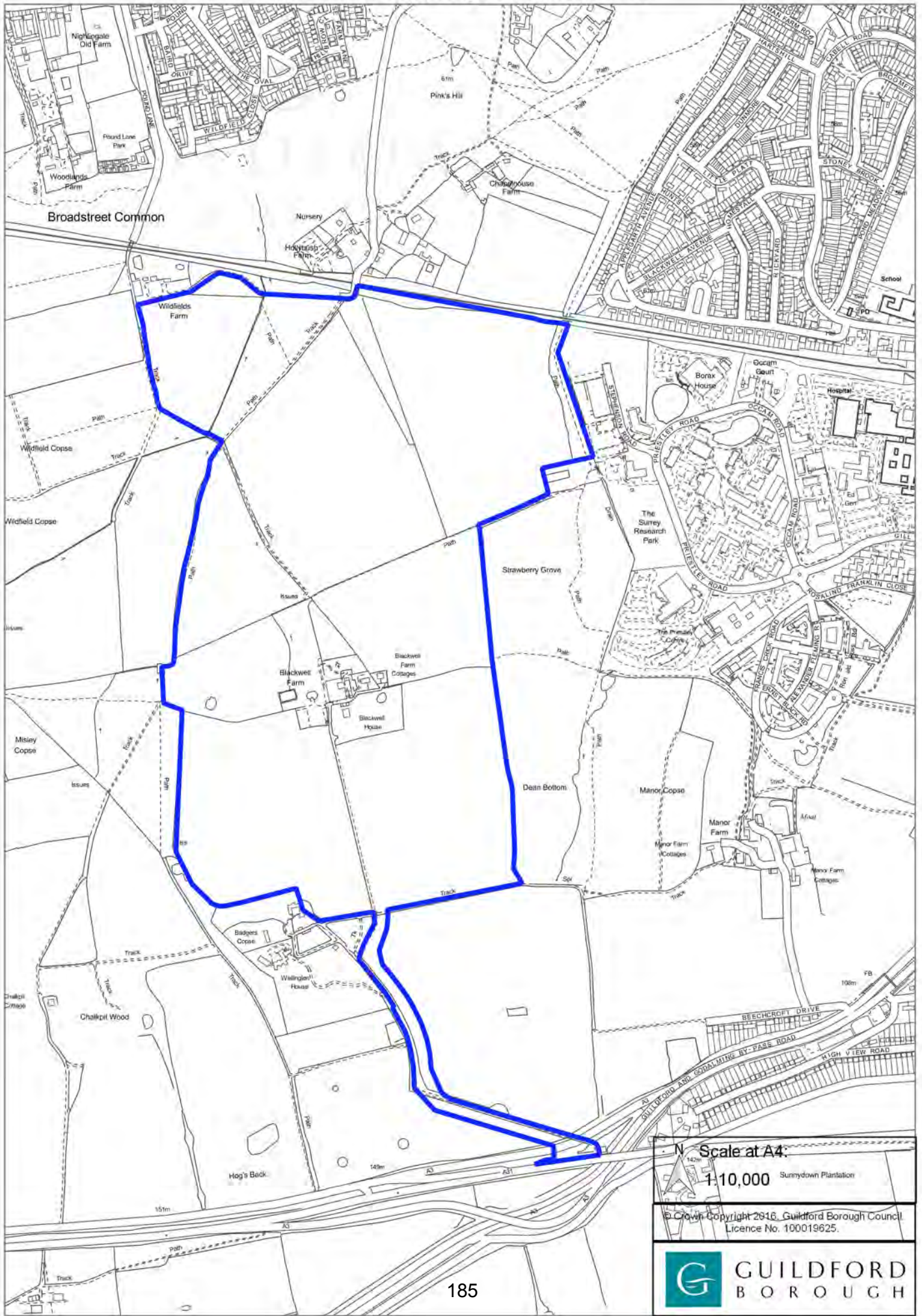
<p>Allocation</p>	<p>This is a residential lead mixed use development, allocated for:</p> <ul style="list-style-type: none"> • Approximately 1800 homes (C3), including some specialist and self-build plots, and • 6 Traveller pitches, and • Approximately 31,000 sqm of employment (B1) on a 10-11ha extension to the Research Park, and • Approximately 550 sq m of comparison retail (A1) in a new Local Centre, and • Approximately 660 sq m of convenience retail (A1) in a new Local Centre, and • Approximately 550 sq m services in a new Local Centre (A2 – A5), and • Approximately 500 sq m of community uses in a new Local Centre (D1), and • A primary school (D1) (two form entry), and • That part of the site south of land parcel H2 as identified in the Green Belt and Countryside Study is allocated solely for primary access and the junction with the A31 Farnham Road
<p>Requirements</p>	<p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Primary vehicular access to the site allocation will be via the existing or a realigned junction of the A31 and the Down Place access road, which will be signalised • The design of the improved Down Place access road or a new adjacent parallel access road will be sympathetic to its setting variously within the AONB and AGLV. The impacts of this road will be minimised through the retention and enhancement of tree cover in this area and landscaping • Secondary vehicular access is required from the site to Egerton Road, preferably via Gill Avenue • A through vehicular link is required via the above accesses between the A31 Farnham Road and Egerton Road to provide a new route to the Surrey Research Park, the University of Surrey's Manor Park campus and the Royal Surrey County Hospital. This will provide relief to the A31/A3 junction, in advance of the delivery of Highways England's A3 Guildford scheme • 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 • 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 • 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

	<p>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</p> <ul style="list-style-type: none"> • 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 • Other supporting infrastructure must be provided on the site, including – a new two-form entry primary school, local retail centre, GPs surgery, open space including playing fields and allotments • Appropriate assessment required at project level to consider impact on the Thames Basin Heath Special Protection Area (SPA) • Green corridors and linkages to habitats outside of the site, and the adjoining SNCI • Reduce surface water flood risk through appropriate mitigation • Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information) <p><u>Traveller pitches</u></p> <ul style="list-style-type: none"> • The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home) • Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage • 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 • 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 • The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community • 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 • Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed • The employment floorspace (B1a/b) to be split over two parts of the site • Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield
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Description

Location	Guildford Urban Area
Ward	Shalford and Worplesdon
Ownership	Private
Area (size)	78 ha
Existing use	Farmland
LAA reference	Site 311
Key considerations	<ul style="list-style-type: none">• AONB• AGLV• Access• Surface water flood risk

Blackwell Farm, Hogs Back, Guildford



Broadstreet Common

Wildfields Farm

Strawberry Grove

Blackwell Farm

Dean Bottom

Hog's Back

Scale at A4:

1:10,000

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POLICY A27: Warren Farm, White Lane, Ash Green

Allocation	The site is allocated for approximately 58 homes (C3)
Requirements	<ul style="list-style-type: none">• Sensitive design at site boundaries that has regard to the transition from village to greenfield
Opportunities	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Tree preservation order to the south east of the site• Semi natural ancient woodland and SNCI at southern and eastern perimeter of site• 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

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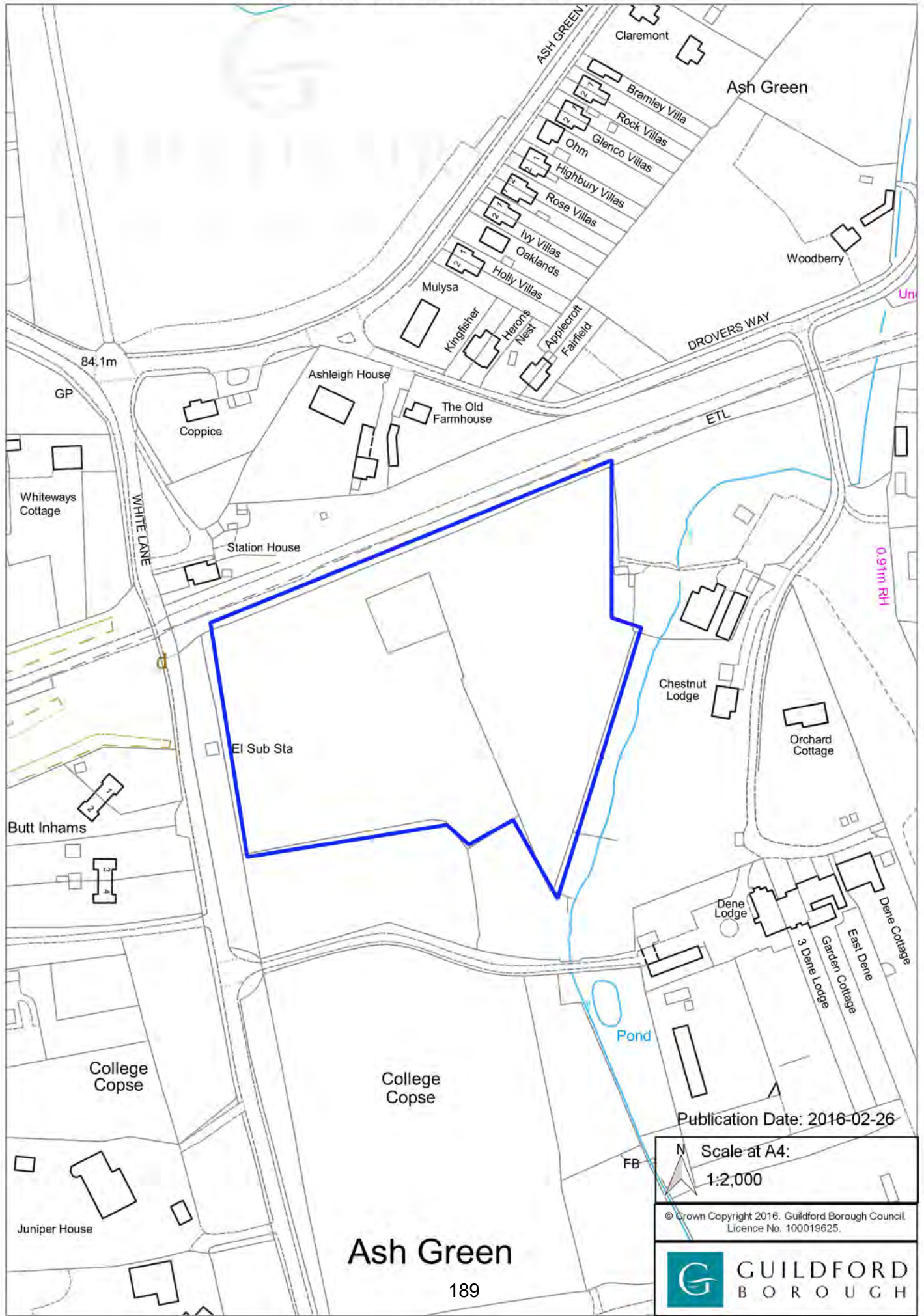
POLICY A28: Land to the east of White Lane, Ash Green

Allocation	The site is allocated for approximately 62 homes (C3)
Requirements	<ul style="list-style-type: none"> Sensitive design at site boundaries that has regard to the transition from urban to rural No unacceptable impact on trees and ancient woodland Recognition of the historic location of Ash Green village
Opportunities	<ul style="list-style-type: none"> Green corridors and linkages to habitats outside of the site

Description

Location	Ash and Tongham Urban Area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	1.9 ha
Existing use	Pasture land
LAA reference	Site 2002
Key considerations	<ul style="list-style-type: none"> Impact of development on trees and ancient woodland Edge of urban area – transition from urban to rural

Land to the east of White Lane, Ash Green



Publication Date: 2016-02-26

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Ash Green

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

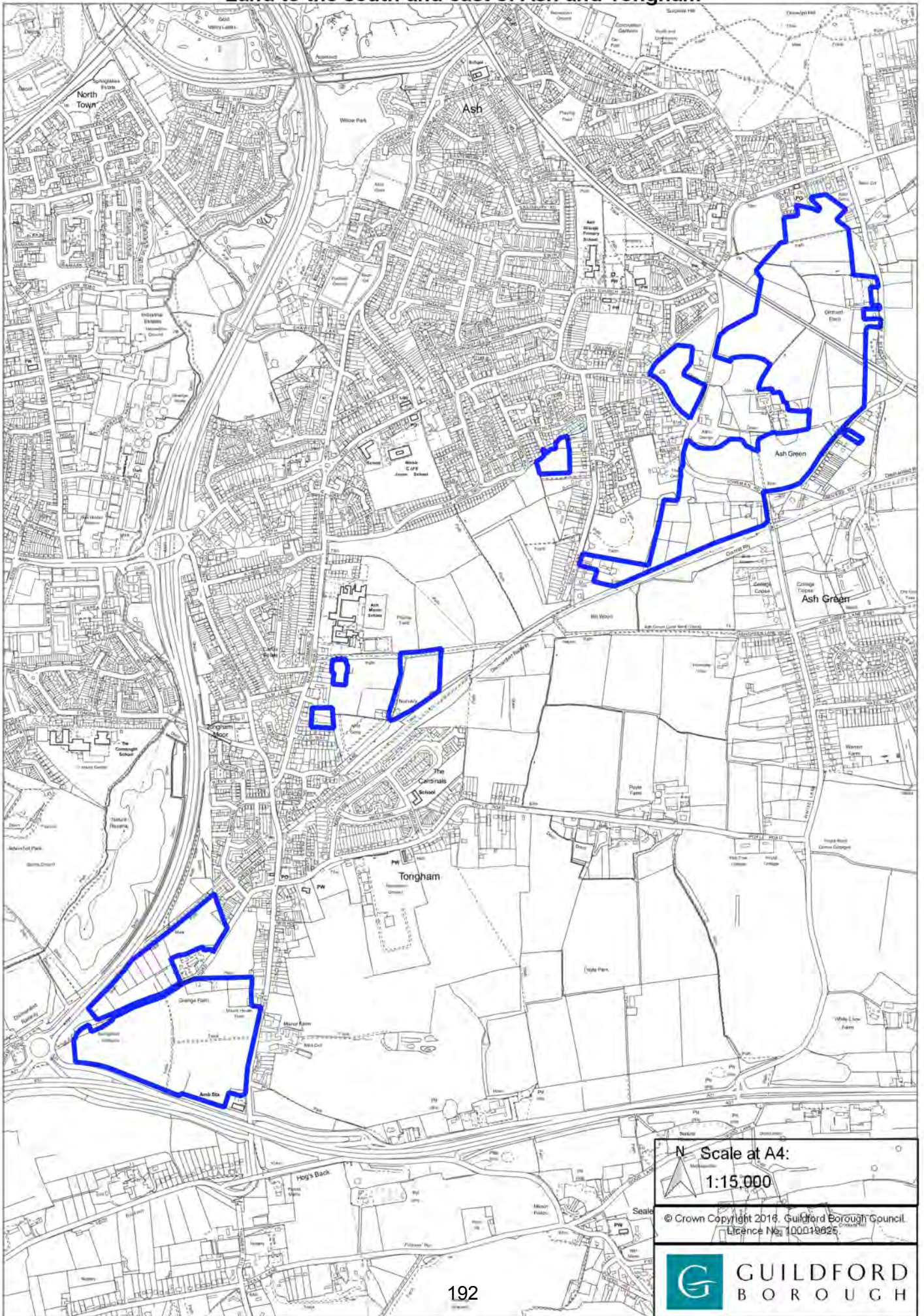
Allocation	<p>This is a strategic location for development</p> <p>The site is allocated for approximately 1200 homes (C3)</p>
Requirements	<ul style="list-style-type: none"> Appropriate surface water flooding mitigation measures, with specific regard to the Ash Surface Water Study Where likely to produce 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 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 Sensitive design at site boundaries that has regard to the transition from urban to rural Development proposals close to Ash railway station to have regard to the proposed scheme to improve the level crossing at Ash railway station through the provision of a new road bridge 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 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
Opportunities	<ul style="list-style-type: none"> Green corridors and linkages to habitats outside of the site

Description

Location	Urban area
Ward	Ash South and Tongham, Ash Wharf
Ownership	Private (multiple)
Area (size)	67 ha
Existing use	Fields
LAA reference	Site 2247
Key considerations	<ul style="list-style-type: none"> Loss of greenfield land Surface water flooding

	<ul style="list-style-type: none">• Listed buildings• Proposal for a new road bridge at Ash Railway Station• Through road connection between both the individual development sites within this site and between Ash Lodge Drive and Foreman Road• Edge of urban area – transition from urban to rural• The historical location of Ash Green• A number of Tree Preservation Orders• Area of High Archaeological Potential• Grade II listed buildings• Adjoining ancient woodland on some boundaries
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Land to the south and east of Ash and Tongham



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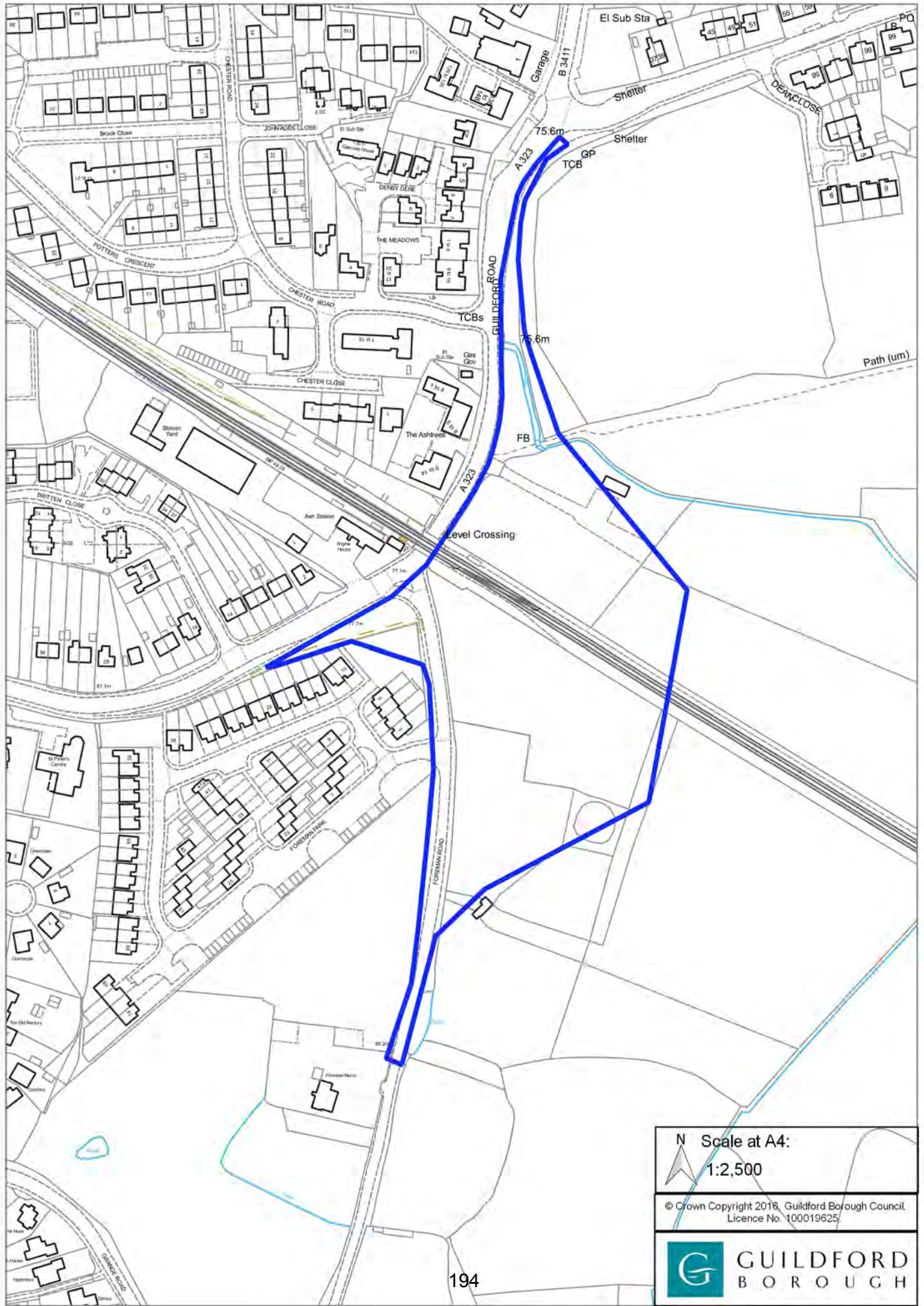
POLICY A30: Land for new road bridge and footbridge scheme to enable level crossing closure on A323 Guildford Road adjacent to Ash railway station, Ash

Allocation	This site is allocated for a new road bridge and footbridge to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station
Requirements	<ul style="list-style-type: none"> • Site to be used for a new road bridge and footbridge to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station, as per Appendix C Infrastructure Schedule • Existing accesses to be maintained where necessary • Appropriate re-provision of four Traveller pitches (sui generis)

Description

Location	Urban area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	2.7 ha
Existing use	Fields and four permanent traveller pitches (sui generis)
LAA reference	N/A
Key considerations	<ul style="list-style-type: none"> • Height and layout of road bridge and footbridge • Loss of traveller pitches

Land for new road bridge and footbridge scheme to enable level crossing closure on A323 Guildford Road, adjacent to Ash railway station, Ash



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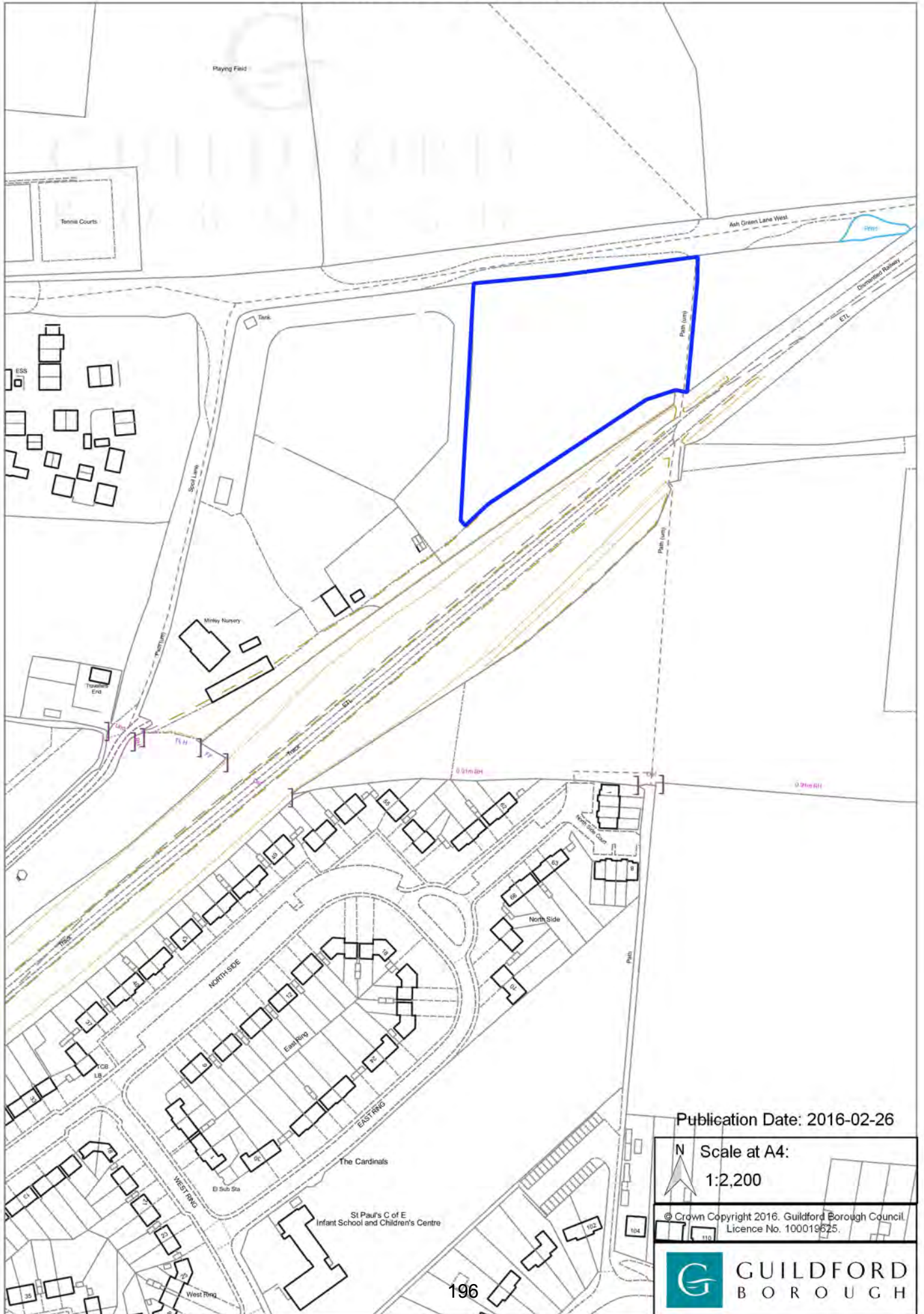
POLICY A31: Land north east of Spoil Lane, Tongham

Allocation	The site is allocated for allotments
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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	<ul style="list-style-type: none">• Tree Preservation Orders

Land north east of Spoil Lane, Tongham



Publication Date: 2016-02-26

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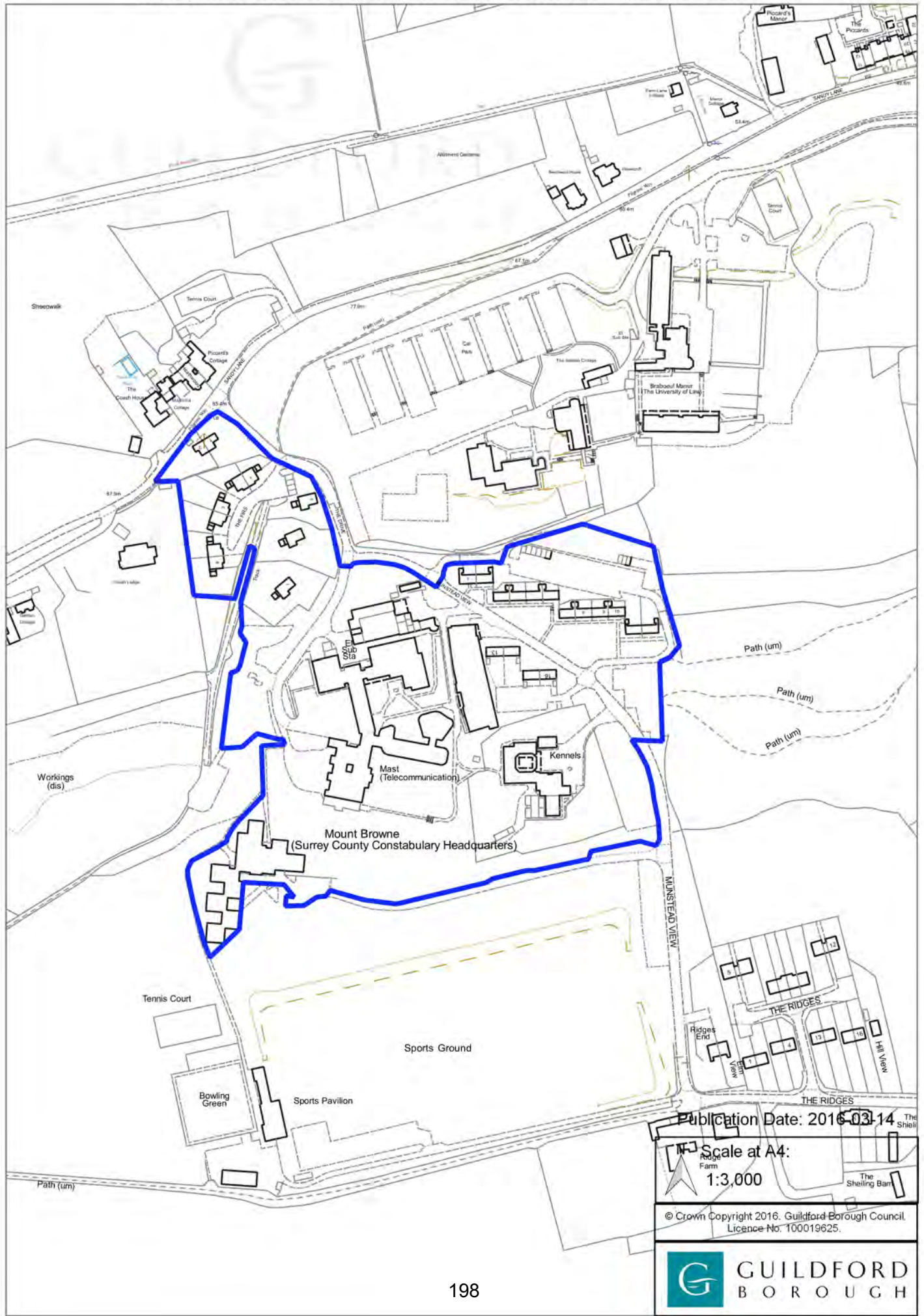
POLICY A32: Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford

Allocation	The site is allocated for approximately 116 homes (C3)
Requirements	<ul style="list-style-type: none"> • Provide positive benefit in terms of landscape and townscape character and local distinctiveness and have regard to the identified landscape character areas
Opportunities	<ul style="list-style-type: none"> • Layout and design to encourage pedestrian access to the Artington Park and Ride, to help reduce vehicle movements into Guildford Town Centre

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"> • Area of Outstanding Natural Beauty • Sustainable transport given the site's proximity to Guildford Town Centre • Proximity to SSSI

Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford



Publication Date: 2016-03-14
Scale at A4:
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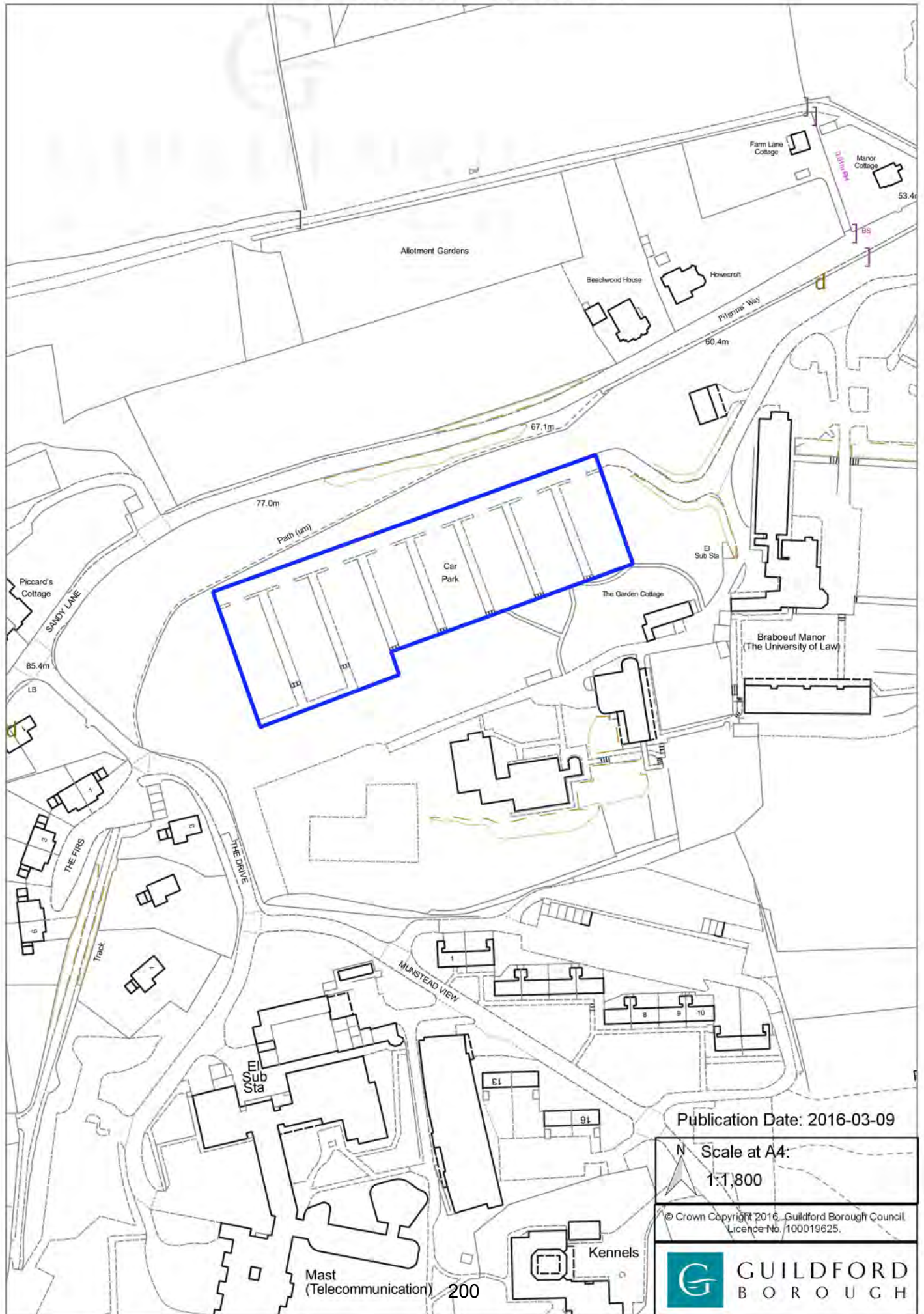
POLICY A33: The University of Law, Guildford

Allocation	The site is allocated for student accommodation (sui generis)
Requirements	<ul style="list-style-type: none"> Significant regard to height of buildings (buildings higher than two storeys are unlikely to be suitable) Retain some parking on site, sufficient to meet day to day operational needs Sensitive to the setting of the Grade II listed building (Braboeuf Manor)
Opportunities	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Impact on landscape (AONB) The site is within the curtilage of Braboeuf Manor which is a Grade II Listed building and also within the St. Catherines Conservation Area The development may impact on some trees which could potentially provide habitat for bats, nesting opportunities for birds and foraging areas for badgers Provision of car parking

The University of Law, Guildford



Publication Date: 2016-03-09

N Scale at A4:
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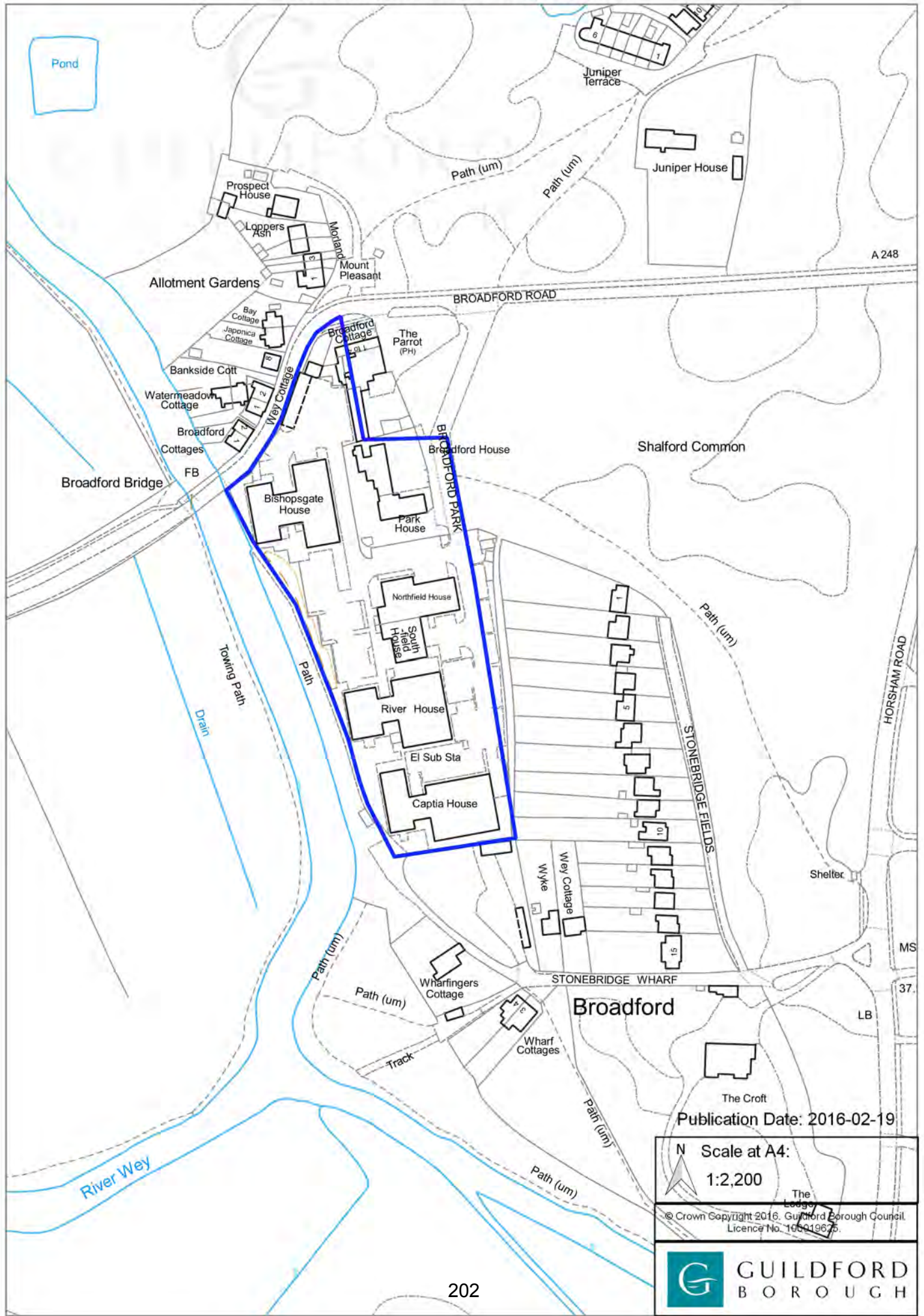
POLICY A34: Broadford Business Park, Shalford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ul style="list-style-type: none"> Green corridors and linkages to habitats outside of the site, given the site's proximity to greenfield, natural floodplain, SNCI and SSSI Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA Avoid development in flood zone 3 (high risk)
Opportunities	<ul style="list-style-type: none"> Reduce flood risk elsewhere

Description

Location	Outside of a village (previously developed land in the Green Belt)
Ward	Shalford
Ownership	Private
Area (size)	1.5 ha
Existing use	Offices (B1a), light industrial (B1c)
LAA reference	Site 2186
Key considerations	<ul style="list-style-type: none"> Corridor of the River Wey Flood risk Adjacent to a Conservation Area Adjacent to a Site Nature Conservation Importance (SNCI) Adjacent to a Site of Special Scientific Interest (SSSI)

Broadford Business Park, Shalford



Publication Date: 2016-02-19

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POLICY A35: Land at former Wisley airfield, Ockham

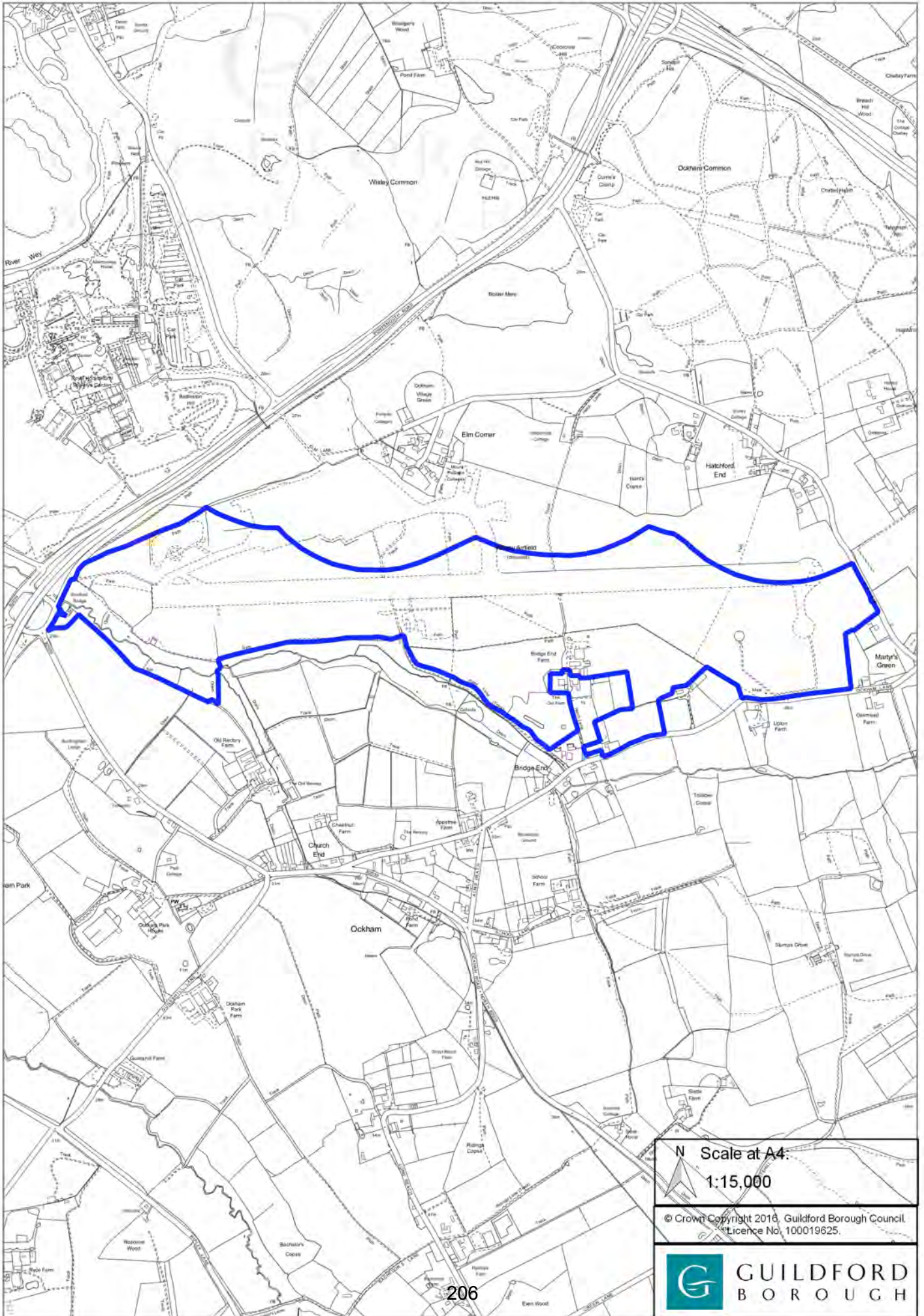
Allocation	<p>This is a residential lead mixed use development, allocated for:</p> <ul style="list-style-type: none"> • Approximately 2000 homes (C3), including some specialist housing and self-build plots, and • Approximately 100 sheltered/Extra Care homes (C3 use), and • 8 Traveller pitches, and • Approximately 1,800 sq m of employment floor space (B1a), and • Approximately 2,500 sq m of employment floor space (B2/B8), and • Approximately 500 sq m of comparison retail (A1), and • Approximately 600 sq m of convenience retail (A1), and • Approximately 550 sq m services in a new Local Centre (A2 – A5), and • Approximately 500 sq m of community uses in a new Local Centre (D1), and • A two form entry primary school (D1), and • 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	<ul style="list-style-type: none"> • Primary vehicular access to the site allocation will be via the A3 Ockham interchange • A through vehicular link is required between the A3 Ockham interchange and Old Lane • 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: <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). • 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 • A significant bus network to serve the site and key destinations including Effingham Junction railway station and/or Horsley railway station, Guildford, Woking and Cobham to be provided and secured in perpetuity to ensure that residents and visitors

	<p>have a sustainable transport option for access to the site</p> <ul style="list-style-type: none"> • An off site cycle network to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade and Ripley to be provided with improvements to a level that would be attractive and safe for the average cyclist • Secondary educational need will be re-assessed at the time a planning application is made at which time any recent new secondary school provision will be taken into account • Sensitive design at site boundaries that has significant regard to the transition from village to greenfield • Green corridors and linkages to habitats outside of the site, and the adjoining SANG • Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information) • An application level Habitat Regulations Assessment • Appropriate mitigation for flood risk and flood risk management, and have regard to the recommendations of the Level 2 SFRA • In order to ensure that the primary vehicular access route into the site permits safe access / egress during a flood event , the feasibility of implementing flood risk mitigation works to protect the access route be investigated • Limit development in flood zones 2 and 3, and no increase in flood risk on site or elsewhere <p><u>Traveller pitches</u></p> <ul style="list-style-type: none"> • The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home) • Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage • 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 • 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 • The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community • 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 • Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed
Opportunities	<ul style="list-style-type: none"> • Reduce flood risk elsewhere

Description

Location	New settlement
Ward	Lovelace
Ownership	Private
Area (size)	92.8 ha
Existing use	Former airfield and fields
LAA reference	53 and 54
Key considerations	<ul style="list-style-type: none">• Partially previously developed land• Flood risk• Part of the site is designated as a Site of Nature Conservation Importance (SNCI)• The site includes a Ockham VHF Omni-directional Range 'VOR' and Distance Measuring Equipment 'DME' Navigational Beacon• Setting of listed building on boundary of site• Setting of Conservation Area on views• Transport and access• 16.98ha 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.• Potential noise and air quality issues

Land at former Wisley airfield, Ockham



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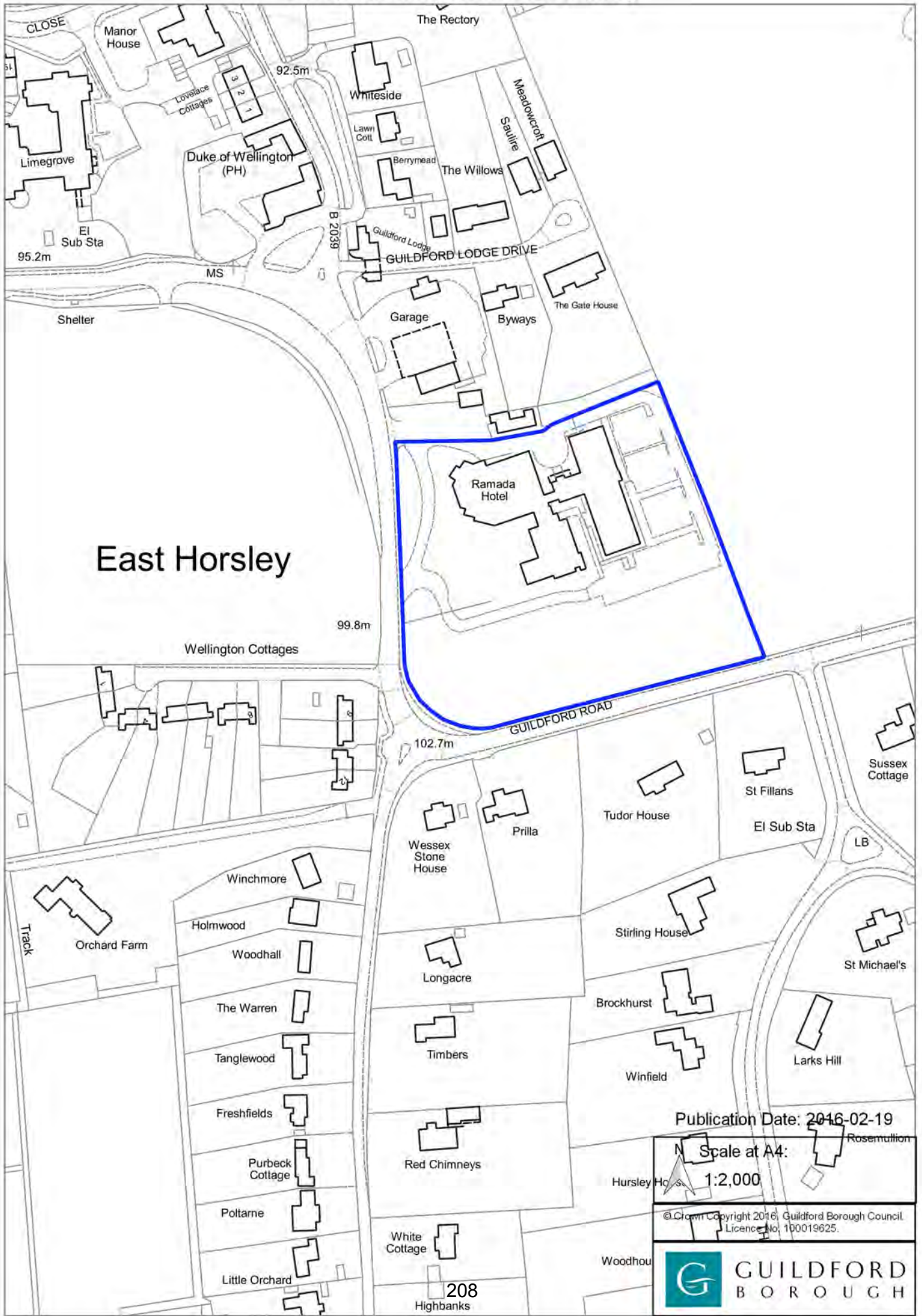
POLICY A36: Hotel, Guildford Road, East Horsley

Allocation	The site is allocated for approximately 48 homes (C3)
Requirements	<ul style="list-style-type: none"> The significance of the local heritage asset to be identified and addressed (grade II* listed Horsley Towers House and parkland setting) Stone estate boundary walls to be repaired and retained Sensitive design, siting and form of development, given the edge of village/semi-rural location and visual prominence
Opportunities	<ul style="list-style-type: none"> Active frontages to road boundaries Avoid gardens and boundary treatments backing onto visually prominent street views Encourage connections with services and facilities in the village

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	1.3 ha
Existing use	Hotel (C1)
LAA reference	Site 2044
Key considerations	<ul style="list-style-type: none"> Loss of hotel (C1) Setting of grade II* Horsley Towers House and parkland setting Visual prominence of the site Tree Preservation Orders Boundary treatments

Hotel, Guildford Road, East Horsley



East Horsley

Ramada Hotel

Publication Date: 2016-02-19

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208

Highbanks

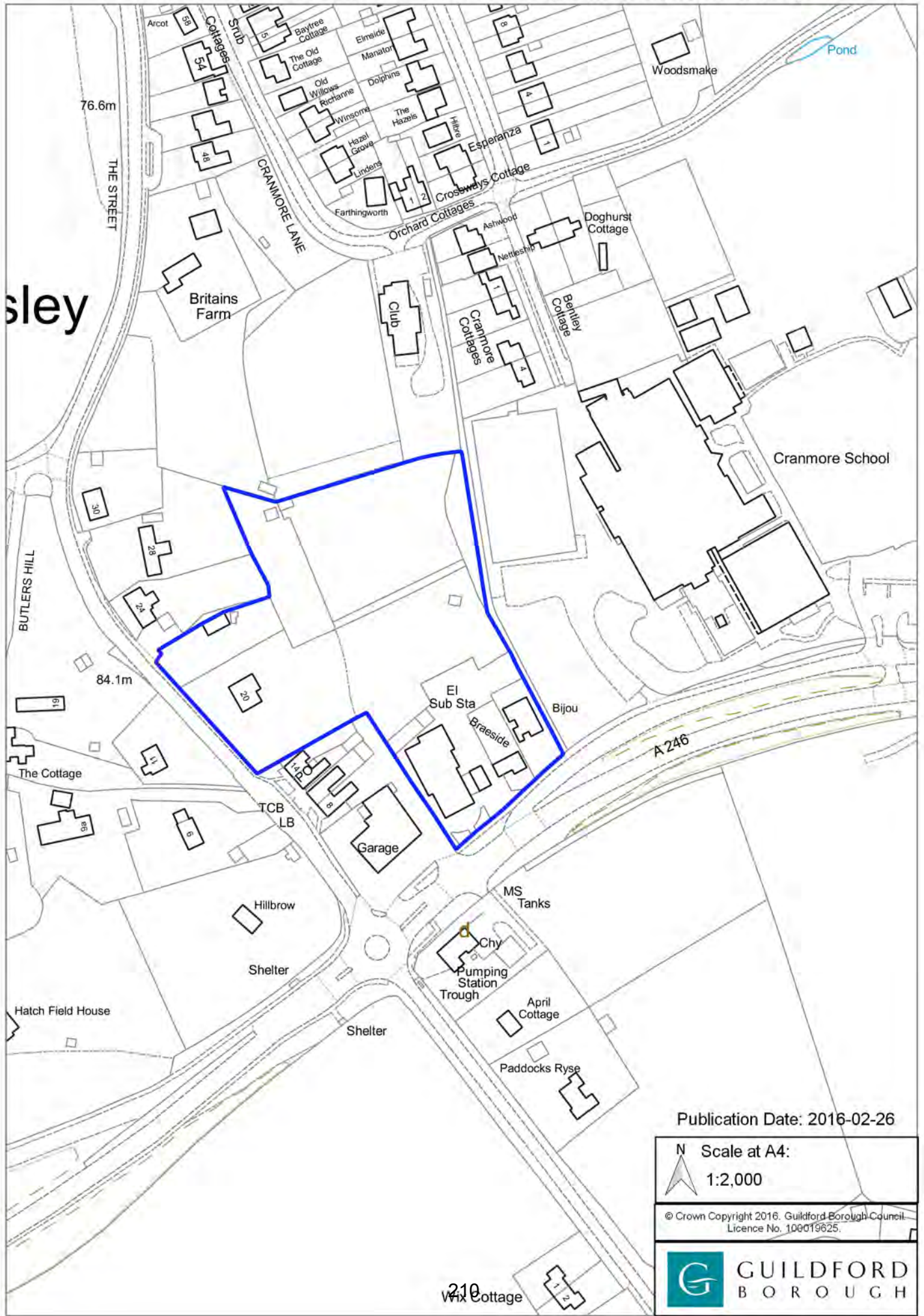
POLICY A37: Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley

Allocation	The site is allocated for approximately 40 homes (C3)
Requirements	<ul style="list-style-type: none"> • Sensitive design, siting and form of development, given the edge of village/semi-rural location and visual prominence • Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan
Opportunities	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Conservation area • Edge of village location • Access • Surface water flood risk

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



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210
Wix Cottage

POLICY A38: Land to the west of West Horsley

Allocation	The site is allocated for approximately 135 homes (C3)
Requirements	<ul style="list-style-type: none"> • The significance of the local heritage asset to be identified and addressed (grade II listed Manor Farm House) • The children's nursery (D1) and sufficient car parking for its operation is retained • Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan • Bespoke SANG (see the IDP for further information)
Opportunities	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Setting of a listed building (grade II) • Surface water flood risk • Green infrastructure

Land to the west of West Horsley



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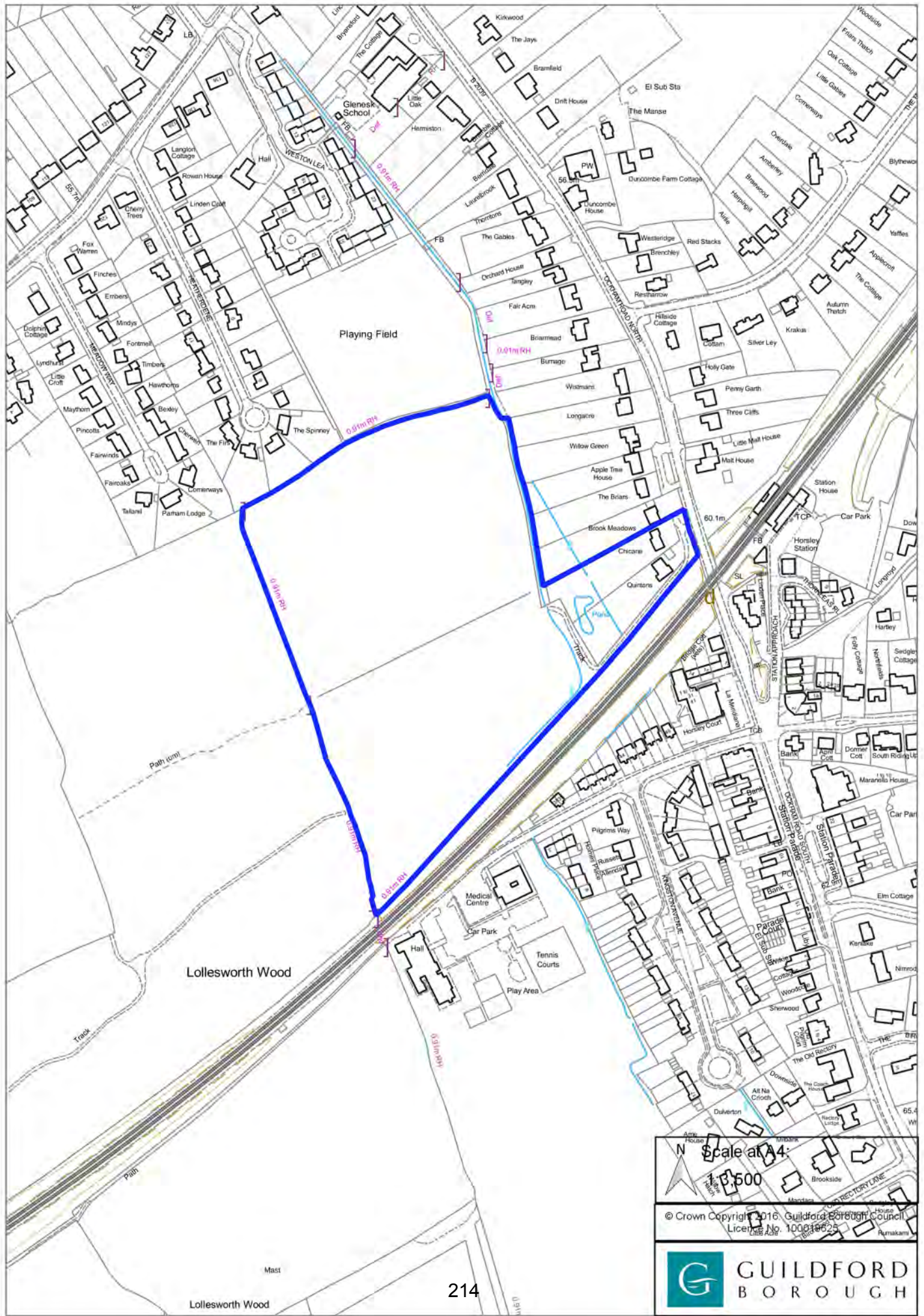
POLICY A39: Land near Horsley railway station, Ockham Road North, East Horsley

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ul style="list-style-type: none"> • 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 • Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents) • No increase in flood risk on site or elsewhere
Opportunities	<ul style="list-style-type: none"> • Reduce flood risk on site and elsewhere • Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland

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"> • Flood risk (fluvial and surface water) • Green infrastructure

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



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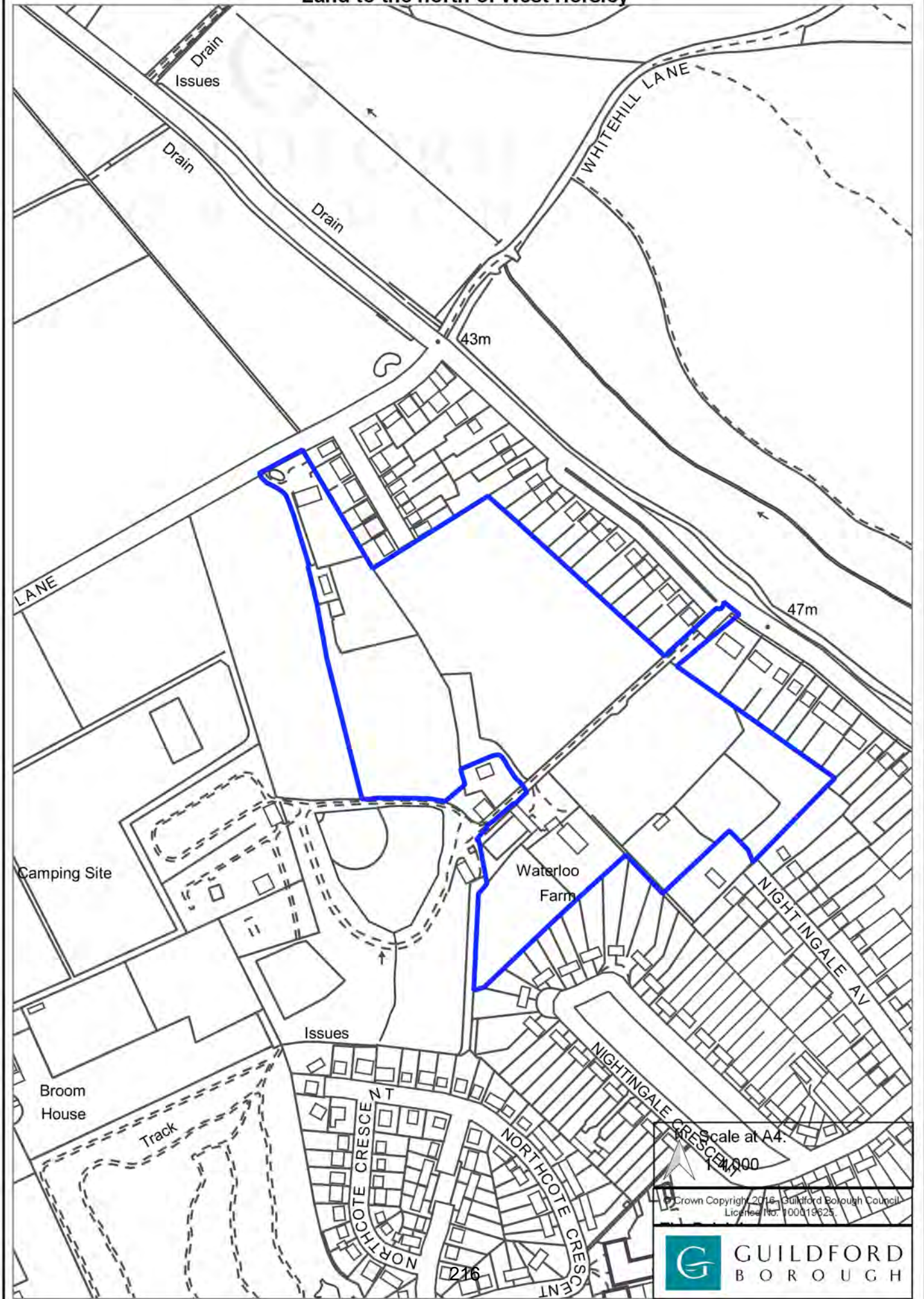
POLICY A40: Land to the north of West Horsley

Allocation	The site is allocated for approximately 120 homes (C3)
Requirements	<ul style="list-style-type: none"> Appropriate mitigation for flood risk and flood risk management, and regard to the recommendations of the Level 2 SFRA Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents) No increase in flood risk on site or elsewhere Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA
Opportunities	<ul style="list-style-type: none"> Reduce flood risk on site and elsewhere 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	<ul style="list-style-type: none"> Flood risk Safe access and egress (in terms of flood risk) Surface water flood risk Access

Land to the north of West Horsley



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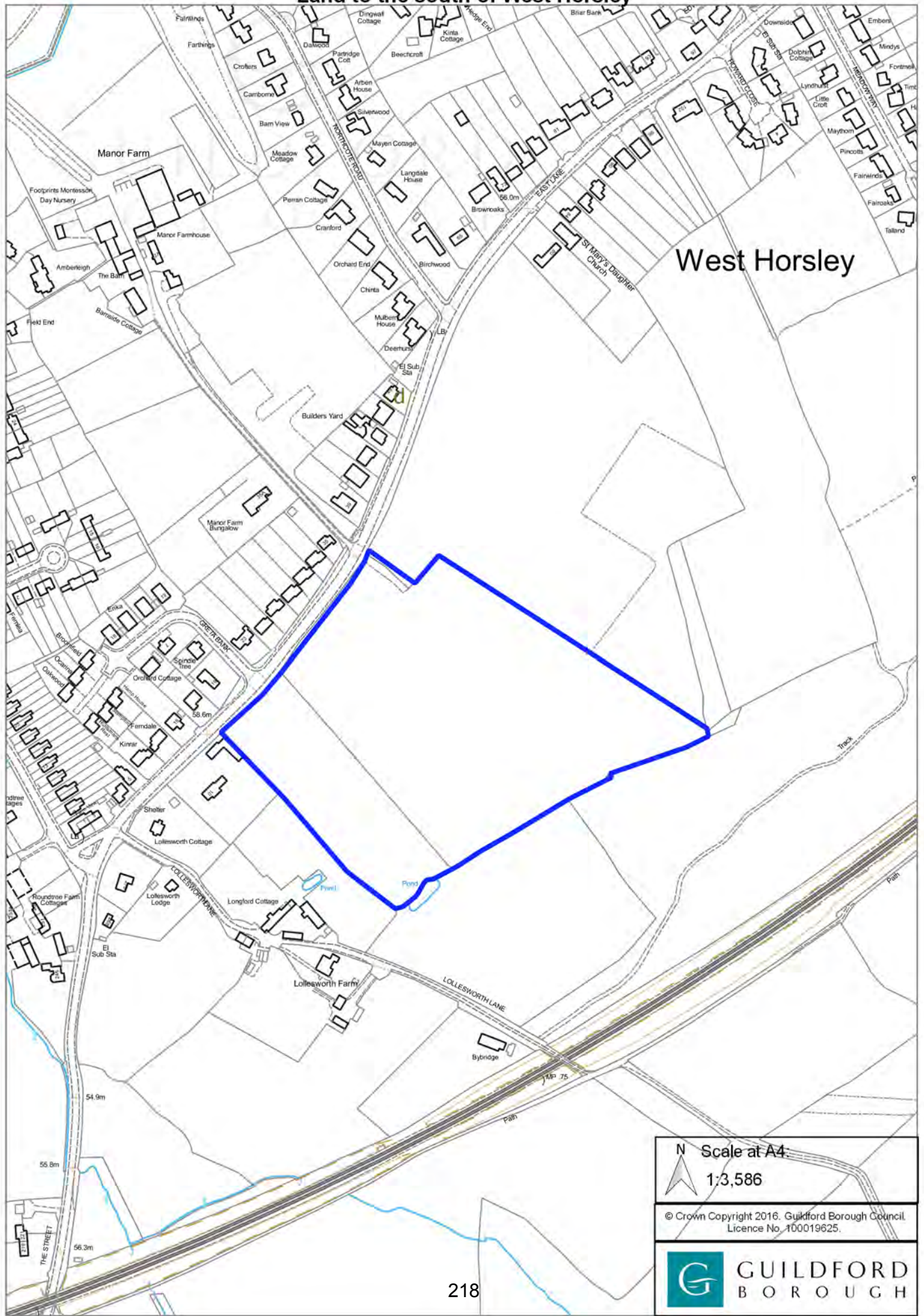
POLICY A41: Land to the south of West Horsley

Allocation	The site is allocated for approximately 90 homes (C3)
Requirements	<ul style="list-style-type: none">• Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan
Opportunities	<ul style="list-style-type: none">• Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	4.8 ha
Existing use	Pastoral farmland
LAA reference	Site 2063
Key considerations	<ul style="list-style-type: none">• Surface water flood risk• Green infrastructure


Land to the south of West Horsley



West Horsley

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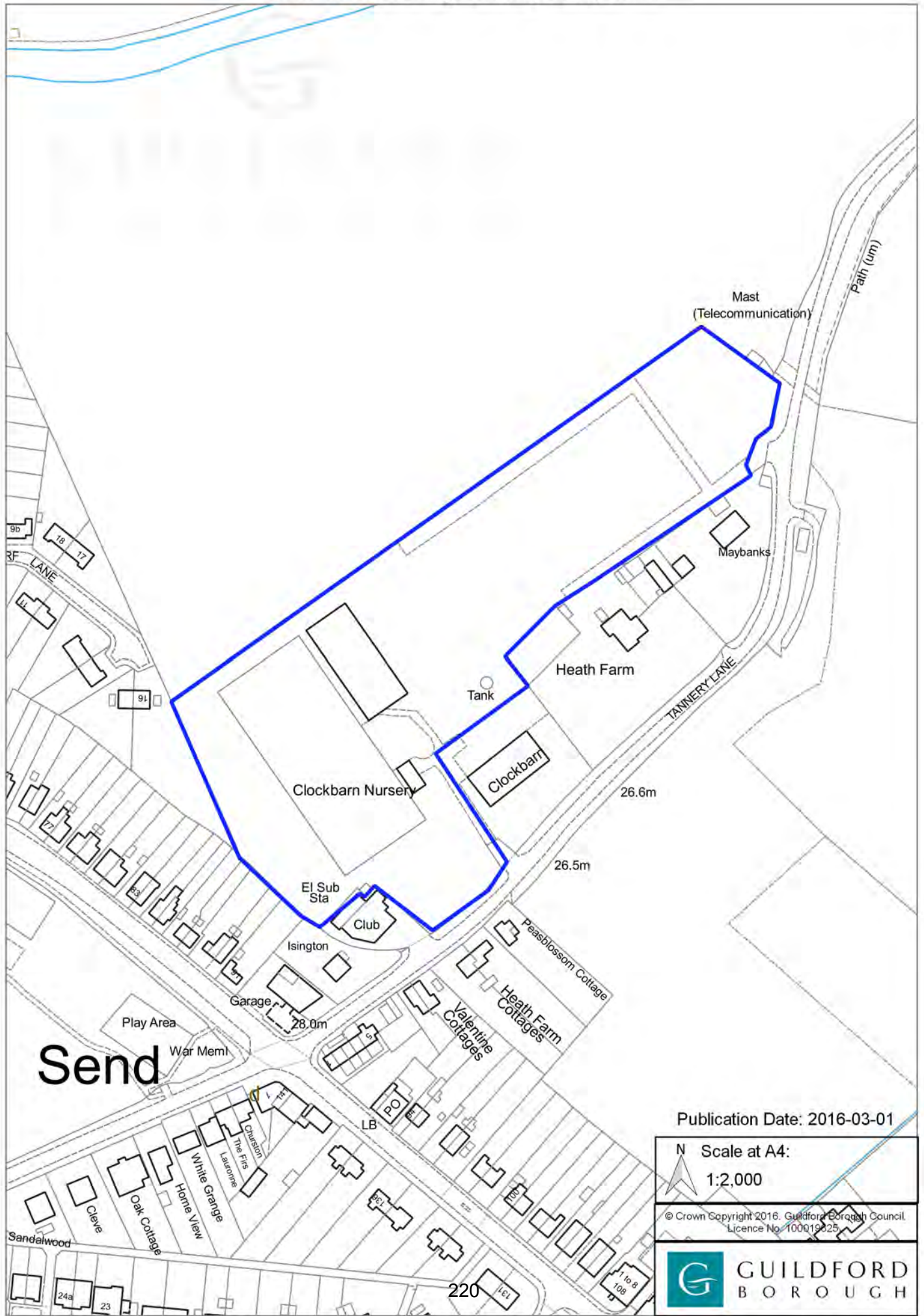
POLICY A42: Clockbarn Nursery, Tannery Lane, Send

Allocation	The site is allocated for approximately 45 homes (C3)
Requirements	<ul style="list-style-type: none"> Sensitive design, siting and form of development, given the edge of village/semi-rural location Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan
Opportunities	<ul style="list-style-type: none"> Encourage connections with services and facilities in the village Improve the visual appearance of this site 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	<ul style="list-style-type: none"> Surface water flood risk Edge of village location

Clockbarn Nursery, Tannery Lane, Send



Send

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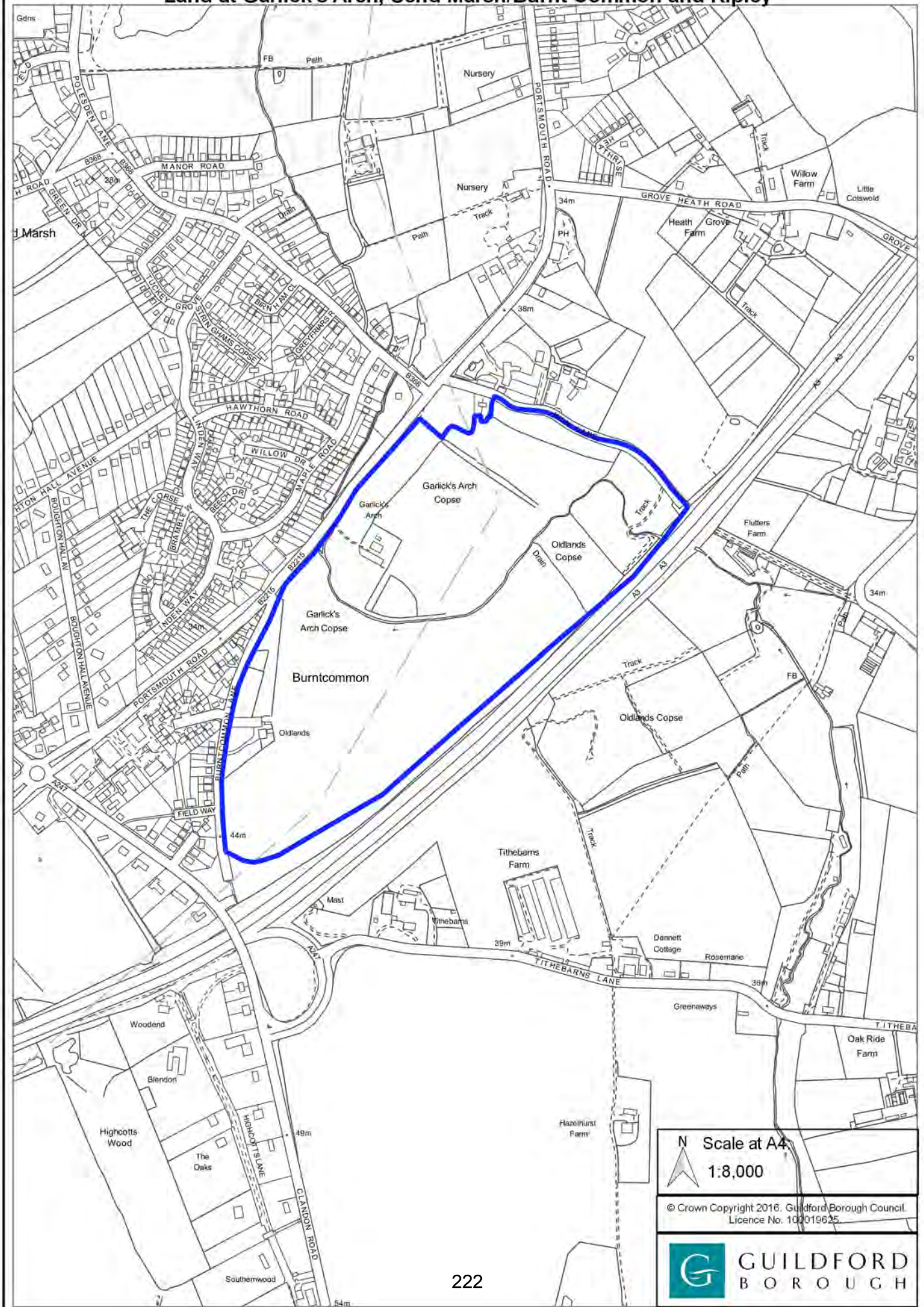
POLICY A43: Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley

Allocation	The site is allocated for approximately 400 homes (C3) and up to 7,000 sq m of either or a mix of light industrial (B1c), general industrial (B2) and storage and distribution (B8)
Requirements	<ul style="list-style-type: none"> The new homes are to be provided with an appropriate green buffer between the residential use and employment uses, or light industrial use (B1c) being located to form an appropriate separation between the residential and other employment uses (B2 and B8) on site Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA Avoid development in flood zones 2 and 3 No increase in flood risk on site or elsewhere Green corridors and linkages to habitats outside of the site, and significant regard to the ancient woodland within the site Design and site layout to take full account of Policy A43a
Opportunities	<ul style="list-style-type: none"> Reduce flood risk on site and elsewhere Encourage connections with services and facilities in the village Improve bus frequency to encourage travel to/from the site by sustainable modes of transport.

Description


Location	Village
Ward	Send and Lovelace
Ownership	Private
Area (size)	30 ha
Existing use	Paddock and builder's yard
LAA reference	Site 2258
Key considerations	<ul style="list-style-type: none"> Location of employment uses and housing within the site Flood risk Tree Preservation Order Ancient woodland Policy A43a

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



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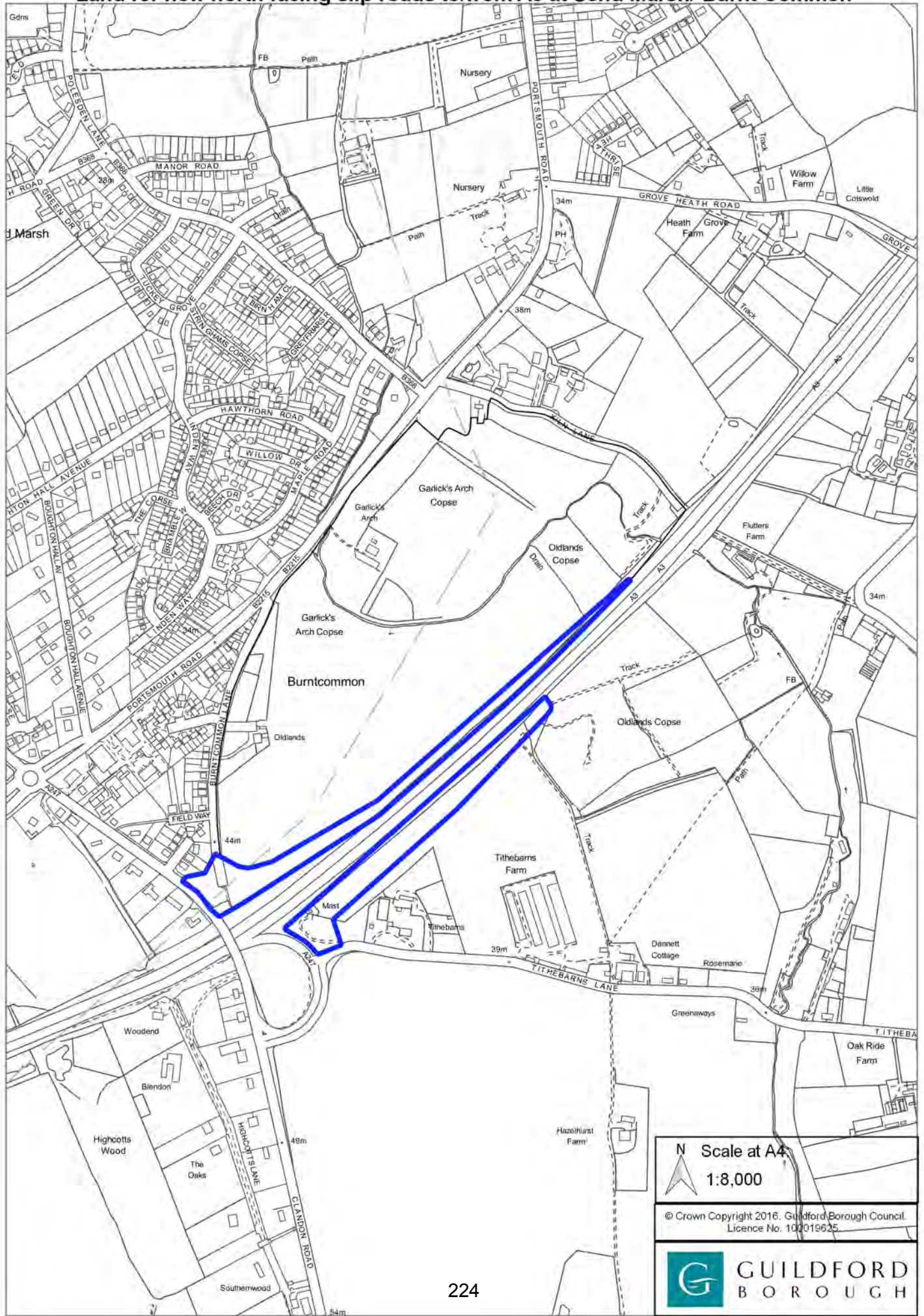
POLICY A43a: Land for new north facing slip roads to/from A3 at Send Marsh/Burnt Common

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	<ul style="list-style-type: none"> • 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 • 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)	4.5 ha
Existing use	Paddock
LAA reference	N/a
Key considerations	<ul style="list-style-type: none"> • 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



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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> <ul style="list-style-type: none"> Sensitive design at site boundaries that has significant regard to the transition from village to greenfield <p><u>Traveller pitches</u></p> <ul style="list-style-type: none"> 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 The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home) The Local Authority (Guildford Borough Council) will allocate the occupancy of pitches and be responsible for their future management 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. 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 The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community 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 Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height
Opportunities	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Location of Traveller pitches within the site Boundary treatment


Land west of Winds Ridge and Send Hill, Send



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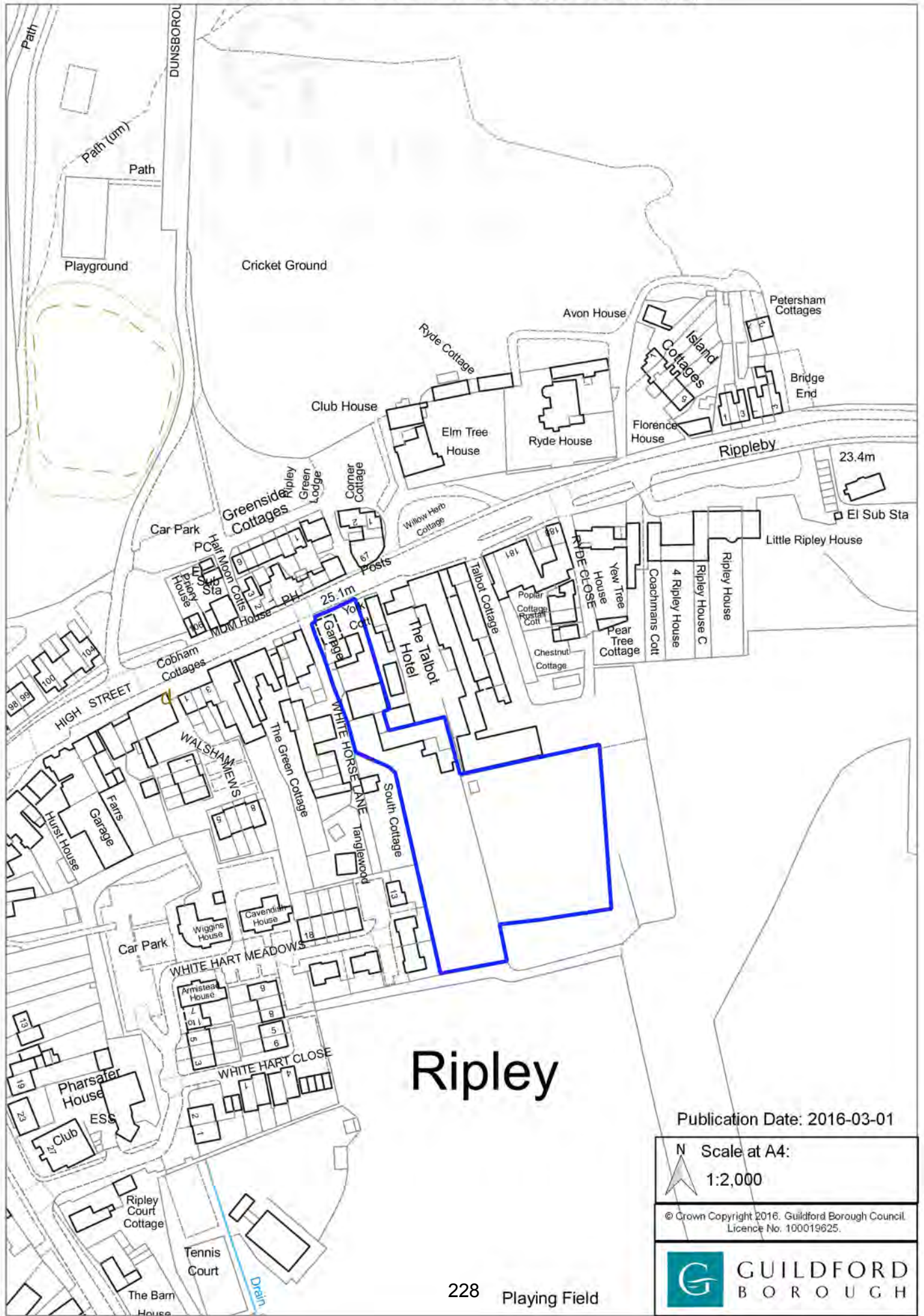
POLICY A45: Land at the rear of the Talbot, High Street, Ripley

Allocation	The site is allocated for approximately 18 homes (C3) and 200 sq m of retail or service uses (A1 – A5)
Requirements	<ul style="list-style-type: none"> The retail or service uses (A1 – A5) should front the High Street, providing a shop frontage to add to the liveliness of the centre Sensitive design, siting and form of development, given the edge of village/semi-rural location
Opportunities	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Conservation area Frontage of the site is within Ripley local centre 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

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228 Playing Field

POLICY A46: Land to the south of Normandy and north of Flexford

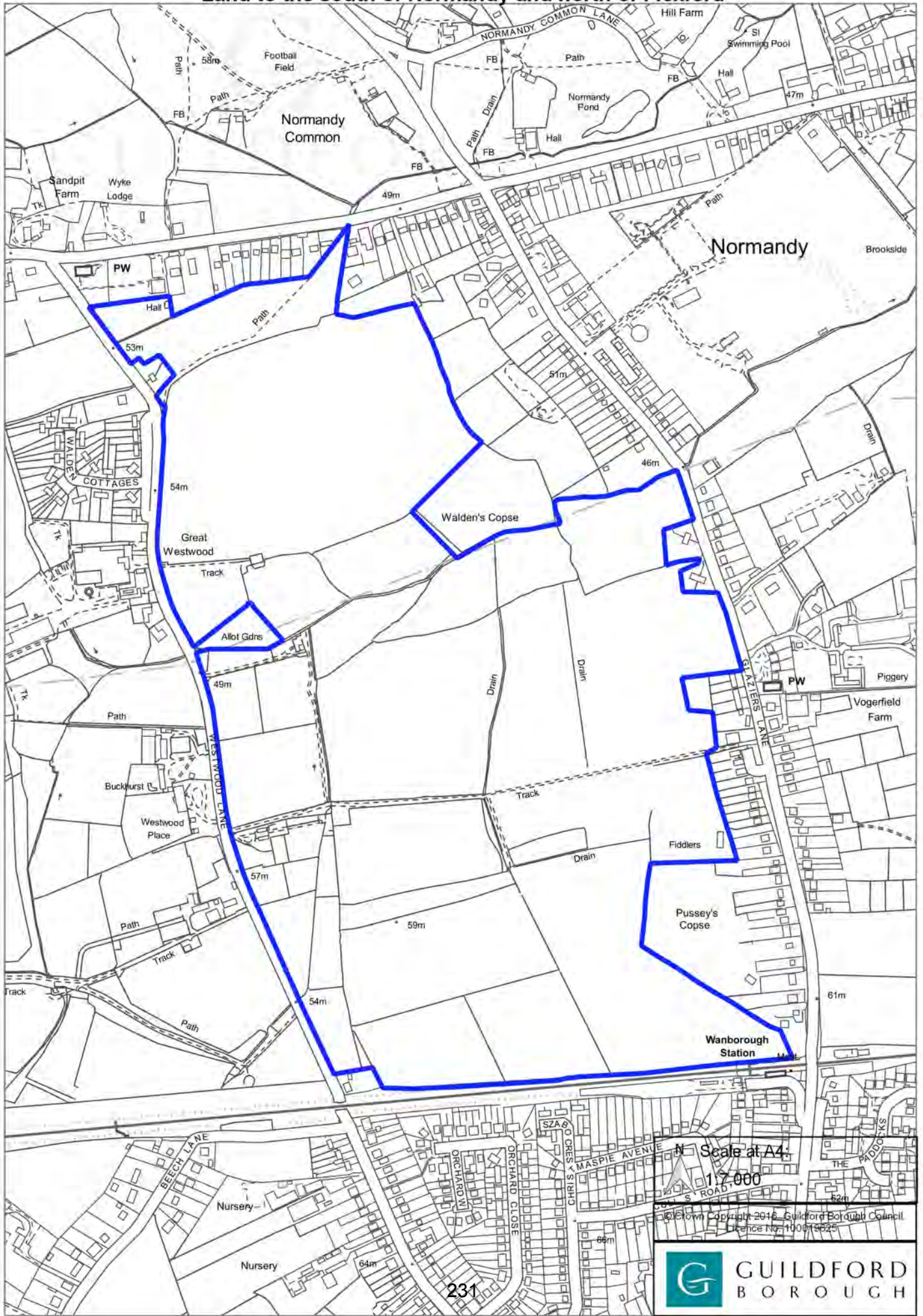
Allocation	<p>This is a residential lead mixed use development, allocated for:</p> <ul style="list-style-type: none"> • Approximately 1,100 homes (C3), including some specialist housing and self-build plots (C3), and • A nursing or residential care home (C2) with approximately 60 beds, and • 6 Travelling Showpeople plots (sui generis), and • Approximately 400 sq m of comparison retail (A1), and • Approximately 300 sq m of convenience retail (A1), and • Approximately 400 sq m of services (A2 – A5), and • Approximately 300 sq m of community facilities (D1), and • A secondary school (D1) (up to eight form entry), and • A village green
Requirements	<ul style="list-style-type: none"> • Create a sustainable and inclusive community, that can meet its day to day needs within the community • The village green to be in a central location within the development site and form a focus for the community • Sensitive design at site boundaries that has regard to the transition from village to greenfield • The secondary school to be located in close proximity to Wanborough railway station, encouraging sustainable travel movements. Secondary educational need will be re-assessed at the time a planning application is made at which time any recent new secondary school provision will be taken into account • 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 • A significant bus network to serve the site and key destinations including Guildford and the Blackwater Valley to be provided • An off site cycle network to key destinations including Wanborough railway station and to the Christmas Pie Trail, with improvements to a level that would be attractive and safe for the average cyclist • Green corridors and linkages to habitats outside of the site, and significant regard to the ancient woodland within the site • Bespoke SANG to mitigate impacts on the SPA (See the IDP for further information) <p><u>Flood risk</u></p> <ul style="list-style-type: none"> • Appropriate mitigation for flood risk and flood risk management, and regard to recommendations of the Level 2 SFRA • No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere • Appropriate surface water flooding mitigation measures, with

	<p>specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA</p> <p><u>Travelling Showpeople plots:</u></p> <ul style="list-style-type: none"> • The plots will be private (tenure) • 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 • The plots should include sufficient space for mixed use yards to allow residential accommodation and space for storage of equipment • 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 • If not sold within a year of completion and marketing, 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 • Delivery should be phased in relation to delivery of new homes (C3)
Opportunities	<ul style="list-style-type: none"> • Further detailed modelling of the flood extents, taking all available opportunities to reduce flood risk elsewhere • The site is within close proximity to Wanborough railway station. Opportunities to improve station facilities such as parking and cycle storage alongside improved connectivity to the station • Provision of a primary school, if there is an identified need at the development proposal stage (at present, such a need has not been identified)

Description

Location	Village
Ward	Normandy
Ownership	Private
Area (size)	67 ha
Existing use	Fields
LAA reference	Site 368
Key considerations	<ul style="list-style-type: none"> • Creation of a sustainable community that can meet daily needs within the village • Fluvial flood risk • Surface water flood risk • Listed buildings within the vicinity of the site • The location of Travelling Showpeople plots • Provision and location of a secondary school • Encouragement of sustainable movements • Green corridors • Ancient woodland

Land to the south of Normandy and north of Flexford



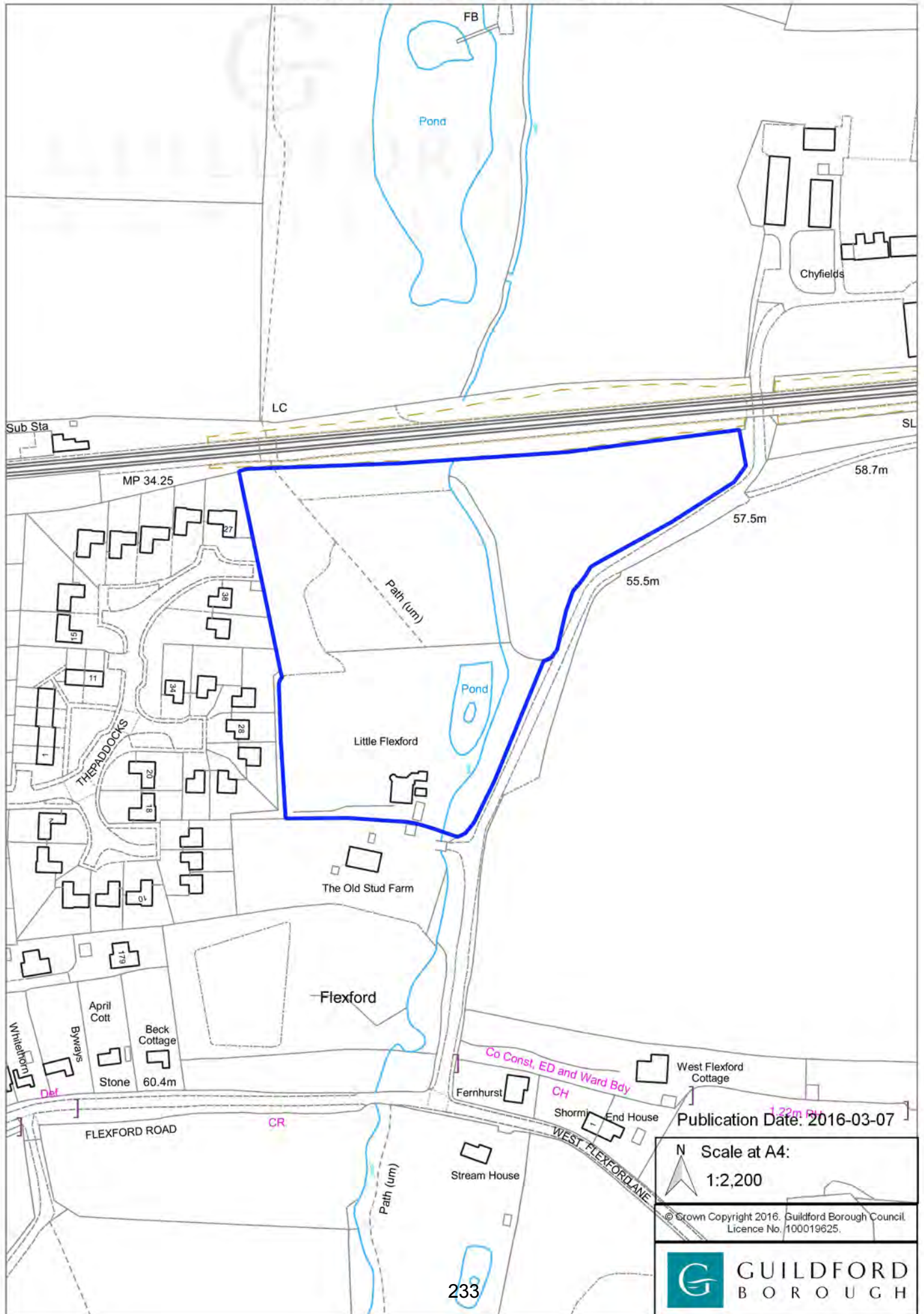
POLICY A47: Land to east of The Paddocks, Flexford

Allocation	The site is allocated for approximately 50 homes (C3)
Requirements	<ul style="list-style-type: none"> Appropriate mitigation in relation to SNCI designation
Opportunities	<ul style="list-style-type: none"> Given the site's close proximity to Wanborough train station, and proposed new secondary school, encourage pedestrian access and overall connectivity to the station and school Recognition of site allocation Policy A46 with regard to development proposals, design and connectivity

Description

Location	Village
Ward	Normandy
Ownership	Private
Area (size)	2 ha
Existing use	Pastoral farmland
LAA reference	Site 2011
Key considerations	<ul style="list-style-type: none"> The majority of the site is designated as an SNCI. The site lies within an area identified as a 'Water Vole Alert Area'. These areas were identified by the National Watervole Database and Mapping Project in 2012. This may require mitigation such as buffer strips along the length of the stream which should be considered in the design stage of any development Linkages and improved connectivity to Wanborough train station and proposed new secondary school

Land to east of The Paddocks, Flexford



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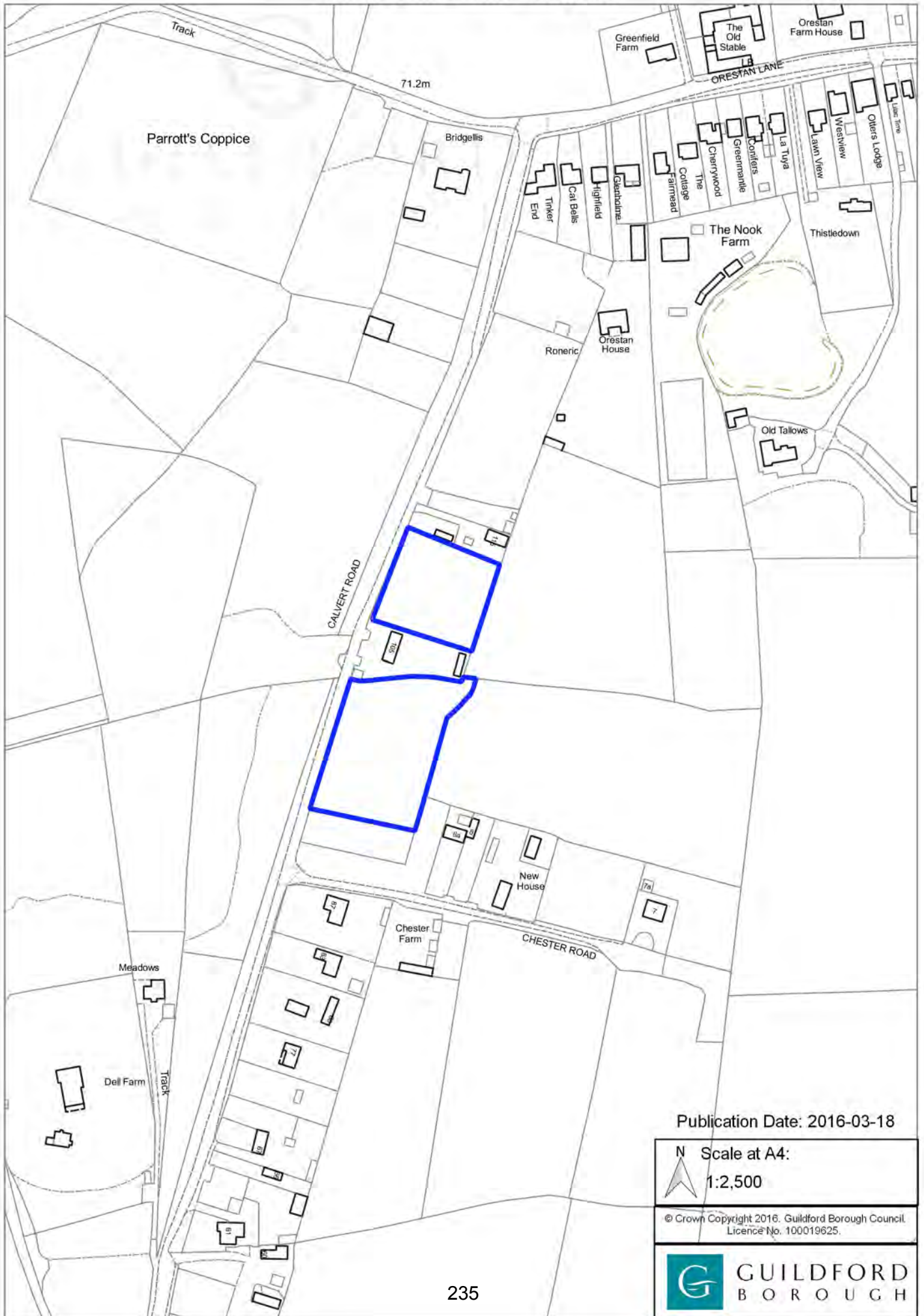
POLICY A48: Land at Home Farm, Effingham

Allocation	The site is allocated for 6 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> • The pitches are provided as rural exception pitches (affordable housing, public tenure) to help meet local identified need (as identified by a local housing needs survey) • 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 • Any buildings capable of being converted to bricks and mortar housing are not appropriate and will be resisted on this site • Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height • The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community • Satisfactory improvements to the junction accessing this area from the main Guildford Road (A246)
Opportunities	<ul style="list-style-type: none"> • Improve living conditions and reduce overcrowding in the local area • Traveller sites can often be visually hard landscaped environments, and any attempts to retain trees and soften landscaping would be beneficial

Description

Location	Outside of a village
Ward	Effingham
Ownership	Guildford Borough Council
Area (size)	0.62 ha
Existing use	Greenfield
LAA reference	Site 164
Key considerations	<ul style="list-style-type: none"> • Identified local need • Access • Landscaping • Emerging Neighbourhood Plan

Land at Home Farm, Effingham



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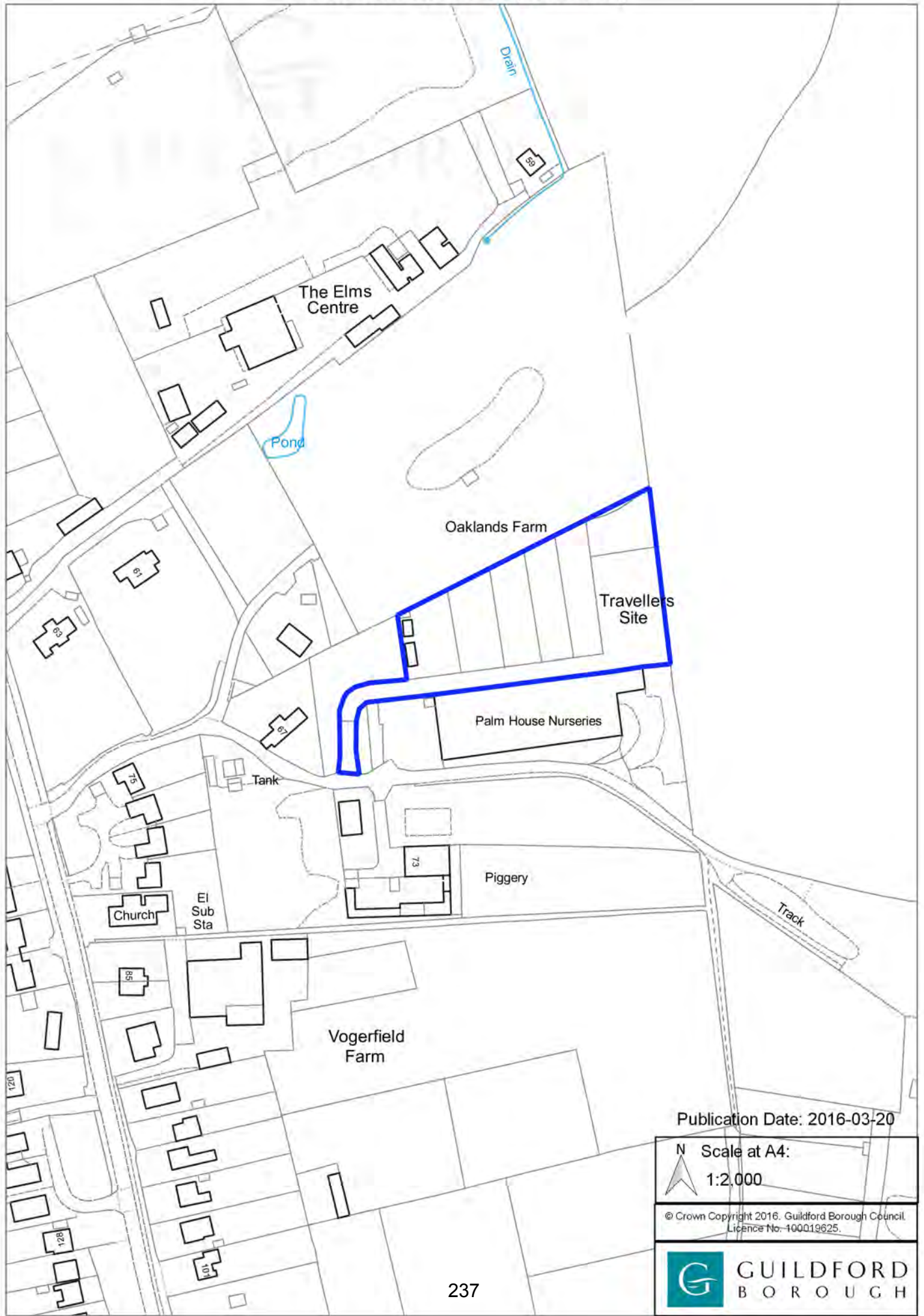
POLICY A49: Palm House Nurseries, Normandy

Allocation	The site is allocated for 6 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> The pitches will be private tenure Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height 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 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"> 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"> Landscaping Boundary treatment

Palm House Nurseries, Normandy



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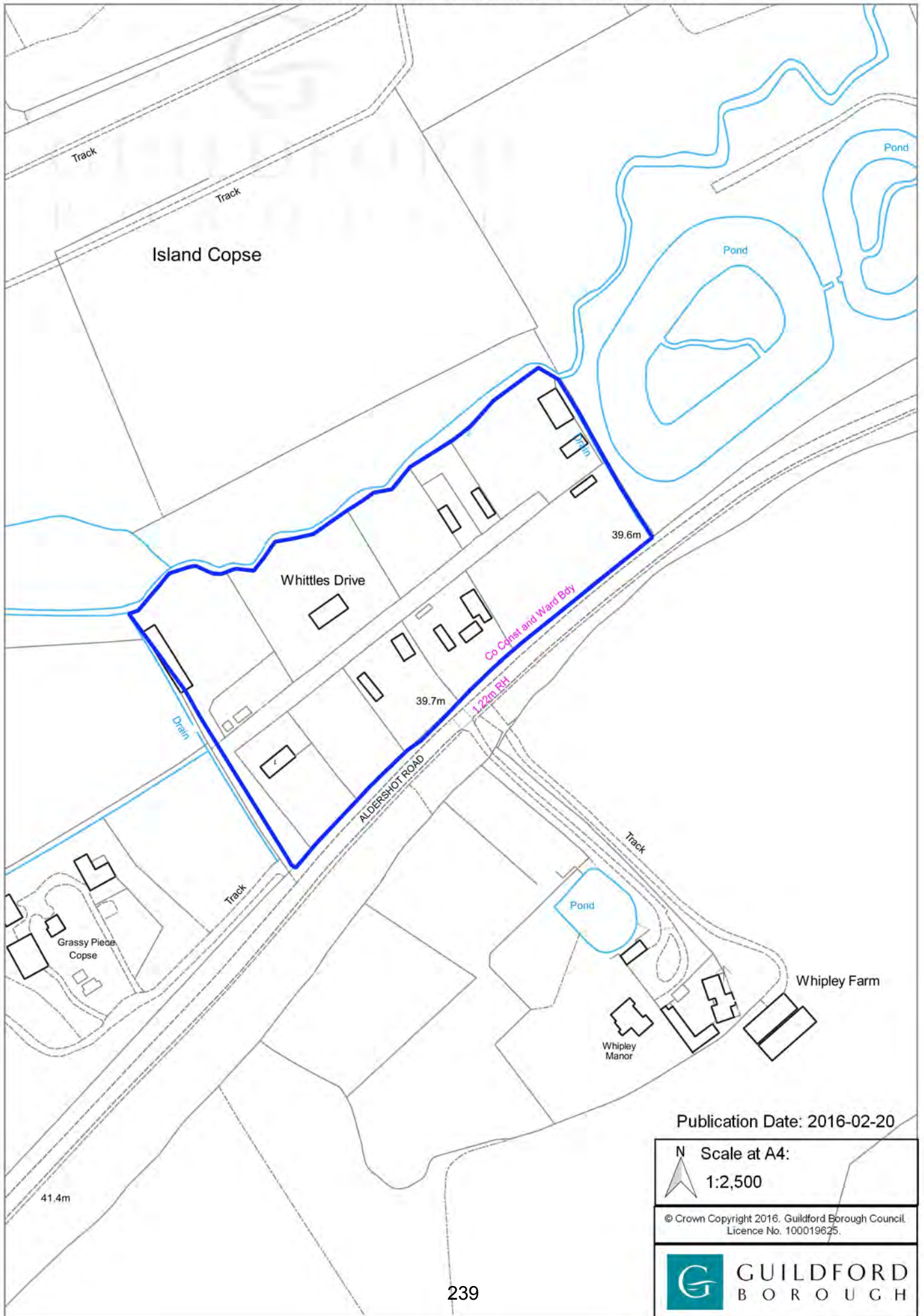
POLICY A50: Land at Whittles Drive, Aldershot Road, Normandy

Allocation	The site is allocated for approximately 14 Travelling Showpeople plots (sui generis)
Requirements	<ul style="list-style-type: none"> Sensitive design, siting and form of development, given the location outside of a village 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 Continued storage of equipment on site Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height 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 Appropriate mitigation for flood risk, flood risk management, and surface water flooding, and regard to the recommendations of the Level 2 SFRA No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere
Opportunities	<ul style="list-style-type: none"> Travelling Showpeople sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial Travelling Showpeople plots are traditionally larger than Traveller pitches, to enable mixed use yards to allow residential accommodation and space for storage of equipment 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	<ul style="list-style-type: none"> Currently 12 Travelling Showpeople plots (sui generis) on site Boundary treatment Landscaping Storage of equipment on site Flood risk Surface water flood risk

Land at Whittles Drive, Aldershot Road, Normandy



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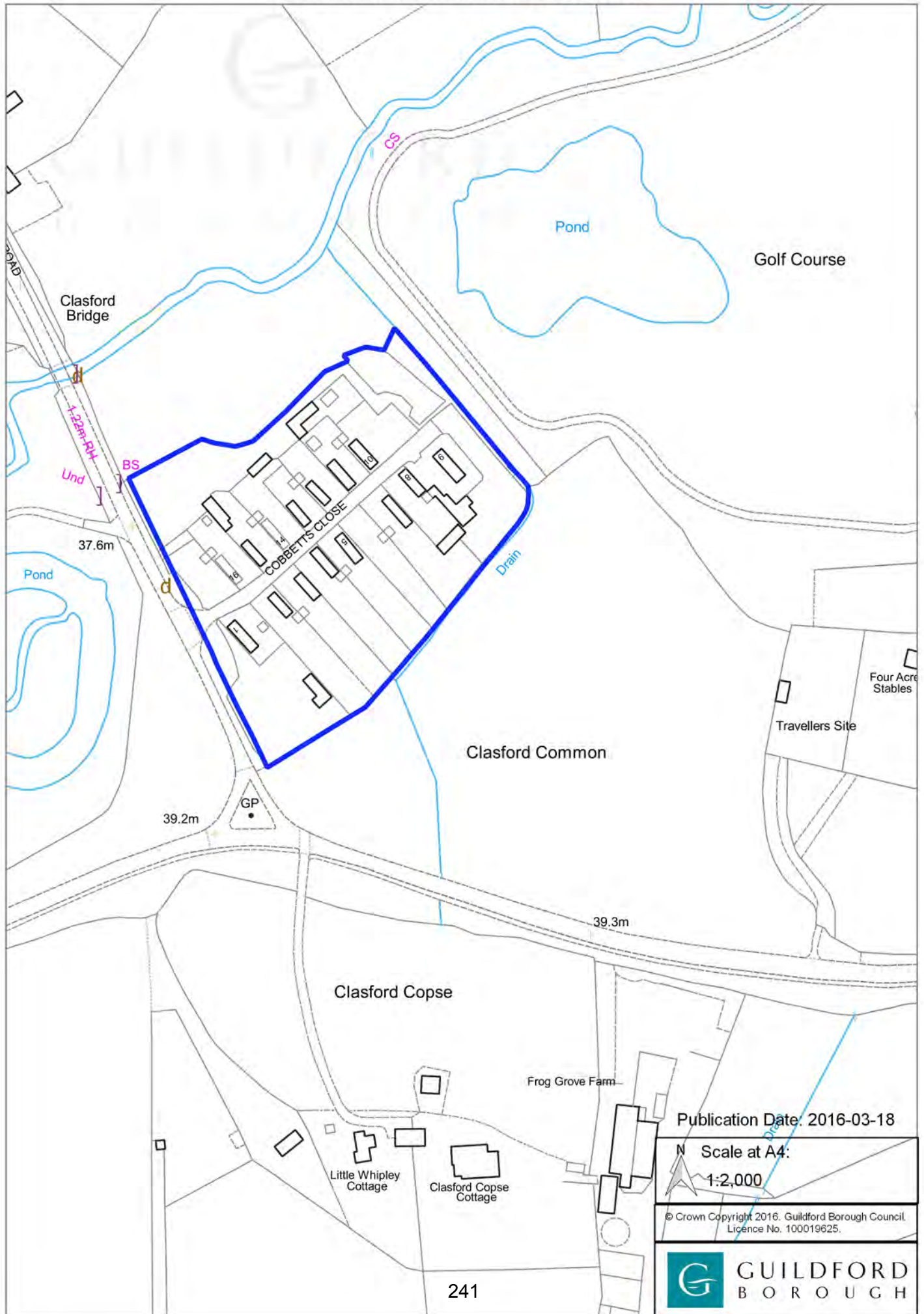
POLICY A51: Land at Cobbetts Close, Worplesdon

Allocation	The site is allocated for 20 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> All pitches to be public (tenure), providing affordable accommodation for members of the Traveller community 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 Comprehensive redevelopment must significantly improve living conditions and infrastructure on site for all residents 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 Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height 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 Sensitive design, siting and form of development, given the location outside of a village 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 An application level Habitat Regulations Assessment
Opportunities	<ul style="list-style-type: none"> Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial Create a site suitable for modern day Traveller lifestyles, providing decent accommodation which helps to improve social outcomes and opportunities for those living here 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	<ul style="list-style-type: none"> Achieve improvements to living conditions and infrastructure, and ease overcrowding Boundary treatment Landscaping Tenure

Land at Cobbetts Close, Worplesdon



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POLICY A52: Four Acre Stables, Aldershot Road, Worplesdon

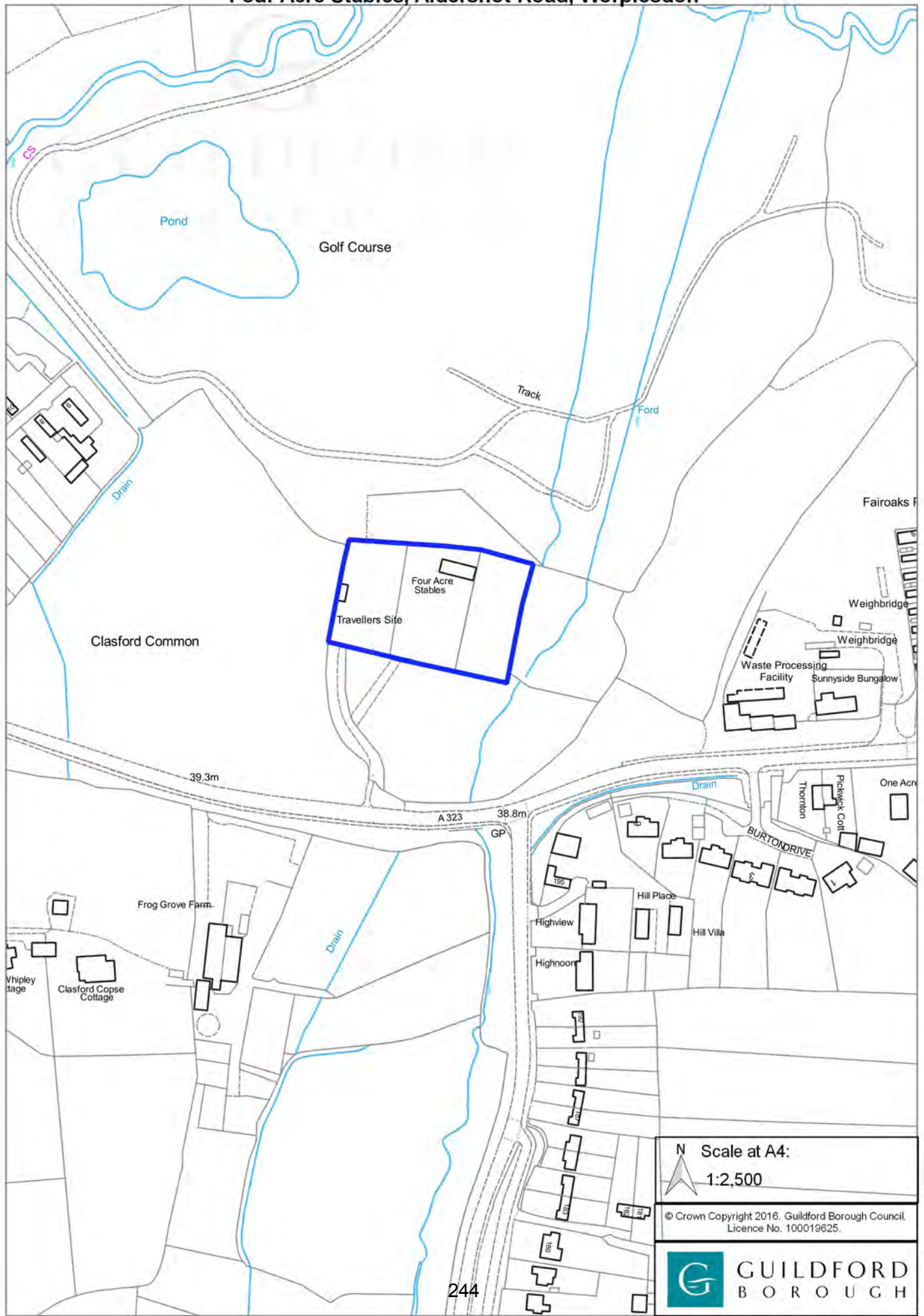
Allocation	The site is allocated for 6 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none">• The pitches will be private tenure• The site is removed from the Green Belt to ensure delivery. However, this remains a sensitive site surrounded by Green Belt, with development potentially 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:<ul style="list-style-type: none">○ 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○ 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○ 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• Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height• 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• Any application on the site will require sensitive design, siting and form of development, given the location outside of the village• 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• 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

	<p>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> <ul style="list-style-type: none"> • Development of this site must not increase flood risk on site or elsewhere.
Opportunities	<ul style="list-style-type: none"> • 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"> • Landscaping • Boundary treatment • Harm to surrounding Green Belt and character of the area • Flood risk • Household information and relations

Four Acre Stables, Aldershot Road, Worplesdon



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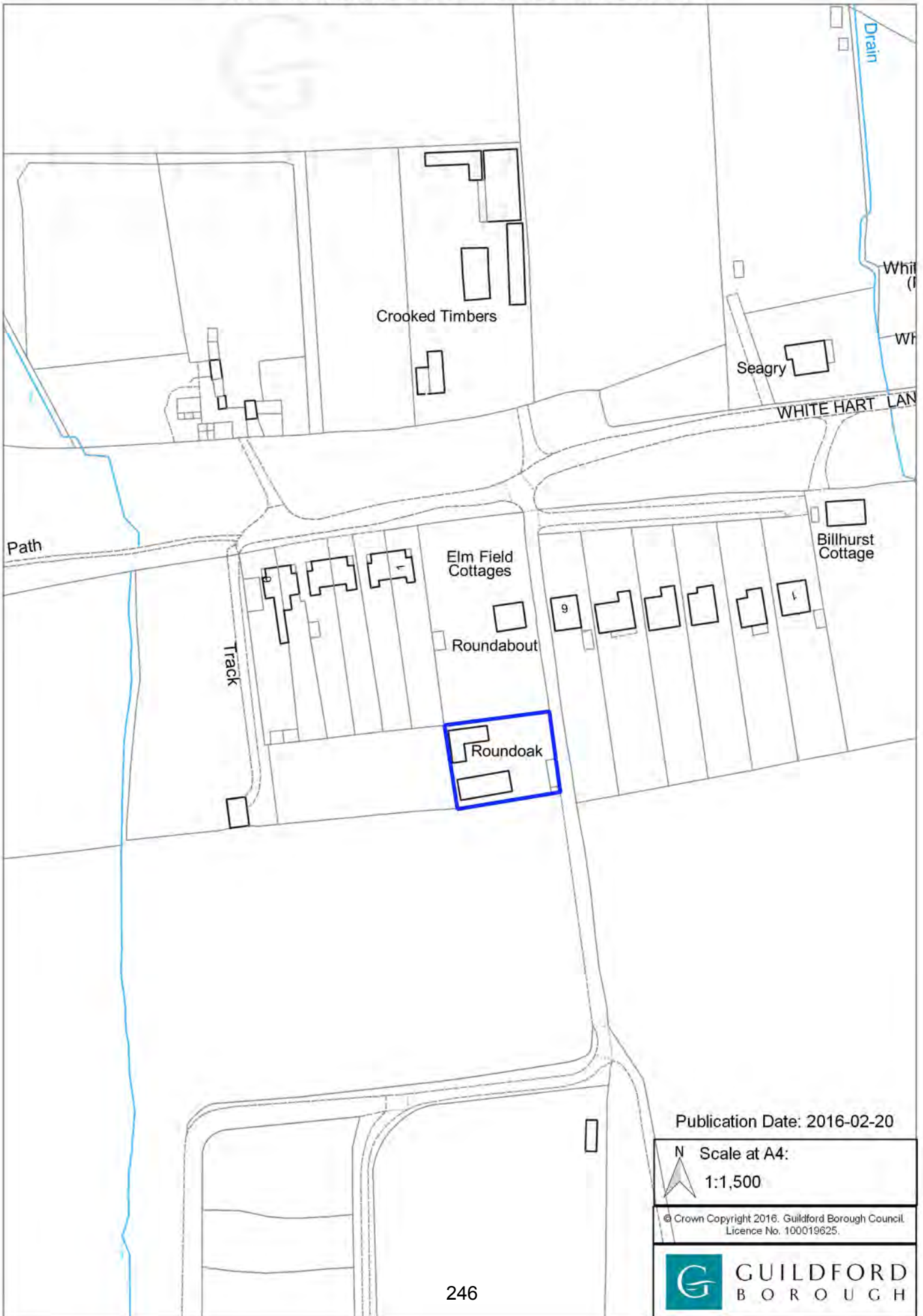
POLICY A53: Roundoak, White Hart Lane, Wood Street Village

Allocation	The site is allocated for 1 Traveller pitch (sui generis)
Requirements	<ul style="list-style-type: none"> The pitch is private tenure Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height 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 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"> 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	<ul style="list-style-type: none"> Landscaping Boundary treatment

Roundoak, White Hart Lane, Wood Street Village



Publication Date: 2016-02-20

N Scale at A4:
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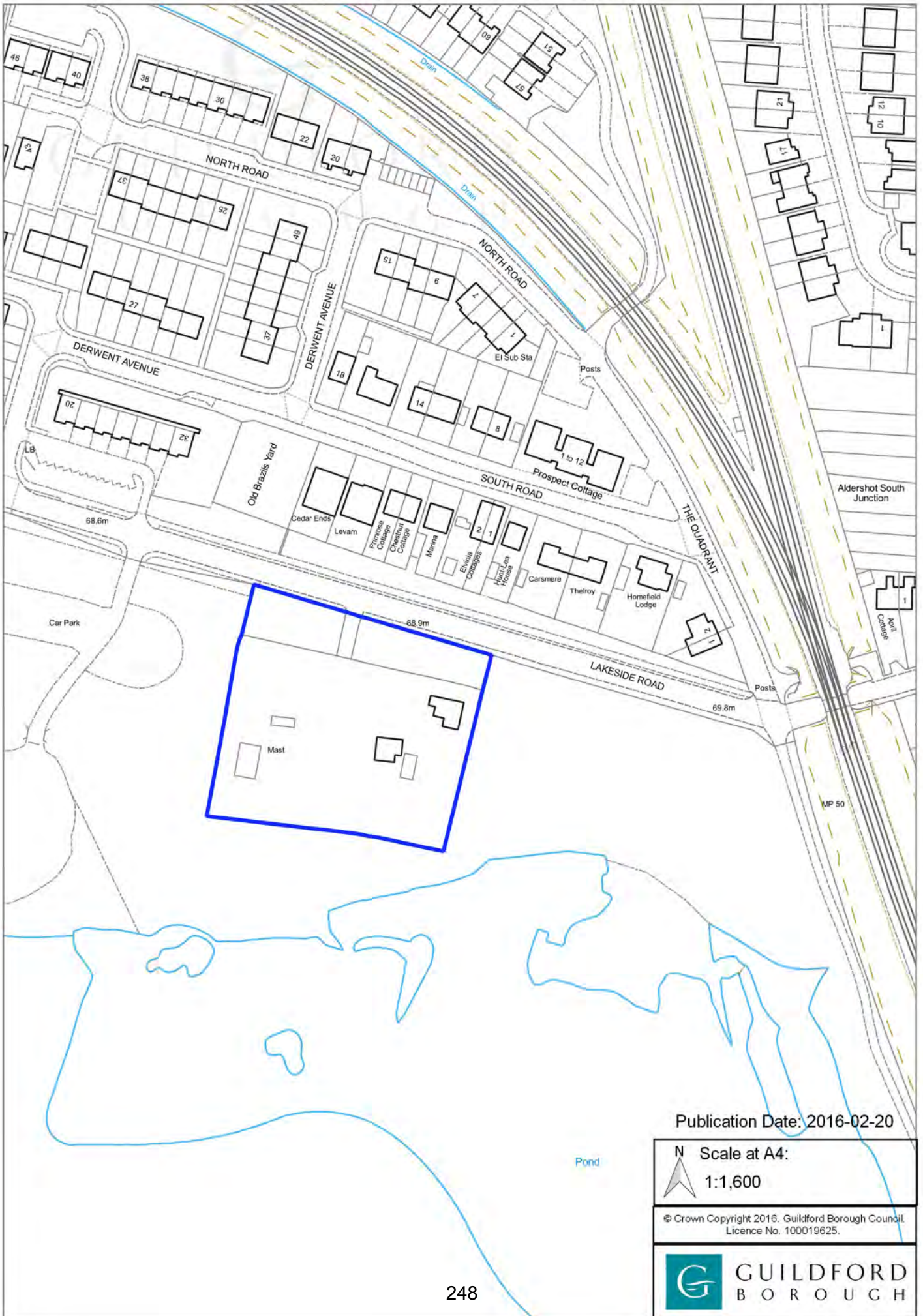
POLICY A54: Lakeview, Lakeside Road, Ash Vale

Allocation	The site is allocated for 4 Traveller pitches (sui generis) with small scale business use
Requirements	<ul style="list-style-type: none"> The pitches are private tenure Sensitive design, siting and form of development, given the edge of urban location Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height 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 The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community 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 Any small scale business use must not have an unacceptable impact on the adjoining Local Nature Reserve or SNCI 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	<ul style="list-style-type: none"> Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial 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	<ul style="list-style-type: none"> Existing pitch on site (1 pitch) with small scale business use Landscaping Boundary treatment Flood risk SNCI Adjoins a Local Nature Reserve Adjoins Lakeside SANG

Lakeview, Lakeside Road, Ash Vale



Publication Date: 2016-02-20

N Scale at A4:
1:1,600

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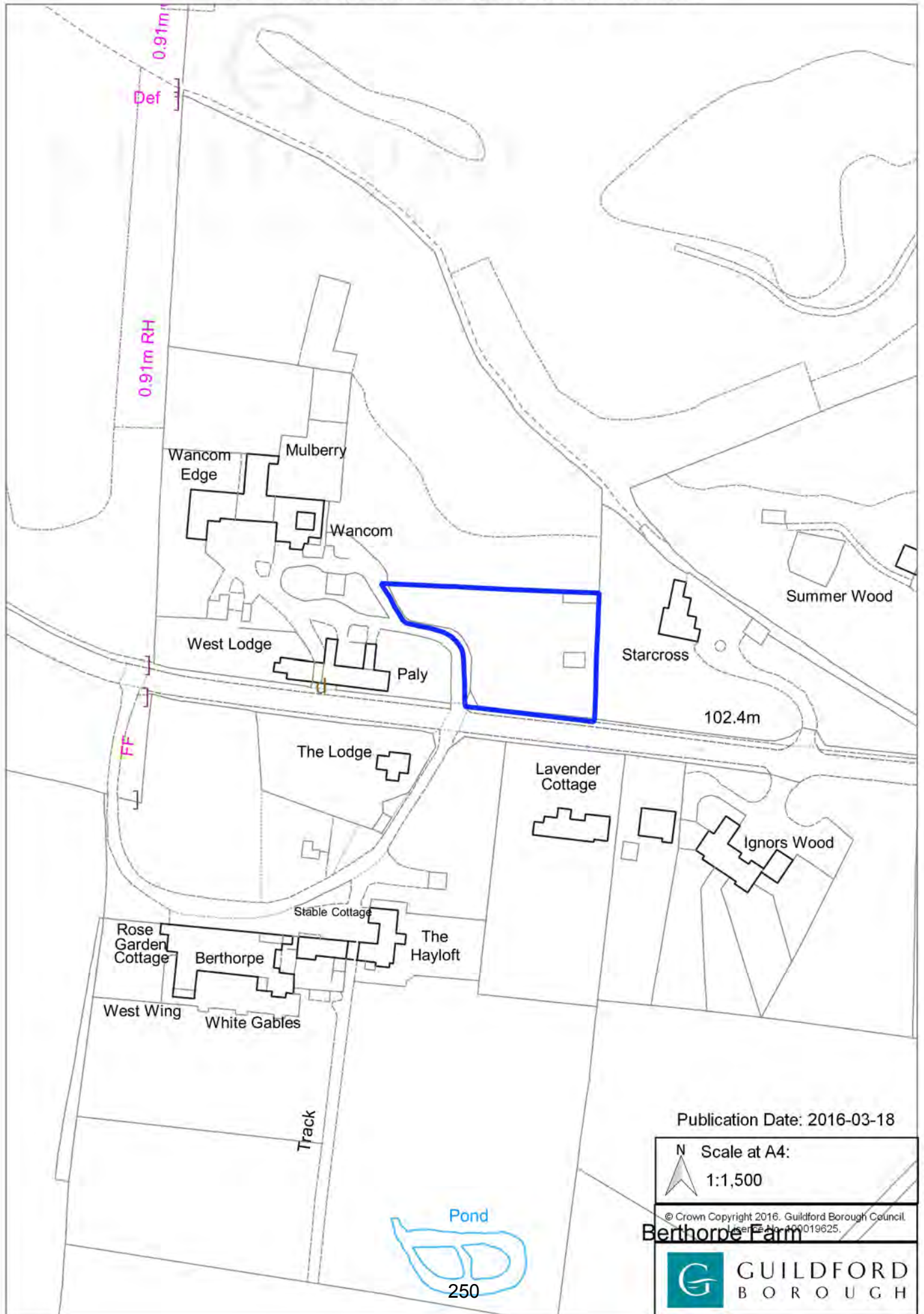
POLICY A55: The Orchard, Puttenham Heath Road, Puttenham

Allocation	The site is allocated for 2 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> • The pitches are private tenure • The site is removed from the Green Belt to ensure delivery. The personal circumstances of the current occupiers, as per the appeal decision below, require the occupant to be within a reasonable distance of a specialist school (as this site is). In the future, a dependant is likely to need to remain with the family. For this reason: <ul style="list-style-type: none"> ○ 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 • Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height • 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 • Any application at this site will require sensitive design, siting and form of development, given the location outside of the village • 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"> • 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	<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty • Landscaping • Boundary treatment

The Orchard, Puttenham Heath Road, Puttenham



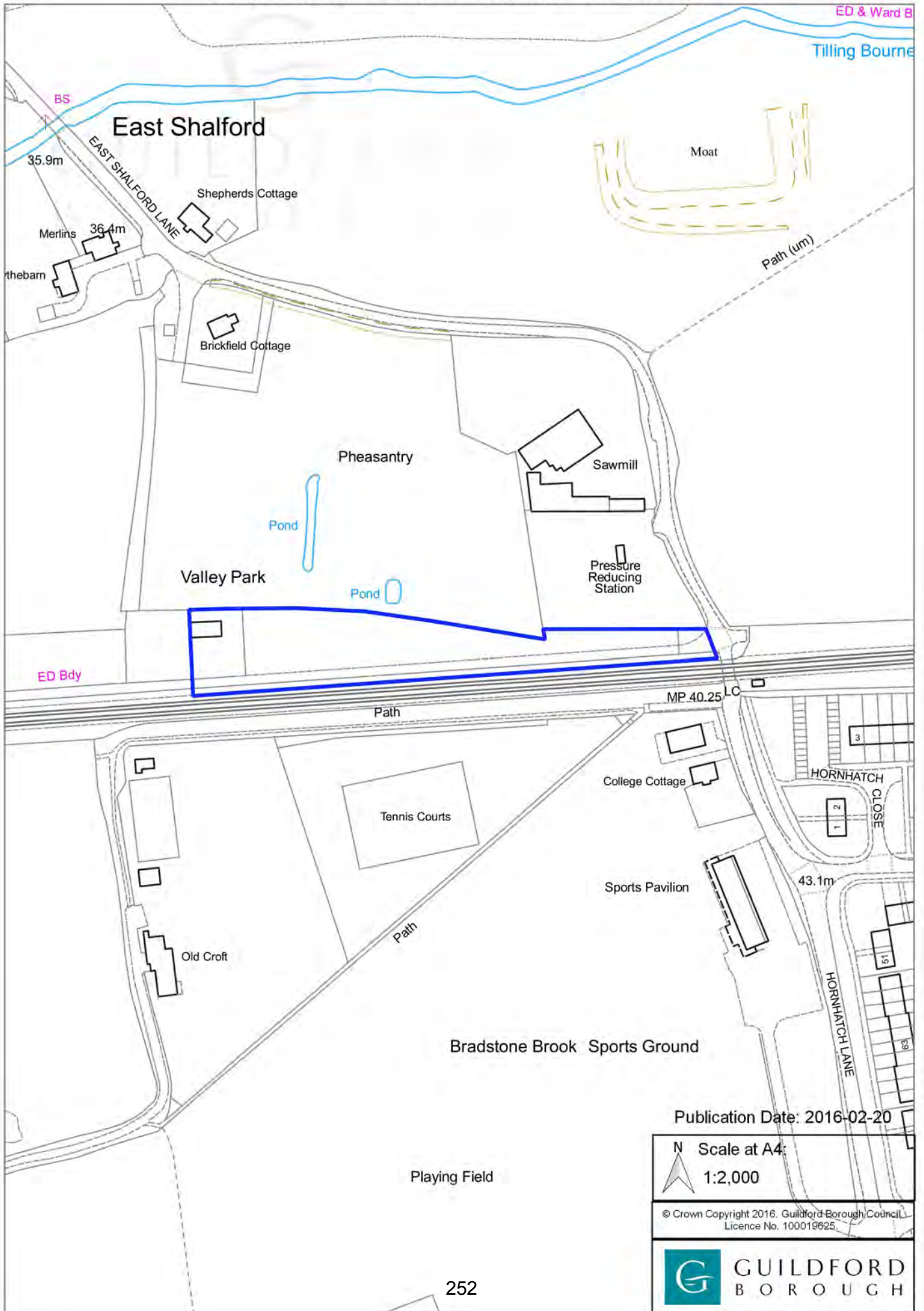
POLICY A56: Valley Park Equestrian, East Shalford Lane, Shalford

Allocation	The site is allocated for 5 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> The pitches will be private tenure Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height 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 Sensitive design, siting and form of development, given the edge of village location 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"> 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	<ul style="list-style-type: none"> Area of Outstanding Natural Beauty Landscaping Boundary treatment

Valley Park Equestrian, East Shalford Lane, Shalford



POLICY A57: The Paddocks, Rose Lane, Ripley

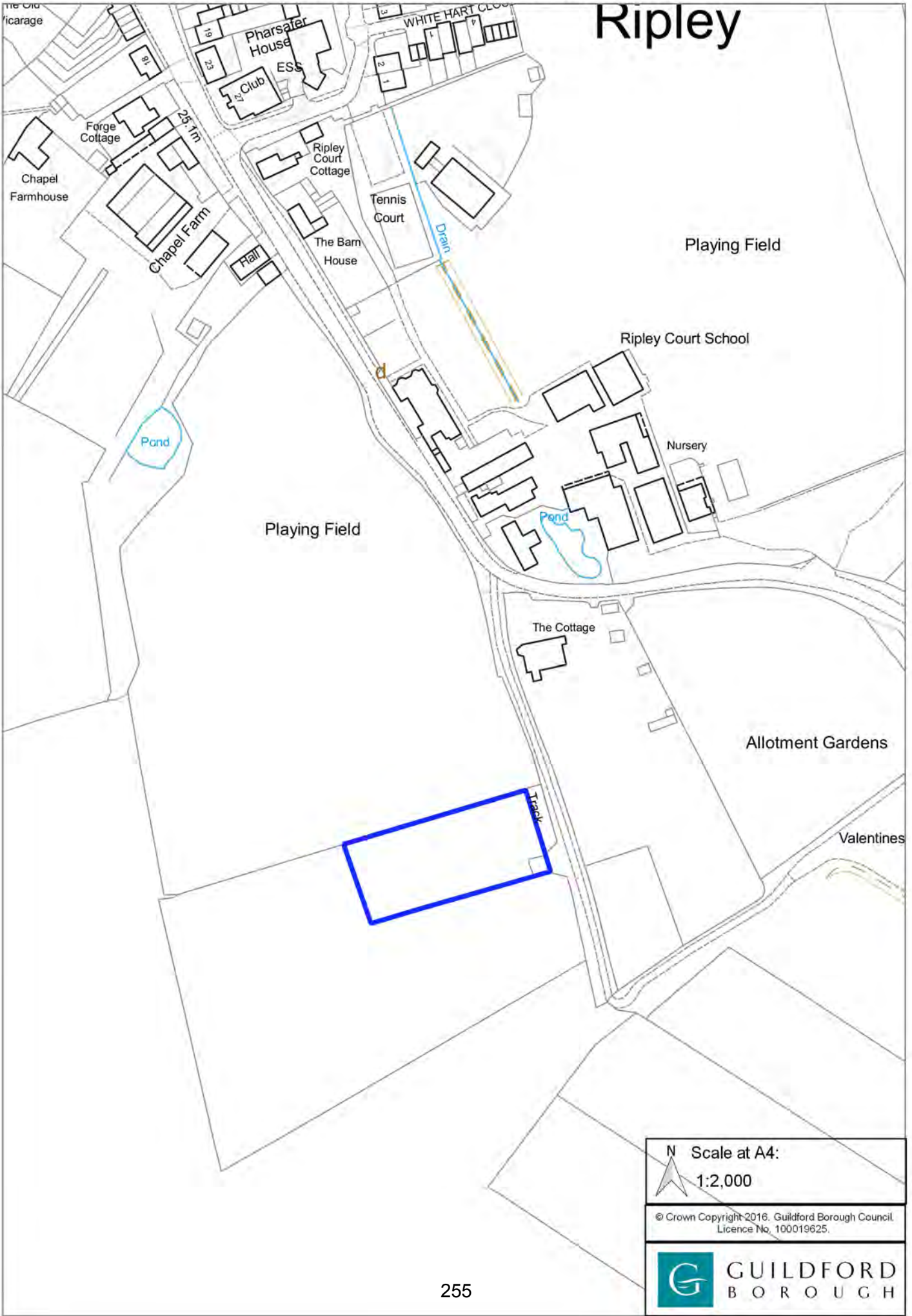
Allocation	The site is allocated for 4 Traveller pitches (sui generis)
Requirements	<ul style="list-style-type: none"> • The pitches will be private tenure • The site is removed from the Green Belt to ensure delivery. However, this remains a sensitive site surrounded by Green Belt, and adjacent to the Ripley Conservation area. For these reasons: <ul style="list-style-type: none"> ○ 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 ○ 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 ○ 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 • Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height • 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 • Any applications on this site will require sensitive design, siting and form of development, given the location outside of the village • 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"> • 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	<ul style="list-style-type: none">• Landscaping• Boundary treatment• Adjacent to Ripley Conservation area

The Paddocks, Rose Lane, Ripley

Ripley



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