



Guildford borough **Local Plan Strategy and Sites** **Issues and Options**

October 2013

Consultation under Regulation 18 of the Town
and Country Planning (Local Planning) (England)
Regulations 2012



GUILDFORD
BOROUGH

Summary

We adopted the current Local Plan in 2003. Since that time, government guidance and legislative requirements have changed so we are now preparing a new Local Plan. We are writing the new Local Plan in two parts. Part one will look at the **Strategy and Sites** and part two will deal with the **Development Control policies**.

The draft **Strategy and Sites** planning document will set out our vision, objectives and approaches to development (our strategy). It will also show the location of development (the key sites) in our area between now and 2031. The **Development Control Policies** document will provide further policies for the determination of planning applications.

The draft **Strategy and Sites** planning document will deal with fundamental issues such as:

- **how many new homes (including affordable homes) to plan for and where**
- **how much land we need to develop to support new jobs and where**
- **how we can protect our most special landscapes and habitats**
- **how we can support Guildford town centre and our local shopping centres**
- **what infrastructure we need**

This document invites you to comment on a series of key issues for the borough and the options that could help us address them. You can also suggest any issues or options you feel are missing. You are welcome to comment on every issue and option in the document or, if you are interested in just one or two, please feel free to comment specifically on those.

We face some difficult decisions as we balance the Government's drive for growth with issues such as maintaining our environment and upgrading infrastructure.

This is an opportunity for you to have your say on planning in the borough. Our [Local Development Scheme](#) (LDS) gives you more information about future opportunities to comment as the Local Plan progresses. The LDS sets out the timetable for the development of the Local Plan and provides further information on the stages we will be seeking to consult on.

What you tell us during this consultation will help us to develop the best strategy and mix of development sites for Guildford borough up until 2031.

We have aimed to explain the information in this document clearly but we sometimes have to use technical wording. There is a glossary at the end of this document for your information that also helps to explain words that may appear in documents in our Evidence Base (**Appendix A**).

Alternative formats

If you would like to read this consultation document in a different format such as large print or a different language please contact Planning Policy on **01483 444471** or email us at planningpolicy@guildford.gov.uk

Contents

1	Introduction	1
	What is the new Local Plan?	1
	Why do we need a Local Plan?	1
	What happens if we do not have a Local Plan?	1
	What will the new Local Plan cover?	1
	Why does the current Local Plan need updating?	2
	The new Local Plan and Neighbourhood Plans	2
	What is the timetable for preparing the new Local Plan?	3
	What things do we take into account when writing the Local Plan?	3
	Tell us what you think about issues and options.....	5
	Are my details and the views I express confidential?	5
	How to give us your views	5
	What happens next?.....	6
	Duty to cooperate	6
	Understanding the borough of Guildford	7
	Our research	7
	How do you want the borough to develop?.....	8
2	Planning for the homes we need	11
	How many new homes?	12
	The right mix and density of homes.....	13
	Affordable homes	14
	Homes for travellers	18
	Ageing population and vulnerable members of our community.....	19
	Homes for students, low paid workers and young working people.....	20

Local Plan Strategy and Sites Issues and Options

- 3 Planning for the economy and jobs 22**
 - Supporting our tourism, arts and cultural facilities..... 24
 - Supply and location of offices and industrial spaces..... 25
 - Lack of suitable office and industrial buildings 27
 - Supporting our rural economy 28
 - Supporting our local centres, district shopping centres and Guildford town centre 29

- 4 Planning for access and transport 33**
 - Balancing development growth with traffic and congestion..... 34
 - Minimising the impact of traffic congestion on our communities 36
 - Promoting alternative ways of moving around the borough..... 37
 - Working with partners..... 38

- 5 Planning for infrastructure and services 40**
 - Infrastructure and service provision..... 40

- 6 Planning for the environment 42**
 - Green Belt and countryside 42
 - Green open spaces and habitats..... 43
 - Built environment 44
 - Climate change and sustainability 45

- 7 Planning for our towns and villages 49**
 - Settlement hierarchy 49
 - Villages in the Green Belt..... 51
 - Ash Green 52

- 8 Cross boundary issues 54**
 - Duty to cooperate 54

Local Plan Strategy and Sites Issues and Options

9	Planning for sites and spatial options	56
	Spatial options	56
	Site options	62
10	Making it happen	85
	Detailed policies	85
	Implementation and monitoring	86
11	Any other views	88

Appendices

Appendix A

Glossary of words and acronyms	A2
--------------------------------------	----

Appendix B

Guildford facts and figures.....	B1
----------------------------------	----

Appendix C

Evidence base documents.....	C1
------------------------------	----

Appendix D

Site information sheets	D1
-------------------------------	----

List of figures

Figure A
Stages in preparing Guildford's new Local Plan 4

Figure B
Guildford's town centre boundary 31

Figure C
Potential housing examples 59

Figure D
Potential development sites in Guildford borough 63

Figure E
Potential development sites in the centre of Guildford..... 64

Figure F
Potential new Green Belt land (K3 and K5) 71

Figure B1
Close links of Guildford town centreB7

Figure B2
Wider context of Guildford borough.....B8

1 Introduction

What is the new Local Plan?

- 1.1 The new Local Plan will set out policies and proposals to guide the future development of Guildford borough up to 2031. Our new plan will determine the best locations for the development we need.

Why do we need a Local Plan?

- 1.2 Legislation (sections 13, 15 and 62 of the Planning and Compulsory Purchase Act 2004) requires councils to prepare a local development plan, to shape future development and the use of land in their area. The Local Planning Regulations 2012 set out the processes we must use to do this. The plan must set out general policies to deliver this strategy and specific policies relating to particular parts of the borough.

What happens if we do not have a Local Plan?

- 1.3 If we do not have a Local Plan, we will lose the ability to control and plan for change and growth. We will not have anything against which we can assess planning applications. Therefore, if we reject a development without good reason, developers could successfully appeal the decision. The NPPF says that if we do not have a Local Plan then we should grant planning permission for sustainable development. Sustainable development can be open to interpretation so without a Local Plan we are in danger of having to allow planning permission for development we do not want in locations we would wish to see protected.

What will the new Local Plan cover?

- 1.4 We are preparing the new Local Plan in two parts. This Strategy and Sites planning document will set out our vision, aims and the broad planning policies (our strategy) for development in the borough up to 2031. The document will also allocate land for different types of important and strategic development.
- 1.5 The Strategy and Sites document will deal with:
- how many new and affordable homes to plan for and where
 - how much land we need to develop to support new jobs (including jobs in the rural economy) and where
 - how to protect and enhance our special habitats, natural and historic landscapes

- how to maintain and enhance the quality of our shopping centres, particularly Guildford town centre, which is recognised as an important shopping centre in the wider area
- how to maintain and enhance tourism facilities
- how to get the infrastructure we need in place
- how to plan locally to help deal with climate change
- how to achieve development that contributes towards a high quality of life for all.

1.6 We will set out the more detailed planning matters in the second part of the Local Plan, the Development Control Policies document after this Strategy and Sites document.

Why does the current Local Plan need updating?

1.7 We adopted our current Local Plan for Guildford borough in 2003 and it has helped us deliver new homes and high quality development. The Employment Land Assessment shows we need more development to support our communities and workers. The Government has also made it clear that in the current economic climate that it is looking for growth in order to create prosperity.

1.8 The new Local Plan will also need to be in line with the National Planning Policy Framework (NPPF) that instructs us to prepare a plan that is positive about development and requires us to have cooperated with our neighbours when producing the plan.

The new Local Plan and Neighbourhood Plans

1.9 A new Local Plan will provide an up to date framework for local communities who are preparing a neighbourhood plan. This is a plan prepared by a parish council or neighbourhood forum for a particular designated neighbourhood area. Through a neighbourhood plan, communities can set out a local vision for an area or site and planning policies for the use and development of land. The neighbourhood plan needs to be in line with national policies and the strategic policies in our Local Plan. When adopted, the neighbourhood plan will become part of the statutory development plan. The development plan is a first step in helping us to make decisions on applications for development such as planning applications. This is because we have what is known as a 'plan-led' system in England and Wales where the development plan is the first consideration in determining applications.

What is the timetable for preparing the new Local Plan?

- 1.10 The Local Development Scheme (LDS) sets out our timetable for the production of the new Local Plan. We will keep our LDS up to date to show the latest progress but we hope to present the new Local Plan to the Secretary of State for consideration early in 2015. The key stages in preparing Guildford's new Local Plan are included in **Figure A**.

What things do we take into account when writing the Local Plan?

- 1.11 Many information sources will inform our new Local Plan to ensure we have the best and most sustainable and robust approach:
- your views - including those made previously and as part of this consultation
 - our research - specialist and technical evidence on specific topics
 - national planning policy and guidance
 - other Council plans and strategies such as the *Corporate Plan*, the *Guildford Sustainable Community Strategy*, the *Surrey Waste and Minerals Plans* and the *Economic Development Strategy*.
 - the findings of sustainability appraisal, and other tests such as Habitats Regulations Assessment
 - planning law and regulations.
- 1.12 At the end of the process, an independent planning inspector (from the Planning Inspectorate) examines the proposed new Local Plan. The inspector is there to make sure we have met the legal requirements in preparing the plan, including working with others such as neighbouring councils and service providers. The plan must be considered by the Council to be sound when it is submitted. In this context sound means, according to the NPPF, that the plan is positively prepared, justified, effective and in line with national planning policy.
- 1.13 In deciding this, the inspector will expect us to show how we will meet all our development and infrastructure needs and, if we cannot, the inspector will need us to demonstrate that we are working with others to aim to do this. The inspector will also want to see that we have planned a deliverable and sustainable approach that is the most appropriate for development in the area. For example, when we identify a level of growth, the inspector will need to see that we have identified enough land to accommodate it.

1 Introduction

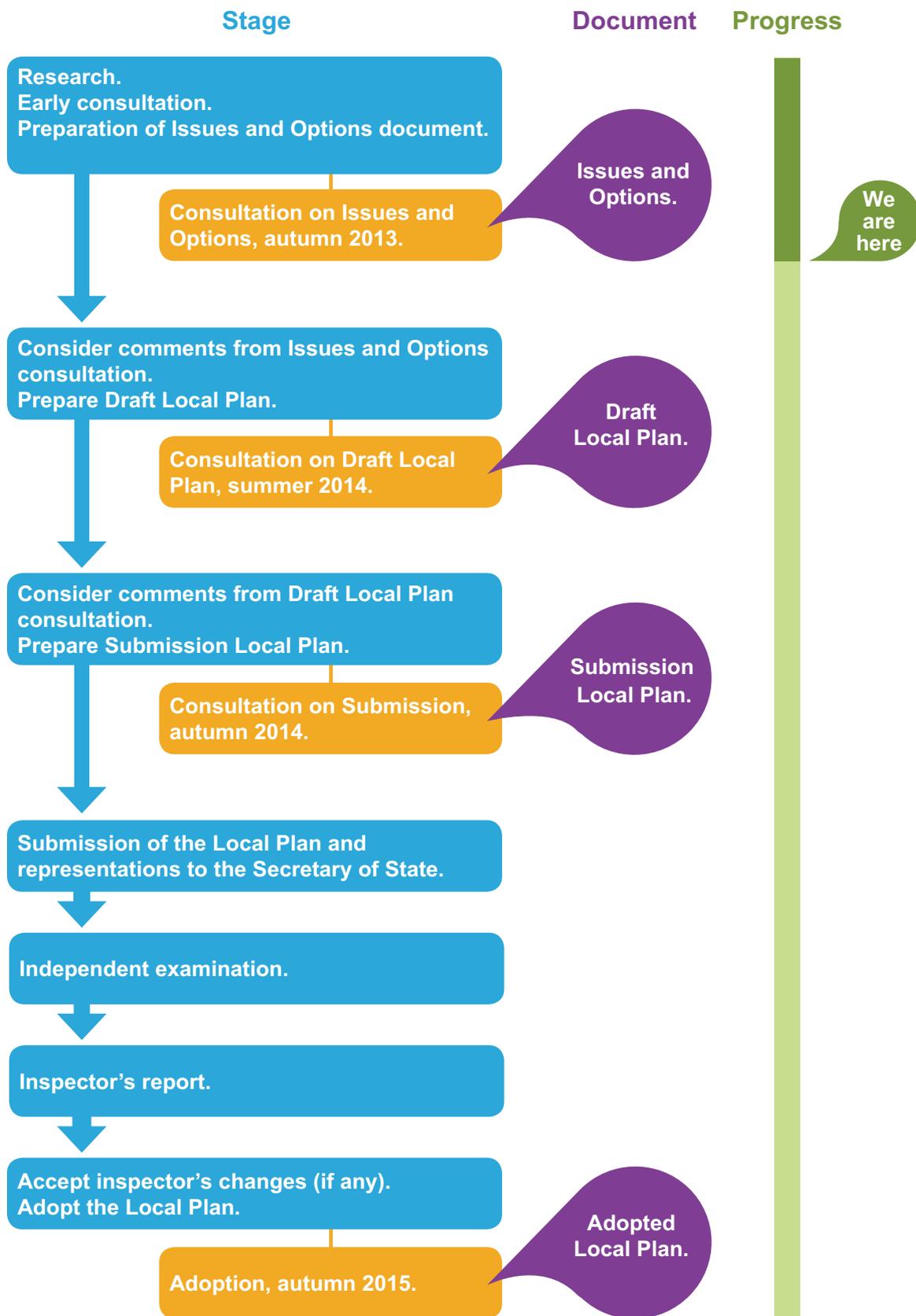


Figure A: Stages in preparing Guildford's new Local Plan

Tell us what you think about the issues and options

- 1.14 We want to hear your views. You are welcome to comment on every issue and option or, if you are interested in just one or two, please specifically comment on those. Your views will help us to choose the best strategy, policies and mix of development land for the borough up to 2031.
- 1.15 This consultation is open **10:00 am on Tuesday 1 October until 5:00 pm on Friday 29 November**. We are unable to accept anonymous representations and representations must be made in writing but please note Email is acceptable. If you need help with your representation please contact us.
- 1.16 You can find out more about getting involved in local planning by reading our guide to Community Involvement in Planning and our [Community Engagement Strategy](#).
- 1.17 After this consultation, there are more stages to complete before we have a final Local Plan and these stages are set out in the Local Development Scheme.

Are my details and the views I express confidential?

- 1.18 We will publish a summary of all the responses on our website.
- 1.19 We will keep a note of your name and contact details so we can inform you about future steps in preparing the new Local Plan. If you prefer us not to do this please let us know.
- 1.20 We will not disclose personal information to third parties for marketing purposes.

How to give us your views

- 1.21 We have put all the questions we are asking together in a questionnaire which is available [here](#). This symbol  marks the questions in this document and provides a link to the location of the questionnaire. There is space at the end of the questionnaire to make extra comments. Please note that there are not always questions associated with each option or issue as sometimes we have combined questions to cover more than one option or issues. Please also note that your representation is not confined to just answering the questions, as we want to hear from you about all of the document.

- 1.22 The document we have published for this consultation is:
- this Issues and Options consultation document including site options.
- 1.23 Where there is supporting evidence, we have referred to it in the document. When we refer to evidence, we will direct you to our *Evidence Hub* on our website (www.guildford.gov.uk/evidencebase).
- 1.24 We would like you to send us your views electronically if possible. You can complete the questionnaire on our website (www.guildford.gov.uk/localplanstrategy) or download a copy of the questionnaire to complete and email back to us (to localplan@guildford.gov.uk).
- 1.25 If you cannot do this, please request and return a printed copy of the questionnaire to us. Please clearly mark any additional sheets with your name and the question number. Send this to Planning Policy, Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey, GU2 4BB.

What happens next?

- 1.26 After this consultation, we will analyse all the responses we receive. From these responses and using our evidence, we will finalise the list of issues that the new Local Plan will cover and will review the potential options for dealing with each of the issues. We expect to carry out more research and testing on some options at that stage.
- 1.27 All of this will help us to identify the most suitable overall strategy for future development in Guildford borough. We will then produce a draft Local Plan Strategy and Sites document and will then ask for your views on this draft plan. This is your opportunity to take an active part in shaping the future development of the borough.

Duty to cooperate

- 1.28 A new duty to cooperate was introduced by the Localism Act and Regulations in 2012. This means that we need to be able to demonstrate that we have engaged in a constructive, active and ongoing basis with other neighbouring councils and certain organisations that are concerned with sustainable development. In order to demonstrate how we have addressed this new duty we will publish a “Duty to Cooperate” statement that will show who we have cooperated with, the matters we have discussed, and when and where we have met to discuss sustainable development and strategic policies to achieve this. We will produce this statement alongside the submission version of the Local Plan, and send this version to the Secretary of State for consideration and examination in public.

Understanding the borough of Guildford

- 1.29 A good starting point to develop a new Local Plan is to set out a snapshot of the area:
- where Guildford borough is, its people, its places and the routes that connect them
 - what is good about the area that we may need or want to protect, enhance or promote
 - what problems there are in the area and which of them might become worse if left unchecked.
- 1.30 **Appendix B** sets out some facts about Guildford borough and makes a broad assessment of strengths and weaknesses. Two maps are also included: one showing the whole borough and the other one showing Guildford town centre.

Q1

Do you agree with the summary in **Appendix B**?
If not, can you please explain why?

Our research

- 1.31 We have carried out research to inform the new Local Plan. This includes studies on particular topics like the need for new homes, infrastructure, the character of our built up areas and rural landscapes and assessments of a Local Plan's possible effects. Evidence Base is the name given to this research and we will continue to add to it as we develop the Local Plan. All our evidence is available on line at our [Evidence Hub](#).

You can find a list of our research in **Appendix C**.

Q2

Do you think the research listed in **Appendix C** appropriately covers what we need to know to write the new Local Plan?
If not, can you please explain why?

Assessment so far

- 1.32 To ensure that we are planning sustainable development we have used a number of assessments to help us. These are the initial Sustainability Appraisal and Habitats Regulations Assessment.
- 1.33 A Sustainability Appraisal helps us assess the impacts of potential development options on the economy, society and the environment. This process includes strategic environmental assessment, which European law requires us to carry out. The Sustainability Appraisal will help to understand how the Issues and Options have been developed.
- 1.34 In line with national guidance in the NPPF, we want development options that will ensure improvements in the economy, the environment and society. Where this is not possible, we will need to balance competing impacts. The exception may be where the new development is big enough to provide facilities, making that development opportunity potentially more sustainable and suitable.
- 1.35 You can read the Sustainability Appraisal Scoping Report on our website. As the Local Plan progresses we will carry out Sustainability Appraisals at each stage and we will publish these when the Draft Local Plan and Pre Submission Local Plan are published so that you can see how the Local Plan has responded to the changes suggested by representations.

How do you want the borough to develop?

- 1.36 We would like to set out a vision within the Local Plan for the future development of Guildford borough. The vision will need to be ambitious to manage the growth the government expects us to provide. We need you to tell us if the vision we are setting out is how the borough should develop or, if not, what vision the community would want bearing in mind the need for a positively prepared Local Plan.

What do you think?

- 1.37 In developing a vision there are some issues we would like you to think about:
- what are the main things about the borough that make it special?
 - what development do you think we need and where?
 - how do you want your neighbourhood or parish to adapt to the future?

Getting the objectives right

- 1.38 It is important that the new Local Plan sets out strategic objectives for Guildford borough. To help you to think about the objectives, we have prepared some which we might want to include in the new Local Plan. We have listed them under the three themes of sustainable development - economy, environment and society.

Economic objectives

Recognise and support innovation and our contribution as a world leader in higher education, health, high technology and knowledge-based industries

Provide excellent broadband communications as standard in all new developments

Provide for and support economic growth in environmentally sustainable and accessible locations

Support and expand the diversity of our business base

Support and expand the economic vitality of our rural areas

Keep and enhance the vitality and viability of our town, district and local shopping centres, with Guildford remaining a quality town with a vibrant, cosmopolitan town centre

Environmental objectives

Require new developments to be of the highest quality design, have a positive relationship with their surroundings and contribute towards making environmentally sustainable places

Where appropriate require new developments to take account of the historic environment so that they contribute to protecting and enhancing our heritage

Protect, maintain and enhance our valued landscapes, green spaces and habitats within and around our urban areas and villages, particularly where of European or national significance

Enhance the connectivity of our urban areas, open spaces and wildlife habitats

Require high levels of sustainable construction including incorporating energy efficiency measures

Minimise local carbon emissions, maintain good air quality and promote sustainable management of our waste

Society objectives

Provide a choice of homes to meet the identified needs of our communities and to support long term economic growth

Support communities in developing their neighbourhood plans

Maximise the efficient use of our existing infrastructure and secure extra infrastructure that we need to support new development

Provide a vibrant culture with theatres, venues and restaurants, with a choice of leisure, cultural and sporting facilities for everyone

Support Guildford's role as a thriving student town

Support cohesive neighbourhoods, encourage social enterprise and volunteering, and maintain viable community facilities

Help to reduce relative disparities in health and education attainment

Achieve a transport system balanced in favour of sustainable transport modes to give people a real choice about how they travel and which restrains the growth of vehicular traffic and congestion whilst supporting the improvement of walking and cycling facilities

Provide good access to open spaces and the countryside from our urban areas and villages

Q3

What are your views on a new vision for the Local Plan and the possible objectives?

2 Planning for the homes we need

- 2.1 The Government has told us that the development of new homes is critical in helping economic recovery. In developing our Local Plan, we need to plan positively for new homes to increase supply in the borough. We will need to make some difficult choices on seeking the right balance between protecting the environment, providing homes and supporting our rural and urban economies. This will include making informed decisions on how many new homes we need and their location across the borough.
- 2.2 The NPPF requires us to identify land for new homes for the next 15 years. We must also show that we have identified enough land that can deliver housing over the next five years and that we can identify developable land and broad locations where we can build new homes firstly over the next six to ten years and then the next 11 to 15 years. This approach will also allow us to positively phase development and allow a steady supply of housing throughout the plan period.
- 2.3 Our research and evidence helps us decide on realistic options that we can deliver. In the current Local Plan we relied on developing in the existing built up areas (the urban areas of Guildford, Ash and Tongham) and within the existing boundaries of our villages. It is likely that we do not have enough land in these areas to continue this approach in the new Local Plan.
- 2.4 We have identified several issues for the Local Plan to address between now and 2031:
- **how many new homes?**
 - **the right mix and density of homes**
 - **affordable homes**
 - **homes for travellers**
 - **homes for our ageing population and vulnerable members of our community**
 - **homes for students, low paid workers and young working people.**

Issue - How many new homes?

- 2.5 We need to identify the number of homes to plan for over the next 20 years. To do this we need to have a clear understanding of our housing requirements. We commissioned research to look at current and future housing needs and the number of jobs in the borough over the plan period to 2031. We use these studies and other forecasts to help us see how the population will change over time. This information, along with other information such as census data, will help us decide the number of homes to plan to build in the Local Plan period.
- 2.6 Until we agree a new local housing number in the new Local Plan, we have adopted an *interim housing number of 322 new homes per annum*. This number is the draft South East Plan (2006) target and has been subject to public consultation. Following successful legal challenge from the Council, the final number for the borough was dropped from the South East Plan. We cannot rely on the interim housing number to provide the housing number for the plan period as central Government guidance has changed since the number was first promoted and now makes this number inadequate.
- 2.7 We previously commissioned a Strategic Housing Market Assessment (SHMA) with Woking and Waverley Borough Councils, as the consultants who carried out the research believed this is the general area in which people most often move house. This evidence is included in the current SHMA. The current SHMA identifies the number and mix of homes (the sizes, type and range of tenures) that our local population is likely to need.
- 2.8 Due to the fact that the current SHMA was prepared before the publication of the NPPF we will be producing a new SHMA and will need to review our Housing Market Area (HMA) to ensure that we can meet our duty to cooperate on strategic planning matters such as housing. We are intending to produce a new SHMA before the publication of the Draft Local Plan.
- 2.9 To plan for an appropriate level of new homes, we need to take account of a range of forecasts for growth in population, homes (households) and jobs. We must also understand the factors that might restrict our ability to deliver all the number of homes needed to meet those needs.
- 2.10 Reasonable options are the different ways for addressing the issues, which we know to be realistic and deliverable, based on our evidence and national policy.

- 2.11 It is now clear to us following some recent national decisions on core strategies and local plans that we cannot pursue a housing number based on no net migration, known as a zero net migration scenario, as it is simply unrealistic to plan on no one moving into the borough. An example of this is the letter received by Waverley Borough Council after their Core Strategy examination was suspended where the Inspector makes it clear that realistic assumptions about future migration patterns would be required. The Inspector at the Hart examination comments that Hart District Council itself accepts that zero net migration (no one moving into the district) is not a true reflection of reality and that housing provision based on this would not meet the full, objectively assessed housing needs of the District.

Issue - The right mix and density of homes

- 2.12 It is important that we plan for a mix of homes of different sizes and types to meet the needs and demands of our current and future population to help us create inclusive mixed communities. Through national planning policy the government is asking us to plan for a mix of homes for the needs of different groups within our community; including families, older people, people with disabilities, service families and people wishing to build their own homes.
- 2.13 Our research gives us an understanding of our population, its profiles, migration patterns and our community's needs for different types of housing. This knowledge, together with information and the results of our recent housing needs assessment will help to inform the new Local Plan documents.
- 2.14 Housing density describes the number of homes developed within a particular site area. We usually calculate density by the number of dwellings per hectare (dph). We need to set out our own approach to housing density to reflect local circumstances, as there is no longer any national guidance on density.
- 2.15 Increasing development densities can help to make development more sustainable as less land is needed for the number of homes built. Higher densities also tend to support more services and facilities. We can accommodate higher densities in some areas, although we need to be careful that negative impacts on the character of the area are limited and that we take account of the ability of infrastructure to cope, especially in relation to roads. We need to strike the correct balance between providing much-needed homes of a suitable size and type, and protecting and enhancing the character of the borough.

- 2.16 We have made some assumptions to calculate the potential capacity of land for homes in our Strategic Housing Land Availability Assessment (SHLAA) research. These are 40 dwellings per hectare (dph) for extensions to urban areas and new settlements, 30 dph for extensions to villages.

Options	The right mix and density of homes
	When planning new homes we could set a specific mix and density of homes for the different areas within the borough
	We could generally seek lower or similar densities than we do now and so use more land to deliver the development we need
	We could seek higher densities and use less land
	We could take a more flexible approach and assess each site on a case by case basis having regard to the character of the surrounding area and the sustainability of the location

Q4

Which approach to the mix and density of housing do you think is appropriate?

Issue - Affordable homes

- 2.17 Many people cannot afford to buy homes as the price of homes has been increasing faster than individual incomes and wages. We call the relationship between the cost of homes and wages affordability. Affordability is of most concern to those on the lowest earnings, including first time buyers. For this reason, we measure affordability by comparing the lowest 25 per cent of earnings to the lowest 25 per cent of house prices, which gives an affordability ratio.
- 2.18 Figures show that Guildford borough's affordability ratio of 9.95 is higher than the South East's of 8.19, and much higher than England's ratio of 6.57 (2011). This means that to buy one of cheapest 25 per cent of homes sold in the borough, people buying in Guildford would need to earn much more than people in the rest of the South East.
- 2.19 The Council continues to provide its own affordable housing. We intend to deliver additional affordable homes directly over the next 20 years, using our own land and where appropriate by acquiring other sites for new affordable homes. We will also continue to work closely with Registered Providers (registered with the Homes and Communities Agency) to provide new affordable homes throughout the borough.

The need for affordable homes

- 2.20 The SHMA identifies the total demand for homes from those wanting to move and more than half could not afford to buy or rent market homes (those available on the open market) and so would need affordable housing. We also have many people on our housing register waiting for affordable housing or social housing to become available.
- 2.21 In our Planning Contributions SPD we currently ask for affordable homes as part of proposals to build 15 or more new homes, 10 in certain villages. To increase the supply of affordable homes we could reduce the threshold and/or increase the proportion of affordable homes we seek so that more developments have to provide affordable homes. We would need to take into account the overall viability of the development.

Options	The site size threshold for providing affordable homes
	Reduce the threshold for the provision of affordable homes as part of a development scheme to five homes (gross)
	Have no policy threshold, so all new housing developments would contribute
	Where on site provision is impractical, we could take a financial contribution instead to allow us to provide affordable homes elsewhere in the borough

Q5 Which approach to affordable housing do you think is most appropriate?

Economic viability

- 2.22 We have gathered information on the viability of housing developments providing affordable housing (see **Appendix C**). This found that most of the borough has very high property and land values and most new developments are potentially able to support a requirement for affordable housing of 40 per cent of all homes provided.
- 2.23 The Local Plan will however need to be flexible when considering schemes with the lowest land values in the borough or those with abnormal site costs (for example where land contamination needs to be dealt with). Equally, a greater amount of affordable housing can be negotiated on some sites.

- 2.24 Where developers tell us they believe the affordable homes requirement will affect viability of their development, we will consider whether the requirements would make it unviable. In these cases, so that development is delivered it may be necessary to allow the developer to vary the mix, tenure and number of affordable homes.

Options	The proportion of affordable homes to provide in qualifying developments
	Increase the proportion of homes that we require developers to provide as affordable housing to 40 per cent
	Keep the proportion of homes we require developers to provide as affordable housing as 35 per cent

Finding affordable homes from other types of housing

- 2.25 We do not currently require more specialist types of housing development such as off-campus purpose-built student housing and care home developments to contribute to affordable housing. There is a risk that these more specialist-housing uses are becoming more financially attractive than building new general purpose housing, which is required to include some affordable housing. There are several factors that we think justify requiring these types of specialist residential developments to contribute towards affordable housing in the borough.
- 2.26 In these circumstances, an option is to require an affordable housing contribution from these types of housing development. This would be provided either on part of the site, or alternatively as a financial contribution to enable more affordable homes to be provided elsewhere in the borough.

Option	Developments that should contribute to providing affordable homes
	In addition to market housing developments we could require developments of other types of housing such as off-campus purpose-built student housing and care homes to provide a proportion of affordable homes

Q6

Would you support an increase in the proportion of affordable housing and the types of developments that are required to contribute towards affordable housing?

Rural exception housing

- 2.27 Rural exception housing provides affordable homes to meet local housing needs in Green Belt rural areas, as an exception to other Local Plan policies. Rural exception homes must be for households with local connections through living in that area, having family or working there, and must remain part of the affordable stock indefinitely.

- 2.28 A rolling programme of local Housing Needs Surveys is in progress in parishes across the borough. These provide very detailed evidence of how many households need this type of affordable housing in the parish. Recent surveys in Normandy, Worplesdon, Albury and Pirbright parishes show an increased level of demand.

- 2.29 Our current Local Plan sets several criteria for rural exception housing schemes, including a single size limit (0.4 hectares) which does not vary according to the size of the village in question. The scale of any local needs housing development will be guided by local housing needs, which could be more than the 12 or so homes that might be built on a 0.4 hectare site. It would be reasonable to look at the size of the village in question to see what it could accommodate and how much local need there is. We are suggesting a new approach for rural exception housing: that such developments must be proportionate in relation to the village in question.

- 2.30 So that we are in line with national planning policy we must show that we have considered the ability of rural exception sites to accommodate an element of market housing subject to a number of caveats. We are suggesting a more flexible approach to the one in the current Local Plan to allow rural exception housing to be within, adjoining or closely related and within safe and easy walking distance of a rural settlement.

- 2.31 We need to consider whether allowing some market homes on rural exception sites would allow for more affordable homes to be provided. This may affect the price paid for the land but we cannot allow this factor alone to justify more market housing on such sites.

Options	Rural exception housing
	Introduce greater flexibility in the size and location of rural exception sites making sure that rural exception housing schemes relate well in size to the nearest community
	Include wording in a policy on rural exception housing relating to the price paid for land for rural exception housing
	We could allow for limited market housing to be provided on rural exception sites provided that the overall amount of affordable housing provided is increased

Q7

Which approach to rural exception housing do you think is most appropriate?

Issue - Homes for travellers

- 2.32 Travellers make up 0.35 per cent of our borough's population. The term traveller refers to travellers (who live on pitches) and travelling showpeople (who live on plots or yards). The Government has issued new national Planning Policy for Traveller Sites. This requires us to set targets for new pitches and plots. We must identify and keep a five-year supply of individual development sites to deliver our locally set targets and must address the need for both private pitches (privately owned) and public pitches (those owned and managed by Surrey County Council and Guildford Borough Council in a similar way to affordable homes). Pitches, lived on by travellers, are individual units of housing that may accommodate a single static caravan as well as a touring caravan and a day room to provide washing and bathroom facilities. There are sometimes double pitches to accommodate an extended family. Plots are the units of accommodation that travelling showpeople live on. Generally, plots are larger than pitches to allow for space to maintain and store show equipment.
- 2.33 There is an urgent, unmet need for permanent traveller pitches in our borough, as our Traveller Accommodation Assessment research shows. The demand for public and private pitches is much greater than our existing supply. The current lack of supply of new pitches for travellers and, to a lesser degree, travelling showpeople plots has resulted in families outgrowing their pitches and plots and friends and families having to double-up on sites or live in overcrowded conditions. There are currently a number of traveller pitches with temporary planning permission in the Green Belt. These have planning permission mostly because there is an unmet need for pitches and a lack of available alternative sites on which they can live.
- 2.34 If we cannot find suitable, available and viable sites for travellers within our towns and villages we will need to find sites in our countryside, outside of or within the Green Belt. If there is inadequate provision for sites for travellers then more planning appeals will be allowed to cope with unmet demand. In providing for sites we will be determining where sites should be rather than being forced into accepting unacceptable sites by appeal decisions.

Options	Homes for travellers
	Provide pitches/plots within towns and villages where sites are suitable, available and viable
	Provide rural exception sites for affordable accommodation for travellers in the Green Belt as an exception to Green Belt policy
	Provide sites on land classed as Countryside Beyond the Green Belt
	Provide pitches/plots on previously developed land in the countryside (including in the Green Belt)
	Where suitable, make permanent the existing temporary planning permissions for pitches/plots
	Encourage small scale private pitches in the countryside (including in the Green Belt)
	Provide new sites (primarily public pitches) in the countryside (including in Green Belt)
	Set a site size threshold and a proportion of traveller pitches/plots for large housing developments

Q8 Which approach to meeting travellers' accommodation needs do you think is the most appropriate?

Issue - Ageing population and vulnerable members of our community

- 2.35 Older people are regarded as people over retirement age, although this can now vary and range from the active newly retired who live at their family home through to the very frail elderly who need specialised homes for support or care needs. The Government and Surrey County Council's approach in providing appropriate care is to support people living in their own homes for as long as possible. This can be by adapting an individual's home or through community support programmes.
- 2.36 The borough has a community of older people who may wish to downsize from their current large accommodation, designed to meet family needs, because it does not meet their current needs. Such people may wish to live in a community designed to meet their needs as they age in terms of support facilities and appropriate social infrastructure known as continuing care retirement communities.

- 2.37 Vulnerable people can include those who are homeless, people with physical or mental health impairments, people with alcohol or drug problems, young people at risk, ex-offenders and those at risk of domestic violence. A stable environment can enable greater independence, and give people a chance to improve their quality of life.
- 2.38 Lifetime Homes are ordinary homes incorporating 16 Design Criteria that add to the convenience, flexibility and adaptability of the home and supports the changing needs of individuals and families at different stages of life.

Options	Ageing population and vulnerable members of our community
	Plan for more Lifetime Homes, suitable for disabled residents and capable of being adapted to meet the needs of residents as their life needs change over time
	Encourage the development of more retirement homes and specialist homes that help people to live independently, but have facilities or support available when they need them
	Encourage the development of retirement communities that comprise of different types of housing and care facilities in a single location
	Encourage the development of smaller homes in suitable locations for people who wish to 'downsize' from larger properties

Issue - Homes for students, low paid workers and young working people

- 2.39 Guildford town has a high number of students in higher education. Educational institutions include the University of Surrey and Guildford School of Acting (approximately 12,675 full time equivalent students combined), Guildford College including Merrist Wood and Farnham Sixth Form College (12,000 students), the University of Law (4,915 full time students) and the Academy of Contemporary Music (1,200 students).
- 2.40 Many of these organisations provide purpose-built student accommodation on site, whilst some students live at home. Many students rent rooms in private shared houses. In particular areas of the borough, this causes issues with noise and disturbance, car parking and sometimes with the general upkeep of the rented property. A high level of student housing can change the character of the area.

2.41 Houses in multiple occupation (HMOs) are concentrated in the following wards, where they are a significant proportion of all homes:

- Onslow ward 20 per cent
- Friary and St. Nicolas ward 19 per cent
- Westborough ward (including Park Barn) 15 per cent

2.42 In some areas of Onslow ward, over a quarter of all homes are HMOs. HMOs are usually occupied by lower paid workers including young professionals who cannot afford to access other types of housing provision. HMOs do provide a valuable role in meeting this housing need but we need to look at whether there are other means of providing for this type of requirement.

Options	Homes for students, low paid workers and young working people
	Plan for new purpose built student accommodation or flats either on or off relevant campuses
	Support appropriately designed new build or building conversions to houses in multiple occupations with the flexibility to meet the housing needs of students, low paid workers or young adults

Q9 Which approaches to meeting the different accommodation needs of our community, including older people, students, low paid workers and young working people do you think is most appropriate?

3 Planning for the economy and jobs

- 3.1 Our local economy is one of the most competitive in the UK according to the 2010 UK Competitiveness Index. This means that we have been able to cope well with the economic downturn.
- 3.2 There is a broad range of jobs in the borough:
- public sector including education and health
 - commercial services which include a broad range of services to businesses including software consultancy and supply, recruitment, legal services, accountancy
 - retail
 - tourism, arts and culture
 - hotels and restaurants
 - service sector
- 3.3 We are also seeing the emergence and clustering of innovative industries, some based at the Surrey Research Park and the University of Surrey, such as electronic gaming, stem cell research and satellite technology. The University of Surrey and Surrey Research Park are very important to our local economy. 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.
- 3.4 We also recognise that Guildford town centre is one of the main shopping destinations in the South East according to the *Experian Retail Rankings*. The new Local Plan needs to build on this to maintain our position. Retail in Guildford town centre has remained strong throughout the recession. Reasons for this include the town's accessibility, attractive surroundings and a generally affluent catchment. A high level of demand and limited supply of retail floor space means that rents have risen (*Guildford Town Centre Development Study*).
- 3.5 The *most recent statistics relating to public sector employment* are only available at regional level but these show that within the South East the public sector employs 659,000 people making an important contribution to the local economy. These statistics also show however that local government employment has fallen from 2010. Public sector type of employment is highly concentrated in the town centre wards of Friary and St. Nicolas and Holy Trinity.

- 3.6 Tourism is another important part of the borough's economy. Almost 5,000 people are employed in tourism and it generates about £212 million for local businesses (Tourism South East, 2010). Overnight visitors created 22 per cent of this spend and day visitors brought in 68 per cent. The remaining 10 per cent were from business visitors. Current estimates are that tourism spending supports 3,633 full time jobs and 4,959 jobs (including part-time and seasonal jobs) in our area. Guildford borough's attractive countryside, leisure opportunities on the river, sports facilities, heritage, culture, the University of Surrey, and the town centre shops all help to attract visitors.
- 3.7 We have seen a similar trend of high demand for industrial sites. There are a low number of good quality buildings available and no new stock has been built since 2008. We have high rental values in this area. We have seen a drop in the availability of high quality office space causing rents to remain stable or increase despite the economic situation (The National Industrial and Distribution Report 2011 and 2012, Lambert Smith Hampton).
- 3.8 Existing businesses have expressed a lack of satisfaction with their current premises, their need for more space, their ability to expand on their current site and the availability of land and premises for new businesses as factors that will affect the future growth and development of these businesses in the borough.
- 3.9 The cost of homes in our area is higher than the national average and the gap between local wages and house prices is a problem for many people. There is a link between the affordability of housing and the difficulty in recruiting and keeping staff, particularly for key workers, young people, and other lower paid workers.
- 3.10 Housing costs have an influence on commuting patterns. Commuting uses energy and puts strain on our transport networks. It is important that the need for commuting both in and out of the borough is reduced in order to help meet the goal of sustainable development.
- 3.11 National planning policy requires councils to set out a clear economic vision for their area, which positively and proactively encourages sustainable economic growth. We need to know how much employment space we need and provide enough to meet these needs. We also need to provide enough so there is flexibility to adapt to the changing needs of our businesses in the future. This means we should plan for the right amount, type, size and tenure of floor space for the varied needs of our existing and future businesses. Other issues that are also important to businesses are affordable homes for workers, transport and infrastructure.

- 3.12 We have identified several issues for the Local Plan to address between now and 2031:
- **supporting our tourism, arts and cultural facilities**
 - **supply and location of offices and industrial buildings**
 - **lack of suitable office and industrial buildings**
 - **supporting our rural economy**
 - **supporting our local centres, district centres and Guildford town centre.**

Issue - Supporting our tourism, arts and cultural facilities

- 3.13 Tourism, arts and cultural facilities are at the heart of our community and help to enrich the life of residents, workers and visitors to the borough. Guildford has a wide range of facilities including G Live and the Yvonne Arnaud Theatre both of which attract national touring shows. Our arts, cultural and heritage facilities help to define what sort of place the borough is and reinforces that identity.
- 3.14 Cultural development adds to the overall sustainability of the borough and as such has an important part to play in planning how our borough develops over the next 20 years and into the future. Guildford's rich cultural provision means that residents do not have to travel to London to see international and national productions.
- 3.15 In the borough we have a number of smaller arts facilities such as the Guildford House Gallery which we need to allow to continue to develop and diversify. The Tourist Information Centre in Guildford town centre is very successful but needs to continue to develop. We have a very wide variety of different types of tourist attractions in the borough ranging from the Ancient Monument of the Castle, to the Royal Horticultural Gardens at Wisley and Chilworth Powder Mills, and to different parts of the borough used as filming locations.
- 3.16 We have a wide range of different types of tourist accommodation and acknowledge that we see a number of visitors coming to the borough for business reasons.
- 3.17 Our community arts organisations play a vital role in enriching the lives of our residents, workers and visitors and we need to continue to support them. Our heritage and environment also play a role in promoting the borough as a tourist destination but development must be balanced against the need to protect and enhance recognised (designated) and vulnerable assets.

- 3.18 The rural part of our borough makes a valuable contribution through the numerous National Trust properties and attractive landscaped gardens, such as Loseley House and Clandon Park, and the myriad of smaller tearooms and historic buildings that attract and retain visitors year after year. The natural assets of the borough also continue to attract a number of visitors as eco tourism continues to grow.
- 3.19 We need to look at how we should define culture/cultural facilities and whether we should direct development of new facilities towards those areas lacking facilities or those areas where most people live.

Options	Supporting tourism, arts and cultural heritage
	Develop a cultural strategy that helps to define and promote culture/cultural facilities
	Direct development of new facilities including hotels towards those areas where there is a lack of provision
	Direct new development towards those areas where most people live
	Promote the borough as a destination for eco tourism
	Promote the borough as a destination for business tourism including the provision of hotels
	Promote the borough as a location for films and develop tourist facilities to support this

Q10 Are there any other issues that you think we should cover in relation to tourism, arts and cultural development - if so what are they?

Issue - Supply and location of offices and industrial buildings

- 3.20 We need to plan for a wide range of business and employment (job) opportunities for current and future businesses. Our lack of suitable development sites discourages investment from new companies in the borough and encourages existing firms to relocate to other parts of the UK or overseas.
- 3.21 We may be able to find much of the land we need in our existing urban areas and villages without compromising the character of these areas. However, our research (*Employment Land Assessment*) tells us that we cannot accommodate all

of our employment needs within these areas and so we need to look at potential countryside land within and beyond the Green Belt to provide for sustainable development locations.

- 3.22 There are a number of options for us to improve the supply of employment floor space in the borough. We use the term employment floor space for floor space for all commercial and business uses such as offices, industrial, and storage and distribution facilities that fall within the B Use Classes in the Use Classes Order 2012. It includes some uses such as car showrooms but does not include buildings used for health, education, retail or leisure purposes although we do recognise these uses employ many people in the borough. The Use Classes Order defines a wide range of different land use and assigns them a Use Class such as B1 for offices - see the glossary for an explanation.
- 3.23 It is likely that we will need a combination of a number of options to meet the needs we have identified in our research. Any options must deal with the impacts of migration as people will continue to move in and out of the borough at differing rates.

Options	Supply and location of office and industrial buildings
	Plan to provide enough employment land only to meet the expected employment needs of existing and new residents
	Plan to provide enough employment land to meet the expected employment needs of existing and new residents and commuters
	Plan to provide extra employment land to meet the expected demand from a growth in business activity
	Plan to provide for additional employment land as a priority, to pursue high levels of growth
	Plan to protect our strategic employment sites as defined in the Employment Land Assessment
	Plan to redevelop and intensify the use of existing sites
	Plan new employment throughout the borough
	Plan new sites in rural areas that re-use rural buildings for employment use

Issue - Lack of suitable office and industrial buildings

- 3.24 We need to ensure that the amount and the type of available industrial and office space matches the needs of all our businesses across the whole borough. Some businesses need small units but many users need high quality space and expanding businesses need larger units. Some businesses may have a need to locate in particular parts of the borough. We have been successful in attracting a number of headquarter buildings to the borough and will need to continue to offer some large sites to ensure this continues.
- 3.25 Many factors can contribute to whether an industrial or office space is suitable for businesses and if the occupiers are satisfied with it. This includes the premises' location, size, standard of maintenance, parking and road access, security, access to public transport and cost. Generally, the most expensive spaces are in brand new buildings or those that have been recently redeveloped or refurbished.
- 3.26 Our research (*Employment Land Assessment*) identifies a particular need for higher quality office space. It is likely that we will face increasing competition from other areas in the South East as well as Greater London, especially the areas that the London Plan highlights as opportunity areas or areas for intensification in south west London.
- 3.27 As part of the Enterprise M3 Local Economic Partnership (LEP), we are currently carrying out more research on this topic through the Land and Property Group of the LEP. Research is being carried out into the demand and take up of commercial premises across the LEP region. The LEP is also carrying out a large sites assessment study.

Options	Lack of suitable office and industrial buildings
	Meet the need for higher quality flexible space by planning for the refurbishment of existing office and industrial floor space
	Meet the need for higher quality flexible space and larger units through expanding existing business parks to provide new, high quality offices and industrial space
	Meet the need for higher quality flexible space and larger units by planning to provide new, high quality offices and industrial space as part of any urban extension
	Meet the need for head quarter office buildings of substantial size and high quality
	Meet the need for higher quality space and larger units by creating new high quality industrial and office space outside of the urban areas, potentially opening a new business park in the countryside

Issue - Supporting our rural economy

- 3.28 About 30 per cent of our population lives in a rural area and the rural parishes account for approximately 25 per cent of all employment in the borough. They were home to over 17,500 jobs and almost 2,200 businesses (36 per cent of all firms in the borough) in 2008. The total number of jobs in our rural parishes ranges from 5,215 in Shalford to 558 in Normandy.
- 3.29 Retail jobs are also important in rural areas. Rural wards including Worplesdon and Shalford also have significant numbers of manufacturing jobs. 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.
- 3.30 Three of our largest employment sites in the borough are in rural areas; the Pines Trading Estate in Worplesdon, Quadrum Park in Shalford, and three sites which are very close together south of Guildford; Astolat and River Wey Estates and Weyvern Park.
- 3.31 Rural wards accounted for almost half of the new jobs created in Guildford borough between 2002 and 2008 according to the Guildford Economic Strategy 2011 - 2031. Rural areas are important to keep and attract additional jobs into the area, and these will play an important role in the future economy. We need to develop supportive planning policies for our rural areas to make sure that suitable new and expanded business premises are available.
- 3.32 There are many pressures on land in rural areas. Landowners continue to look to diversify their activities, by looking at other uses for their land and buildings that may give a better financial return. There is also pressure for homes and employment developments in rural areas, because of their attractive surroundings and, their accessibility to the urban areas and major roads.
- 3.33 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 maintains the landscape, which helps to attract tourists, and helps to produce food locally.
- 3.34 Small pockets of the borough's rural communities are relatively deprived according to the English Indices of Deprivation published by the Government and experience economic exclusion compared to others. These pockets are smaller and spread across the borough so they need different types of intervention to those in urban areas.

- 3.35 For all of these reasons the Local Plan needs to continue to support job creation and business in rural areas.
- 3.36 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 without applying the sequential approach. National policy does not define what small scale means. The Local Plan will define what small-small scale means for the borough.
- 3.37 The rural areas of the borough are defined as the areas outside of Ash, Tongham and Guildford town. Most of this is Green Belt and a large part designated as an Area of Outstanding Natural Beauty (AONB).

Options	Supporting our rural economy
	Support economic growth in rural areas
	Balance protecting agricultural land and supporting economic growth
	Encourage tourism related development in the rural areas to support the rural economy

Q11 Which approaches to meeting the existing and new employment needs of our borough, including supporting the economy of the rural areas, do you think are most appropriate?

Issue - Supporting our local centres, district centres, and Guildford town centre

- 3.38 Town, district and local centres are more than just places to shop. They are the centres for local communities, provide meeting places, jobs, contributing to local economies, and are home to many people. Guildford town centre also has a wider importance that extends beyond the borough due to its largely ceremonial role as a County Town. It also has the River Wey running through it which could provide opportunities for enhancing the natural environment within the urban area.
- 3.39 It is important that we plan for new shopping development in our centres. Over the last decade, we have already seen some expenditure leak from Guildford town centre to the undesignated out of centre Ladymead Retail Park and nearby

Woodbridge Road. Much of this spending is on bulky goods, which are not suitable to sell from town centres and so do not compete with them. However over 5,000 square metres of comparison floor space has also developed in this out of town centre location. This is due to the lack of suitable large sites coming forward for redevelopment in the town centre. If we do not meet this kind of demand within Guildford's town centre we will see more pressure for new shops or extensions to shops in edge of centre or out of centre locations like Ladymead and potentially in competing town centres outside of our borough.

- 3.40 The Council has carried out previous work on the future direction and aspirations for the town centre although this has not been progressed further outside the Local Plan process. The Local Plan will set the broad shape of the Council's policies for the town centre. More detailed guidance will be produced as a future Supplementary Planning Document (SPD) once the Local Plan is at an advanced stage, to be progressed to adoption following the adoption of the Local Plan. In this way, the Local Plan will have flexibility built into it and more detailed guidance as to its application can be contained within a future SPD.

Options

Guildford town centre

To produce a Town Centre SPD following adoption of the Local Plan.

Q12

Is this the correct approach to guide the future development of the town centre?

- 3.41 We can help to keep more spending within the borough's centres if we expand the primary and secondary shopping frontages and define a Primary Shopping Area for Guildford town centre, allocate suitable sites for retail and mixed-used development, and proactively manage the delivery of some of our key sites. We will define primary shopping frontages in the Development Control part of the Local Plan.
- 3.42 Shopping patterns change over time, and centres need to change as demands change. To make sure that our centres continue to be an important focus for communities, Guildford town centre needs to strengthen its broad-based town centre experience. This is particularly important in relation to leisure, culture and the arts, and as a place to live, as well as to shop. We need to ensure that our centres have enough suitable pleasant areas for relaxation and for people to meet and talk.

- 3.43 Guildford town centre has less floor space in service uses (including restaurants, cafes) and in convenience (everyday) retail floor space compared to the national average spread of uses in town centres according to the latest Retail and Leisure Study 2011. It also shows evidence of overtrading especially in convenience and comparison goods. Based on typical market shares, Guildford borough needs more eating and drinking establishments (those within the A3 use class; restaurants and cafes), takeaways (use class A5) and bars and pubs (use class A4). Use Classes refer to the Use Classes Order and a guide can be found on the [Planning Portal](#) website. The Retail and Leisure Study 2011 shows we currently lack the choice to shop locally at a discount store such as Aldi or Lidl. We also found a need for more leisure facilities, including capacity for up to six new gyms in the borough.

- 3.44 National planning policy allows for small scale main town centre uses in rural areas to take place in locations outside of as well as within their designated centre(s). Small scale is not defined, so we need to set a local threshold for this purpose.

- 3.45 Our current Local Plan defines a hierarchy of retail and service centres: town centre, district centre and local centres. The size of a development will determine which level of centre is the most appropriate place to locate it within. At the top of the hierarchy sits Guildford town centre. We are suggesting defining Guildford town centre as the area shown in **Figure B**.

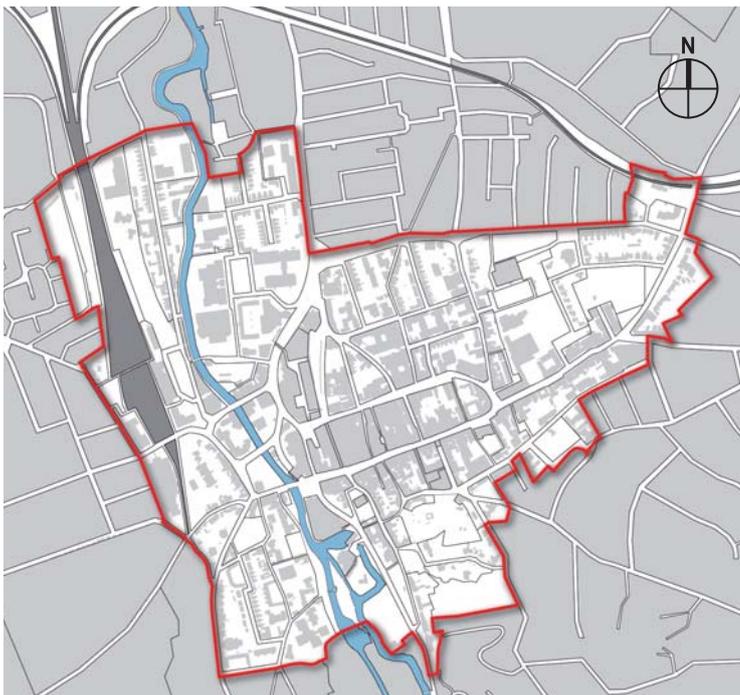


Figure B: Guildford's town centre boundary

- 3.46 We define district centres as Wharf Road, Ash and Station Parade, East Horsley. These centres have at least 30 commercial units, including a supermarket and local services such as a bank, and are accessible by public transport (although Ash district centre is approximately 15 minutes walk north from Ash Station). Our annual vitality and viability monitoring shows both locations act as district centres because of their number and range of commercial and community uses.
- 3.47 Wharf Road Ash district centre has no local public facility such as a library, although the Ash Community Centre is directly to the east. There is an opportunity to include this facility within the district centre by amending its boundary when we update the Local Plan Proposals Map.
- 3.48 There are currently 22 local centres across the borough, seven of which are in the villages of East Horsley, Effingham, Fairlands, Ripley, Send, Shalford and Shere, with the rest in the urban areas of the borough.
- 3.49 The local centres range from the small centres with only five to 10 commercial premises or public facilities such as libraries 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 and Ripley with almost 40 commercial units.
- 3.50 Our regular monitoring shows that our borough's retail centres are generally resilient and are performing relatively well through the economic downturn.
- 3.51 Ripley stands out amongst Guildford borough's local centres due to its number of shops, services and employment opportunities in relation to other local centres. It is more comparable in size to East Horsley district centre, and it feels busier than East Horsley partly due to its position astride the busy B2215. Ripley's function is more consistent with that of a district centre than a local centre so consideration should be given to reviewing its status.

Options

Supporting our local centres, district centres and Guildford town centre

Retain the current hierarchy of town, district and local centres with the exception of upgrading Ripley from a local to a district centre

Redefine Guildford town centre's boundary to that now shown on **Figure B**

Q13

Would you support the proposed approaches to helping support our local centres, district centres and Guildford town centre?

4 Planning for access and transport

- 4.1 Road and rail networks in the borough provide the physical connections that support the journeys that matter to the economy. The transport system works adequately most of the time but the demands we place on it in this area are greater than in many other places across the country. Traffic flows on A roads are 64 per cent higher on roads in Surrey than the national average. Whilst Surrey's roads are under pressure, traffic growth has generally been less than that seen elsewhere in the country over the last two decades (*Transport Statistics for Surrey: Movement Monitoring Report 2008*). There is a great deal of traffic that passes through the borough on its way to both Heathrow and Gatwick airports. The Local Plan should recognise the proximity of these facilities to the borough.
- 4.2 Demand concentrates on certain parts of the road and rail networks at particular times of day, leading to congestion or over-crowding, delays and unreliability, which have direct costs to people and businesses. High road traffic volumes and congestion also cause or contribute to social and environmental problems, particularly severance of communities, noise pollution and emissions, which locally contribute to air pollution and globally to climate change.
- 4.3 Surrey County Council is the statutory local transport, traffic and highway authority. The Highways Agency manages and maintains the national strategic road network - this includes the A3 trunk road and the M25 motorway that pass through our borough.
- 4.4 Various bus and community transport operators provide bus services across the area and beyond. South West Trains and First Great Western provide most of the rail services from our twelve rail stations.
- 4.5 Guildford Borough Council operates the park and ride sites around Guildford town and also manages on-street parking on behalf of Surrey County Council, including residents' only permit schemes.
- 4.6 The Council and these other organisations coordinate our activities through the Transport for Guildford and countywide Transport for Surrey partnerships. In parallel, the Surrey Future partnership project is driving action to tackle big transport issues in the county like congestion, rail capacity and aviation. The Guildford Local Committee is involved at the more detailed implementation stage.
- 4.7 The Local Transport Body associated with the Enterprise M3 Local Enterprise Partnership (LEP) will decide transport investment priorities for government funding and work to deliver these in its area, which includes Guildford borough.

- 4.8 National planning policy requires us to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations that are or can be made sustainable. National planning policy requires that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. Local plans should ensure developments that create increased amounts of movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The issue of parking will be dealt with in the Development Control part of the Local Plan.
- 4.9 Sustainable transport modes are any efficient, safe and accessible means of transport with an overall low impact on the environment including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
- 4.10 We have already assessed the potential impact of a range of development scenarios on our roads (Guildford borough Preliminary Growth Scenarios Transport Assessment Report, see **Appendix C**). This research assumed that transport demand would be largely unchecked in the future. For the scenario based on the highest amounts of development the assessment was that, between 2009 and 2031, both the morning and evening peak times would become much busier, and the average speed of vehicles would be slower.
- 4.11 We have identified several issues for the Local Plan to address between now and 2031:
- **balancing development with traffic and congestion**
 - **minimising the impact of traffic congestion on our communities**
 - **promoting alternative ways of moving around the borough**
 - **working with our partners.**

Issue - Balancing development with traffic and congestion

- 4.12 There is widespread concern about congestion on our roads. We can influence this by making sure the effect of future planned development on the existing infrastructure is minimised, whilst positively planning for new infrastructure where this will be required.

- 4.13 Demand is concentrated on certain parts of our road network at certain times of day typically in the morning and in the afternoon/evening when most people travel to and from work or school. The size and pattern of demand also varies week to week and year to year. Factors like population and household size, the state of the economy and costs of travel, the capacity and performance of our transport networks themselves, as well as individual circumstances and preferences all influence people's need to travel. Traffic congestion delays all road users travelling in vehicles. Businesses will take this, and the resulting economic cost, into account when deciding whether to locate in our borough. Traffic congestion does not usually delay pedestrians and cyclists.
- 4.14 The A3 acts as both a strategic route and, through Guildford town, as a local bypass. Sections of the A3 through Guildford are operating well beyond their notional capacity, resulting in recurrent congestion especially at peak times. Conditions on the A3 particularly affect surrounding roads due to the closely spaced, limited access junctions on the A3 trunk road. Similarly, traffic congestion in the town can adversely affect conditions on the A3. The A3 through Guildford experiences a high accident rate. Problems include rush hour traffic merging at junctions, speeding and accidents at junctions in less busy periods, and vehicles skidding and overturning.
- 4.15 Guildford town has a number of heavily trafficked roads, which converge in the town centre at the gyratory system. Like the A3 trunk road, these are also prone to congestion at peak times. The main roads to the town centre each carry, on average, 15,630 vehicles a day and during the morning peak period the average traffic speed is just 14 mph, equivalent to 4 minutes 23 seconds per mile according to the TravelSMART business case prepared by Surrey County Council.
- 4.16 There is growing overcrowding on peak time train services from some of our train stations. Network Rail, which owns the rail infrastructure (the tracks, signals, tunnels, bridges and stations), has prepared a strategy for all rail routes into London up to 2031 (London and South East Route Utilisation Strategy 2011). These routes are fundamental to the quality of life of large numbers of people and to the success of the country's economy. The strategy aims to meet growing demand, where this is possible and justified.
- 4.17 Network Rail's strategy also recommends that the semi-fast services on the new Guildford line (from Guildford via Cobham to London Waterloo) operate longer trains of 12 carriages.

- 4.18 The draft Surrey Rail Strategy (March 2013) recommends that Surrey County Council and other interested parties make the case for investments to both improve the capacity and adequacy of the, at times, crowded North Downs Line. This serves Gomshall, Chilworth, Shalford, Guildford, Wanborough, Ash and North Camp stations. The strategy draft also sets out the case for new train stations on existing lines at Park Barn and at Merrow.

Options	Balancing development with traffic and congestion
	Focus new development that will generate significant movement in locations where the need to travel will be minimised and the use of sustainable transport modes can be maximised, including locations which can be made highly accessible by passenger transport (including by park and ride services) and are served by cycle and pedestrian routes
	Expect all developments that generate significant amounts of movement to provide a long-term travel plan, identifying the movements the development will generate and how these would be managed to deliver sustainable transport outcomes
	Continue to identify and bring forward further park and ride facilities, particularly along the northern and eastern approaches to Guildford town
	Require new developments to make use of or contribute financially towards improvements to passenger transport services (including park and ride services) and improved access for cyclists and pedestrians
	Set aside more road space on the main approaches into Guildford town centre to improve routes for pedestrians, cyclists and buses

Q14

Are there any other options we can consider to try and help balance development with traffic and congestion?

Issue - Minimising the impact of traffic congestion on our communities

- 4.19 High road traffic volumes and congestion bring a range of problems. Roads can sever communities, separating people from local facilities and their social networks, change the attractiveness of an area, and lead people to change their travel habits to avoid the actual or perceived barriers of busy roads.

- 4.20 Heavy traffic can also deter walkers and cyclists from using these routes. Traffic noise and air pollution can also be intrusive for those living near to busy roads. The A3, railway lines and the River Wey dissect the town of Guildford. There are few crossing points, particularly for pedestrians and cyclists.

Options	Minimising the impact of traffic congestion on our communities
	Explore opportunities to improve connections within Guildford town centre
	Explore the opportunities to improve connections between the town centre and the wider town, including to neighbourhoods and destinations to the north and west of the A3 corridor

Issue - Promoting alternative ways of moving around the borough

- 4.21 Accessibility is the extent to which people can get to the places they need to such as jobs, schools, healthcare, food stores and town centre services.
- 4.22 Villages in the borough have less frequent bus services than the urban areas, and limited connections in the evenings and on Sundays. To give people real choice about how they travel, national planning policy advises that we will need different policies and measures in different areas. Opportunities to maximise sustainable transport approaches will vary between rural and urban areas.
- 4.23 One way we can encourage people out of their cars is to make the experience of using more sustainable modes of transport easier and more pleasant. There are opportunities locally to improve the experience of arriving in and leaving Guildford town centre for bus and rail users, to improve the walking and cycling experience in our built up areas, and to improve links between these and surrounding destinations.

Options	Promoting alternative ways of moving around the borough
	Improve our communities' experience of catching buses into and from Guildford town centre by increasing efficiency and coordination of services
	Improve our communities' experience of changing between bus and train services in Guildford town centre by increasing efficiency and coordination and provide new places for people to access rail services
	Use opportunities through the design of new developments and the negotiation of planning contributions to improve cycling and walking routes in our urban areas, villages, hamlets and rural areas
	Use opportunities through the design of new developments and the negotiation of planning contributions to improve bus and community transport services, in our urban areas, villages, hamlets and rural areas

Issue - Working with our partners

- 4.24 A number of organisations are working together and in parallel to develop improvements to tackle these key transport issues in our area. We will be continuing to develop close and productive working relationships with the LEP particularly with regard to the funding of infrastructure.
- 4.25 Guildford Borough Council has commissioned a Guildford Town and Approaches Movement Study (G-TAMS), to develop a future package of transport schemes for the town and Surrey County Council will be supporting the Local Plan through modelling various options for development.
- 4.26 Surrey County Council is working with us to develop a scheme to improve the Guildford gyratory. Key objectives are to improve pedestrian access, increase walking, cycling, bus and train use, raise the quality of this part of the town centre, reduce accidents, crime and anti-social behaviour, and reduce traffic congestion. Surrey County Council has requested funding for this scheme through the new Local Transport Body for the Enterprise M3 LEP area.
- 4.27 Pedestrian and cycle improvements are also coming through the Surrey TravelSMART project. Improvements are proposed to routes linking Guildford railway station, other parts of the town centre, the University, Hospital, and the Research Park beyond. Other improvements include plans for routes between Westborough/Park Barn and local places of employment, and schemes for the A25 and the Wooden Bridge crossing of the A25 and A30.

- 4.28 The Council will play an active role in these and, where beneficial, will build new partnerships to restrain the need and demand for car travel and work to rebalance the area’s transport system in favour of more sustainable modes of transport. Working with our partners in this way will also help us to discharge our duty to cooperate.

Option	Working with our partners
Continue working with our partners to address transport related issues	

Q15 Which approaches to addressing access and transport issues do you think are most appropriate?

5 Planning for infrastructure and services

- 5.1 We need to make sure that the development we plan for in the borough is supported by appropriate infrastructure. This helps to provide a high quality of life for everyone, to minimise travel needs and support the local economy as the facilities that people and businesses need are within easy reach.
- 5.2 The term infrastructure covers a broad range of measures including:
- **transport** - road, rail and access to air
 - **utilities** - energy, waste-water collection and treatment, mitigating flood risk and telecommunications
 - **social, cultural and community facilities** - schools, hospitals, emergency services
 - **open and green spaces, and outdoor recreational space** (often called green infrastructure).
- 5.3 To provide and maintain infrastructure services and facilities, we work with a range of infrastructure providers and other partners. This enables us to assess and plan for the new infrastructure that we need to accommodate the growth we plan.
- 5.4 Timing of new infrastructure is important. We will ensure that the relevant supporting infrastructure is in place to support development as the need arises. This will ensure that new residents have access to the right services and facilities, and that development does not adversely affect existing communities.

Issue - Infrastructure and service provision

- 5.5 Our Infrastructure Baseline research has assessed existing infrastructure provision, highlighting any areas of existing pressure. This will help to inform us where further infrastructure investment may be required for new planned development. We will continue to talk with infrastructure providers to make sure their plans also take account of development sites in our emerging Local Plan.
- 5.6 Our infrastructure research has highlighted the following infrastructure as being under pressure.
- 5.7 We have a shortage of primary school places in some parts of Guildford town, and of secondary school places in the east of the borough and in Ash. Growth in new homes will put greater pressure on existing school places. The Local Plan will address this in determining the best place to develop new homes and facilities.

- 5.8 Water supply and sewerage provision need to keep pace with planned development. This is particularly important if we plan for a large number of new homes in any one location.
- 5.9 Broadband speed is variable across the borough and can be relatively slow in some of the rural areas. Surrey County Council and BT are working together through the Superfast Surrey fibre broadband project to improve the situation in those areas that cannot access quality broadband services through the commercial market. The project aims to make Surrey the best-connected county in the country.
- 5.10 The Infrastructure Baseline also highlighted pressures relating to transport and Suitable Alternative Natural Green space (SANG).
- 5.11 We will prepare an Infrastructure Delivery Plan to accompany our new Local Plan. This will address existing infrastructure pressures and set out the infrastructure required to support the growth planned across the borough in the years to 2031. It will also set out the ways this will be provided and when, the delivery mechanisms, possible funding sources and phasing.

Option	Infrastructure and service provision
Continue to work with infrastructure providers to ensure that they plan for necessary infrastructure, taking into account the proposed amount and locations of development to be planned across the borough within the plan period	

Q16 Are there any other options available to the Council for addressing infrastructure issues?

6 Planning for the environment

- 6.1 Guildford borough has rich natural and built environments. We have beautiful landscapes, conservation areas, and significant historic buildings, urban and green spaces. All of these support the quality of life that local people and businesses value so much.
- 6.2 We need to deliver successful towns, neighbourhoods and rural areas without compromising the ability of future generations to meet their own needs. We have a responsibility to act locally to help tackle the global issue of climate change - our environment in its broadest sense - as well as responding to its forecast effects.
- 6.3 We have identified several issues for the Local Plan to address between now and 2031:
- **Green Belt and countryside**
 - **green open spaces and habitats**
 - **built environment**
 - **climate change.**

Issue - Green Belt and countryside

- 6.4 Most of our open countryside (89 per cent) is designated part of the Metropolitan Green Belt. The main purpose of Green Belt is to keep a sense of openness between built up areas, in this case around London. Green Belt also provides opportunities for people to access the countryside, to keep land for agriculture, forestry and similar land uses, and for nature conservation.
- 6.5 National planning policy sets a general presumption against most new development in the Green Belt. However it also says we must plan for enough sustainable development to meet our needs. This means we must review our Green Belt boundaries as we prepare the new Local Plan.
- 6.6 The borough also has countryside near Ash and Tongham that is described as Countryside Beyond the Green Belt. This local designation carries no protection and national planning policy requires us to consider releasing land like this for development before Green Belt land, where this is sustainable. National policy also provides strong protection for places designated Areas of Outstanding Natural Beauty (AONB) like the Surrey Hills.

- 6.7 The Council commissioned a Green Belt and Countryside Study to consider which parts of our countryside contribute less to the main functions of the Green Belt in Guildford borough. Land that contributes less to the purposes of Green Belt, and which is sustainably located, may be suitable for release for future development. The Green Belt and Countryside Study has informed the Strategic Housing Land Availability Assessment and Employment Land Assessment research and our site options.
- 6.8 National planning policy also gives guidance on designating new Green Belt, which is something we may wish to consider for the new Local Plan. We can create new Green Belt land in exceptional circumstances and if some national planning policy criteria are met.

Issue - Green open spaces and habitats

- 6.9 Guildford borough has a range of green open spaces and habitats. These are important to our health and well-being, as well as for wildlife, particularly where these are linked forming a green network. Many of these areas are protected by local, national or European legislation and policy. The Local Plan must protect and improve these sensitive areas whilst at the same time plan for the sustainable growth we need.
- 6.10 The Thames Basin Heaths Special Protection Area (SPA) heathland covers parts of Guildford borough and is home to rare bird species. We also have nationally important Sites of Special Scientific Interest (SSSI) and locally designated Sites of Nature Conservation Importance (SNCI). SNCIs have no planning status or protection and so are most vulnerable to development pressures. National planning policy does however ask us to take opportunities to enhance wildlife through our Local Plan.
- 6.11 The SPA is a particularly significant issue for our area and others nearby. European law requires us to protect the SPA from the adverse effects of informal recreation when new homes are built in an area. The Government's adviser's, Natural England, consider the overall harmful effects of extra homes up to five kilometres from the SPA boundary can be avoided by giving people somewhere else to walk instead (called Suitable Alternative Natural Green space or SANG), by managing the SPA areas and access to them. We currently have a shortage of SANG to serve the western part of the borough, and are working to resolve this.

Options	Green open spaces and habitats
	Ensure that all development proposals identify positive measures to protect and improve biodiversity
	Enhance the value and biodiversity of waterways
	Expect new development to provide additional open space or to improve existing spaces, or an equivalent financial contribution to include provision for ongoing maintenance
	Expect new development to contribute to the borough's network of green open spaces and links between these
	Take a flexible approach to the loss of open space that is assessed as poor quality, where there is a surplus of open space
	Require developers of large developments to provide their own Suitable Alternative Natural Green space (SANG)
	Continue to work to deliver the expanded and new SANG sites set out in the Council's Thames Basin Heaths SPA Strategy
	Identify further new SANG in suitable locations

Q17

Which approaches to the Green Belt, countryside and green open spaces do you think are most appropriate?

Issue - Built environment

- 6.12 Buildings and the spaces between them are constantly changing. We need jobs and homes in the borough and national planning policy tells us we must plan for these. The new Local Plan must balance these needs with conserving the character of our built environments, including historic areas and important views and archaeology.
- 6.13 Good design is essential for us to take pride in our environment and make places better for people. It is important to make sure new development integrates well into its distinctive setting and makes a positive contribution of its own to the area's character and feel. Opportunities for contemporary design can complement sympathetic traditional styles. A well-designed building or neighbourhood will have longevity, lending itself to future adaptations as the needs of the occupants change. National planning policy strongly supports good design.

- 6.14 Public spaces provide a place to pause on a busy day, to meet people and relax. We know from feedback to previous work that there is a strong desire to make existing and new public spaces in Guildford town centre high quality, well-used and maintained. We have the opportunity to do this through key town centre redevelopments.
- 6.15 There are also opportunities to improve connections within and beyond the town centre, including links to the River Wey, the University of Surrey and railway station.

Options	Built environment
	Identify locations in the borough which have strong local distinctiveness and require new developments to conform to that local style, whilst allowing more innovative design in all other areas
	Identify opportunities to improve connections within and beyond the town centre, including links to the River Wey, the University of Surrey and railway station
	Plan for improvements to existing, and provision of new, well-designed public spaces in Guildford town centre, in Ash and Tongham, in our villages and other strategic growth schemes as part of any major new development

Q18 Which approaches to the built environment do you think are most appropriate?

Issue - Climate change and sustainability

- 6.16 National planning policy and legislation require us to work to mitigate climate change, mainly by reducing our greenhouse gas emissions and promoting sustainability. The Government is introducing a range of national policies and initiatives to help meet a UK target of reducing greenhouse gas emissions by 34 per cent by 2020. There are a number of ways the new Local Plan can help us to play our part in achieving national targets aimed at achieving sustainable development.
- 6.17 We need to ensure that the urban and natural environments are capable of being adapted to meet the expected impacts of climate change.

- 6.18 One way to achieve this is to reduce our carbon emissions from buildings. Buildings are responsible for around 40 per cent of the UK's energy consumption and 42 per cent of the carbon emissions in Surrey (exceeding both the national and South East average). Most of our buildings' carbon emissions come from the energy used to provide the heating, cooling, lighting and other building services that keep occupiers comfortable and healthy. This energy has financial and environmental costs and generates carbon emissions. We can avoid this by using energy more efficiently, and by finding other ways to generate energy or heat our homes and offices.
- 6.19 Using suitable sustainable construction techniques in new developments will make them more efficient. We also need to consider retrofitting existing buildings as the majority of the buildings we will be using in 2050 have already been built. The Government's Green Deal project is supporting homeowners to make energy efficiency improvements.
- 6.20 It is also important for us to ensure that new development is designed and constructed to minimise the impact on climate change. New homes in the borough presently meet the *Code for Sustainable Homes* (CSH) level three. *Zero Carbon 2016* is the Government's ten year stepped programme to tighten Building Regulations so all new homes built from 2016 will be zero carbon. This year building regulations will be tightened so that energy efficiency is broadly in line with Code level four (44 per cent energy efficiency improvement compared to 2006). The Government is committed to zero carbon in all new public buildings by 2019 and in all buildings by 2020.
- 6.21 New commercial developments over 1000 square metres (sq m) net floor space in the borough must currently achieve a standard: a Building Research Establishment Environmental Assessment Method (BREEAM) very good rating.
- 6.22 Both CSH and BREEAM cover energy efficiency and more; for example, installing low/zero carbon energy technologies like solar panels, wind turbines and ground/air source heat pumps. These all make it easier for occupiers of new buildings to live more environmentally friendly lifestyles.
- 6.23 We could plan for buildings that have a longer useful life. This might include the ability for a building to evolve with changing lifestyles and home occupation patterns. We could also require developments that plan for future weather changes by including adaptations like shading, natural and passive ventilation, and better drainage systems and our development control policies document will look to see how we can achieve this.

- 6.24 We should also be encouraging where possible renewable and low carbon energy sources. We can no longer continue to rely on fossil fuel sources as they are not sustainable and not secure. The alternative is to produce cleaner energy ourselves, through renewable technologies like wind turbines, solar photovoltaic (energy from sunlight) and biomass, and to improve energy efficiency using technologies like ground/air source heat pumps and Combined Heat and Power (CHP). The amount of energy generated from renewable sources in the UK has roughly doubled since 2006 and the Government is committed to increasing this.
- 6.25 Current Local Plan policies already require all new homes and large commercial developments in Guildford borough to achieve a 10 per cent reduction in carbon emissions, many of which are achieved using renewable energy. The new Local Plan could set a higher standard, identify preferred locations for renewable energy generation, or call for more CHP (there is one such network at the University of Surrey). The potential for creating wider district heat networks could be a criterion when considering where the Local Plan should locate significant new developments.
- 6.26 We expect climate change to bring hotter, drier summers; warmer, wetter winters; and an increase in heavy rain, storm events and flooding. Developments typically introduce more impermeable surfaces, which increase water run-off as the ground is unable to absorb water. Using sustainable drainage systems (SuDS) can help to reduce water run-off as well as improve water quality. SuDS measures include soakaways, green roofs, ponds and rain gardens. The Council's research has highlighted local areas at risk of river (fluvial) and surface water flooding and we have worked with the Environment Agency to plan to reduce flood risk. It is likely that from April 2014 county councils will become the SuDS Approval Body responsible for approving, adopting and maintaining drainage systems.
- 6.27 Water resources are renewable, but not unlimited, and our region is already under severe water stress. Given climate change forecasts and population increases, water shortage will be a very important issue in our borough in the plan period. We can seek to combat this and adapt to these conditions by reducing our water consumption, reusing wastewater, water metering and rainwater harvesting. Through the Local Plan we could choose to set more stringent requirements than building regulations already require; for example, by setting a requirement for re-use of grey water in new homes or a lower water use per person standard (where financially viable). The current standard is 105 litres per person per day.

- 6.28 It is important to minimise the amount of waste going to landfill. We have an excellent track record of working with residents and businesses to achieve high recycling rates. This supports Surrey County Council's aim of reducing the amount of waste sent to landfill and further demonstrates that we are meeting our duty to cooperate requirements.
- 6.29 Local Plan policy can also help this effort by ensuring that new buildings are designed to reduce construction waste and enable recycling. For example by asking all developments, or those over a certain size or value, to produce a site waste management plan, or ensuring a scheme's design helps future occupiers waste less and recycle more.

Options	Climate change and sustainability
	Require consequential improvements to existing buildings when applicants apply for planning permission, unless the improvements are not viable
	Develop a renewable energy strategy that identifies suitable sites for renewable energy and promotes the development of CHP networks
	Introduce a more stringent standard where viable for water use in new homes, requiring water saving measures and a per person consumption target lower than 105 litres per day

Q19 Which approaches to dealing with climate change and sustainability do you think are most appropriate and have we missed anything out?

7 Planning for our town and villages

- 7.1 To promote sustainable development in rural areas, new homes and other development should be located where it will maintain and enhance the vitality of rural communities. This section explains the need and options for a hierarchy for our town and villages.
- 7.2 We have identified several issues for the Local Plan to address between now and 2031:
- **Settlement hierarchy**
 - **Villages in the Green Belt**
 - **Ash Green.**

Issue - Settlement hierarchy

- 7.3 The settlement hierarchy paper assesses the sustainability of our settlements and reviews the settlement hierarchy. We have categorised the borough's settlements (i.e. our urban areas and villages) in order to help decide whether new development is appropriate in each settlement. By doing this we can ensure that the scale of any new development can be supported by the existing local infrastructure and services. Together with other evidence, this informs choices about the location of future development.
- 7.4 The Settlement Hierarchy can be summarised as follows:

Category	Settlement
1 Urban area	Guildford urban area Ash and Tongham urban area
2 Semi-urban village	East Horsley
3 Large village	Normandy and Flexford Fairlands Pirbright Wood Street Village Ripley Send Send Marsh/Burntcommon Shalford Chilworth
4 Medium village	West Horsley (North and South) Worplesdon Effingham Jacobs Well
5 Small village	Peasmarsh Shere Peaslake Compton Gomshall West Clandon (North and South) Puttenham Albury Ash Green
6 Hamlets	East Clandon Ockham Seal and The Sands Holmbury St Mary Wanborough Shackleford Wisley Wyke Eashing Farley Green Hurtmore Littleton/Artington Fox Corner

Options	Settlement hierarchy
	Use the settlement hierarchy to judge the appropriateness of developments
	Use other research to help judge the appropriateness of developments

Q20 Do you support using the Settlement Hierarchy to help us decide where new development should go or is there other research that we should rely on?

Issue - Villages in the Green Belt

- 7.5 All of our village settlements are within the Green Belt, except for Ash Green, which is within land designated as Countryside Beyond the Green Belt.
- 7.6 National planning policy on villages in the Green Belt has recently changed. We cannot automatically decide to keep all of our villages within the Green Belt. National planning policy tells us that our villages should only be Green Belt if we need to prevent development in them because of the contribution their open character makes to the openness of the Green Belt. If we need to protect the character of a village for other reasons we must use other means. We therefore need to assess each of our villages and decide whether they should remain in the Green Belt and have used the Green Belt and Countryside Study (GBCS) to help us decide this.
- 7.7 We need to make sure that villages remain lively and provide opportunities for local businesses and jobs including the growing tendency for people to work from home. To do this, we need to reconsider the boundaries that surround each village.
- 7.8 Our research (volume four of the GBCS) suggests that we should exclude some of our villages from the Green Belt and redraw village boundaries in some places.
- 7.9 The Local Plan Development Control Policies document will consider specific development control policies for additional land included within the village. Some of this land may be suitable for development, but most of it is likely to be protected because of its current use, for example, as playing fields or woodland.

Villages we think should remain in the Green Belt	Villages we think should not remain in the Green Belt
Albury Compton Holmbury St Mary Peaslake Pirbright Puttenham West Clandon (North and South) Worplesdon	Chilworth East Horsley and West Horsley (North) Effingham Fairlands Flexford Gomshall Jacobswell Normandy Peasmarsh Ripley Send Send Marsh and Burntcommon Shalford Shere West Horsley (South) Wood Street Village

Option	Villages in the Green Belt
	Use the recommendations set out in volume four of the GBCS to identify new settlement boundaries for some villages to remove them from the Green Belt

Q21 Do you support using the Green Belt and Countryside Study to help us decide whether we should identify new settlement boundaries for our villages?

Issue - Ash Green

- 7.10 Ash Green is the only village not located in the Green Belt. It is within land designated as Countryside Beyond the Green Belt, but does not have a boundary around it. Under the current Local Plan policy this means that we have no way of judging applications for Rural Exception Housing schemes as these must be within or adjoining an identified settlement. Ash Green does not qualify as an identified settlement as it has no boundary.

7.11 We have not allowed limited infill development here under the current Local Plan (2003) which does allow infill in the villages in the Green Belt. There are no facilities and services here, and residents have to travel to Ash, Tongham or further to carry out their daily activities. There is an opportunity now to allow Ash Green to be treated in a different way to bring benefits to the local area. If we define a boundary to the settlement we can then allow for Rural Exception Housing schemes to meet local affordable housing need.

Options	Ash Green
	Include Ash Green within the urban area - Ash Green would be linked to the urban area by land identified in research (GBCS potential development areas K9, K8 and K6 north)
	Define a boundary for the settlement of Ash Green so that it becomes an identified settlement within the rural area

Q22 Which option do you think would be the best for the long-term future of Ash Green and its residents?

8 Cross boundary issues

8.1 Many planning issues do not recognise council area boundaries. Often issues will extend across different areas so it is important that we work together with the relevant organisations to deal with them effectively.

Issue - Duty to cooperate

8.2 National planning policy and planning law now places a duty on all councils to cooperate with neighbouring councils and a set of prescribed bodies and organisations on strategic cross boundary matters as new local plans are prepared.

8.3 The duty particularly applies to the strategic priorities, which local plans need to deliver. These include providing homes and employment, large-scale infrastructure such as new roads and waste management, and protecting the natural environment including landscape.

8.4 We already have a long history of working with others to bring forward what we need in Guildford borough and to overcome shared planning issues, like protecting Special Protection Areas (SPA). We will need to ensure that we continue to work collaboratively with our neighbours and partners as we progress our Local Plan. We will have to demonstrate to the Local Plan inspector that there has been meaningful, ongoing engagement and that our Local Plan clearly reflects these agreed strategic priorities.

8.5 Housing is an issue where the Duty to Cooperate may be particularly tested although it should be remembered that the duty is to cooperate and not to agree. When we have determined what our objectively assessed housing need is we may need to approach neighbouring authorities to see if they are able to accommodate any of our housing need if we cannot accommodate it ourselves. We will need to have a reasoned response from our neighbours if they cannot accommodate any of our need highlighting why, in the same way that we will need to respond if we are asked to accommodate any of our neighbours' housing need. We will be discussing housing need through the creation of the new Strategic Housing Market Assessment (SHMA).

8.6 We have identified a number of cross boundary issues that will require further joint working.

8.7 We will need to, and continue to, work with:

- Surrey County Council and the Highways Agency to mitigate traffic movement on the local and strategic road network (see Chapter 4: Planning for Access and transport)

- neighbouring local councils on the strategic protection of the Thames Basin Heaths Special Protection Area (SPA) and the Blackwater Valley Strategic gap
- neighbouring local councils to assess and mitigate the impact of large-scale development close to or adjoining our boundary
- Surrey County Council and other infrastructure providers to mitigate increasing pressure on our services and facilities and to plan for the new infrastructure needed to support additional growth
- neighbouring local councils, Natural England and other partner organisations on the provision and management of accessible and connected open space and the protection of important landscape designations such as the Surrey Hills Area of Outstanding Natural Beauty
- neighbouring local councils within the same housing market area on the provision of sufficient housing sites
- neighbouring local councils and the Enterprise M3 Local Enterprise Partnership on the provision of sufficient employment sites
- Surrey County Council on the allocation of mineral extraction and waste management sites.
- Network Rail and Rail service operators.

Option**Duty to cooperate**

Continue working actively and constructively with our partners to address cross boundary issues

Q23

Do you agree with this analysis?

Are you aware of any other strategic cross boundary issues you think that we should be considering?

9 Planning for sites and spatial options

9.1 In the previous sections we looked at the issues and the planning policy approaches (options) the new Local Plan might use to address these. In this section, we explain the choices available to us for how our places can grow to 2031. We set out the site options that our research studies have identified. As part of this we give some examples of the different combinations of development sites that could form our Local Plan's spatial strategy for future development. It also shows how much development each of these places could give us. Until such time that we have identified our objectively assessed housing need (see glossary for explanation of this term) we will not know if we need to approach any of our neighbouring councils to accommodate some of our housing requirement.

Spatial options

9.2 As well as setting out the number of homes and other developments, the Local Plan will need to show where these would go and when during the life of the plan.

9.3 In a diverse borough like Guildford, there are a number of different options for new development. We need to consider all of these options to find the best way to make sure the area offers opportunities for growth. In making choices we need to take care to ensure our borough is not over-developed.

9.4 The reality is that for the Council to plan to accommodate the future needs of the residents and businesses in the borough, developing in just one or two of these places is not going to be enough. The Local Plan will therefore plan for a combination of development sites in different places in our borough and we give a number of examples of these in the section after this one. We need to identify all of the reasonable options (in planning terms) so we can use sustainability appraisal to test them and to understand if they will contribute to sustainable development.

9.5 The final mix of approaches and sites (our spatial strategy for the future) will need to be a combination of some of these examples and this will be informed by our evidence, further research and representations that will be made during the consultation process.

9.6 We have a number of choices in terms of how we can deliver new homes. The diagrams below summarise how much development we think each choice could accommodate in the borough over the plan period. However, none of these choices will be sufficient on their own to be able to accommodate our objectively assessed housing need. Additionally, some sources of housing choices within each example are not negotiable as we have no choice but to:

- redevelop appropriate buildings and spaces in our towns and villages
- use land on the edge of our villages to provide affordable housing
- use previously developed land in the countryside, as these represent the most sustainable choices we could make.

Examples of how we could meet potential housing need

- 9.7 As we explained above, we will need to plan for new development using a combination of some or all of these choices to accommodate our future needs.
- 9.8 We would like to know what you think could be the most suitable combination of these choices at this early stage. We will consult you again later on our emerging draft plan that will include a proposed preferred combination of development areas and sites but at this stage, we have not made any choices about which combinations may be chosen to make up our eventual spatial development strategy. We would like your comments about what choices you would make in developing the options.
- 9.9 We have set out a series of examples showing different combinations of choices of where new homes could go. These are examples only and the most suitable development strategy for the new Local Plan may be a different combination. Help us decide by letting us know what you think and what choices you would make.
- 9.10 The Local Plan has to explore all reasonable options (in planning terms) for the number of homes we should plan for and where we could locate these. Reasonable options or alternatives are the different ways for addressing the issues, which we know to be realistic and deliverable, based on our evidence and national policy. Some of the examples that follow show how we might deliver homes to help us sustainably meet our housing need.
- 9.11 The examples that follow show the make up of some of the different options for development. The numbers are taken from the SHLAA so they demonstrate what we might be able to accommodate within the borough. The examples show the land that is suitable, available and viable for development. We will need to revisit these examples when we have a clearer idea of what our objectively assessed housing need is and following this consultation and the views expressed by our community.
- 9.12 In the examples we show land in the west of the borough currently designated as Countryside Beyond the Green Belt as providing two levels of potential development. Four of the examples include only land that has already been identified as Potential Development Areas in our Green Belt and Countryside Study amounting to 2,004 homes. Three of the examples include a higher allowance of 4,556 in this area

which is the total potential capacity if we were to use all of the land currently designated Countryside Beyond the Green Belt. Please note that the designation of Countryside Beyond the Green Belt is no longer supported by national policy or guidance and cannot therefore be relied on. Other types of land are shown in the examples in varying proportions.

- 9.13 It should be further noted that these are just examples of ways in which development might happen. It is entirely possible that our eventual spatial strategy for the distribution of development differs in approach following on from this consultation. The potential for change between different versions of the new Local Plan is an important reason why we need to carry out a Sustainability Appraisal at each stage.
- 9.14 The research we are doing is helping us to identify these different examples and to estimate how much development and infrastructure each of these examples could potentially provide.
- 9.15 In looking at development sites, we will consider the infrastructure needed to support that development and its residents. All site options that are included in the final Local Plan document will require supporting services and facilities (see the Infrastructure baseline) including Suitable Alternative Natural Green space (SANG) to help mitigate harm to the SPA, affordable homes, open spaces and school places.
- 9.16 The section below explains in more detail the potential development from each choice and provides links to where you can read and learn more about the research that we have carried out to identify these potential development choices. The colours relate to those shown in **Figure C** (colour wheels).

Q24

Which of these choices do you think are most appropriate and are there any others we should be considering?

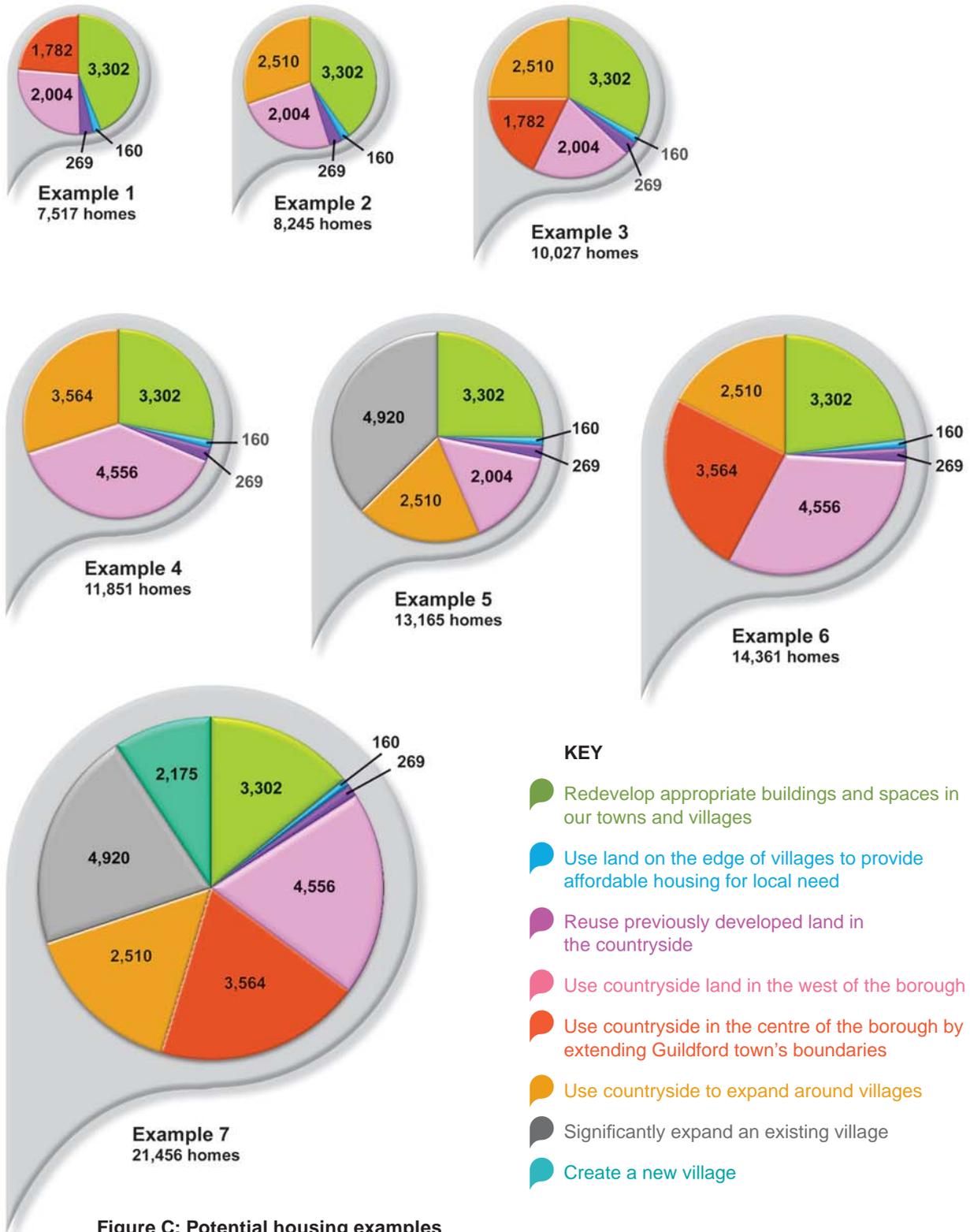


Figure C: Potential housing examples

Redevelop appropriate buildings and spaces in our towns and villages

This would involve converting existing buildings and providing new buildings within the existing urban areas of Guildford, Ash and Tongham, and within the existing boundaries of our villages, to provide new homes and other buildings. These kinds of sites are often, but not always, land that has been developed before (previously developed land).

Our research in the SHLAA tells us that continued development in these areas could provide 3,302 homes in the years 2015-2031.

Use land on the edge of villages to provide affordable housing for local need

This option involves building new affordable homes on land outside of but closely related to the existing boundaries of villages, to provide affordable homes. These are known as rural exception housing schemes as they are allowed as exceptions to the normal planning policies that discourage new homes being built in the countryside. Local communities sometimes suggest opportunities for schemes like this after a survey has identified housing need in their parish. We cannot permit rural exception sites of this kind around the urban areas of Guildford, and Ash and Tongham.

Our research in the SHLAA tells us that we could achieve 160 homes on rural exception sites in the years 2015-2031.

Reuse previously developed land in the countryside

Previously developed land (defined in the NPPF) which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure in the countryside that has potential for appropriate redevelopment to help meet future development needs.

Our research in the SHLAA tells us that we could achieve 269 homes on previously developed land in the countryside in the years 2015-2031.

Use countryside land in the west of the borough

We could provide development by extending the existing urban area of Ash and Tongham into the countryside to help to meet our housing, employment and infrastructure needs. (Extension(s) to the Guildford urban area is another option that is explained below).

This could provide new neighbourhood(s) within reach of existing transport links, shops, schools and health care, as well as bringing new or improved services and facilities that may also benefit surrounding existing residents.

Our research in the SHLAA tells us that we could achieve at least 2,004 homes on some of this land however, we could consider using more of this land to provide approximately 4,556 homes in the years 2015-2031.

Use countryside in the centre of the borough by extending Guildford town’s boundaries

We could extend the existing urban area of Guildford into land currently designated as Green Belt to provide new neighbourhood(s) to meet some of the development that the borough needs in the future.

Development in locations like this could integrate well with the existing facilities and services in Guildford town, whilst providing new infrastructure which may also benefit surrounding existing residents.

Our research in the SHLAA tells us that we could achieve approximately 1,782 homes if we provide one new neighbourhood or 3,564 homes if we provide two new neighbourhoods in the years 2015-2031.

Use countryside to expand around villages

We could expand our villages by developing some of the countryside that adjoins their existing boundaries. Providing new homes and business space can help to support the rural economy including local services within a community.

Our research in the SHLAA tells us that we could achieve 2,510 homes on using countryside around villages in the years 2015-2031.

Significantly expand an existing village

We could expand a village that has good range of services including transport links as we plan for new development through the Local Plan.

We estimate that this could provide approximately 4,920 homes in the years 2015 - 2031 based on the same assumptions towards density and capacity and considerations of availability as the Green Belt and Countryside Study used.

Create a new village

We could create a new village. This would mean building a new settlement with homes, employment, and supporting infrastructure. As it would be a stand alone settlement, it would require a scale of development that could provide the facilities and services to support itself. This includes jobs, shops, community facilities and leisure opportunities to reduce the likelihood that it becomes a dormitory area from which residents need to commute.

We estimate that this could provide approximately 2,175 homes in the years 2015-2031 based on the same assumptions towards density, capacity and availability as the Green Belt and Countryside Study.

Site options

- 9.17 This section is about choosing land to meet the development we need. In this section, we identify key pieces of land that we could use to provide new homes, offices, shops and other buildings and services to support our economy and communities in the future.
- 9.18 When assessing possible land, we consider how close it is to facilities, if it is suitable for development and if that development is likely to happen.
- 9.19 Previously we have provided our buildings and facilities in towns and villages. However, in order to provide land for our future needs it will not be possible to continue this and so some development will need to be in other places in our borough.
- 9.20 We have used our studies to help us prepare this section. As part of the evidence base we will review these studies to see if any further research is required to support the Local Plan as it progresses. The studies include:
- *Strategic Housing Land Availability Assessment* (SHLAA)
 - *Green Belt and Countryside Study* (GBCS)
 - *Employment Land Assessment* (ELA)
 - *Draft Town Centre Area Action Plan* (TCAAP).
- 9.21 For each piece of land we have identified there is an information sheet (available in **Appendix D**) identifying where the land is, any restrictions to development that we would need to overcome (for example flood risk), and what we think the land could be used for in the future (offices, shops, new homes and so on). Maps of the borough show all of the potential sites (**Figures D and E**).
- 9.22 We have grouped the potential development land by its broad location in the borough, and in some cases, by the type of potential land use (for example, park and ride facilities, burial land). This is to help you to identify where the land is.
- 9.23 We would like to hear your thoughts about using this land in the future.

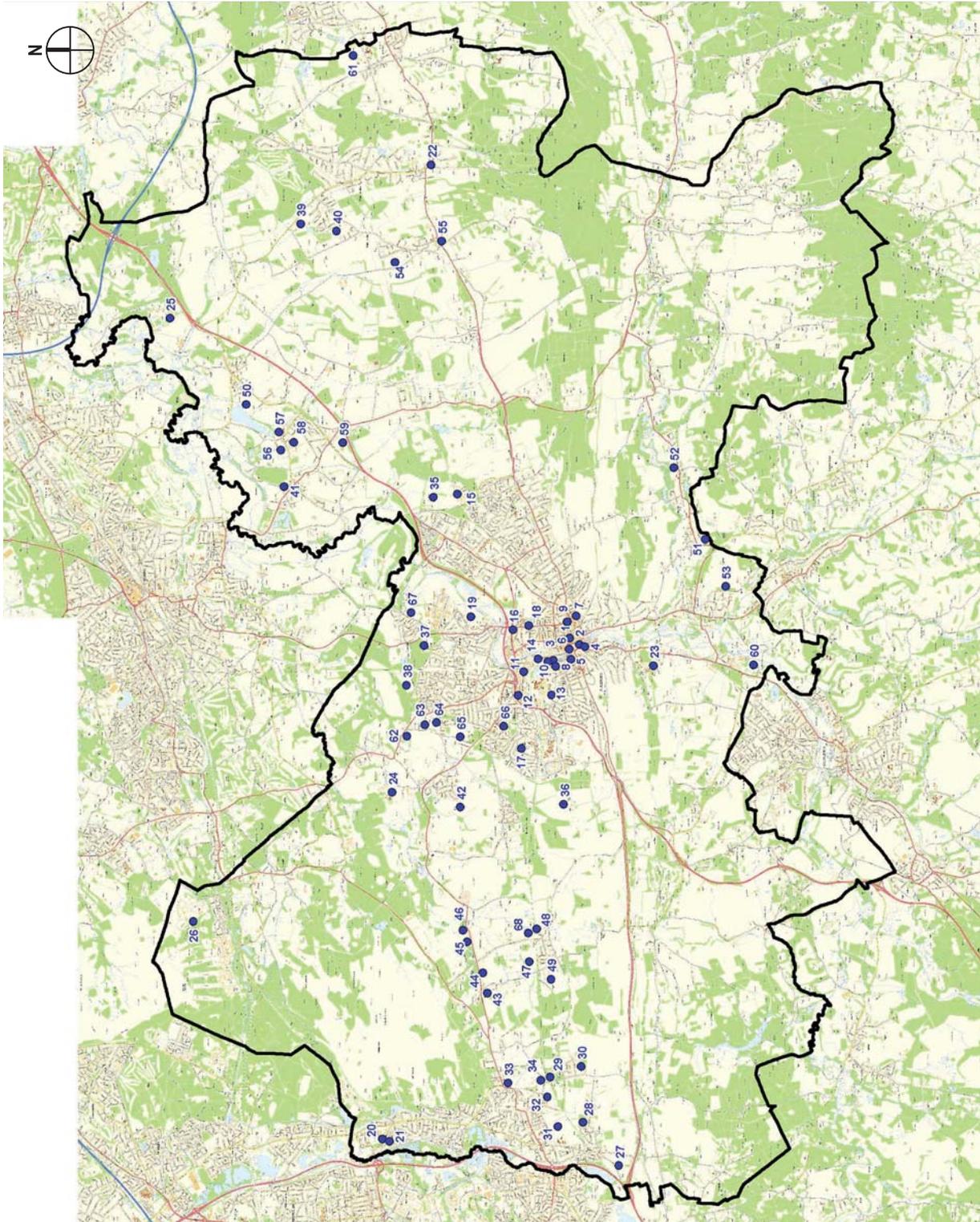


Figure D: Potential development sites in Guildford borough



Figure E: Potential development sites in the centre of Guildford

Guildford town centre

- 9.24 Guildford town centre is the core area of Guildford town, where the main shopping streets, offices, heritage and leisure attractions, train stations and some homes are concentrated.
- 9.25 We know that there is undeveloped land in Guildford town centre. Although the town can be busy at times, there are benefits of providing new development close to public transport, shops and work places within our already developed areas.
- 9.26 We think that this land in Guildford town centre could help us to meet our future needs.

Information sheet number	Location	Possible uses
1	North Street regeneration site	Primarily new shops and other uses, public space
2	Portsmouth Road surface car park	Cafés and restaurants, with gym, offices and community uses
3	1 and 2 Station View	Offices and/or new homes
4	The Plaza, Portsmouth Road	Offices and/or new homes
5	Land and buildings at Guildford Railway Station	A mix of uses including new homes, offices, restaurants and cafes and hotel, public space
6	Bedford Road surface car park	Houses and/or offices
7	Bright Hill car park	Offices and/or new homes
8	Guildford Park car park	New homes, with other uses (including offices) and parking
9	Buildings at Chertsey Street	Offices and new homes
10	Jewsons, Walnut Tree Close	Houses and/or offices

Guildford urban area

9.27 Guildford urban area is the wider built up extent of Guildford town. We think that there is land in Guildford urban area that could help us to meet our future needs.

Information sheet number	Location	Possible uses
11	Midleton Industrial Estate (excluding Lexicon House), Onslow	Offices
12	Cathedral Hill Industrial Estate, Onslow	Offices and industrial uses
13	Land at Guildford Cathedral	New homes
14	Land at Walnut Tree Close (Including Wey Corner)	New homes and offices
15	Merrow depot, Merrow Lane, Merrow	New homes or industrial uses and warehouses
16	Guildford Fire Station, Ladymead	A new fire station, affordable housing and new homes or a care home
17	Former Pond Meadow School	New homes and affordable housing or a care home, or student accommodation or a community use
18	Guildford College, Stoke Road	Education facilities
19	Slyfield Area Regeneration Project (SARP)	New homes, employment premises (including a new council depot) and a new sewage treatment works

Ash and Tongham urban area

9.28 This is the built up area of Ash and Tongham. This area does not include the countryside land to the east of Ash and Tongham (which we discuss later in this section).

9.29 Although this area is already developed we have identified opportunities for some redevelopment to provide more offices, industrial buildings and warehouses.

9.30 These are:

Information sheet number	Location	Possible uses
20	Lysons Avenue/Station Road East/West, Ash Vale	Offices, industrial buildings and warehouses
21	Enterprise Industrial Estate, Station Road West, Ash Vale	Improved starter units for new businesses

Villages

- 9.31 Development in our villages is usually small scale, and we are not aware of many opportunities for new development that could significantly help us to meet our needs.
- 9.32 We know of one area in East Horsley that could provide new homes or a care home in the future:

Information sheet number	Location	Possible uses
22	Ramada Hotel, Guildford Road	New homes or a care home

Previously developed land in the countryside

- 9.33 There is land that is already developed in the countryside that we could redevelop to provide different uses, or allow more development if it is justified and needed.
- 9.34 We think this is possible in the following places:

Information sheet number	Location	Possible uses
23	Mount Browne (Surrey Police Head Quarters), Sandy Lane, Guildford	Redevelop to provide new homes, and/or a care home and/or student accommodation (maintaining the same overall amount of development as existing)
24	Land around Merrist Wood college, near Worplesdon	More education facilities and uses that support it
25	Royal Horticultural Society (RHS) Wisley, Wisley	More development to support the current use (but not new homes)
26	Bisley Camp, Bisley, Brookwood	More development to support the current use (but not new homes)

- 9.35 There are two areas of land that are already developed, which are located in an Area of Outstanding Natural Beauty (AONB). National planning policy indicates we should only provide major development in the AONB in exceptional circumstances and if it is in the public interest.
- 9.36 We need to carry out further work to consider whether small-scale additional development might be suitable at either of these sites. The sites are:
- Mount Brown (Surrey Police Head Quarters), Sandy Lane, Guildford
 - Guildford College of Law, Portsmouth Road, Guildford.

Q25 Are you aware of any other land in the existing urban areas of Guildford, Ash and Tongham, within the existing boundaries of our villages or previously developed land in the countryside that could help meet our future needs?

Land around Ash and Tongham (including countryside)

- 9.37 There are different types of land close to the developed area of Ash and Tongham:
- to the south east is countryside
 - to the west is countryside land and land that specifically keeps Ash and Tongham separate from Aldershot (known as the Blackwater Valley Strategic Gap)
 - to the north east is Green Belt land (this is the very western edge of London's Metropolitan Green Belt).
- 9.38 The countryside (known as Countryside Beyond the Green Belt) is not protected from development in the same way as Green Belt is, and that is why we have approved some planning applications for new homes in this area.
- 9.39 We think that there are further development opportunities in this area, which could help us to meet our future needs.

Information sheet number	Location	Possible uses
27	Land at Grange Farm, Grange Road, Tongham (bounded by A331/A31)	New homes or retirement/care homes and/or offices or industrial and warehouses
28	Land at Kingston House, Poyle Road, Tongham	New homes
29	Land to the east of White Lane, Ash Green	New homes
30	Land to the south of Hazel Road, Ash Green	New homes
31	Land south of Ash Lodge Drive, Ash	New homes
32	Land near The Briars, South Lane and Grange Road, Ash	New homes
33	Land to the south and east of Guildford Road, Ash	New homes
34	Land to the north west of Ash Green Road	New homes

9.40 Not all of the land in this area is suitable for development. We think that the following land is not suitable:

- land that keeps Aldershot separate from Ash and Tongham - we do not think this area is appropriate for significant development
- land that is to the north east of Ash and Tongham (Green Belt) - the majority of this land is within or close to the Thames Basin Heaths Special Protection Area
- land that has been identified as a potential development area in the Green Belt and Countryside Study (GBCS) that we do not know is available for development.

9.41 Some of this land has not been identified as a potential development area in the GBCS. Further work is required to consider whether we should develop more of this land to help meet our needs.

Q26 Do you support using more land surrounding Ash and Tongham to help meet our future needs and is there any other land we should be considering?

New Green Belt land

- 9.42 In Ash and Tongham, new Green Belt could prevent new development getting too close to the AONB and could prevent Tongham merging with Ash Green. Our GBCS has identified two areas that could help to achieve this if they became Green Belt (see **Figure F**). They are:
- land to the east of Manor Farm, referred to in the GBCS as land parcel K3, and
 - land around Poyle Farm referred to in the GBCS as part of land parcel K5.
- 9.43 As part of a current planning application, (land south of Ash Lodge Drive, Ash), land around Poyle Farm is proposed for SPA related green space (Suitable Accessible Natural Green space). If this happens, it will keep a space between Tongham and Ash Green.
- 9.44 We have choices about how to use this land in the future, although our decisions must be in line with national planning policy. Our choices may have an impact on how other land is used, as protecting some land, may mean we need to use other land for development.
- 9.45 Land around Poyle Farm (GBCS, land parcel K5)
- **choice 1** - make new Green Belt in the part of the land parcel not identified as a potential development area in the GBCS
 - **choice 2** - do not make the land Green Belt, but safeguard it and reconsider it in a future Local Plan
 - **choice 3** - develop this land.
- 9.46 Land to the east of Manor Farm (GBCS, land parcel K3)
- **choice 1** - make this Green Belt
 - **choice 2** - do not make the land Green Belt, but safeguard it and reconsider it in a future Local Plan
 - **choice 3** - carry out further research to see if there may be some small potential development areas
 - **choice 4** - develop this land.

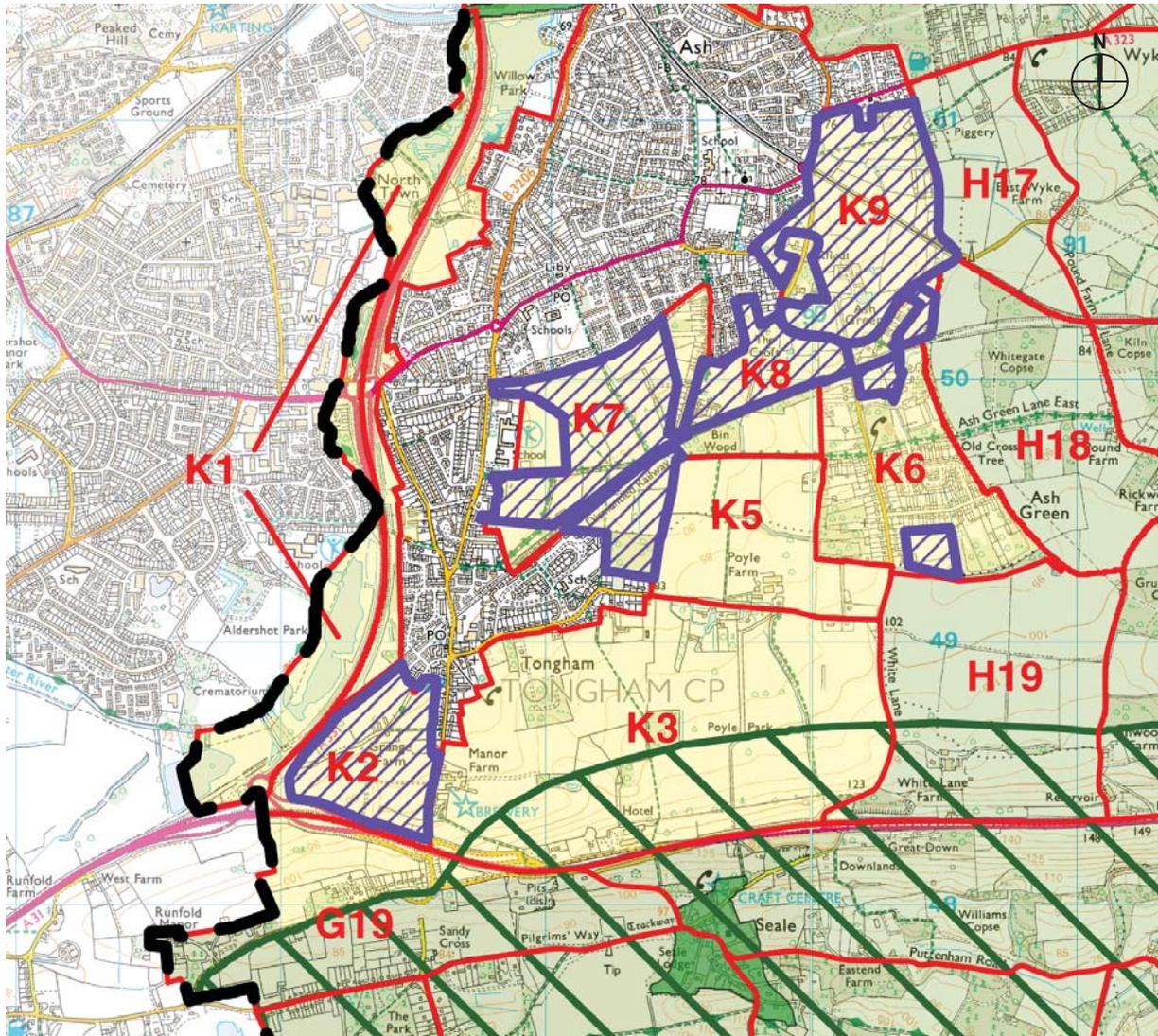


Figure F: Potential new Green Belt land (K3 and K5)

Q27 Should we alter the Green Belt boundaries to make the changes detailed?

Land surrounding Guildford urban area

9.47 We can provide the development we need by planning for it on a larger scale. Our research has identified potential development opportunities on land next to Guildford, currently in the Green Belt.

9.48 This land is:

Information sheet number	Location	Possible uses
35	Land to the north east of Guildford - this is land at Gosden Hill Farm, Merrow Lane	Primarily new homes, with other uses including retirement/care homes, offices, supermarket, food and drink, leisure and community uses
36	Land to the south west of Guildford - this is land at Blackwell Farm, Hogs Back	Primarily new homes, with other uses including retirement/care homes, offices, supermarket, food and drink, leisure and community uses
37	Land at Gunners Farm and Bullens Hill Farm - this is land to the west of Jacobs Well and south of Salt Box Road	Industrial uses and warehouses
38	Land north of Salt Box Road and west of the railway line, Whitmoor Common - north of Salt Box Road	Industrial uses or Park and Ride

9.49 Our research (GBCS) identifies more potential land close to Guildford, but it may not be suitable for development:

- **land to the south east of Guildford** (this is land to the south of Warren Road) - this land is in the AONB
- **land to the east of Guildford** - this is a golf course and a small part of it is in the AONB
- **land to the north of Guildford** (this is land at Tangle Place Farm) - a large part of this land is too close to the Thames Basin Heaths Special Protection Area to be suitable for new homes. Our research (ELA) suggests that the land could be suitable for industrial uses but only if the roads were improved to support the increased transport that would result from this change of use. The site may be better suited to a Park and Ride (see later section).

Q28 Do you think that we should develop this land to help meet our future needs or are there other more suitable sites?

Land surrounding villages

9.50 We think there may be opportunities to expand some of our villages. This could help to support our rural communities and help to keep facilities open.

9.51 The following land could be important in helping to meet our future needs.

Information sheet number	Location	Possible uses
39	Land to the north of West Horsley	New homes
40	Land to the west of West Horsley	New homes
41	Land adjoining Tannery Lane, Send	New homes
42	Land to the west and south west of Fairlands	New homes and offices with shops, food and drink, leisure and/or community uses
43	Land to the west of Normandy, west of Westwood lane	New homes
44	Land to the west of Normandy, east of Westwood lane	New homes
45	Land to the south east of Hunts Hill Farm, Normandy	New homes
46	Land near Anchor Copse, Normandy	New homes
47	Land to the north of Flexford	New homes
48	Land to the east of Flexford	New homes
49	Land to the west of Flexford	New homes
68	Land between Glaziers Lane and Strawberry Farm, Normandy	New homes
50	Land to the west of Ripley	New homes

51	Land to the west of Chilworth, adjoining New Road	New homes
52	Land to the east of Chilworth, adjoining Dorking Road	New homes
53	Land to the east of Shalford, adjoining Chinthurst Lane	New homes
54	Land to the west of West Horsley, west of Silkmore Lane and east of Ripley Lane	New homes
55	Land to the east of Shere Road, West Horsley	New homes
56	Land to the north of Send Marsh	New homes
57	Land to the north east of Send Marsh	New homes
58	Land north of the centre of Send Marsh	New homes
59	Land around Burnt Common warehouse, London Road, Send	Industrial uses or warehouses
60	Extension of Peasmarsh industrial estate, Old Portsmouth Road	Industrial uses or warehouses
61	Land near Effingham Common Road, Lower Road, and Water Lane, Effingham	New school and enabling uses

- 9.52 There is other land around our villages, but for the following reasons we think it may not be suitable for future development:
- land around the villages that is not identified by our research (GBCS) as a potential development area
 - land around the villages that has been identified by our research (GBCS) as land that should remain in the Green Belt
 - land to the east of Pirbright (GBCS potential development area J7-B) - this land is too close to the Thames Basin Heaths Special Protection Area to be suitable for new homes
 - land to the north, centre and south of West Clandon (GBCS potential development areas C5-C, D2-A and D2-B) - our research (GBCS) shows that West Clandon village should remain within the Green Belt
 - land that does not adjoin a potential village settlement boundary (GBCS potential development areas C14-B, H7-A, H7-B).
- 9.53 Additionally landowners have either told us that their land is not available, or we have not heard whether their land is available, for development. This applies to following sites:
- land to the north east of Flexford (GBCS potential development area H10-B)
 - land adjoining Epsom Road and Shere Road, West Horsley and land south of East Lane, West Horsley (GBCS potential development areas E4-B and C14-D)
 - land between Tannery Lane and Wharf Lane, Send and land to the west of Send Hill, Send (GBCS potential development areas B16-C and B10-B Send)
 - land to the south east of Fairlands (GBCS potential development area H8-C)
 - land to the north of Ockham (GBCS potential development areas C18-A and C18-B)
 - land to the south of Effingham (GBCS the majority of potential development area E9-B)
 - land to the east of Pirbright (GBCS potential development area J7-A).
- 9.54 Since we published our SHLAA, we have heard that some land that we previously thought was not available, may now be available for development in the future (GBCS potential development areas B16-C Send). We will need to consider this site and any others that may come forward as part of future updates to the SHLAA.

Q29 Do you think that we should develop this land to help meet our future needs or are there other more suitable sites?

- 9.55 Land around villages within the AONB (Puttenham, Compton, Albury, Shere, Gomshall, Peaslake and Holmbury St Mary) has not been assessed for their development potential as part of the GBCS. Further work is needed as there may be opportunities for small scale growth in the AONB that would not harm the high landscape quality of this area.
- 9.56 Some villages in neighbouring boroughs are close to our boundary. We could talk to our neighbouring councils and explore the potential of extending these villages, using land that is in our borough. Possible places where we could consider this are on the edges of Old Woking, Milford, Farncombe, Bramley and Godalming.

Q30 Do you think we should do more work to assess potential development areas around other villages and settlements?

Significant expansion of existing villages

- 9.57 We could explore an option to significantly expand an existing village to provide a large amount of new homes and additional facilities. New homes provided in this way would be best located in a village that already has a good range of services and facilities.
- 9.58 Possible areas where we could consider this include land between Normandy and Flexford, and land at Send. We have not researched this option in detail, and would need to do further work to assess the Green Belt, and to see if the land is available for development.
- land between Flexford and Normandy could possibly provide 2,700 new homes, along with other uses
 - land around Send and Send Marsh could possibly provide 2,220 new homes, along with other uses.

Q31 Do you think we should do more work to assess potential development areas such as those outlined in the Issues and Options document and is there any other land we should be considering?

A new settlement

- 9.59 We could explore an option to provide a new settlement that will provide a large number of new homes. This would also need facilities such as shops, community uses, schools, leisure, employment premises, public transport opportunities and green space (including Suitable Alternative Natural Green space, SANG to mitigate harm to the Thames Basin Heaths SPA). This is necessary to ensure that people do not need to travel far for their everyday needs.
- 9.60 One possible area where we could consider this is at land around the former Wisley airfield, near Ockham. This is towards the north east of our borough and is land that has been previously developed to provide for an airfield. About 17 hectares of concrete runway and hardstanding still exist. The site could potentially be well connected to the transport network and opportunities exist to create public transport links.
- 9.61 A new settlement here could be approximately 167 hectares in size. This new settlement could provide at least 2,175 new homes along with other uses.
- 9.62 Whilst acknowledging that this land has been developed before there are potential limitations to any future development of this land:
- any new residents would be reliant on the private car in the absence of public transport connections
 - the land is close to the M25 and A3 junction and may increase the number of vehicles using these busy roads on a daily basis
 - part of the land is within 400 metres of the Thames Basin Heaths Special Protection Area, where new homes cannot be allowed so this radically affects the amount of land that could be developed for housing
 - a new settlement here would absorb the hamlet of Ockham
 - part of the land has planning permission for a large composting facility (see the Surrey Waste Plan).

Q32

Do you think we should do more work to assess a potential development area, large enough to be a new settlement, at the former Wisley airfield and/or elsewhere?

Traveller and travelling showpeople sites

- 9.63 We know we need to provide more accommodation for our traveller and travelling showpeople community, and that providing a settled base can improve access to education, healthcare and services. We are currently assessing how much accommodation we need and where we can provide it.
- 9.64 Many of our Travellers and Travelling Showpeople cannot buy land that is in already developed areas because it is very expensive. We need to identify land for private traveller accommodation for those wishing to own their own land, but also identify land for public traveller accommodation for those who cannot afford their own land (just like we do for affordable bricks and mortar homes). We may need to look at potential land in the countryside and Green Belt to achieve this. It might help to understand what we mean when we talk about pitches, plots and sites. The following explanations are taken from the *2006 West Surrey Gypsy and Traveller Accommodation Assessment*:
- A pitch is a piece of land generally assigned to a single household that could accommodate a static caravan, a touring caravan and a day room to provide washing and bathroom facilities. Some pitches are larger to accommodate a number of caravans to allow for families to live together
 - A plot is a piece of land on which Travelling Showpeople live and will generally include space to accommodate storage of vehicles and equipment associated with travelling shows or fairs. Plots tend to be larger than pitches due to the need for storage space.
- 9.65 A site is an area of land that could accommodate a number of pitches or plots.
- 9.66 We are doing further work to identify possible locations to meet our need (Traveller SHLAA) which we will publish in due course. In the meantime, we are interested to hear of any potential land you think may be suitable for this use. Please see our website for more information about how to submit site suggestions.

Land for Park and Ride sites

- 9.67 Park and Ride sites and their bus services can help to reduce the amount of traffic entering Guildford town centre. Over the years, we have looked for land on the main roads into Guildford town centre for new Park and Ride sites. Onslow Park and Ride site is under construction at Manor Park, Guildford. The development of further Park and Ride sites is a strategic priority in order to reduce traffic congestion. It is also a key priority to create further Park and Ride spaces to allow business growth and to discourage business relocation.

- 9.68 We have previously considered options for a new Park and Ride site in the Worplesdon area as it will help reduce traffic into Guildford town centre. The possible sites previously suggested in Worplesdon remain options for a future Park and Ride service.
- 9.69 We have received comments on these sites before (a summary of the consultation responses is available to download on our [website](#)). If you have already made comments you do not need to resend your comments unless you have additional points you would like to make.
- 9.70 We have re-listed the sites below to give anyone who has not commented before the chance to do so now.

Information sheet number	Location	Previous site allocations consultation reference number
62	Land at Worplesdon Road, north of Tangley Place	124
63	Land at Tangley Place Farm	125
64	Land at Keens Lane	126
38	Land at Saltbox Road	127
65	Land at Liddington Hall, Aldershot Road	128

- 9.71 We need to consider many issues when identifying the best location for a new Park and Ride service. These include access, the environment, the current levels of traffic, the availability of the land. In Worplesdon, an extra consideration is the impact on the Green Belt.
- 9.72 Three areas of land listed above (numbers 63, 64, 38) are within a potential development area identified by the GBCS. We could consider providing a park and ride facility in these locations alongside other appropriate uses, subject to all other planning considerations.

Q33 Do you support a new Park and Ride in the Worplesdon area or is there other land we should be considering?

Suitable Alternative Natural Green space (SANG)

- 9.73 We need to make sure that new development does not affect our Special Protection Area (SPA) bird nesting habitats. To do this, new development has to contribute towards providing alternative natural green space, to encourage people to use those places for leisure activities and dog walking, rather than using the SPA.
- 9.74 The government's advisers, Natural England, consider the overall effects of additional homes up to five kilometres from an SPA boundary can be avoided by providing Suitable Alternative Natural Green space (SANG), managing access to the SPA itself, monitoring the SPA's condition and through habitat management.
- 9.75 To help developers to overcome this issue and avoid harm to the SPA, we prepared the Thames Basin Heaths SPA Avoidance Strategy 2009-2014. This designates four areas of land in the Council's ownership as SANG. Developers contribute financially to upgrading these countryside areas to increase their capacity for informal recreation and avoid further recreational pressure on the SPA.
- 9.76 Whilst we have enough identified SANG across the borough as a whole to meet our potential future needs, Natural England and our strategy require that developments of ten or more homes must be within five kilometres of a functioning SANG (we can assign developments of less than ten homes to any SANG in the borough).
- 9.77 We have identified some additional sites but because we do not own them or because they do not meet Natural England's stringent criteria, we have found it difficult to bring these into SANG use. You can read the criteria for designating SANG in **Appendix C** of the Council's Special Protection Area Avoidance Strategy.
- 9.78 We therefore need to find more land that we can designate as SANG. We also require a car park at the Effingham Common SANG in order to be able to make better use of it.

Q34

Do you know of any potential SANG in the borough and can you suggest a location for a small car park for Effingham Common SANG?

Land for burials and cremations

- 9.79 We are carrying out a full review of our bereavement service. The land we currently have is insufficient to provide for different groups requiring separate burial areas, and for future needs beyond the next ten years. We will continue to cooperate with our neighbours who have extensive provision such as Brookwood Cemetery which also has provision for a number of different faiths not available elsewhere in the local area and beyond.
- 9.80 We provide more information on what land is currently available and what we need in the Infrastructure Baseline. We need to find land for two new burial sites, each of about two to 2.4 hectares in size.
- 9.81 Burial land can be considered appropriate in the countryside (including the Green Belt), as long as buildings provided alongside the burial ground do not have a negative impact on the Green Belt. We granted planning permission for a green burial ground in the east of the borough in 2012. This permission has now been implemented.
- 9.82 When we are considering land, we need to think about:
- access - is there easy access by road (preferably, the land would not be next to a busy main road)
 - public transport accessibility
 - land that is not low lying or prone to water logging, or adjacent to a river
 - topography - a reasonably flat site that is not heavily wooded
 - neighbouring uses
 - availability of water, gas and electricity, which should be as near as possible
 - presence of underground or overhead utilities, which would make the land unsuitable.
- 9.83 We will consult the Environment Agency about any specific criteria that we must meet.

9.84 Possible options for new burial land are:

Location	Further information
Land north of Guildford	This land is identified as a potential development area in our research (GBCS land parcel J3). We do not know if the landowner would consider this use of their land
Land to the east of Tongham, near to Aldershot crematoria	Our research (GBCS) records this land is within land parcel K3. We do not know if the landowner would consider this use of their land
Large scale developments on the edge of Guildford	When we plan large new developments, we will consider whether burial ground is suitable as part of a mixed-use development
Use legal powers to buy suitable land for this use (compulsory purchase)	This is a lengthy and expensive process, but we can do this if we cannot find any other land

9.85 We have also considered other land for this use but do not think that it is suitable for the following reasons:

- land opposite High View Road, Onslow Village, Guildford (part of site number 243 in our previous site allocations consultation) - the land is included in Natural England's Higher-Level Stewardship scheme for at least ten years. There is not easy access for vehicles and we would need to make significant highway adjustments to provide access. We have concerns about the visual impact of development of this land, particularly as it is in an AONB
- land to the east side of Stoke Cemetery - this land is currently used for allotments which we would not wish to lose
- land next to Guildford crematoria (to the south of Guildford, on the edge of Farncombe) - we own this land but it is currently leased so is not available.

Q35 Do you support the use of this land to help meet our future burial and cremation needs or is there other land we should be considering?

Allotments

9.86 We have a legal duty under the Small Holdings and Allotments Act 1908 to provide enough allotments if there is demand. We are considering opportunities for allotments through our current green open spaces assessment. We could provide more allotment land in the borough by extending current sites, creating new sites, or by providing allotments as part of large-scale developments. We will look at possible options to help us provide more allotments in the Local Plan Development Control Policies.

9.87 Possible options to help us provide more allotments are:

Information sheet number	Location	Possible uses
66	Land at Westborough allotments, Guildford (Woodside Road)	There is land next to the current allotments that is identified for affordable homes and open space (by the Local Plan 2003). It is no longer likely that we will provide new homes on this site, and we think it would be better used for additional allotment land
67	Land near Jacobs Well village hall	The land is being considered for allotment use by the land owner and the local parish council
N/A	Large scale developments	We can ask for new allotments to be provided on land that is identified for large-scale future development

Q36 Do you support the use of this land to help meet our future allotment needs or is there other land we should be considering?

Open space

- 9.88 We are looking to see if we have enough protected open space in our borough. When we have finished this work, if there are places where we identify that there is not enough, we will try and designate more land to be kept as open space.
- 9.89 In one of our previous consultations some land was suggested to us for use as open space. We will assess this land when we know if and how much additional land we need. We will use the criteria in national planning policy to help us meet the need to designate open space.

Q37 Do you know of any more land that we should consider for open space to help meet future needs?

10 Making it happen

- 10.1 At this early stage, there may already be topics that you feel we should write policies on in the second part of the Local Plan, the Development Control Policies document. We would also like your views on any other things that you feel any part of the Local Plan should cover.

Q38 Do you think there are other issues we should be looking at as part of the Local Plan Strategy and Sites document?

Detailed policies

- 10.2 The Local Plan Strategy and Sites document will set out the strategy and key planning policies to guide sustainable growth in Guildford borough to 2031. It will also allocate strategic sites to deliver the development envisaged. More detailed planning policies are also needed, to be used alongside the strategic policies and sites, when we assess and determine planning applications.
- 10.3 At this early stage, we are interested to know your views on:
- the issues the Local Plan Development Control Policies document should address.
- 10.4 Your thoughts will help us to identify any additional research or other work that we will need to undertake before we begin to prepare this part of the new Local Plan and consult you again.
- 10.5 We think the development control policies should look at the following issues:
- **general development principles**
 - **parking**
 - **flooding**
 - **changes of use from retail**
 - **retail development**
 - **replacement dwellings**
 - **extensions to dwellings**
 - **conversions**
 - **redevelopment of existing employment sites**

- **re-use of buildings outside of the urban area**
- **recreational horse keeping**
- **locally designated landscape, wildlife or geodiversity sites**
- **heritage assets**
- **tourism**
- **community facilities.**

Q39

Do you think there are other issues we should be looking at as part of the Local Plan Development Control Policies document?

Implementation and monitoring

- 10.6 We need to be able to show that the developments and proposals in the new Local Plan will happen over the life of the plan up to 2031. One way to demonstrate delivery is to show that enough land is available during the life of the plan to deliver the amount of development that we need.
- 10.7 An allocation in the new Local Plan means that when we are considering planning applications the allocation will have the most weight in the decision making process, enabling us to use it for this use above others. This means that if these sites are developed, it is for the use or uses set out in the Local Plan and accompanied by the supporting infrastructure and mitigation measures needed.
- 10.8 We will need to show that we will deliver what we say in the Local Plan over the plan period, in our case to 2031. This means that we must consider the economic viability of the whole plan, taking into account infrastructure requirements and potential funding sources.
- 10.9 A further important source of funding is contributions from developers through planning obligations or, once introduced locally, the Community Infrastructure Levy (CIL). This is a new levy, introduced nationally in 2010, which local councils can choose to charge on development of new buildings and extensions. We can use this money to fund the additional infrastructure needed to support development in our area, including strategic infrastructure beyond the borough if needed.

- 10.10 Our ongoing infrastructure planning research will help to support the CIL charging schedule, which will be subject to independent examination before it is adopted. We are currently aiming to adopt the CIL at the same time as we adopt the Local Plan Strategy and Sites. An up to date plan is needed to base the CIL rate(s) on. We must draw up a CIL charging schedule based on the gap we identify in infrastructure funding, once we have taken into account all other funding sources.
- 10.11 We will set the CIL rate(s) in consultation with you; the public and other interested parties. In line with government policy, the rate will not be so high that it puts at risk the Local Plan's strategy for future development, but it may result in some individual developments being unviable.
- 10.12 From 6 April 2014, we will be restricted on the number of planning obligations we can pool towards any one piece of infrastructure. This means that from that date we may not collect and pool contributions from developments to provide Special Protection Area (SPA) mitigation. Consequently, from that date we will be unable to approve homes in SPA affected areas (unless developments provide their own SANG) until we can fund appropriate mitigation through CIL.
- 10.13 Again, in line with government policy, we will continue to use planning obligations to fund affordable homes and specific infrastructure related to large developments.

Q40

Do you have comments on the delivery information, including the future work to develop our CIL?

11 Any other views?

- 11.1 There may be other matters that you feel are relevant, which you may feel do not fit in response to any of the other questions. If so, please provide your comments in response to this question.

Q41

Do you have any other comments or suggestions you wish to make on matters not covered by other questions this consultation?

Appendices

Appendix A

Glossary of words and acronyms

Appendix B

Guildford facts and figures

Appendix C

Evidence base

Appendix D

Site information sheets

Appendix A

Glossary of words and acronyms

(Please note that some of these words do not appear in the Issues and Options document but may appear in reference documents or evidence base documents)

A uses - are defined in the Use Classes Order 1987 (as amended):

A1 Shops - retail sale of goods other than hot food, post office, sale of tickets or as a travel agency, sale of sandwiches or other cold food - consumption off the premises, hairdressing, direction of funerals, display of goods for sale, hiring shops, dry cleaners, internet café.

A2 Financial and professional services - financial services, professional services (other than health or medical services), any other services (including use as a betting office).

A3 Restaurants and cafes - use for the sale of food and drink for consumption on the premises.

A4 Drinking establishments - use as a public house, wine-bar or other drinking establishment.

A5 Hot food takeaways - use for the sale of hot food for consumption off the premises.

Affordable housing

Social rented, affordable rented and intermediate housing provided by an affordable housing provider (such as a housing association) to persons who (at the time the tenancy, lease or other disposal to them is made) cannot afford to rent or buy housing sufficient for their needs on the open market.

Homes that do not meet the definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Ancient woodland

Land that has been continually wooded since at least 1600 AD.

Allotments

An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some cases, this land will also be used for the growing of ornamental plants, and the keeping of hens, rabbits and bees (National Allotment Society).

Area of Great Landscape Value (AGLV)

Local landscape designation in the current Local Plan 2003.

Area of Outstanding Natural Beauty (AONB)

Areas of land having a national landscape importance. Designated by Natural England under the National Park and Access to Countryside Act 1949.

B uses - are defined in the Use Classes Order 1987 (as amended):

B1: Business - offices (other than a use within class A2 - financial and professional services), research and development of products or processes, light industry appropriate to a residential area.

B2: General industrial - the carrying on of an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8: Storage or distribution - storage or as a distribution centre (including open air storage).

Benchmark

Standard, or a set of standards, used as a point of reference for evaluating performance or level of quality.

Best and most versatile agricultural land

Land in grades 1, 2, and 3a of the Agricultural Land Classification.

Biodiversity

A measure of biological diversity of flora and fauna.

Brownfield land

See previously developed land.

Building regulations

Ensures that the policies set out in legislation regarding building standards are carried out. Building regulations approval is required for most building work in the UK.

C uses - are defined in the Use Classes Order 1987 (as amended):

C1 Hotels - as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided.

C2 Residential institutions - for the provision of residential accommodation and care to people in need of care (other than a use within class C3), a hospital or nursing home, residential school, college or training centre.

C2A - secure residential institutions, secure residential accommodation, prisons and young offenders Institutions, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation military barracks.

C3 Dwelling houses - a dwelling house, used by a single person or by people to be regarded as forming a single household, not more than six residents living together as a single household where care is provided for residents; not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

A Appendix

C4 Houses in multiple occupation - use of a dwelling house by not more than six residents as a “house in multiple occupation”.

Car clubs

These provide vehicles (usually cars and vans) to members on a pay-as-you-drive basis. They tend to be organised on a community basis with cars being located as close to a cluster of members as possible.

Carbon footprint

A measurement of the amount of carbon dioxide produced by an activity or a series of activities.

CHP (Combined Heat and Power)

A very efficient energy generation method whereby the waste heat from the energy generation process is captured and used for heating properties in an area.

Climate change

Long term change in the Earth’s climate and weather patterns.

Climate Change Adaptation

This refers to attempts to deal with the consequences of climate change, such as the modification of buildings to remain cooler during hotter summers.

Climate Change Mitigation

Climate Change Mitigation refers to efforts to reduce or prevent emission of greenhouse gases (United Nations Environment Programme).

Code for Sustainable Homes (CHS)

A method for rating and certifying new homes. It is a national standard to encourage the continuous improvement in the sustainability of house building.

Community Infrastructure Levy (CIL)

A tariff allowing councils to raise funds from the owners or developers of land undertaking new building projects in their area. The Council agreed the principle of preparing a CIL for Guildford borough in September 2011.

Comparison retail floor space

Retail floor space selling non food items e.g. clothing, furniture and electrical goods.

Consequential improvements

Improvements that must be made to part or all of a building when any alterations are made. For example, when adding an extension a homeowner might be required to upgrade the energy efficiency of the roof or walls of the whole house if they fall below a set standard.

Convenience retail floor space

Retail floor space selling everyday items e.g. food, newspapers and drinks.

Core Strategy

The overarching Development Plan Document (DPD) that sets out a long-term vision and strategic policies and proposals for the District. After recent changes to planning system the Core Strategy for Guildford is now renamed as the Local Plan Strategy and Sites.

D uses - are defined in the Use Classes Order 1987 (as amended):

D1 Non-residential institutions - for the provision of any medical or health services, a crèche, day nursery or day centre, the provision of education, displaying works of art (not for sale), a museum, public library or public reading room, public hall or exhibition hall, for, or in connection with, public worship or religious instruction, as a law court.

D2 Assembly and leisure - a cinema or concert hall, a bingo hall, a dance hall, a swimming bath, skating rink, gymnasium and other recreations not involving motorised vehicles or firearms.

Development Control Policies document

This will be prepared by Guildford Borough Council and will contain detailed policies that will be used for determining planning applications.

Density

Measurement of the number of dwellings within a hectare (dph).

Development Plan Documents (DPD)

Policy documents that are subject to formal procedures.

Development Plan

A set of documents, comprising the Guildford borough Local Plan 2003, any adopted neighbourhood plans in the Guildford borough area, the Surrey Waste and Minerals Plans, and the saved policies in the South East Plan. The new Local Plan will form part of this when adopted.

District centres

A groups of shops often containing at least one supermarket and a range of non-retail services, such as banks and restaurants, as well as public facilities such as a library.

District Heating/District Heat Network

A system for distributing heat generated in a centralized location for residential and commercial use. Heat is typically piped with superheated water in a closed system. Examples: CHP systems and sometimes facilities that produce heat as a waste product may be used.

Duty to cooperate

Local councils now have a duty to cooperate with their neighbouring councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities.

A Appendix

Edge of centre

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, allocation within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land Assessment (ELA)

Technical study which identifies employment land to meet the needs of the borough.

Employment development

Land used for commercial uses e.g. industrial, research, offices and so on.

Energy Performance Certificate (EPC)

Provides an energy rating system for domestic and non-domestic buildings. Ratings of A to G are awarded (A being the best). They were first introduced as a part of Home Information Packs in 2007 in England and Wales. EPCs were kept as a requirement after Home Information Packs were dropped.

Equalities Impact Assessment (EqIA)

To analyse the potential and actual effects of a policy on vulnerable groups and make suitable modifications to reduce or avoid any negative impact.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green Action Zones

A designated area targeted for action to make it more sustainable. The action is carried out through cooperation between local government and the community.

Green Belt

National designation, the aim of Green Belt is to prevent urban sprawl by keeping land permanently open.

Green Deal

A government energy saving plan, which aims to transform the UK's building stock by retrofitting properties to make them warmer and cheaper to run.

Green Economy

The economic sector devoted to products and services which are intended to minimize or remediate harm to the environment e.g. renewable energy sector, green construction and so on.

Greenhouse Gas (GHG)

Gases including carbon dioxide, methane and nitrous oxide. These are often considered to be a major cause of global warming.

Green infrastructure

A network of multi-functional green space that is capable of delivering a wide range of environmental and quality of life benefits for local communities. It is achieved through an assessment of open green space and outdoor recreational space in the borough, consideration of the networks of green spaces and their linkages, and consideration of how trees and other greenery can assist in improving quality of life and adapting to climate change.

Gypsies and Travellers

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such.

Habitats

Also known as biomes, habitats are the environments in which plants and animals live.

Habitat Regulations Assessment (HRA)

The Habitats Directive provides legal protection for habitats and species of European importance. If a plan or project is likely to have a significant impact on internationally designated sites then the Council must undertake an Appropriate Assessment.

Heritage assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried submerged and landscaped and planted or managed flora.

Housing Market Area

The general area within which people most often move house. These will typically cover the administrative areas of multiple councils.

Insetting

Where a village is excluded from the Green Belt boundary. Currently the villages in Guildford are washed over by the Green Belt and form part of it.

Intermediate affordable housing

Housing at prices and rents above those of social rent but below market price or rents. These can include shared equity (e.g. HomeBuy) and other low cost homes for sales, and intermediate rent.

Key issues for the Local Plan

An important matter or problem facing the borough or creating a barrier to opportunity or aspiration.

Lifetime homes

A series of sixteen design criteria (including stairs, entrances and so on) intended to make homes more easily adaptable for lifetime use thereby ensuring that homes are useable by people of varying age and ability, thus extending the building's useful life.

Local Authority

An administrative body in local government, for example Guildford Borough Council.

Local Centres

Include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.

Local Enterprise Partnership (LEP)

A formal group established for the purpose of creating or improving the conditions for economic growth in an area.

Local Green Space

New designation of a local green area of special importance to a local community (paragraphs 76-78 NPPF).

Local Housing Allowance (LHA)

LHA is the name for housing benefit for tenants of privately rented accommodation. LHA is a flat rate allowance towards rent costs, calculated based on the circumstances of the tenant (such as family size) and the broad area they live in. The scheme has been designed to pay the same amount to tenants with similar circumstances living in the same area. If a household's rent is less than the 'Valuation Office determined' LHA for the type of property, their claim will be assessed on their rental liability, not the LHA amount. If their rent is more than the LHA they will normally have to pay the extra themselves. Guildford borough is split between two LPA areas, one that includes the west of the borough, the other covering the majority of the borough.

Local Nature Reserve (LNR)

LNRs are areas that have wildlife and/or geological importance and can be used for public enjoyment and/or education. They should be controlled by the local authority.

Localism

Term from the Localism Act 2011.

Local List

Local list of buildings of special local architectural or historic interest.

Local Plan Strategy and Sites

Will set out strategic priorities and policies for the whole of Guildford, and set out site allocations up to 2031.

Localism Act - UK Legislation

The Localism Act received Royal Assent on 15 November 2011. The act aims to shift power from central government back to local people, communities and local councils. The Act introduces reforms to the Planning system including the intention to abolish Regional Spatial Strategies.

Main town centre uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices (including office open to the public); and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Monitoring

To observe and review the progress and implementation of local planning policies. The local planning authority must prepare an annual monitoring report as part of the Local Plan.

National Planning Policy Framework (NPPF)

National planning document that sets out national planning policies which local policies are required to comply with.

Neighbourhood Plans

A plan prepared by a parish council or neighbourhood forum for a particular designated neighbourhood area. Through a neighbourhood plan communities can set out a vision for an area or site and planning policies for the use and development of land. For example, it could cover where new shops, offices or homes should go and what green spaces should be protected. The plan needs to be in broad conformity with national policies and the policies in the council's Local Plan. If adopted, a neighbourhood plan becomes part of the statutory plan for the neighbourhood and can be used in making decisions on planning applications.

Objectively assessed housing need

This is the level of housing that research indicates is necessary in order for a local council to meet their future needs. It does not take into account any factors that may impact that local council from meeting that need.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport, recreation and visual amenity.

Options

See reasonable options (below).

Overtrading

The amount of turnover in excess of a company benchmark turnover.

Passenger transport

Is made up of public and private transport services such as those by train, tram, ship, coach and air travel, as well as by private cars, taxis and buses.

Passivhaus (or passive house)

A rigorous, voluntary standard for energy efficiency in buildings.

Planning contributions

These are agreements between a council and a developer about the infrastructure that is needed to make the development acceptable in planning terms.

Previously Developed Land (PDL)

Also known as brownfield land. Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

PV (Photovoltaic, Solar PV)

A technology that allows sunlight to be converted directly into electricity through solar panels. Distinct from Solar Thermal where the sun's energy is used to heat water.

Reasonable options/alternatives

These options or alternatives are the different ways for addressing the issues, which we know to be suitable, realistic and deliverable, based on our planning policy.

Renewable and low carbon

Includes energy for heating and cooling and for electricity generation. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from wind, water, sun, biomass and geothermal heat. Low carbon technologies are those that can help reduce emissions (compared with conventional use fossil fuels).

Regional Spatial Strategy (RSS)

Regional planning policy document, the RSS for Guildford was the South East Plan 2009. This was abolished under the Localism Act 2011. The only policy relevant to Guildford that was retained is NRM6 relating to Thames Basin Heaths.

Rural Exception Sites

Small sites identified in rural areas used for affordable housing and to remain so indefinitely in order to meet local housing needs of rural communities where sites would not normally be used for housing due to other policies. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Sales density

The turnover per sqm of net floor space achieved by retail floor space.

Suitable Alternative Natural Green space (SANG)

Suitable Alternative Natural Green space, the central element of the Council's Special Protection Area Strategy for the Thames Basin Heaths.

Section 106

Legal agreement between planning authorities and developers. Planning obligations required for a specific proposal to make a development acceptable in planning terms.

Settlement boundary

Defined boundary line indicating the build up limits of a settlement, used for planning policy purposes.

Sites of Special Scientific Interest (SSSI)

Sites designated by Natural England which are considered to be the best wildlife and geological sites.

Sites of Nature Conservation Importance (SNCI)

Sites of County or regional wildlife value on account of their flora or fauna.

Social rented housing

Affordable housing type. Housing where the rent charged is controlled by the National Rent Regime to ensure that it is kept affordable to people on lower incomes, typically 40-50 per cent of market rents.

South East Plan

Regional Spatial Strategy.

Spatial

Relating to, involving or having the nature of space. Spatial planning refers to strategic planning.

Special forms of trading

All retail sales not in shops and stores; including sales via the internet, mail order, TV shopping, party plan, vending machines, door-to-door and temporary open market stalls.

Special Protection Area (SPA)

European designated area warranting special protection for the importance of its fauna. The area will comprise a number of sites that are also designated Sites of Special Scientific Interest (SSSI) in the UK. For example, the Natura 2000 designated Thames Basin Heaths Special Protection Area comprises 13 SSSIs across Surrey, Hampshire and Berkshire, protected principally for its rare species of ground-nesting birds.

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

Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (that is, social, economic and environmental factors) and required by the Planning and Compulsory Purchase Act 2004 to be undertaken for Local Development Documents. Strategic Environmental Assessment is the environmental assessment of plans, policies and programmes, formally required by the European SEA Directive (2001/42/EC) and in the UK incorporated into the process of Sustainability Appraisal in respect of Local Development Documents.

Strategic Flood Risk Assessment (SFRA)

Technical study assessing the flood risk to an area from flooding from all sources, now and in the future.

Strategic Housing Land Availability Assessment (SHLAA)

Technical study assessing the potential of sites to accommodate residential development in the future.

Strategic Housing Market Assessment (SHMA)

Technical study analysing the level and type of housing need across a housing market area.

Sui generis uses

These are uses which do not fall into any specific use class. They are effectively in their own use class. Such uses include theatre, amusement arcade, funfair, launderette, sale of fuel, sale or display for sale of motor vehicles, taxi business or hire cars, scrapyards, hostel, waste disposal installation, retail warehouse club, night-club, casino.

Sustainability Appraisal

See SEA/SA

Sustainable development

There are three dimensions to sustainable development: economic-contributing to a strong, competitive economy; social-supporting strong, vibrant and healthy communities and environmental-contributing to protecting and enhancing the natural, built and historic environment (paragraph 7 NPPF).

Sustainable drainage systems (SuDS)

Drainage techniques to reduce surface water flooding.

Sound plan

A plan is considered sound if it is positively prepared, justified, effective and consistent with national policy - detailed definition found in paragraph 182 of the NPPF.

Tenure

Refers to the conditions under which a property is purchased or rented. Examples include social rent, which is the tenure of most of the homes owned by the Council, shared ownership (part-buy, part-rent) and open market sale. Types of tenure include owner-occupied, private rented sector, council (local authority) housing and housing association.

Testing

Policies in the Local Plan will undergo vigorous testing through Sustainability Appraisals, Appropriate Assessment, and Equalities Impact Assessment. These will ensure principles of sustainability and equality is at the heart of the Local Plan for the borough.

Town centre

Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Town centre uses

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Transport for Guildford partnership

This group brings together lead councillors from Guildford Borough Council and Surrey County Council together with representatives of the Highways Agency, bus and rail operators, the business community and key employers to consider and progress the access and transport agenda for the town.

Transport for Surrey partnership

A Board, which brings together a similar grouping to the Transport for Guildford partnership but on a Surrey-wide basis. Such partnerships are a means by which Guildford Borough Council and other stakeholders can influence the programmes of both Surrey County Council and the Highways Agency.

Travellers

For the purposes of planning policy for traveller sites, "travellers" means "Gypsies and Travellers" and "Travelling Showpeople" (National Planning Policy for Traveller Sites).

Travelling Showpeople

Members of a group organised for the purpose of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependents' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in Circular 01/2006.

Urban heat island effect

The phenomenon whereby built up areas become significantly warmer than surrounding rural areas. Reasons for this includes pollution and the lack of evapotranspiration due to lower amounts of greenery.

UK Climate Impacts Programme (UKCIP)

A government programme to provide information about likely impacts from climate change across the UK and to provide advice on adaptation to the new climate.

UKCIP Adaptation Wizard

A set of tools provided by UKCIP to help development proposals demonstrate adaptation to expected climate changes.

Waste Transfer Station (WTS)

A facility where waste (usually domestic waste) can be sorted. For example organic waste can be composted or sent for Anaerobic Digestion, recyclables can be sent for recycling, combustibles can be sent to energy-from-waste plants.

Zero carbon

Refers to zero carbon dioxide emissions.

Appendix B

Guildford facts and figures

Understanding our area is an important starting point for writing the new Local Plan for the future.

This section provides a snapshot of the area:

- where Guildford borough is, its people, its places and the routes that connect them
- what is good about the area that we may need or want to protect, enhance or promote
- the problems that could worsen if left unchecked and things that might get in the way of dealing with these.

Population

In 2011 the population of Guildford borough was 137,183, the second highest populated borough in Surrey

Population density is 5.1 people per hectare (2011 Census)

The male/female ratio is almost equal

The average household size is 2.43 people

5.9 per cent of the population is under 5 years old and 15.6 per cent is over 65

Our community as a whole is not very ethnically diverse - the 2011 census shows 91 per cent of the community is white (0.4 per cent of which are Gypsy or Irish Travellers). Our largest ethnic group is Asian (2011 Census). This hides age groups that are much more ethnically diverse, such as the young adult population

Geography

The borough is the second largest in Surrey, measuring 27,093 hectares (ONS, 2011)

9,898 hectares (37 per cent) of this is within the Surrey Hills Area of Outstanding Natural Beauty (AONB)

44 per cent of the area is within the Area of Great Landscape Value (AGLV)

3,015 hectares is within the Thames Basin Heaths Special Protection Area (SPA)

6 per cent of land in the borough is within 400m of an SPA site, 47 per cent of land is within 400-5km of an SPA

2,548 hectares are designated as Special Areas of Conservation (SAC) within the Thursley, Ash, Pirbright and Chobham SAC

We have 1,080 statutory listed buildings and 310 locally listed buildings

Geography continued

39 Conservation Areas

36 Scheduled Ancient Monuments

13 Sites of Special Scientific Interest (SSSI)

81 Sites of Nature Conservation Importance (SNCI)

Five local nature reserves

Three main watercourses - the River Wey, River Blackwater and River Tillingbourne

The Basingstoke Canal, on the western boundary of the borough

Two navigation channels: the Wey Navigation and the Godalming Navigation

Our countryside falls into four nationally defined characters: the Thames Basin Heaths, Thames Basin Lowlands, the North Downs and the Wealden Greensand (Countryside Character Map of England, 1997)

89 per cent of the borough is land designated as Green Belt (CLG, 2011)

Economy and jobs

Strengths

The borough has an educated workforce, with 62.2 per cent of pupils attaining five or more GCSE at grades A*-C (ONS, 2011)

Strong past economic performance, the Gross Value Added in 2007 was £3,830 million (Guildford Economic Development Study, 2009). The strongest sectors are the public and service sectors and knowledge related clusters

Guildford is the most competitive non-metropolitan centre in the UK (UKCI ranking, 2010)

We have relatively low unemployment; 4.7 per cent of the economically active are unemployed (NOMIS, 2012)

High average income (higher than the South East and Great Britain); the average weekly pay is £631.60 (NOMIS, 2011)

We have a range of employment sites; in 2008 there was 1.136 million sqm of commercial floor space (Neighbourhood statistics, 2008)

In broad terms, the road and rail networks in Guildford borough give good connections to strategic locations including Heathrow and Gatwick airports, supporting the journeys that matter to economic performance. The A3 and M25 both pass through the borough

There's a strong tourism and leisure economy, attracting 4.2 million visitors a year (State of Guildford borough paper, 2009). Total expenditure by visitors to in 2009 was estimated to be about £204 million (Tourism South East Research Services, 2010)

The area leads in the field of new technology. The Surrey Research Park and University of Surrey attract and develop international and local businesses. Guildford borough is widely recognised as an international centre of excellence for firms in knowledge, health, biotechnology and ICT (Economic Development Strategy, 2010)

Strengths continued

Guildford is a sub-regional centre and the principal shopping centre in Surrey. Outside of Guildford town centre, the borough has a retail park, two district centres and 22 local centres

Levels of broadband speed and connectivity across the borough vary but the Superfast Surrey project aims to bring superfast broadband to all communities and businesses by the end of 2015

Economy and jobs

Weaknesses

There are parts of the borough with relatively higher levels of deprivation, including parts of Westborough, Ash Wharf and Stoke wards (CLG, 2010)

Housing supply is not meeting the local economy's needs or demand for people (staff). The annual average need for affordable homes in Guildford borough 2009-2031 is 1066 (SHMA, 2009). It is difficult for those in lower paid jobs to live locally as high house prices affect the ability to choose to live locally, meaning more travel for those employed in these roles. The median average house price in 2012 was £334,058 (Land Registry, 2012). In 2010 Guildford borough had the highest (weekly) cost for most entry level size accommodation in the SHMA area

Employment in the borough is largely made of the service industry and public sector, making Guildford susceptible to declines in these sectors

There is increasing economic competition from Greater London, especially those areas identified for economic intensification/growth in the south west London area. Surrey's economy is closely tied to London and we are close to major airports

There is a current lack of suitable land for economic development to meet the needs of the business community, including our existing companies that wish to expand (see the Economic Land Assessment 2013)

Surrey's current economic success comes at the price of congested roads, pressure on infrastructure and high house prices (URS, 2012)

Transport demand placed on the road and rail infrastructure is significantly greater than that experienced in other parts of the country. Delays and unreliability on the networks have direct costs for people and businesses

There are significant volumes of longer-distance daily commuting movements on our transport networks, reflecting both the wider geography of Guildford's labour market and the significance of rail commuting to London. 26.6 per cent of the working resident population commute over 20 km to work in each direction. 26.6 per cent of those employed in Guildford borough commute of over 20 km in each direction to come to work here (2001 Census)

There is a widening skills mismatch between our residents' skills and the needs of employers. This means more workers travel into the borough from elsewhere and there are fewer local jobs for local residents that don't have the skills needs. We have more labour supply than there is demand in three broad occupational groups; managers and senior officials; professional occupations; and personal service occupations

A lack of new retail floor space over the last two decades has contributed to very high rents in part of Guildford High Street, and this encourages retail proposals outside of the town centre which can be difficult to resist. There is demand for a significant amount of additional comparison retail floor space by 2021, and also convenience floorspace

50 retail operators currently want to locate a store in Guildford (Focus database, cited in Retail and Leisure Study, 2011)

There is a risk of polarising between major centres and smaller centres so town centres need to be adaptable to the people's changing demands, to be more than just shopping areas. Nationally retail investment is increasingly concentrating in a few dominant town centres with the risk that other centres will gradually decline. Major retailers are reputedly reducing the number of stores across the UK and globally

Access and transport

Strengths

Direct connections to the strategic road network mean good links to London, Gatwick and Heathrow airports, ports and other key destinations, in many cases within an hour's drive. The A3 and the M25 motorway are part the Highways Agency's strategic road network

The borough has twelve rail stations, connecting to the national rail network. In 2010/11 there were over 10.5 million entries and exits from these stations (Office of Rail Regulation)

Guildford has a good Park and Ride network with three existing sites at Spectrum, Merrow and Artington. A further Park and Ride site has recently received planning permission at Onslow and is due to open by autumn 2013. On an average day, Park and Ride bus services replace 1,000-1,500 return car journeys from key radial road corridors into Guildford town centre (7.30am-7.30pm)

The local bus network is an integral part of the local and wider network and is mainly commercially run. 45 per cent of people in Surrey travel by bus at least once a month (National Highways and Transport Survey, 2012)

25 per cent of people in Surrey cycle once a month or more (National Highways and Transport Survey, 2012). We have a good existing network of cycle and pedestrian routes (including rights of way). The Surrey TravelSMART project will provide further improvements

Access and transport

Weaknesses

We have a culture of dependence on using our private cars. 57.4 per cent of our working population drives to work and 86.1 per cent of households own one or more cars and vans (2011 Census)

Those in rural areas have limited access to key services if they are without a car and or have a mobility impairment, especially where bus services are infrequent

High volumes of traffic and congestion have negative effects. These include road collisions, the severance of communities, the costs of delays and the unreliability of journey times to people and businesses, environmental impacts include traffic noise, air pollution and amenity issues. At a global scale, vehicle emissions contribute to climate change

The Guildford one-way gyratory system and its approaches experiences recurrent peak period traffic congestion, as four principal A roads converge

Traffic flows on Surrey roads are much higher than the national average. For example, in 2008 Surrey's A roads carried 64 per cent more traffic than the national average. Some parts of the A3 at Guildford operate significantly beyond their theoretical capacity, resulting in traffic congestion, especially during the morning and evening rush hours

The pedestrian entrance to Guildford town centre from the bus station is uninviting and the bus station itself creates a poor first impression

There is a dominance of traffic on principal pedestrian and cycle routes between some key destinations. Also some cycle routes are less than continuous

Overcrowding is increasing on some peak period rail services from stations in our area and this is forecast to grow by 24 per cent between 2010 and 2031; for example weekday morning peak, longer distance services on the south west main line) (London and South East Route Utilisation Strategy, Network Rail, 2011)

There is limited public sector funding available to plan and deliver transport infrastructure and improvements

Homes and communities

Strengths

We enjoy a generally high quality of life and the borough as a whole is ranked as one of the least deprived 10 per cent of boroughs in England (Index of Multiple Deprivation, 2010) and one of the best places to live in the UK (Halifax quality of life survey, the Family Friendly Hotspots report)

The majority of residents enjoy good health; 96.8 per cent of residents described themselves as being in either fair, good or very good health (ONS, 2011)

Crime levels in Surrey are lower than the national average (Joint Strategic Needs Assessment, 2010)

We have good quality housing. In 2011 our housing stock was 56,400 homes (85 per cent privately owned, the rest owned by public bodies like councils or registered providers of social housing) (CLG, 2012)

There are good nurseries, schools, colleges and a university. Surrey's children and young people achieve some of the best educational outcomes in the country (URS, 2012)

We also have great leisure, cultural and recreation facilities. These include the Spectrum sports complex, Surrey Sports Park, many other sports pitches and courts, playgrounds, parks and open spaces, as well as four theatres, galleries, historical buildings and gardens and other places of interest. Our borough hosts many successful events including festivals, Heritage Open Days and the Guildford Book Festival to name just a few.

Homes and communities

Weaknesses

We have a large and growing population, estimated to reach 152,426 by 2030 (CLG projections, 2010)

The borough has no up to date Local Plan to plan for the number and location of new homes, jobs and other development

We don't have enough affordable homes - taking into account past under supply of 829 homes, there is an estimated annual need of 1194 affordable homes (SHMA, 2009)

The ratio of house prices to wages is much higher in Guildford borough than the national average, which deters first time home buyers and job seekers from our area. Guildford's ratio is also higher than the average for the South East (8.18) and England (6.53) but slightly lower than that for Surrey (10.27). Affordability in our area has improved slightly since 2007, when it peaked at 10.98

We have a lack of pitches for the travelling community and plots for Travelling Show People in this area. National planning policy requires councils to plan to provide land for travellers in our area for the next 15 years and, as part of this, we must show five years worth of sites up front. The West Surrey Gypsy and Traveller Accommodation Assessment (2006) found a need to provide 30 traveller pitches and a need for 15 Travelling Showpeople plots in our area 2006-2011. Since 2006, nine pitches and 12 plots have been approved; a need for 21 pitches and three plots remains. However, new research is likely to show a higher future need for pitches and plots

We have an ageing and increasingly dependent population. By 2030 25 per cent of the local population will be over 60 years old

We need more family homes in the area to help to retain families and to keep to a minimum commuting into the borough. This is something you've told us you need (SHMA 2009)

Residents living in our relatively more deprived areas have poorer health. Male life expectancy is 5.8 years shorter in Westborough, Onslow, Stoke, Ash Wharf, Ash South and Tongham wards than Guildford borough's average life expectancy

Homes and communities

Weaknesses continued

There are specific pockets of the area that have relatively high crime rates. Lovelace, Ash Wharf, Westborough, Stoke, Friary St. Nicholas, Stoughton are the most deprived areas in the borough in terms of crime (IMD, 2010). In Guildford town centre, the Bridge Street area has the highest rate of violent crime (www.police.uk, 2012)

4.2 per cent of 16-18 year olds in Surrey are not in education, employment or training (known as NEET) (Department for Environment, Food and Rural Affairs, 2011). This is however one of the lowest county percentages within the South East region.

Environment

Strengths

We have unique and important natural and man-made environments including natural habitats of European importance and nationally recognised landscapes (Like the Surrey Hills) and listed buildings

89 per cent of our borough is classed as Metropolitan Green Belt, a planning designation that seeks to keep the area around London open and free of inappropriate development

We have significant amounts of natural and semi-natural open space, which are well distributed around the borough (PPG17 Open Space Sport and Recreation Audit, 2006), equivalent to 45 people per hectare of this space

The borough has 10,043 ha of agricultural land. Of this land, just over 43 per cent of this land is classified as agricultural land grades 1, 2, and 3 of Natural England's Agricultural Land Classification. These remainder is Grades 4 and 5, which is "poor" or "very poor" agricultural land. Grades 1, 2, and 3a are the best and most versatile agricultural land. As not all Grade 3 land has been surveyed since Grade 3 was split, it is not known what proportion would be classified as best and most versatile agricultural land

Our area benefits from various minerals reserves, for example, gas reserves and rock potentially suitable for gas storage, and potential oil and gas reserves in Albury

Environment

Weaknesses

Our important natural and man-made environments limit the opportunities for where we can plan for sustainable development in the future, increasing development pressures on local biodiversity and geodiversity

The boundaries of the Metropolitan Green Belt in our borough need to be reviewed to plan for sustainable development through the new Local Plan. Green belt is a planning policy designation not an environmental designation and national planning policy requires us to do this where land is needed to plan for our needs

We are already experiencing strong development pressures on land in the countryside beyond and within the Green Belt, and on urban open spaces, as there are now few allocated development sites remaining from the Local Plan 2003 and these have lower land prices. This increases the risk of local planning decisions being taken out of our hands by appeal: if the development that we need cannot fit into the existing built up areas of our borough, there is a risk that planning permission for developing land that is less sustainable and less preferable will be granted by the planning appeal. Land within the existing Guildford, Ash and Tongham urban areas and our villages is also very expensive, again encouraging development elsewhere

Some places in our area are liable to flood, including some open land near to the Guildford, Ash/Tongham urban areas. There is potential for greater flood risk to people and property as a result of lots of small scale developments taking place

Environment

Weaknesses continued

Some of our heritage is poorly kept, for example we have a number of listed buildings at risk

There is a growing threat to biodiversity as the climate changes. Wildlife needs to be able to adapt and possibly find new habitats, only possible if there are links between our green spaces for wildlife to be able to move around and where possible we create new habitats

Increasing car use has consequences for climate change and air quality. Transport is estimated to account for about 26 per cent of greenhouse gas emissions (Department of Energy and Climate Change, 2011 figures)

We also provide two maps of our area, the first showing our main town, Guildford, and the second showing the whole borough. Together they show the areas where we live, work and play, the main routes we used to get around and the major environmental and planning land designations. Our borough benefits from close links with surrounding areas; the first map also shows these relationships.

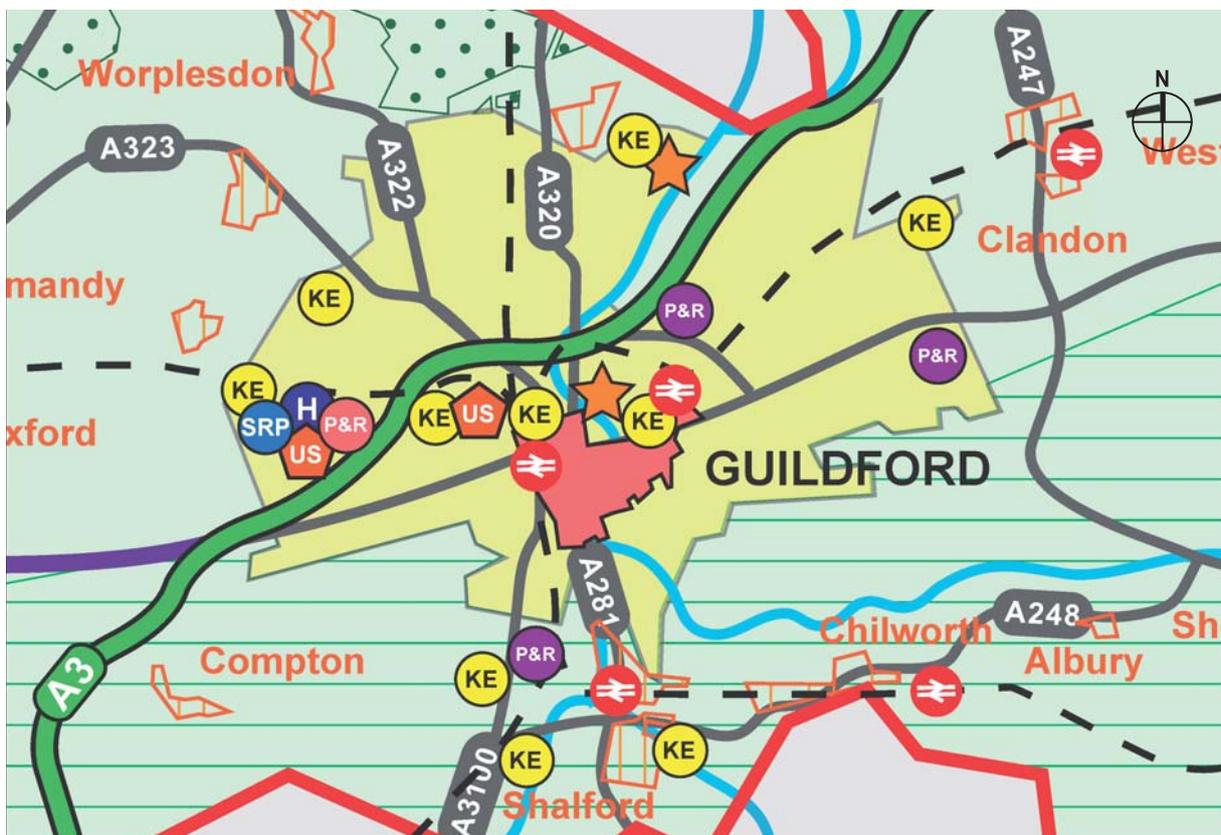


Figure B1: Close links of Guildford town centre

Appendix C

Evidence base

Research

This is a list of our completed research studies and where you can read them.

Affordable Housing Viability Study and updates (2008, 2009 and 2011)

<http://www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study>

Annual Monitoring Report 2012/13 (2013)

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=10862&p=0>

Employment Land Assessment (2013)

<http://www.guildford.gov.uk/ela>

Equalities Impact Assessment screening (2013)

<http://www.guildford.gov.uk/localplanstrategy>

Flood Risk Reduction Measures guidance (2010)

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=7426&p=0>

Green Belt and Countryside Study, volumes 1-4 and summary (2013)

<http://www.guildford.gov.uk/gbcs>

Guildford Town Centre Development Study (2010)

http://northstreetsite.co.uk/wp-content/uploads/2012/09/Town_Centre_Development_Study_2010.pdf

Guildford Borough Preliminary Growth Scenarios Transport Assessment Report (August 2013)

<http://www.guildford.gov.uk/transport>

Guildford Town Centre Sustainable Energy Study 2007

<http://www.guildford.gov.uk/article/3958/Guildford-Town-Centre-Sustainable-Energy-Study>

Housing Needs Assessment (2013)

<http://www.guildford.gov.uk/shma>

Habitat Regulations Assessment (HRA) Screening (2013)

<http://www.guildford.gov.uk/hra>

How many new homes? (2013)

<http://www.guildford.gov.uk/localplanstrategy>

Infrastructure Baseline (2013)

<http://www.guildford.gov.uk/infrastructureevidence>

Initial Sustainability Appraisal (2013)

<http://www.guildford.gov.uk/localplansa>

Landscape (and townscape) Character Assessment (2007)

<http://www.guildford.gov.uk/landsapecharacterassessment>

Local Housing Needs Surveys - Albury, Normandy, Pirbright, Ripley, Shackleford (and Peper Harow), Send, Shalford, Shere, Worplesdon (for more information contact Guildford Borough Council's Housing Development Manager).

PPG17 Open space, sport and recreation audit (2006)

<http://www.guildford.gov.uk/article/3965/Planning-for-open-space-and-green-infrastructure>

Retail and Leisure Needs Study (2011)

<http://www.guildford.gov.uk/retailstudy>

Settlement Hierarchy and Profiles (2013)

<http://www.guildford.gov.uk/settlementhierarchy>

Sites of Nature Conservation Importance (SNCIs)

<http://www.guildford.gov.uk/article/3964/Sites-of-Nature-Conservation-Importance-SNCI>

Strategic Housing Land Availability Assessment (SHLAA) (2013)

<http://www.guildford.gov.uk/shlaa>

Strategic Housing Market Assessment (SHMA) (2009, 2010 update)

<http://www.guildford.gov.uk/shma>

Strategic Flood Risk Assessment SFRA (2009)

<http://www.guildford.gov.uk/article/3968/Strategic-Flood-Risk-Assessment>

Sustainability Appraisal Scoping Report (2013)

<http://www.guildford.gov.uk/localplansascoping>

Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2014 (2010)

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=11294&p=0>

Town centre vitality and viability report

<http://www.guildford.gov.uk/towncentrevitalityandviabilityreport>

Traveller Accommodation Assessment (2012)

<http://www.guildford.gov.uk/taa>

Future research

We are working on a number of other pieces of research which we will publish when they are ready. Together with your views, these will help to inform the draft Local Plan which we will write next.

Affordable Housing Viability update

Duty to cooperate paper

Green infrastructure (including open space, indoor and outdoor recreation and sports assessment)

Guildford Strategic Parking Strategy

Habitat Regulations Assessment (HRA)

Heritage statement

Infrastructure Delivery Plan

SHLAA (annual update)

SNCI surveys (ongoing programme)

Strategic Flood Risk Assessment (SFRA) update

Transport assessments for alternative potential growth scenarios

Traveller Accommodation Assessment

Traveller Strategic Housing Land Availability Assessment

What you told us during earlier consultations

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

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

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=4199&p=0>

Core Strategy Preferred Options consultation (June - July 2006)

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=4253&p=0>

Core Strategy Further Options consultation (March - April 2009)

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=4472&p=0>

Who needs housing? (May-July 2011)

<http://www.guildford.gov.uk/CHttpHandler.ashx?id=10083&p=0>

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

<http://www.guildford.gov.uk/article/3970/Site-allocations-proformas-and-ward-maps>

Other Local Plan documents

Community Involvement in Planning (2013)

<http://www.guildford.gov.uk/ces>

Local Development Scheme (2013)

<http://www.guildford.gov.uk/lds>

Other plans and strategies

Guildford Borough Council corporate vision and strategic objectives

<http://www.guildford.gov.uk/article/1022/Strategic-targetsGuildford%20Borough%20Local%20Plan%202003>

Guildford Sustainable Community Strategy 2009

<http://www.guildford.gov.uk/article/780/Sustainable-Community-Strategy>

Guildford Economic Strategy 2013-2031

<http://www.guildford.gov.uk/economicstrategy>

Guildford Interim Housing Statement 2011

<http://www.guildford.gov.uk/housingstrategy>

Guildford borough Local Plan 2003

<http://www.guildford.gov.uk/localplan>

Other planning policy and plans

National Planning Policy Framework (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning Policy for Traveller Sites (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6078/2113371.pdf

South East Plan (2009)

<http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>

Surrey Waste and Minerals Plans

<http://www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans>

Surrey Transport Plan (LTP3, 2011)

<http://www.surreycc.gov.uk/surreytransportplan>

Appendix D

Site information sheets

1

North Street regeneration site

Friary St. Nicolas

Site area

2.52 Hectares



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Current use(s)	Surface car parks (short stay), multi-storey car park, bar, housing, shops, bank, offices, Citizen's Advice Bureau
Surrounding uses	Shops and other services
Ownership	Guildford Borough Council and private landowner
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within Guildford town centre • Most of the site is within the core shopping area • Low probability of flooding • Includes a Grade II listed building at 17 North Street • Not within a conservation area although North Street frontage is opposite the Guildford town centre Conservation Area • Area of High Archaeological Potential • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Previously developed land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a suitable location for housing, as it is very close to key services and facilities and in particular railway station and bus passenger facilities. Housing would need to be part of a mixed use scheme
All affordable housing	Poor	Affordable housing should be provided as part of a mixed use scheme. It is national planning policy to provide a mix of types and tenures of housing on large sites where there are opportunities for many uses
Elderly people's housing, student halls	Fair	This is a suitable location for these uses as the site is very central for services and facilities, and relatively close to the university. As a site suitable for mixed use development, implications of including these uses would need to be considered
Employment (B1 use classes)	Fair	There is some potential for some grade 1 offices depending on viability
Employment (B2 and B8 use classes)	Poor	This is not a suitable location for these uses, as they can be noisy and require access for heavy goods vehicles
Retail	Good	This is the only major site within the core shopping area and the largest opportunity for a retail-led mixed use development in the heart of the town's shopping area. It offers the most suitable site for significant new shops in the core of the shopping area
Food and drink	Good	As part of a retail led mixed use scheme
Leisure	Good	As part of a retail led mixed use scheme
Community uses	Good	As part of a retail led mixed use scheme
Hotel	Fair	Dependent on need, but possibly could be included as part of a retail led mixed use scheme, if justified
Parking	Good	Dependent on need for parking related to the proposed uses and also to the replacement parking from the Council's Leapale Road multi-storey car park. However, parking would not be an efficient use of this sustainable town centre site, close to public transport. Replacement parking for Leapale Road multi-storey car park would be required
Bus station	Poor	The site is considered a suitable location for a bus passenger facility, being located in the town's main shopping area. However, including bus passenger facilities will impact on viability of any scheme, and may therefore rule out this use

Suggested uses

The site is one of the largest development opportunities within Guildford town centre's core shopping area. It is a key site for regeneration of the area, the improvement of North Street, and the reinforcement and extension of the main shopping area

We will work alongside other land owner(s) and a development partner, potentially one of the site owners, to deliver a retail-led mixed-use development

2

Portsmouth Road surface car park

Friary St. Nicolas

Site area

0.33 Hectares



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Current use(s)	Surface car park (88 contract spaces during weekdays, short stay spaces at weekends)
Surrounding uses	Restaurants, pubs, church and shops
Ownership	Guildford Borough Council and Surrey County Council
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within Guildford town centre • Edge of core shopping area • Adjacent to conservation area • Adjacent to a Grade II* listed building • Opposite a scheduled ancient monument • Within flood zone 3 (high probability of flooding) and a history of flooding on site • Corridor of the River Wey • Within 400 metres and 5 km of the Thames Basin Heaths SPA, where the impact of development can be mitigated <p>The current Local Plan allocates the site for a mix of one or more of the following uses: residential, hotel, retail, office, open space to include a riverside walk</p>

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	Due to the high risk of flooding on this site, any residential development would be required to pass the NPPF (technical guidance) sequential and exception tests. Residential development is classified as a use more vulnerable to flooding. Residential development would immediately increase the flood risk on site. There are other sites in Guildford town centre that are at less risk of flooding
All affordable housing	Poor	Same as above
Elderly people's housing, student halls	Poor	Residential care homes are also classified as a use that is more vulnerable to flooding. Therefore, the same as above applies. In addition, these uses do not contribute towards the overall target for new homes. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre
Employment (B1 use classes)	Good	This is a town centre location within easy access of the railway station and bus station. This site would be suitable for modern offices (B1a)
Employment (B2 and B8 use classes)	Poor	This site would not be a suitable location for industrial uses or storage and distribution (use classes B2 and B8) as they would not complement the neighbouring uses and would increase the number of heavy goods vehicles travelling into the town centre. These uses are not always the most efficient use of land
Retail	Fair	This site is on the edge of the core shopping area, and so is not a preferred location
Food and drink	Good	This would be a sustainable location for a small scale food and drink use, as part of a mixed use scheme
Leisure	Good	This would be a sustainable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a sustainable location for a community use requiring a key town centre location, close to shops and public transport facilities as part of a mixed use scheme
Hotel	Poor	Due to the high risk of flooding on this site, hotel development would be required to pass the NPPF (technical guidance) sequential and exception tests. Hotel development is classified as a use more vulnerable to flooding. Hotel development would immediately increase the flood risk on site. There are other sites in Guildford town centre that are at less risk of flooding
Other	Fair	By removing railings and creating steps down to the riverside short-stay visitor moorings could be created. This could add activity to the riverside

Suggested uses

A prominent site in Guildford town centre, situated between Guildford station and the core shopping area

The site would be suitable for a mixed-use development, potentially accommodating riverside cafés/ restaurants at ground floor with leisure (potentially a gym), hotel, residential, community uses or offices above

The site has a long riverside frontage, and its redevelopment could contribute significantly to improving the riverside

A green open space running along the riverside could be created to provide for emergency flood water storage and creating a pleasant green area. It would also provide an attractive riverside walk between the railway station and the shops at the lower end of High Street. There is the potential to consider removing railings here, possibly introducing a few short-stay visitor moorings

A building stepping down in height to the river could be suitable to screen the raised gyratory

3

1 and 2 Station View

Friary St. Nicolas

Site area

0.68 Hectares



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Current use(s)	Offices and ancillary car parking
Surrounding uses	Car parking, railway line, offices and commercial uses
Ownership	Private
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within Guildford town centre • Outside of the core shopping area • Flood Zone 1 (low risk) • Corridor of the River Wey • Within 400 metres and 5 km of the Thames Basin Heaths SPA, where the impact of development can be mitigated

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development, within the town centre and close to the railway station, services and facilities. Its sustainable location means that not all new homes may require car parking, and therefore more land could be used for housing. This site could provide a significant proportion of affordable housing The site has planning permission for a mixed use scheme including 177 new homes (ref: 09/P/01965) but has recently gained planning permission for new offices (ref: 13/P/00082)
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing, as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site, however, these do not contribute towards the overall target for new homes. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre, which could provide a significant amount of housing and affordable housing
Employment (B1 use classes)	Good	The close proximity of this site to the railway station and the town makes it a suitable location for modern offices (B1a use category). This site is within the town centre (see glossary). The site has planning permission for new offices (ref: 13/P/00082)
Employment (B2 and B8 use classes)	Fair - Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8) as they are likely to increase the number of heavy goods vehicles travelling into the town centre, generally are not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Poor	This site is outside of the core shopping area, and therefore not a suitable site for retail (see glossary)
Food and drink	Good	This would be a suitable location for a small scale food and drink use, as part of a mixed use scheme although it is unlikely to be viable due its location. For the purposes of the sequential test for this use this is a town centre site (see glossary)
Leisure	Good	This would be a suitable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme, although it may not be economically viable. The site is within the town centre
Community uses	Good	This would be a sustainable location for a small scale community use as part of a mixed use scheme.
Hotel	Fair	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel. However, whilst there may be a need for additional hotels, hotels do not contribute towards the housing number. This is a highly sustainable potential development site in the town centre, being located so close to the railway and bus stations
Parking	Poor	Parking would not be an efficient use of this sustainable town centre site

Suggested uses

There is an opportunity for redevelopment to make more effective use of the site. Suggested uses include offices, housing, or mix of these

4

**The Plaza,
Portsmouth Road**

Friary St. Nicolas

Site area

0.38 Hectares

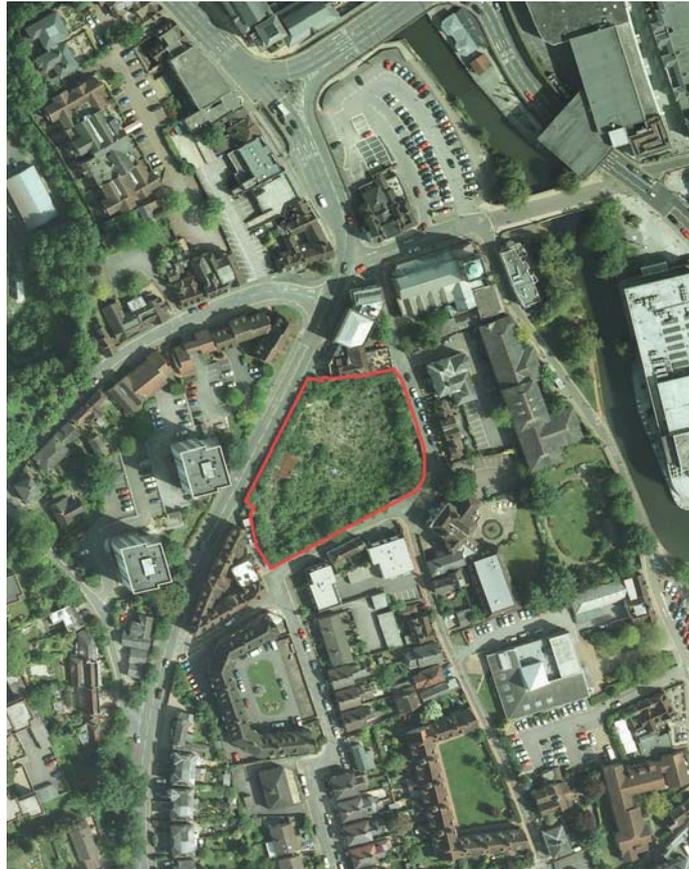


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Current use(s)	Vacant, cleared site (was last occupied by office buildings)
Surrounding uses	Commercial and office uses, pub and residential
Ownership	Private
Assessment	SHLAA - site 134
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within Guildford town centre • On the edge of the core shopping area • Within a Conservation Area • Flood Zone 1 (low risk), with small areas on flood Zone 2 and 3 on the east side site boundary • History of flooding on part of the site • Within 400m to 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Area of High Archaeological Potential • Corridor of the River Wey • Risk of contamination

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development, as the site is within the town centre and is close to public transport links, including the railway station and the bus station. It is primarily at low risk of flooding, and therefore a suitable location for residential development
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site, however, these do not contribute towards the overall target for new homes. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre, which could provide a significant amount of housing and affordable housing
Employment (B1 use classes)	Good	Town centre location within easy access of the railway station and bus station. This site would be suitable for modern offices (B1a). This site is within the town centre
Employment (B2 and B8 use classes)	Fair - Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8) as they would not complement the neighbouring residential use, are likely to increase the number of heavy goods vehicles travelling into the town centre, generally are not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Fair	This site is on the edge of the core shopping area, and therefore should only be considered following a sequential test showing there is no suitable and available site in core shopping area. It is not easily accessed from the core shopping area
Food and drink	Good	This could be a suitable location for a small scale food and drink use, as part of a mixed use scheme, although there may be viability issues as footfall is not very high here. This site is in the town centre
Leisure	Good	This would be a suitable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a suitable location for a small scale community use as part of a mixed use scheme
Hotel	Fair	This site is located in the town centre, and is a suitable location for a hotel
Parking	Poor	Parking would not be an efficient use of this sustainable town centre site, and would most likely not be economically viable
Bus station	Poor	The site is considered a suitable location for a bus passenger facility, being located in the town's main shopping area. However, including bus passenger facilities will impact on viability of any scheme, and may therefore rule out this use

Suggested uses

Suggested uses include offices and/or housing

5

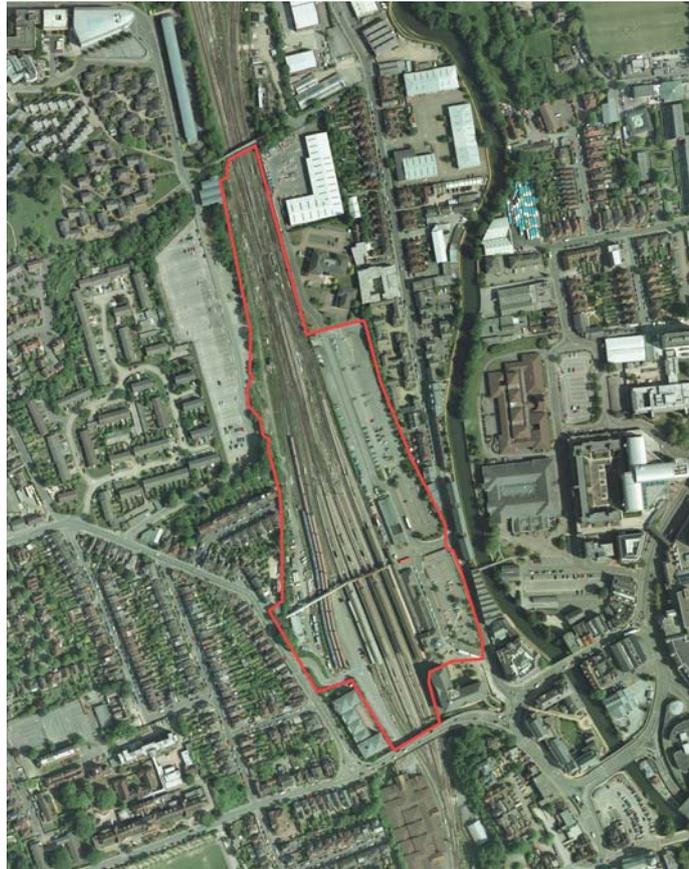
Land and buildings at Guildford railway station

Friary St. Nicolas

Site area
3.6 Hectares



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Current use(s)	Railway station, transport infrastructure, surface car park (including long stay/ commuter parking and parking for adjacent Ranger House), taxi rank, small scale retail and cafes
Surrounding uses	Residential, car parking, offices, residential, retail
Ownership	The site is owned by Solum Regeneration, a partnership between Network Rail and Kier Property. Solum was formed as a vehicle to regenerate a number of railway stations in the South East of England
Assessment	SHLAA - site 171
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Located on the edge of the core shopping area • Within the town centre • Flood Zone 1, part Flood Zone 2 (low to medium risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Previously developed land • Risk of contamination • Corridor of the River Wey • Currently part of the site is safeguarded by Local Plan 2003 Policy M7 for an alternative route should part of Walnut Tree Close be stopped up • Local Plan (2003) allocated site (policy GT8) for comprehensive mixed development

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a highly sustainable location for residential development, within the town centre and extremely close to the railway station, services and facilities. Its sustainable location means that not all new homes may require car parking, and therefore more land could be used for housing. This site could provide a significant proportion of affordable housing
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses within a mixed development of this site
Employment (B1 use classes)	Good	This is a suitable location for modern offices (B1a use category). In terms of the required sequential test this site is within the town centre (see glossary)
Employment (B2 and B8 use classes)	Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8). The uses would not complement the neighbouring residential use, are likely to increase the number of heavy goods vehicles travelling into the town centre. These uses are generally not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Fair	<p>This site is on the edge of the core shopping area. Although it is currently not very well connected for pedestrians, this could be improved. Retail development related to its location as a transport hub would be suitable as part of a mixed use development. It should predominantly provide for passing trade (both convenience and comparison)</p> <p>This is not a suitable site for major destination shopping, as provision of a large amount of parking required for a destination retail unit would not make efficient use of land, and may compete with the core shopping area</p>
Food and drink	Good	This would be a sustainable location for a food and drink use, such as cafes, restaurants and/or cafes, as part of a mixed use scheme. For the purposes of the sequential test for this use this is a town centre site (see glossary)
Leisure	Good	This would be a sustainable location for a leisure use as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a sustainable location for a community use as part of a mixed use scheme
Hotel	Good	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel. With such good rail connections, the site is a sustainable location for a hotel, as part of a mixed use
Parking	Poor	Parking would not be an efficient use of this sustainable town centre site, other than replacement of the parking currently on the site, ancillary parking for station staff, and for the uses on the site

Suggested uses

A mixed use development in this very sustainable location

Housing (including affordable housing), offices, small and medium scale shops, food and drink, leisure, community uses and hotel

6

Bedford Road surface car park

Friary St. Nicolas

Site area

0.48 Hectares



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Current use(s)	Public surface car park (68 short stay spaces and 35 contract spaces), 20 lock up garages, and auctioneer's building
Surrounding uses	Cinema, offices, retail, residential and river
Ownership	Guildford Borough Council
Assessment	SHLAA - site 173
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within the town centre • Located on the edge of the core shopping area • Flood Zone 2 and Flood Zone 3 (medium to high risk), history of flooding. • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Conservation area • Previously developed land • Risk of contamination • Corridor of the River Wey • Local Plan (2003) allocated site (policy GT1) for mixed or the following uses; residential, hotel, offices, retail, cultural, leisure, entertainment

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development due to its history, subject to a proposal ensuring that flood risk is not increased on site or elsewhere, and is reduced where possible. Given the level of flood risk, ground floor residential development should be avoided
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing. This would also be subject to a scheme that is acceptable in flood risk terms
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site. This would also be subject to a scheme that is acceptable in flood risk terms
Employment (B1 use classes)	Good	Town centre location within easy access of the railway station and bus station. This site would be suitable for modern offices (B1a), close to public car parking. Employment uses are also categorised as less vulnerable to flood risk and therefore may be appropriate uses for the ground floor
Employment (B2 and B8 use classes)	Fair - Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8). The uses would not complement the neighbouring residential use, are likely to increase the number of heavy goods vehicles travelling into the town centre. These uses are generally not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Fair	This site is on the edge of the core shopping area, and as such, is not a favoured location for new shops, other than potentially small scale ground floor units if insufficient sites are available in the core shopping area
Food and drink	Good	This would be a sustainable location for small scale food and drink uses, as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Leisure	Good	This would be a sustainable location for a leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a sustainable location for community use as part of a mixed use scheme
Hotel	Fair	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel
Parking	Poor	Despite being its current use, retaining this site as a car park is not an efficient use of this sustainable town centre site, and does not help to improve the riverside
Bus station	Poor	Whilst there may be potential for some bus passenger facilities on the site, a full scale bus station on the site is unlikely to be suitable

Suggested uses

Suggested uses include housing (on upper floors only due to flooding), offices, or mix of these with small scale food and drink, retail, leisure and/or community use

There is an opportunity to improve to the riverside and pedestrian routes between the station and shopping area

7

Bright Hill car park

Holy Trinity

Site area

0.47 Hectares



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Current use(s)	Public surface car park (short stay) - 121 spaces
Surrounding uses	Residential, retail, education, pub, vacant commercial premises
Ownership	Guildford Borough Council
Assessment	SHLAA - site 174
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within the town centre • Located on the edge of the core shopping area • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Conservation area • Area of High Archeological Potential • Previously developed land • Topography - varied levels on the site • Local Plan policy H2 Housing Proposal (Bright Hill Car Park)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a highly sustainable location for residential development, within the town centre and close to the railway station, services and facilities. It is also at low risk of flooding. Its sustainable location means that not all new homes may require car parking, and therefore more land could be used for housing. This site could provide a significant proportion of affordable housing. The site was previously used for housing
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre, which could provide a significant amount of housing and affordable housing
Employment (B1 use classes)	Good	The close proximity of this site to the railway station and the town makes it a suitable location for modern offices (B1a use category). In terms of the required sequential test this site is within the town centre (see glossary)
Employment (B2 and B8 use classes)	Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8). The uses would not complement the neighbouring residential use, are likely to increase the number of heavy goods vehicles travelling into the town centre. These uses are generally not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Fair	This site is on the edge of the core shopping area, and therefore should only be considered following a sequential test showing there is no suitable and available site in the core shopping area
Food and drink	Good	This would be a suitable location for a small scale food and drink use, as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Leisure	Good	This would be a suitable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Fair	This would be a suitable location for a small scale community use as part of a mixed use scheme. However, there is a community facility directly next to this site, therefore another similar use may not be required in this location
Hotel	Fair	This is a suitable location for a hotel
Parking	Fair	It could be retained as a car park, although this would not make efficient use of the site. This site is not liable to flood, and so it is sequentially preferable to other many town centre sites for housing development

Suggested uses

Suggested use for housing or offices

Guildford park car park

Onslow

Site area

1.97 Hectares



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Current use(s)	Surface car park (400 long stay spaces) and garages (118)
Surrounding uses	Residential, railway tracks and student accommodation
Ownership	Guildford Borough Council
Assessment	SHLAA - site 178
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within the town centre • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Previously developed land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a highly sustainable site for new housing. The site is at low risk of flooding and is in the town centre, close to public transport and services and facilities. Its close proximity to the railway station means that not all new homes may require car parking, and therefore more land could be used for new homes. A development of primarily flats would be suitable. This site could provide a significant proportion of affordable housing
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre, which could provide a significant amount of housing and affordable housing
Employment (B1 use classes)	Good	The close proximity of this site to the railway station and the town makes it a suitable location for modern offices (B1a use category). In terms of the required sequential test this site is within the town centre (see glossary)
Employment (B2 and B8 use classes)	Poor	This site would not be a preferred location for general industrial uses or storage and distribution (use classes B1b, c, B2 and B8) as they would increase the number of heavy goods vehicles travelling into the town centre, and are not always the most efficient use of land
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the town centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary)
Food and drink	Good	This would be a sustainable location for a small scale food and drink use, as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Leisure	Good	This would be a sustainable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a sustainable location for a small scale community use as part of a mixed use scheme
Hotel	Fair	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel
Parking	Good	The site has been used as a long stay pay and display car park, providing spaces for town centre workers and commuters using the station. As part of a mixed use development, parking spaces could be included

Suggested uses

New homes and/or offices and/or parking

9

Buildings at Chertsey Street, Guildford

Holy Trinity

Site area
1 Hectare



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Current use(s)	Offices
Surrounding uses	Offices, bars, school, residential
Ownership	Private
Assessment	SHLAA - site 525
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Within the town centre • Located on the edge of the primary shopping area • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Area of High Archaeological Potential • Conservation area • Listed Buildings on site (grade II) and site is close to another Listed Building (grade II) across the road • Previously developed land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a highly sustainable location for residential development, within the town centre and close to the railway station, services and facilities. It is also at low risk of flooding. Its sustainable location means that not all new homes may require car parking, and therefore more land could be used for housing. This site could provide a significant proportion of affordable housing
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre, which could provide a significant amount of housing and affordable housing
Employment (B1 use classes)	Good	The close proximity of this site to the railway station and the town makes it a suitable location for modern offices (B1a use category). In terms of the required sequential test this site is within the town centre (see glossary). There are currently offices on site which could be redeveloped to provide improved and more modern floor space
Employment (B2 and B8 use classes)	Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8). The uses would not complement the neighbouring residential use, are likely to increase the number of heavy goods vehicles travelling into the town centre. These uses are generally not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Fair	This site is on the edge of the core shopping area and is not the preferred location for retail, although some small scale retail may be possible
Food and drink	Good	This would be a sustainable location for a small scale food and drink use, as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Leisure	Good	This would be a sustainable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a sustainable location for a small scale community use as part of a mixed use scheme
Hotel	Fair	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel

Suggested uses

Suggested uses include offices, housing, or mix of these with small scale food and drink, leisure and or community use

10

Jewsons, Walnut Tree Close

Friary St. Nicolas

Site area

0.73 Hectares

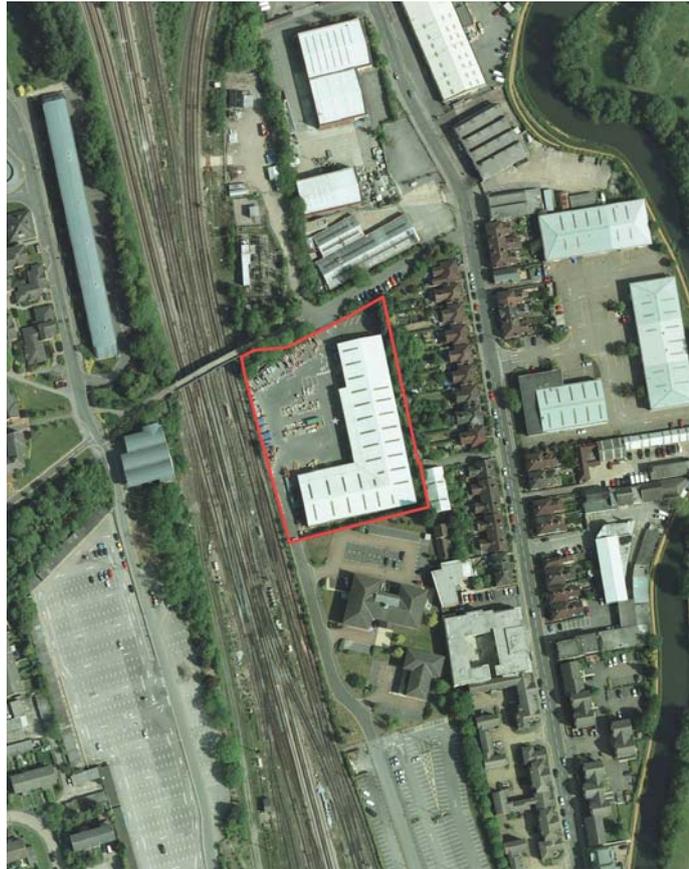


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Current use(s)	Sui generis
Surrounding uses	Offices, railway lines, residential and industrial
Ownership	Private
Assessment	SHLAA - site 1107
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area, in the town centre • Located outside of the primary shopping area • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Corridor of the River Wey • Previously developed land • Access from Walnut Tree Close to the Railway Station (Local Plan Policy M7)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development, within the town centre and close to the railway station, services and facilities. Its sustainable location means that not all new homes may require car parking, and therefore more land could be used for housing. This site could provide a significant proportion of affordable housing
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	Retirement housing, care homes and student halls are possible uses of this site. Whilst sites may be needed for these uses, this is a highly sustainable potential development site in the town centre, which could provide a significant amount of housing and affordable housing
Employment (B1 use classes)	Good	The close proximity of this site to the railway station and the town makes it a suitable location for modern offices (B1a use category). In terms of the required sequential test this site is within the town centre (see glossary)
Employment (B2 and B8 use classes)	Poor	This site would not be a preferable location for general industrial uses or storage and distribution (use classes B2 and B8). The uses would not complement the neighbouring residential use, are likely to increase the number of heavy goods vehicles travelling into the town centre. These uses are generally not the most efficient use of land in the town centre and are unlikely to be viable here
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the town centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary)
Food and drink	Good	This would be a sustainable location for a small scale food and drink use, as part of a mixed use scheme. For the purposes of the sequential test for this use this is a town centre site (see glossary)
Leisure	Good	This would be a sustainable location for a small scale leisure use (for example, a gym), as part of a mixed use scheme. For the purposes of the sequential test for this use, this is a town centre site (see glossary)
Community uses	Good	This would be a sustainable location for a small scale community use as part of a mixed use scheme
Hotel	Fair	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel

Suggested uses

Suggested uses include offices, housing, or mix of these with small scale food and drink, leisure and or community use

11

Midleton Industrial Estate
(excluding Lexicon House)

Onslow

Site area

1.97 Hectares



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Current use(s)	Industrial estate - a mixture of B1a office buildings, B1c light industry and B2 general industrial employment land
Surrounding uses	Railway and Guildford Business Park
Ownership	Guildford Borough Council
Assessment	ELA - Appendix U6
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space (we have identified this site as a strategic employment site needed for the future economy), and its neighbouring uses
All affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses
Elderly people's housing, student halls	Poor	This would not be a suitable location for these uses, given the neighbouring uses and loss of commercial floor space
Employment (B1 use classes)	Good	The closest edge of the site is approximately 750 metres from Guildford railway station so it is within reasonable walking distance but not in close proximity. New offices would be primarily dependent on employees travelling by car (in addition to rail) so an appropriate level of parking would be needed if the site were redeveloped. It is a good location for modern offices (B1a use category). In terms of the required sequential test this site is within the urban area but outside of a centre (see glossary)
Employment (B2 and B8 use classes)	Good	This site is currently used for some of these uses (industrial uses or storage and distribution (use classes B1(b, c), B2 and B8). The site has access directly off the A25 (Midleton Road) dual carriageway. It is bordered to the east, south, and west by mainline railway lines, whilst immediately to the north is Guildford Business Park, which has frontage to the A25 and A3 Interchange. Immediate access is provided to the A3 via the Interchange Roundabout with the A25 and A322. The location means heavy vehicles can access the site from the A3 without having to travel through the town
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the town centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary)
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Community uses	Poor	This would be a sustainable location for a small scale community use as part of a mixed use scheme
Hotel	Poor	In terms of the sequential test for a hotel use, this site is in the town centre, and is a sustainable location for a hotel

Suggested uses

Employment use (B class)

The site is identified in the ELA as one of eighteen strategic economic sites in the borough which need to be protected in the Local Plan

The site is intensely developed but unattractive and needs significant investment to meet modern expectations. Intensifying is only possible if the site is redeveloped to provide new offices

There is an opportunity to redevelop the site to integrate with the neighbouring Guildford Business Park to provide modern Grade A office stock at this strategic employment site

12

Cathedral Hill Industrial Estate, G1, G2 and G3 and Guildford Industrial Estate

Onslow

Site area
7.6 Hectares



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Current use(s)	Industrial estate
Surrounding uses	A3 to the north, railway to the south, residential to west and Guildford Businesses Park to the east
Ownership	Private
Assessment	ELA - Appendix U4
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses
All affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses
Elderly people's housing, student halls	Poor	This would not be a suitable location for these uses, given the neighbouring uses and loss of commercial floor space
Employment (B Use Classes)	Good	<p>Currently high density developments providing 45,000 square metres of employment floor space. Guildford Business Park is located to the east and the A3 to the south. The Cathedral Hill Industrial Estate buildings are of average condition with no marked out parking and are mainly in B2/B8 and Sui Generis use. Despite excellent access to the site, the area does suffer from congestion at peak times</p> <p>G1/G2/G3 is a small cul-de-sac located directly adjacent to the Cathedral Hill Estate with three modern office buildings</p> <p>New offices would be primarily dependent on employees travelling by car (in addition to rail) so an appropriate level of parking would be needed if the site was redeveloped. It is a good location for modern offices (B1a use category). In terms of the required sequential test, this site is within the urban area but outside of a centre (see glossary)</p> <p>The site has access directly off the A3. The location means heavy vehicles can access the site from the A3 without having to travel through the town</p>
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the town centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary)
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a main centre and would not be a sustainable location for this use.
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a main centre and would not be a sustainable location for this use

Suggested uses

Guildford Industrial Estate is a popular site with good strategic access and modern buildings. The site is identified in the Employment Land Assessment (ELA) as one of eighteen strategic economic sites in the borough which need to be protected in the Local Plan.

Cathedral Hill Industrial Estate buildings are of average condition with no marked out parking. There is excellent access to the site. There is potential for intensification of the site in the plan period for B2/B8 or even B1a use if adequate parking were provided

13

Land at Guildford Cathedral

Onslow

Site area

3.28 Hectares



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Current use(s)	Open space
Surrounding uses	Cathedral, open space, residential, university
Ownership	Dean and Chapter of Guildford Cathedral
Assessment	SHLAA - site 50
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Protected Open Space • Adjoining a grade II Listed Building

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is within the urban area, however, whilst the urban area is a sustainable location for residential development, there are specific constraints on this site that would need careful consideration to enable a suitable residential scheme to be proposed, in particular the loss of protected open space and the setting of a listed building. This may restrict the quantum of development, but it is thought that some residential development is achievable on this site
All affordable housing	Fair	This site could also be suitable for 100 per cent affordable housing, subject to consideration of the site constraints. However, 100 per cent affordable housing may not be achievable as it may not be viable for the landowner
Elderly people's housing, student halls	Fair	This site could be sensitively developed for retirement housing, or student halls. The site is close to the university. It may however not be viable, as a larger amount of land is usually required to make these uses viable
Employment (B1 use classes)	Poor	The site is outside of the town centre and not within 500 metres of a public transport interchange. This is not a sustainable location for new offices
Employment (B2 and B8 use classes)	Poor	This site would not be a suitable location for industrial uses or storage and distribution (use classes B2 and B8) as they would not complement the adjoining uses or be appropriate in close proximity to a listed building
Retail	Poor	The site is outside of a main centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a main centre and would not be a sustainable location for this use

Suggested uses

New homes

14

Land at Walnut Tree Close (including Wey Corner)

Friary St. Nicolas

Site area

4.5 Hectares



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Current use(s)	Commercial, warehousing, parking
Surrounding uses	Industrial, commercial, residential and the river
Ownership	Private
Assessment	SHLAA - site 100, ELA Appendix U8
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Flood Zone 1 (low risk), Flood Zone 2 (medium risk), Flood Zone 3 (high risk) • Within 400m - 2km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Corridor of the River Wey • Previously developed land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is within the urban area, outside of the town centre boundary. This is a suitable location for residential development, as part of a mixed use scheme, to ensure that there is not a total loss of employment uses on the site. There are constraints to residential development on site including flood risk and potential land contamination
All affordable housing	Fair	This site would only be suitable for 100 per cent affordable housing, as part of a mixed use scheme. However, 100 per cent affordable housing may not be achievable as it may not be viable for the landowner, and it is not always preferable as there is also a need for market housing
Elderly people's housing, student halls	Fair	This site could be used for retirement housing/care home as part of a mixed use scheme, however, it may not be the most attractive location for such a use due to the surrounding uses, and it may not be viable. This site could be used for student accommodation as part of a mixed use scheme, and is well located in terms of proximity to the university.
Employment (B1 use classes)	Good	Modern offices would be suitable here, as part of a mixed use scheme, due to the site's proximity to the station and to the A3 interchange
Employment (B2 and B8 use classes)	Poor	Although currently on site and in the area, this location is not a preferable location for general industrial uses or storage and distribution (use classes B2 and B8) as it is in a largely residential area. These uses would not complement the neighbouring residential use. The site would provide only small-congested sites and there may be access issues (specifically during peak periods)
Retail	Poor	The site is outside of a main centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a main centre and would not be a sustainable location for this use

Suggested uses

Housing (with some affordable housing) and modern offices (B1a use class)

15

**Merrow Depot,
Merrow Lane**

Merrow

Site area

4.51 Hectares



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Current use(s)	Employment uses (depot, warehousing, repairs, offices, and associated car parking)
Surrounding uses	Residential, railway line and countryside
Ownership	Surrey County Council
Assessment	SHLAA - site 136 (part of ELA site U7)
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area, outside Guildford town centre • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. Area is covered by the Thames Basin Heath SPA Avoidance Strategy • Risk of contamination • Previously developed land • Adjacent to railway line • Part of the land is safeguarded for waste by the Surrey Waste Plan

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development as it is within the urban area and not subject to any preventative constraints. The site is close to the railway line and noise levels would need to be considered
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	This would not be a very accessible location for students attending the University of Surrey. It may be a more appropriate location for a care home, but is dependent on the mix of uses on site
Employment (B1 use classes)	Poor	New offices (B1a) would be primarily dependent on employees travelling by car, and provision of a considerable amount of parking would not make the most efficient use of land. The site may be suitable for B1, light industrial use which would fit well with the current use.
Employment (B2 and B8 use classes)	Good	This site is currently used for some B2 and B8 uses. The access is currently not appropriate for large vehicles, and would need to be improved to allow redevelopment for an improved or intensified form of this use. However, heavy vehicles can access the site from the A3 without having to travel through the town
Retail	Poor	The site is outside of a main centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a main centre and would not be a sustainable location for this use

Suggested uses

Housing or B1c, B2 and B8 use

16

**Guildford Fire Station,
Ladymead**

Friary St. Nicolas

Site area

0.76 Hectares



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Current use(s)	Fire station and associated buildings and parking
Surrounding uses	Residential, church, lido, offices
Ownership	Surrey County Council
Assessment	SHLAA - site 219
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area, outside of the town centre • Flood Zone 1 (low risk) and Flood Zone 2 (medium risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Previously developed land • Nearby Listed Building (grade II)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development, within the urban area and not subject to any in principle constraints. Suitable access, and the relationship of the development to the nearby residential properties and church (Listed Building) would be important issues. A planning application for residential development on part of the site was withdrawn (ref: 12/P/00803), and the need to fund the replacement fire station, it is understood that residential development is one of the main uses preferred by the landowner
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site as a replacement fire station needs to be provided on site alongside any other uses. A scheme of entirely affordable housing on the rest of the site would not contribute enough towards a replacement fire station to make the development viable. A planning application has been approved (ref: 12/P/00802) for 12 affordable one-bedroom flats with parking, following demolition of existing residential and storage premises on part of the site
Elderly people's housing, student halls	Good - Poor	Alongside the replacement fire station, a care home facility may be a viable use to help fund the replacement fire station, and would be suitable in planning terms subject to consideration of access, the nearby residential properties and the listed building. This site is not a very accessible location for students the University of Surrey, and may not be a viable use in terms of funding the replacement fire station
Employment (B1 use classes)	Poor	New offices would be primarily dependent on employees travelling by car, and provision of a considerable amount of parking would not make the most efficient use of land. It would therefore not be viable, and would not be in a sequentially preferable location for office use
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land. They are unlikely to provide sufficient amount of funding towards the replacement fire station
Retail	Poor	This site is outside of the town centre and not sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is not in an accessible location
Community uses	Poor	The site is outside of a main centre and would not be sequentially preferable for a leisure use
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed
Fire station	Good	There is currently a fire station on the site that is in need of modernisation and replacement. It is Surrey County Council's intention as landowner to replace the fire station, and fund its replacement as far as possible by developing the remainder of the site. A planning application for a replacement fire station has been approved (ref: 12/P/00801)

Suggested uses

A new fire station, affordable housing and new homes or a care home

17

Former Pond Meadow School

Westborough

Site area

0.6 Hectares



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Current use(s)	Vacant school buildings
Surrounding uses	Residential, school, school playing fields
Ownership	Surrey County Council
Assessment	SHLAA - site 1584
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area, outside of the town centre • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. Area is covered by the Thames Basin Heath SPA Avoidance Strategy • Previously developed land • Partially protected open space

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development, close to other residential properties, schools, the hospital and a superstore, and would provide some affordable housing
All affordable housing	Good	Entirely affordable housing is a possible use of this site. It is not known whether 100 per cent affordable housing would be a viable option for the land owner
Elderly people's housing, student halls	Good	This site would be a suitable location for a care home, within a residential area and close to shops and facilities. It could also be suitable for student accommodation and is accessible by busses
Employment (B1 use classes)	Poor	This is an out of town location, and would not be suitable for offices
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land. These uses would not be suitable in such a residential area as large vehicles would need to access the site, and the uses can often be noisy, which would not be suitable
Retail	Poor	This site is outside of the town centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a main centre and would not be sequentially preferable for a leisure use
Community uses	Good	This site could be suitable for a community use, subject to an identified need. To ensure viability, it would probably need to be provided as part of a mixed use scheme
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. This may not be a viable use for the site

Suggested uses

New homes and affordable housing or a care home, or student accommodation or a community use

18

**Guildford College,
Stoke Road**

Christchurch

Site area

4.8 Hectares



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Current use(s)	Education buildings and associated uses, open space
Surrounding uses	Residential, lido, commercial, open space and leisure
Ownership	Guildford College
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area, outside of the town centre • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. Area is covered by the Thames Basin Heath SPA Avoidance Strategy • Previously developed land • Some land is protected open space in the Local Plan 2003

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Fair	Although this site is in the urban area, which is a suitable for new homes, this would only be possible if the current educational use of the site was no longer required. It is not thought that this will be the case in the next 15 years, or that this is a consideration for this site
All affordable housing	Fair	The same as above applies. In addition, this is a large site that would not be suitable for all affordable housing, as sustainable communities are created by a mix of tenures and types of housing
Elderly people's housing, student halls	Fair	A retirement home would only be suitable as part of a mixed use development, if the site were no longer required for its current use. There may be scope for student housing if it were needed, however, it is not thought that this is a consideration at present.
Employment (B1 use classes)	Poor	The site is outside of the town centre and not within 500 metres of a public transport interchange. This is not a sustainable location for new offices
Employment (B2 and B8 use classes)	Poor	This site would not be a suitable location for industrial uses or storage and distribution as they would not complement the adjoining uses
Retail	Poor	The site is outside of a main centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Education uses	Good	There is the potential to intensify the educational use of this site through redevelopment where appropriate

Suggested uses

Education facilities and associated uses

19

**Slyfield Area
Regeneration Project
(SARP)**

Stoke

Site area

40 Hectares



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Current use(s)	Slyfield industrial estate, sewage treatment facility and the Council depot
Surrounding uses	Slyfield industrial estate, residential, the A3 and undeveloped land
Ownership	Surrey County Council, Thames Water and Guildford Borough Council
Assessment	SHLAA - site 245
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Flood Zone 1 (low risk), 2 (medium risk). An initial flood risk assessment shows that none of the site falls within flood zone 3 • Within 400m - 2km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Mainly previously developed land • Corridor of the River Wey • Protected open space (south west of site) • Contaminated land (open landfill). Detailed studies have been undertaken and further work is ongoing. • Surrey County Waste Plan 2008 allocates approximately 11 hectares of the northern part of the site (south to Moorfield Road) for a relocated civic amenity site and recycling, storage, transfer, materials recovery and/or non-thermal waste processing facilities

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development as it is within the urban area. Regard would need to be given to all material planning considerations, including noise, contamination, transport and flood risk, as part of major redevelopment proposals
All affordable housing	Poor	Entirely affordable housing is a possible use of this site, but there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. Also, there is an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair	This would not be a very accessible location for students attending the University of Surrey. It may be a more appropriate location for a care home, but is dependent on the mix of uses on site
Employment (B1 use classes)	Poor	New offices would be primarily dependent on employees travelling by car, and provision of a considerable amount of parking would not make the most efficient use of land
Employment (B2 and B8 use classes)	Good	The site will include the relocated Thames Water Sewage Treatment Works to the north. The site will also accommodate Surrey County Council's relocated waste site with additional development land allocated in the SCC Waste Plan. The site will accommodate some employment generating land including the relocated Guildford Depot site. Development of the site will help enable the Clay Lane Link road to Moorfield Road. This additional access route will facilitate further economic growth at the adjoining Slyfield Industrial Estate given the current congestion issues on the A320
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of any designated town centre (which includes district and local centres) for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary). There may be scope to consider a small local centre here to provide for everyday shopping needs should the site be developed for a large amount of housing. This should not be a site for destination shopping, as the streets in this area are unlikely to be able to cope with such level of traffic, which could result in further traffic congestion. Also, provision of a considerable amount of parking would not make the most efficient use of land
Food and drink	Poor	The site is outside of a town centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a town centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a town centre and would not be a sustainable location for this use

Suggested uses

New homes, employment premises, a new council waste management depot (relocated on the site, waste facilities and a new sewage treatment works (relocated on the site)

20

**Lysons Avenue/
Station Road East/
West**

Ash Vale

Site area

9.8 Hectares



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Current use(s)	Industrial estate
Surrounding uses	Recreation ground to north, railway line to the west, residential south and east
Ownership	Private/Guildford Borough Council
Assessment	ELA - Appendix U11 (with Enterprise Industrial Estate)
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Previously developed land • The eastern end of the site is in Flood Zone 2 • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses. It is bordered to the east, south, and west by mainline railway lines
All affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses. It is bordered to the east, south, and west by mainline railway lines
Elderly people's housing, student halls	Poor	This would not be a suitable location for these uses, given the neighbouring uses and loss of commercial floor space. It is bordered to the east, south, and west by mainline railway lines
Employment (B use classes)	Good	<p>These sites provide approximately 32,000 square metres of employment floor space. The majority is in the form of B2 and B8 use class with some offices. The site contains the Ash Enterprise Estate, which is owned by Guildford Borough Council</p> <p>Access is constrained due to narrow local roads but is situated immediately to the east of the A331 and A3011 road junction. The A331 provides dual carriageway access to the M3 (Junction 4) approximately 2.5 miles to the north. Immediate access onto the site is reached via Lysons Avenue (B3166) and then on to Station Road West.</p> <p>The estates are a mix of older and newer buildings. Some of the older properties are now due for redevelopment and if those in multiple-ownership can be brought together then it would be possible to improve the layout and quality of this employment area</p>
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the town centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary)
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a town centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a town centre and would not be a sustainable location for this use

Suggested uses

The site is identified in the Employment Land Assessment (ELA) as one of eighteen strategic economic sites in the borough which need to be protected in the Local Plan.

The majority of site owners do not have any plans to intensify or redevelop their sites over the plan period. However, there is some scope for intensification and redevelopment of older buildings. A site has been identified by one land owner that could be redeveloped to provide approx 0.3ha of modern B1c/B2 floor space

Enterprise Industrial Estate, Station Road West

Ash Vale

Site area

0.3 Hectares

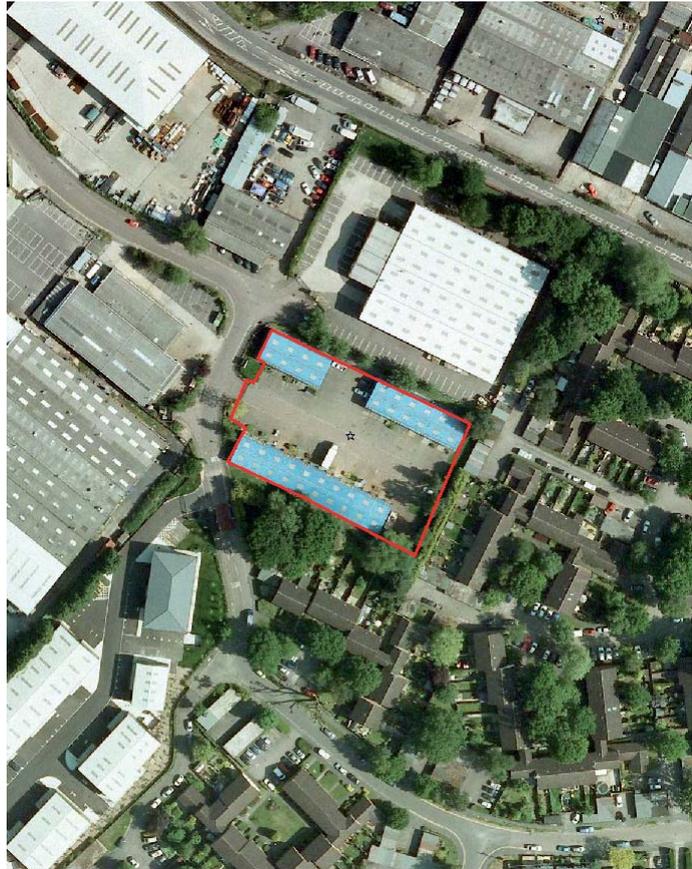


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Current use(s)	Industrial estate - business start up units
Surrounding uses	Sits within Lysons Avenue/Station Road East/West Industrial Estates
Ownership	Guildford Borough Council
Assessment	ELA - Appendix U11 (with Lysons Ave)
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Guildford urban area • Previously developed land • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses
All affordable housing	Poor	This site would not be suitable for housing due to the loss of commercial floor space, and its neighbouring uses
Elderly people's housing, student halls	Poor	This would not be a suitable location for these uses, given the neighbouring uses and loss of commercial floor space
Employment (B use classes)	Good	<p>The Ash Enterprise Estate is owned by Guildford Borough Council, and is mostly occupied, playing an important role in providing low cost accommodation in which tenants can start or establish their own business.</p> <p>Access is constrained due to narrow local roads but is situated immediately to the east of the A331 and A3011 road junction. The A331 provides dual carriageway access to the M3 (Junction 4) approximately 2.5 miles to the north. Immediate access onto the site is reached via Lysons Avenue (B3166) and then on to Station Road West.</p> <p>There may be scope to redevelop and intensify the site later in the plan period when the units become older. However, there is not likely to be a significant net increase in floor space</p>
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the town centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use (see glossary)
Food and drink	Poor	The site is outside of a main centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a town centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a town centre and would not be a sustainable location for this use

Suggested uses

Employment - B classes. There may be scope to redevelop and intensify the site later in the plan period when the units become older

Ramada Hotel, Guildford Road, East Horsley

Clandon and Horsley

Site area

1.3 Hectares



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Current use(s)	Hotel
Surrounding uses	Petrol station, residential, fields
Ownership	Private
Assessment	SHLAA - site 2044
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, primarily within the village settlement • Flood Zone 1 (low risk) • An area where development has no impact on the Thames Basin Heaths Special Protection Area • Previously developed land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This is a sustainable location for residential development as it is within the village settlement. The loss of the hotel would need to be considered in terms of the presumption in favour of sustainable development, as set out in national planning policy
All affordable housing	Fair	Entirely affordable housing is a possible use of this site, although a mix of tenures is generally preferred to create sustainable mixed communities. It is not thought that 100 per cent affordable housing would be a viable option for the land owner
Elderly people's housing, student halls	Good - Poor	The site could be suitable for retirement housing or a care home and would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of centre location and not within 500m of a transport interchange
Employment (B2 and B8 use classes)	Poor	This site could be considered for general industrial uses or storage and distribution (use classes B2 and B8) but they are unlikely to be viable in this location
Retail	Poor	The site is outside of a main centre and would not be sequentially preferable for this use
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for this use
Leisure	Poor	The site is outside of a main centre and would not be sequentially preferable for this use
Community uses	Good	A community use could be included as part of a primarily residential development, but would be dependent on need and viability

Suggested uses

New homes or a care home/retirement housing

23

Mount Browne (Surrey Police Head Quarters), Sandy Lane

Shalford

Site area

21.39 Hectares



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Current use(s)	Employment uses (Surrey Police Head quarters) and associated uses
Surrounding uses	Residential, Guildford College of Law, fields
Ownership	Surrey Police
Assessment	SHLAA - site 1164, GBCS - within land parcel F8)
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt outside of the settlement boundary • Area of Outstanding Natural Beauty (AONB) • Area of Great Landscape Value • Flood Zone 1 (low risk) • Primarily within 400m - 5km of a Special Protection Area. Area is covered by the Thames Basin Heath SPA Avoidance Strategy • Partially previously developed land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	Due to part of the site being previously developed there is some scope under current national planning policy for residential development that does not have any greater impact on the openness of the Green Belt than the development that is already there, and does not have a negative impact on the AONB
All affordable housing	Fair	100 per cent affordable housing would be an option. However, there is a need for market housing as well as affordable housing, and this site could provide for a mixed housing development, contributing affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site could also be suitable for student accommodation, particularly given its close proximity to the Law College and the town. These uses could possibly be accommodated as part of a mixed use scheme
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices. This is an out of town location, so is not sequentially preferable
Employment (B2 and B8 use classes)	Poor	This location is not suitable for commercial land in B2 and B8 use classes due to limited site access for HGVs
Retail	Poor	The site is outside of the Primary Shopping Area, and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a main centre and would not be sequentially preferable for a leisure use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed

Suggested uses

Housing (including some affordable housing), retirement homes and or student accommodation

24

Land around Merrist Wood college

Worplesdon

Site area

164 Hectares



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Current use(s)	Educational uses and land surrounding
Surrounding uses	Fields and residential
Ownership	Guildford College
Assessment	GBCS - within land parcel J5
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt outside of the settlement • Grade II listed building (Merrist Wood House) • Major developed site in the Green Belt • Site of Nature Conservation Importance • Primarily Flood Zone 1 (low risk) with a small area towards the edge of the site in Flood Zones 2 and 3 <p>The current use is proposed to be retained</p> <p>This information sheet considers any additional development on the site</p>

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	Given that the current use is to be retained, new housing (as additional development on site) would be unlikely to comply with national planning policy
All affordable housing	Fair	A small amount of affordable housing may be acceptable on site as part of a rural exception site, depending on local need
Elderly people's housing, student halls	Poor - Fair	This site is unlikely to be a suitable or viable location for retirement housing or care homes. Given the educational use of this site, a case may possibly be made for student accommodation on site. Very special circumstances would need to be demonstrated to justify additional development in the Green Belt
Employment (B1 use classes)	Fair	This site is away from the main centre, and therefore is not suitable for offices, unless offices were needed to support the educational use of the site. In this case, very special circumstances would need to be demonstrated to justify additional development in the Green Belt
Employment (B2 and B8 use classes)	Poor	This location is not suitable for commercial land in B2 and B8 use class uses
Retail	Fair	The site is outside of the town centre and would not be sequentially preferable for retail unless small scale to support the existing uses (subject to demonstration of very special circumstances)
Food and drink	Fair	The site is outside of a main centre and would not be sequentially preferable for a food and drink use, unless small scale to support the existing uses (subject to demonstration of very special circumstances)
Leisure	Fair	The site is outside of a main centre and would not be sequentially preferable for a leisure use unless small scale to support the existing uses (subject to demonstration of very special circumstances)
Community uses	Fair	The site is not in a sustainable location for this use, unless small scale to support the existing uses (subject to demonstration of very special circumstances)
Hotel	Poor	Hotels are a main town centre use and should be located in the centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed here. A proposal would need to show very special circumstances for development in the Green Belt

Suggested uses

Uses supporting the current educational use, which may be able to demonstrate very special circumstances for additional development in the Green Belt

RHS Wisley, Wisley

Lovelace

Site area

114 Hectares



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Current use(s)	Wisley gardens (visitor attraction, learning and research facility)
Surrounding uses	Golf course, the A3, former Wisley airfield, farms
Ownership	Royal Horticultural Society
Assessment	GBCS - within land parcels B21 and B22
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Historic parks and gardens • Green Belt • Flood zone 1 • Partly within 400m of the Thames Basin Heaths SPA and partly within 400m to 5km of the Thames Basin Heaths SPA <p>The current use is proposed to be retained.</p> <p>This information sheet considers any additional development on the site</p>

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	This is not a suitable site for new housing, due to its current use as a historic park and garden, and it is in the Green Belt, away from other housing. New housing here would be reliant on motor vehicles for transport. New housing here is unlikely to be suitable due to the proximity of the site to the Thames Basin Heath SPA
All affordable housing	Poor	In addition to the above, to provide large amounts of affordable housing in one location is not in conformity with national planning policy, which promotes a mix of types and tenures of housing. New housing would likely be unsuitable due to the proximity of the site to the Thames Basin Heath SPA
Elderly people's housing, student halls	Poor	This would not be a suitable location for these uses, as there is limited public transport in this area. Depending on the type of housing, it would likely be unsuitable due to the proximity of the site to the Thames Basin Heath SPA, and in any case, would need detailed assessments of need.
Employment (B1 use classes)	Fair	This site is away from the main centre, and therefore not suitable for offices, unless any ancillary offices were needed to support the current use of the site, in which case very special circumstances would need to be demonstrated for additional development in the Green Belt.
Employment (B2 and B8 use classes)	Poor	This location is not suitable for commercial land in B2 and B8 use classes. The site is too environmentally constrained for uses that can be noisy and require access for heavy goods vehicles
Retail	Fair	The site is outside of the Primary Shopping Area and would not be sequentially preferable for retail unless small scale ancillary retail to support the existing uses (subject to demonstration of very special circumstances).
Food and drink	Fair	The site is outside of a main centre and would not be sequentially preferable for a food and drink use, unless small scale ancillary cafes, to support the existing uses (subject to demonstration of very special circumstances)
Leisure	Fair	The site is currently a visitor attraction and research and learning facility (with associated uses) and a place of work for many people. Very special circumstances may be able to be demonstrated to achieve additional development to support the future vitality and viability of this site
Community uses	Fair	The site is currently a visitor attraction and research and learning facility (with associated uses) and a place of work for many people. Although this is outside of a main centre, very special circumstances may be able to be demonstrated to achieve additional development to support the future vitality and viability of this site

Suggested uses

Additional development to support the future vitality and viability of the current use which can demonstrate very special circumstances for additional development in the Green Belt

26

**Bisley Camp,
Bisley, Brookwood
(shooting ground)**

Pirbright

Site area

79 Hectares

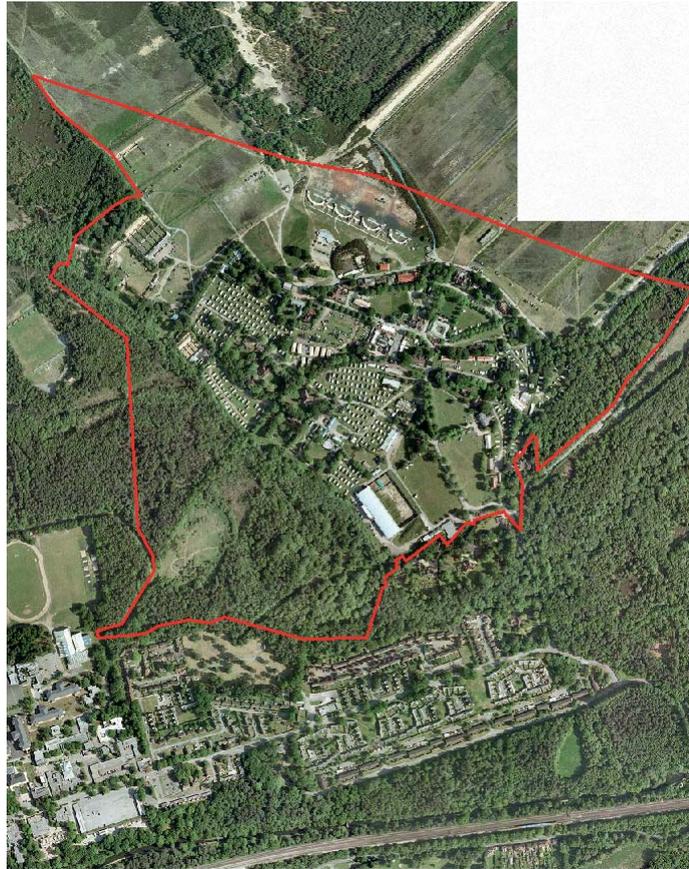


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Current use(s)	Sport and recreation, business premises, workshops
Surrounding uses	Pirbright camp, fields
Ownership	National Rifle Association and other landowners
Assessment	GBCS - within land parcel J11
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Listed buildings • Tree Preservation Orders • Conservation Area • Within 400m of the Thames Basin Heaths SPA • Special Area of Conservation • Partially a Site of Nature Conservation Importance • Partially a Site of Special Scientific Interest <p>The current use is proposed to be retained</p> <p>This information sheet considers any additional development on the site</p>

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	This is not a suitable site for new housing as it is within 400 metres of the Thames Basin Heaths SPA, where new homes cannot be permitted. It is also in the Green Belt, away from other homes. New homes here would be reliant on motor vehicles for transport
All affordable housing	Poor	In addition to above, to provide large amounts of affordable housing in one location is not in conformity with national planning policy, which promotes a mix of types and tenures of housing
Elderly people's housing, student halls	Poor	These are not suitable uses on this highly constrained site. There is also not thought to be a specific need for these uses in this location
Employment (B1 use classes)	Fair	This site is away from the main centre, and therefore not suitable for offices, unless any ancillary offices were needed to support the current use of the site. In this case, special circumstances would need to be demonstrated for development in the Green Belt. There would also need to be significant regard to the impact of new offices on the Thames Basin Heath SPA
Employment (B2 and B8 use classes)	Poor	This location is not suitable for commercial uses in B2 and B8 use class. The site is too environmentally constrained for uses that can be noisy and require access for heavy goods vehicles
Retail	Fair	The site is outside of the Primary Shopping Area and would not be sequentially preferable for retail unless small scale ancillary retail to support the existing uses (subject to demonstration of very special circumstances)
Food and drink	Fair	The site is outside of a main centre and would not be sequentially preferable for a food and drink use, unless small scale as part of plans to update facilities and subject to demonstration of very special circumstances
Leisure	Fair	The site is currently used as a location for leisure and business facilities (alongside other associated uses) and is a place of work. Very special circumstances may be able to be demonstrated to achieve development that may be needed to support the future vitality and viability of this site
Community uses	Poor	The site is not in a sustainable location for this use

Suggested uses

Additional development to support the future vitality and viability of the current use which can demonstrate very special circumstances for additional development in the Green Belt

**Grange Road, Tongham
(bounded by A331/A31)**

Ash South and Tongham

Site area

18.56 Hectares



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Current use(s)	Arable farmland and paddocks
Surrounding uses	A roads, residential, fields and commercial
Ownership	Private
Assessment	SHLAA - sites 2000, 1163 and 394, ELA - site B, GBCS - part of land parcel K2
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Blackwater Valley Strategic Gap • Within 400m-5km of the Thames Basin Heaths Special Protection Area. • Part previously developed land, primarily greenfield land. • Flood Zone 1 (low risk) • A small area to the south west of the land is very good agricultural land (classification 2)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	As identified in the Green Belt and Countryside Study and the Strategic Housing Land Availability Assessment, this site is a potential development area for residentially led mixed use development. The land parcel making up this site scores two against the purposes of the Green Belt. It is ranked 9th in the sustainability scoring in the GBCS. Although this site is identified as a potential development area and could be used for residential development, regard must be given to the agricultural land classification. This is the only greenfield potential development site identified that is partly graded two for agricultural land classification. This needs to be considered collectively alongside with all the other sustainability considerations
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing, For a large site such as this, other uses will be required to create a sustainable mixed use development
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/care home as part of a mixed use scheme. The main student accommodation is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Fair - Poor	The site may be suitable for B1a office floorspace as part of a mixed-use development. Subject to agreement from Surrey County Council as the highways authority, there is potential for direct access from the A31 - A331 roundabout or from either road. However, the site is not close to a railway station so employees would be reliant on a car or live close enough to cycle
Employment (B2 and B8 use classes)	Fair - Poor	The site may be suitable for B1b, B2 or B8 floorspace. However, if these types formed part of a mixed-use development the site would have to be carefully planned to protect residential amenity. Subject to agreement from Surrey County Council as the highways authority, there is potential for direct access from the A31 - A331 roundabout or from either road
Retail	Good	As part of a mixed use scheme, small convenience shops would be suitable
Food and drink	Good	As part of a mixed use scheme, food and drink uses would be suitable
Leisure	Good	As part of a mixed use scheme, a leisure use (such as a gym) would be suitable
Community uses	Good	As part of a mixed use scheme, community uses would be suitable
Hotel	Fair	As part of a mixed use scheme, a hotel would be a possible use, but it would probably be dependent on the other uses on site as to whether there was a need for a hotel. It is not thought that this would be the most viable and efficient use of the land

Suggested uses

A residential led or mixed use (residential and employment) scheme, possibly including retirement/care housing, retail, food and drink, leisure and community uses

Land at Kingston House, Poyle Road, Tongham

Ash South and Tongham

Site area

3.55 Hectares



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Current use(s)	Fields
Surrounding uses	Fields and residential
Ownership	Private
Assessment	SHLAA - site 36, GBCS - part of land parcel K5
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Primarily Countryside Beyond the Green Belt, a small area of the site is within Ash and Tongham urban area (the site access point) • Within 400m-5km of the Thames Basin Heaths Special Protection Area, where the impact on the TBH SPA can be avoided • Greenfield land • Tree preservation order (covering the whole site, however, the trees are primarily located towards the boundaries of the site) • Poor agricultural land (classification 4) (part of the land is not classified)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	As identified in the Green Belt and Countryside Study and the Strategic Housing Land Availability Assessment, this site is part of a potential development area for residentially led mixed use development. The land parcel making up this site scores two against the purposes of the Green Belt. It is ranked 10th in the sustainability scoring in the GBCS
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Poor	This site could accommodate retirement housing/care home, however, given the site's planning history, it is thought that the landowner would prefer to consider housing. The main student accommodation is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Poor	This would not be suitable location for new offices, as it is not in a centre and would primarily require employees to travel by car
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use, but considerable regard would need to be given to the viability of such a use and the need for it. Given that it is identified as a potential development site, with a possible residential use, it is unlikely to come forward for a community use
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It would not likely be viable either

Suggested uses

Residential with some affordable housing

Land to the east of White Lane, Ash Green

Ash South and Tongham

Site area

1.9 Hectares



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Current use(s)	Pasture land
Surrounding uses	Residential, fields
Ownership	Private
Assessment	SHLAA - site 2002, GBCS - part of land parcel K6 (north)
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Greenfield land • Flood zone 1 (low risk) • Within 400m and 5km of the Thames Basin Heaths Special Protection Areas • Poor agricultural land (classification 4)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified as a potential development area in land parcel K6 in the Green Belt and Countryside Study, and as suitable, available and viable in the Strategic Housing Land Availability Assessment. The site was ranked twentieth according to current sustainability credentials in the Green Belt and Countryside Study, and scored two against the purposes of the Green Belt
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/care home, however, such a use would be dependent on viability. The main student accommodation in the borough is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Poor	This would not be suitable location for new offices, as it is not in a centre and would primarily require employees to travel by car
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use, but considerable regard would need to be given to the viability of such a use and need for it. Given that the site is identified as a potential development site, with a possible residential use, it is unlikely to come forward for a community use
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It is not likely to be viable either

Suggested uses

Residential with some affordable housing

30

Land to the south of Hazel Road, Ash Green

Ash South and Tongham

Site area

2.87 Hectares



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Current use(s)	Pasture land
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - site 2001, GBCS - part of land parcel K6 (south)
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Greenfield land • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths Special Protection Area • Tree preservation order to the south east of the site • Poor agricultural land (classification 4)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified as a potential development area in land parcel K6 in the Green Belt and Countryside Study, and as suitable, available and viable in the Strategic Housing Land Availability Assessment. The site was ranked 20th according to current sustainability credentials in the Green Belt and Countryside Study, and scored two against the purposes of the Green Belt
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/care home, however, such a use would be dependent on viability. The main student accommodation in the borough is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Poor	This would not be suitable location for new offices, as it is not in a centre and would primarily require employees to travel by motor vehicle
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use, but considerable regard would need to be had to the viability of such a use and the need for it. Given that it is identified as a potential development site, with a possible residential use, it is unlikely to come forward for a community use
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It would not likely be viable either

Suggested uses

Residential with some affordable housing

31

Land south of Ash Lodge Drive

Ash South and Tongham

Site area

42 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential, school and fields
Ownership	Private
Assessment	SHLAA - sites 45 and 33, GBCS - land parcel K7
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Part of the site is designated as a Site of Nature Conservation Importance (SNCI) • Within 400m-5km of the Thames Basin Heaths Special Protection Area • Greenfield land • Flood zone 1 (low risk) • Moderate agricultural land (classification 3b)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	<p>The site is identified as a potential development area in land parcel K7 in the Green Belt and Countryside Study, and as suitable, available and viable in the Strategic Housing Land Availability Assessment. The site was ranked first according to current sustainability credentials in the Green Belt and Countryside Study, and scored two against the purposes of the Green Belt.</p> <p>Outline planning permission was granted in November 2012 for 60 homes on part of this site (Ref: 12/P/00645, Land at, Ash Green Lane West, Ash). A major planning application on a large part of this site is currently awaiting a decision. The application proposes up to 400 new homes and a large area of SANG (Suitable Alternative Natural Green space) (ref: 12/P/01973). The applicant proposes up to 40 per cent affordable housing provision, which equates to up to 160 affordable homes</p>
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/ a care home, as part of a mixed use development, however, such a use would be dependent on viability. The main student accommodation in the borough is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Fair	Modern offices could be provided as part of a large scale mixed use development scheme, however, this would be dependent on viability, and would need to be balanced with the need for housing
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use as part of a mixed use development, but considerable regard would need to be had to the viability of such a use and need for it
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It is not likely to be viable either

Suggested uses

Residential with some affordable housing

Land near The Briars, South Lane and Grange Road

Ash South and Tongham

Site area

11.2 Hectares



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Current use(s)	Urban fringe informal recreational purposes to the east, with paddocks located to the west of the land parcel
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - sites 338 and 2006, GBCS - part of land parcel K8
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Within 400m-5km of the Thames Basin Heaths Special Protection Area, where the impact on the TBH SPA can be avoided • Part previously developed land, primarily greenfield land • Flood Zone 1 (low risk) - this is fluvial flood risk • History of flooding • Poor agricultural land (classification 4)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified as a potential development area in land parcel K8 in the Green Belt and Countryside Study, and as suitable, available and viable in the Strategic Housing Land Availability Assessment. The site was ranked 6th according to current sustainability credentials in the Green Belt and Countryside Study, and scored three against the purposes of the Green Belt
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/a care home, as part of a mixed use development, however, such a use would be dependent on viability. The main student accommodation in the borough is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Fair	Modern offices could be provided as part of a large scale mixed use development scheme, however, this would be dependent on viability, and would need to be balanced with the need for housing
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use as part of a mixed use development, but considerable regard would need to be had to the viability of such a use and need for it
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It would not likely be viable either

Suggested uses

Residential with some affordable housing

Land to the south and east of Guildford Road

Ash Wharf and Ash South and Tongham

Site area

13.15 Hectares



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Current use(s)	North of the railway line - paddocks and pasture with some residential development Land to the south of the railway - stables, paddocks and the grounds of Ash Manor
Surrounding uses	Residential, commercial, shops, railway station
Ownership	Private
Assessment	SHLAA - sites 51, 21, 2004, 57, 11, 10 and 2005, GBCS - part of land parcel K9
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Within 400m-5km of the Thames Basin Heaths Special Protection Area. • Primarily greenfield land • Flood Zone 1 (low risk) • Tree Preservation Order (near Foremans Road) • Area of High Archaeological Potential • Grade II listed buildings • Land parcel K9 is moderate agricultural land (classification 3b)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is part of a potential development area in land parcel K9 in the Green Belt and Countryside Study, and is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. The site was ranked first according to current sustainability credentials in the Green Belt and Countryside Study, and scored three against the purposes of the Green Belt
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/a care home, as part of a mixed use development, however, such a use would be dependent on viability. The main student accommodation in the borough is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Fair	Modern offices could be provided as part of a large scale mixed use development scheme, however, this would be dependent on viability, and would need to be balanced with the need for housing
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use as part of a mixed use development, but considerable regard would need to be had to the viability of such a use and need for it
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It would not likely be viable either

Suggested uses

A residentially led mixed use scheme, possibly including retirement/care housing, student accommodation, employment uses, retail, food and drink, leisure and community uses

Land to the north west of Ash Green Road

Ash South and Tongham

Site area

2.91 Hectares



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Current use(s)	Grassed field
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - site 1211, GBCS - part of land parcel K9
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Flood Zone 1 (low risk) • Within 400m-5km of the Thames Basin Heaths Special Protection Area, where the impact on the TBH SPA can be avoided. • Greenfield land • Tree preservation orders along southern boundary of the site • Land parcel K9 is poor agricultural land (classification 4)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is part of a potential development area in land parcel K9 in the Green Belt and Countryside Study, and is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. The site was ranked first according to current sustainability credentials in the Green Belt and Countryside Study, and scored three against the purposes of the Green Belt
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing
Elderly people's housing, student halls	Fair - Poor	This site could accommodate retirement housing/ a care home, as part of a mixed use development, however, such a use would be dependent on viability. The main student accommodation in the borough is located around the west of Guildford urban area due to the location of the university and the law college. It is not thought that there is a sufficient need for student accommodation in Ash and Tongham to make the provision of student accommodation on this site viable
Employment (B1 use classes)	Fair	Modern offices could be provided as part of mixed use development scheme, however, this would be dependent on viability, and would need to be balanced with the need for housing
Employment (B2 and B8 use classes)	Poor	This would not be an appropriate use of this site, due to the need for housing and the larger land take for these uses. It would also not be appropriate to encourage large vehicles to travel to this site
Retail	Poor	This site is outside of a centre and not sequentially preferable for a retail use
Food and drink	Poor	This site is outside of a centre and not sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and not sequentially preferable for a leisure use
Community uses	Fair	This site could be suitable for a community use as part of a mixed use development, but considerable regard would need to be had to the viability of such a use and need for it
Hotel	Poor	This site is outside of a centre and not sequentially preferable for a hotel. It would not likely be viable either

Suggested uses

Residential with some affordable housing

35

Land to the north east of Guildford - this is land at Gosden Hill Farm, Merrow Lane

Burpham and Clandon and Horsley

Site area

88.83 Hectares



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Current use(s)	Arable farmland
Surrounding uses	Residential, employment uses, motorway, fields and farms
Ownership	Private
Assessment	SHLAA - site 46, ELA - site C, GBCS - land parcels C1 and C2
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, adjoining the urban area • Greenfield land • Flood Zone 1 (low risk) • Within 400m and 5km of the Thames Basin Heaths SPA • Some Tree Preservation Orders on site • Borders a Site of Nature Conservation Importance (SNCI) to the east of the site • A very small strip of land at the north of the site bordering the A3 is good (classification 3a) agricultural land of which an even smaller area is very good (classification 2). The rest of the land is moderate agricultural land (classification 3b), although the land is not used for agricultural purposes

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	As identified in the Green Belt and Countryside Study and the Strategic Housing Land Availability Assessment, this site is a potential development area for residentially led mixed use development. The two land parcels making up this site score only 1 and 2 against the purposes of the Green Belt. They are ranked 4th and 11th in the sustainability scoring in the GBCS. A large site such as this would be required to provide a proportion of affordable housing (with a mix of tenures), and in recognition of the considerable need in the borough for traveller accommodation, should consider inclusion of some pitches
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing, plus for a large site such as this, other uses will be required to create a sustainable mixed use development
Elderly people's housing, student halls	Good - Poor	This site could accommodate retirement housing/care home as part of a mixed use scheme. Student halls would not be appropriate as the site is a considerable distance from higher education premises
Employment (B1 use classes)	Good	As part of a mixed use residentially led scheme, modern offices would be suitable on this site. It would provide employment opportunities for people living on the site, and would be accessible from the A3. This site is not well located to accommodate modern offices, and this is an out of centre location and not within 500m of a transport interchange
Employment (B2 and B8 use classes)	Good	Although these uses are land intensive, on a large site such as this, there is the possibility to provide accommodation for these uses, particularly as it is close to A3 and larger vehicles would not be required to travel through the town
Retail	Good	As part of a mixed use scheme, a local centre or supermarket may be suitable
Food and drink	Good	As part of a mixed use scheme, food and drink uses would be suitable
Leisure	Good	As part of a mixed use scheme, leisure uses would be suitable
Community uses	Good	As part of a mixed use scheme, community uses would be likely to be required, potentially including a community centre, and an infants and primary school
Hotel	Fair	A hotel would be a possibility, and it would probably be dependent on the other uses on site as to whether there was demand for a hotel in this location

Suggested uses

A residentially led mixed use scheme, possibly including retirement/care housing, student accommodation, employment uses, retail, food and drink, leisure and community uses

36

Land to the south west of Guildford - this is land at Blackwell Farm, Hogs Back

Shalford and Worplesdon

Site area

139.68 Hectares



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Current use(s)	Arable and pastoral farmland
Surrounding uses	Surrey Research Park, University of Surrey Manor Park, residential, the Royal Surrey County Hospital, motorway, fields and farmland
Ownership	University of Surrey
Assessment	SHLAA - part of site 311, ELA - site D, GBCS - land parcels H1 and H2
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, partially adjoining the urban area • Greenfield land • Flood zone 1 (low risk) • Within 400m and 5km of the Thames Basin Heaths SPA. • Partially in an Area of Outstanding Natural Beauty and Area of Great Landscape Value • The land is primary moderate (classification 3b) agricultural land, with an area towards the centre of good agricultural land (classification 3a), and a very small area of very good agricultural land (classification 2) on the western side

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	<p>As identified in the Green Belt and Countryside Study and the Strategic Housing Land Availability Assessment, this site is a potential development area for residentially led mixed use development. The two land parcels making up this site both score only 1 against the purposes of the Green Belt. They are ranked 14th and 16th in the sustainability scoring in the GBCS. There are however constraints in terms of access to the site from the A3, particularly given that where access would likely be required is in the AONB or very close to it. The site as a whole is also very close to the AONB, which would require sensitive development and careful consideration.</p> <p>A large site such as this would be required to provide a proportion of affordable housing (with a mix of tenures), and in recognition of the considerable need in the borough for Traveller accommodation, should consider inclusion of some pitches</p>
All affordable housing	Poor	Entirely affordable housing is not a possible use of this site, as there is a national policy preference for mixed tenures on larger sites, to ensure mixed communities. There is also an acknowledged need for market housing as well as affordable housing, plus for a large site such as this, other uses will be required to create a sustainable mixed use development
Elderly people's housing, student halls	Good	This site could accommodate retirement housing/care home as part of a mixed use scheme and would be a suitable location for student accommodation, given the site's proximity to the University of Surrey, and the continued need for more student housing to ease pressure of accommodating this in and around the town centre
Employment (B1 use classes)	Good	As part of a mixed use residentially led scheme, modern offices would be suitable on this site. It would provide employment opportunities for people living on the site, and would be accessible from the A3
Employment (B2 and B8 use classes)	Good	Although these uses are land intensive, on a large site such as this, there is the possibility to provide accommodate for these uses, particularly as it is close to A3 and larger vehicles would not be required to travel through the town. Any B2 development would need to be situated well away from residential areas
Retail	Good	As part of a mixed use scheme, a supermarket may be suitable
Food and drink	Good	As part of a mixed use scheme, food and drink uses would be suitable
Leisure	Good	As part of a mixed use scheme, leisure uses would be suitable
Community uses	Good	As part of a mixed use scheme, community uses would be likely to be required, potentially including an infants and primary school
Hotel	Fair	A hotel would be a possibility, and it would probably be dependent on the other uses on site as to whether there was demand for a hotel here

Suggested uses

A residentially led mixed use scheme, possibly including retirement/care housing, student accommodation, employment uses, retail, food and drink, leisure and community uses

37

Land at Gunners Farm and Bullens Hill Farm - this is land to the west of Jacobs Well and south of Salt Box Road

Worplesdon

Site area

3.39 Hectares



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Current use(s)	Undeveloped land
Surrounding uses	Immediate uses are undeveloped land but surrounding uses is residential
Ownership	Private
Assessment	ELA - site H, GBCS - within land parcel A1
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Greenfield site • Flood Zone 1 (low risk) • Part of the site lies within 400m of the Special Protection Area • Part of the site is within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Site surrounded by Site of Nature Conservation Importance (SNCI)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Fair	Some of the site lies outside of the 400 metre zone of the Thames Basin Heath SPA and could be considered for housing, depending on the use of the rest of the site. The land has been identified in the Green Belt and Countryside Study as a potential development area (part of land parcel A1)
All affordable housing	Fair	Some of the site could be considered for affordable housing, subject to an identified need and land availability
Elderly people's housing, student halls	Fair - Poor	A retirement or care facility may be a consideration on this site, subject to need, and the other considerations. This would not be good location for student accommodation as it is outside of the main centre of the town, and not easily accessible by public transport
Employment (B use classes)	Good	The site has direct access from Woking Road (A320), although the access road would need significant improvement The site is outside of a centre and is not close to a railway station, so large B1a office use would not be suitable, but smaller units may be The potential floor space provision is quite low at 1.2 hectares but this may suit smaller units, possibly start-up units The site is close to the Slyfield Industrial Estate and could be a good location for B1a/B2/B8 uses
Retail	Poor	A sequential test is required when considering locations for retail development. The site is outside of a main centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a centre and would not be a sustainable location for this use

Suggested uses

B use class development - small B1a, B1c, B2 or B8. If development of B2 uses, it would need to be located away from nearby residential properties

Land north of Salt Box Road and west of the railway line, Whitmoor Common

Worplesdon

Site area

7.88 Hectares



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Current use(s)	Undeveloped land
Surrounding uses	Undeveloped land, site is almost surrounded by Sites of Special Scientific Interest (SSSI) Residential close to southern boundary
Ownership	Private
Assessment	In the ELA - site G, GBCS - within land parcel A4
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Greenfield site • Flood Zone 1 (low risk) • Site lies within 400m of the Special Protection Area so is not suitable for residential development. • Site almost surrounded by Site of Special Scientific Interest (SSSI)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	The site is within 400 metres of the Thames Basin Heaths SPA, therefore residential development cannot be permitted
All affordable housing	Poor	The site is within 400 metres of the Thames Basin Heaths SPA, therefore residential development cannot be permitted
Elderly people's housing, student halls	Poor	The site is within 400 metres of the Thames Basin Heaths SPA, therefore residential development cannot be permitted
Employment (B use classes)	Good	<p>The site has direct access from Salt Box Road. The eastern end of Salt Box Road is accessed from Woking Road (A320), however vehicles would have to pass under a railway bridge which may not be suitable for large vehicles. Lorry movements would be limited</p> <p>The site is outside of the centre and is not close to a railway station so large B1a office use would not be suitable, but smaller units may be</p> <p>Due to the access limitations the site may be best suited to B1c (light industrial) or B2 (general industrial) units</p>
Retail	Poor	A sequential test is required when considering locations for retail development. The site is outside of a main centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a centre and would not be a sustainable location for this use
Park and Ride	Fair	There is potential to consider a park and ride service on this land. One consideration is the quality of the Green Belt land, although local transport infrastructure which can demonstrate a requirement for a Green Belt location, can be suitable in the Green Belt. There are, however, other significant considerations alongside the impact on the Green Belt. There is still work to be done to know if this is an appropriate site for a park and ride service

Suggested uses

B use class development - B1c, or B2 subject to environmental constraints, or Park and Ride

Land to the north of West Horsley

Clandon and Horsley

Site area

6.1 Hectares



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Current use(s)	Paddocks (partly disused)
Surrounding uses	Residential, farms and fields
Ownership	Private
Assessment	SHLAA - sites 975 and 2027, GBCS - potential development area C14-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, outside of the settlement boundary (partially adjoining the settlement boundary) • Greenfield land • Primarily Flood Zone 1 (low risk), however land to the north east of the land parcel is within Flood Zone 2 and 3 (medium and high risk). Development proposals would be subject to a Flood Risk Assessment • Within 400m-5km of the Thames Basin Heaths SPA • A small area of the land to the west is poor agricultural land (classification 4). The other area is not classified

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This site is a potential development area in the Green Belt and Countryside Study, and is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. It is ranked 32nd according to current sustainability credentials in the Green Belt and Countryside Study, and scores two against the purposes of the Green Belt. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of centre location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they necessarily be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is unlikely to be a viable use for the site

Suggested uses

Housing (including some affordable housing)

40

Land to the west of West Horsley

Clandon and Horsley

Site area

8.4 Hectares



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Current use(s)	Pasture with small orchard areas within the surroundings of Manor Farm
Surrounding uses	Residential, farms and fields
Ownership	Private
Assessment	SHLAA - sites 285, 15 and part of site 155, GBCS - potential development area C14-C
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, outside of the settlement boundary (partially adjoining the settlement boundary) • Greenfield land • Primarily Flood Zone 1 (low risk) • Within 400m-5km of the Thames Basin Heaths SPA. • Manor Farm House is a listed building (grade II). • Primarily moderate or good agricultural land (classification 3), with some poor agricultural land to the north west (classification4)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This site is a potential development area in the Green Belt and Countryside Study, and is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. It is ranked 27th according to current sustainability credentials in the Green Belt and Countryside Study, and scores two against the purposes of the Green Belt. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of centre location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they necessarily be suitable in a residential area as large vehicles would need to access the site, and the uses can often be noisy
Retail	Poor	This site is outside of the centre would not be sequentially preferable for retail uses
Food and drink	Poor	This site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is also not thought that this would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

41

Land adjoining Tannery Lane

Send

Site area

2.5 Hectares



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Current use(s)	Cultivation purposes
Surrounding uses	Residential gardens and fields
Ownership	Private
Assessment	SHLAA - part of site 1443, GBCS - part of potential development area B16-A Send
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, adjoining the village settlement boundary • Within 400m and 5km of the Thames Basin Heaths Special Protection Area, where the impact on the SPA can be avoided • Greenfield land • Flood Zone 1 (lowest risk) • Primarily very good agricultural land (classification 2) with a small area of moderate/good agricultural land (classification 3)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This site is potential development area B16-A Send in the Green Belt and Countryside Study. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. B16-A Send was ranked 6th according to current sustainability credentials in the Green Belt and Countryside Study, and scored four against the purposes of the Green Belt. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of centre location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in such a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	This site is outside of a centre and not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is also not thought that this would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

42

Land to the west and south west of Fairlands

Worplesdon

Site area

27.66 Hectares



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Current use(s)	Pastoral farmland and paddocks
Surrounding uses	Residential and open land
Ownership	Private
Assessment	SHLAA - site 2014, GBCS - potential development areas H8-A and H8-B
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the village settlement • Greenfield land • Flood Zone 1 (low risk) • Within 400m and 5km of the Thames Basin Heaths Special Protection Area • Partly poor agricultural land (classification 4) to the north of the site, and partly moderate/good agricultural land (classification 3) to the south. • Delivery is subject to additional SANG land being identified

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified as two potential development areas H8-A and H8-B in the Green Belt and Countryside Study. Both potential development areas score four against the purposes of the Green Belt, and potential development area H8-A is ranked 10th in terms of sustainability criteria, and potential development area H8-B is ranked 29th. The sites are classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Fair	Given that these two potential development areas combined result in a large potential development site, mixed use may be appropriate on this site, which could accommodate some modern office accommodation, possibly particularly smaller scale starter office accommodation
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in such a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Fair	This site is outside of the town centre and would not be sequentially preferable for retail uses, unless small scale as part of a mixed use development
Food and drink	Fair	The site is outside of a centre and would not be sequentially preferable for a food and drink use, unless small scale as part of a mixed use development
Leisure	Fair	The site is outside of a centre and would not be sequentially preferable for a leisure use, unless small scale as part of a mixed use development
Community uses	Fair	A community use could be included as part of a primarily residential mixed use development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that this would be a viable use for the site

Suggested uses

Residential (with affordable housing), as part of a mixed use development possibly with modern offices, retail, food and drink, leisure and community use

43

Land to the west of Normandy, west of Westwood lane

Normandy

Site area

3.4 Hectares



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Current use(s)	Paddocks
Surrounding uses	Residential, fields, primary school
Ownership	Private
Assessment	SHLAA - site 2007, GBCS - potential development area H16-D
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt outside and adjoining the settlement boundary • Greenfield land • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA • Primarily moderate/good agricultural land (classification 3) with a small area of poor agricultural land (classification 4) at the north west of the site • Delivery is subject to sufficient SANG land being identified

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This site is a potential development area in the Green Belt and Countryside Study (H16-D). The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. It is ranked 8th according to current sustainability credentials in the Green Belt and Countryside Study, and scored three against the purposes of the Green Belt. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	The site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of the centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel could be a viable use for this site

Suggested uses

Housing (including some affordable housing)

44

Land to the west of Normandy, east of Westwood lane

Normandy

Site area
2.8 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential, fields, primary school
Ownership	Private
Assessment	SHLAA - site 1280, GBCS - Potential development area H12-C Normandy
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt outside and adjoining the settlement boundary • Greenfield land • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA • Moderate/good agricultural land (classification 3) • Delivery is subject to sufficient SANG land being identified

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	This site is potential development area H12-C in the Green Belt and Countryside Study. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. It is ranked 4th according to current sustainability credentials in the Green Belt and Countryside Study, and scored three against the purposes of the Green Belt. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on these sites, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	This site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	This site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	This site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for this site

Suggested uses

Housing (including some affordable housing)

45

Land to the south east of Hunts Hill Farm

Normandy

Site area

1.3 Hectares



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Current use(s)	Paddocks
Surrounding uses	Woodland, common, residential
Ownership	Private
Assessment	SHLAA - site 2009, GBCS - potential development area J16-B
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the settlement boundary • Primarily greenfield land, part previously developed land • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA • Poor agricultural land (classification 4) • Delivery is dependent on the availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified as potential development area J16-B in the Green Belt and Countryside Study. The potential development area scores three against the purposes of Green Belt and is ranked 8th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of the town centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a main centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

Land near Anchor Copse

Normandy

Site area

1 Hectare



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Current use(s)	Pastoral farmland
Surrounding uses	Residential and open land
Ownership	Private
Assessment	SHLAA - part of site 48, GBCS - potential development area J16-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the settlement boundary • Within 400m-5km of the Thames Basin Heaths Special Protection Area • Greenfield land • Flood Zone 1 (low risk) • Poor agricultural land (classification 4) • Delivery is subject to sufficient SANG land being identified

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified as potential development area J16-A in the Green Belt and Countryside Study. The potential development area scores three against the purposes of the Green Belt and is ranked 18th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of the town centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a main centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

47

Land to the north of Flexford

Normandy

Site area

14.9 Hectares



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Current use(s)	Arable farmland
Surrounding uses	Residential, woodland, fields, Wanborough railway station
Ownership	Private
Assessment	SHLAA - site 368, GBCS - potential development area H12-C Flexford
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the settlement boundary • Greenfield land • Within 400m and 5km of the Thames Basin Heaths SPA • Flood Zone 1 (low risk) • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area H12-C Flexford. The potential development area scores three against the purposes of the Green Belt and is ranked 34th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of the town centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a main centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a main centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

Land to the east of Flexford

Normandy

Site area

2 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - site 2011, GBCS - potential development area H11-D
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the settlement boundary • Greenfield land • Site of Nature Conservation Importance • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths Special Protection Area • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area H11-D. The potential development area scores three against the purposes of the Green Belt and is ranked 30th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

Land to the west of Flexford

Normandy

Site area

7.37 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential, nurseries, fields
Ownership	Private
Assessment	SHLAA - site 2008, GBCS - part of potential development area H15-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Greenbelt adjoining the settlement boundary • Greenfield land • Within 400m and 5 km of the Thames Basin Heaths SPA • Flood Zone 1 (low risk) • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG and land availability

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area H15-A. The potential development area scores three against the purposes of the Green Belt and is ranked 34th in terms of sustainability criteria. The site is classified as suitable and viable for residential development in the Strategic Housing Land Availability Assessment. At present, it is not know if this entire site is available for development. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development, should it be available
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

50

Land to the west of Ripley

Lovelace

Site area

10.4 Hectares



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Current use(s)	Arable farmland
Surrounding uses	Residential, farm land and farm buildings, sailing club and lake
Ownership	Private
Assessment	SHLAA - site 190, GBCS - potential development area B16-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the village settlement boundary • Greenfield land • Flood Zone 1 (low risk), very small area of the northern boundary of the site is in flood zone 2, with a history of flooding • Within 400m and 5km of the Thames Basin Heaths SPA • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area B16-A Ripley. The potential development area scores four against the purposes of the Green Belt and is ranked 30th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

51

Land to the west of Chilworth adjoining New Road

Shalford

Site area

4.28 Hectares



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Current use(s)	Fields
Surrounding uses	Residential, farm land and buildings, school and school playing fields
Ownership	Private
Assessment	SHLAA - sites 12 and 2032, GBCS - potential development area E51-B
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the village settlement • Greenfield • Flood Zone 1 (low risk) • There is no impact on the Thames Basin Heaths SPA • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area E51-B. The potential development area scores three against the purposes of the Green Belt and is ranked 6th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

52

Land to the east of Chilworth adjoining Dorking Road

Shalford

Site area

5.2 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential, train station, school, fields and woodland
Ownership	Private
Assessment	SHLAA - site 2031, GBCS - potential development area E52-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt partially adjoining the village settlement • Greenfield land • Area of Great Landscape Value • Conservation area • Flood Zone 1 (low risk) • Within 5-7km of the Thames Basin Heaths SPA, where there is no impact from development on the SPA • Grade 3 (moderate/good) and 4 (poor quality) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area E52-A. The potential development area scores three against the purposes of the Green Belt and is ranked 2nd in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

53

Land to the east of Shalford, adjoining Chinthurst Lane

Shalford

Site area

9.3 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - site 2034, GBCS - potential development area E56-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the village settlement • Greenfield land • Area of Great Landscape Value • Flood Zone 1 (low risk) • Within 5-7km of Thames Basin Heaths SPA, where development has no impact on the SPA • Grade 3 (moderate/good) and 4 (poor quality) agricultural land. • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area E56-A. The land parcel scores three against the purposes of the Green Belt and is ranked 13th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

54

Land to the west of West Horsley, west of Silkmore Lane and east of Ripley Lane

Clandon and Horsley

Site area

9.8 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential, farm buildings and fields
Ownership	Private
Assessment	SHLAA - sites 714, 2026, 1037 and part of 139, GBCS - potential development area D6-C
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the village settlement • Greenfield land • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area E56-A. The potential development area scores four against the purposes of the Green Belt and is ranked 40th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

55

Land to the east of Shere Road, West Horsley

Clandon and Horsley

Site area

1.68 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Commercial, residential, fields and playing fields
Ownership	Private
Assessment	SHLAA - site 2025, GBCS - potential development area E5-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt outside of the settlement boundary • Area of Great Landscape Value • Greenfield land • Flood Zone 1 (low risk) • Within an area where development has no impact on the Thames Basin Heaths SPA • Moderate/good agricultural land (classification 3) • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area E5-A. The potential development area scores three against the purposes of the Green Belt and is ranked 14th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

Land to the north of Send Marsh

Send

Site area
2.6 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - sites 1221 and 22, GBCS - potential development area B16-A Send Marsh
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt outside of the settlement boundary • Tree Preservation Order to the north and west of the site • Within 400m and 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Greenfield land • Primarily Flood Zone 1 (lowest risk). A small area of the north west of the site is Flood Zone 2 (medium risk) • Partly very good agricultural land at the north of the site (classification 2) and partly moderate/good agricultural land (classification 3) • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area B16-A Send Marsh. The potential development area scores four against the purposes of the Green Belt and is ranked 22nd in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

57

Land to the north east of Send Marsh

Send

Site area

2.5 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential, fields and sailing club
Ownership	Private
Assessment	SHLAA - part of site 263, potential development area B16-B Send Marsh
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the village settlement boundary • Greenfield land • Within 400m - 5km of the Thames Basin Heaths SPA • Flood Zone 1 (low risk) • Moderate/good agricultural land (classification 3) • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area B16-B Send Marsh. The potential development area scores four against the purposes of the Green Belt and is ranked 22nd in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

Land north of the centre of Send Marsh

Send

Site area

6.2 Hectares



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Current use(s)	Pastoral farmland
Surrounding uses	Residential and fields
Ownership	Private
Assessment	SHLAA - sites 27, 28 and 29, GBCS - potential development area B15-C
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the settlement boundary • Within 400m and 5km of the Thames Basin Heaths SPA • Flood Zone 1 (low risk) • Greenfield land • Moderate/good agricultural land (classification 3) • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area B15-C. The potential development area scores three against the purposes of the Green Belt and is ranked 18th in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

59

Land around Burnt Common warehouse, London Road

Send

Site area

10.68 Hectares



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Current use(s)	Undeveloped land
Surrounding uses	A3 forms southeast boundary, London Road forms northeast boundary. Site surrounds Burnt Common Warehouse (B8/B1a use class), residential to northeast
Ownership	Private
Assessment	ELA - site A, GBCS - potential development area B13
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Greenfield site • Flood Zone 1 (low risk) • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Moderate/good agricultural land (classification 3)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	The site surrounds an existing employment use (B8 use class, three warehouses). This may cause noise and disturbance to potential new residents if this land were to be used for new homes
All affordable housing	Poor	As above applies for affordable homes
Elderly people's housing, student halls	Poor	As above applies for retirement housing, care homes and student accommodation
Employment (B1 use classes)	Fair - Poor	The site is outside of centre and not close to a railway station so office use (B1a use class) would not be preferable use. Employees would be reliant on car based transport
Employment (B2 and B8 use classes)	Good	The site surrounds an existing site of three warehouses. This would be a suitable location for new development in use class B2 or B8. The existing use class is B8 with ancillary B1a (office). There is close access from the A3, however access is via Clandon Road which is residential so any increase in heavy goods vehicles may impact residential amenity and remains a consideration
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of the centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use
Food and drink	Poor	The site is outside of a centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a main centre and would not be a sustainable location for this use

Suggested uses

B use class development - B2 or B8. There may be potential for smaller B1 development with fewer employees.

60

Extension of Peasmarsh industrial estate, Old Portsmouth Road

Shalford

Site area

8.42 Hectares



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Current use(s)	Fields
Surrounding uses	Industrial uses, farm, residential
Ownership	Private
Assessment	ELA - site F, GBCS - potential development area F3
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Flood Zones 2 and 3 • Adjoining areas of Tree Preservations Orders • Adjoining the Wey and Godalming navigations Conservation area • Corridor of the River Wey • Close to a listed building • Area of Great Landscape Value • History of flooding

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	Part of the land is in Flood Zone 2 and part is within Flood Zone 3 so it is not sequentially preferable for residential development. Also, the site is adjacent to an industrial estate, which is likely to impact on residential amenity
All affordable housing	Poor	As above
Elderly people's housing, student halls	Poor	Student housing and retirement homes would be a consideration subject to need and accessibility, but it would also be adjacent to an existing industrial estate
Employment (B1 use classes)	Poor	The site is adjacent to the Riverway Estate and Weyvern Park which have older units in average condition. Other floor space includes B1, B2 and B8 use classes. Weyvern Park is around 4,500 square metres and Riverway 1,040 square metres in size. The site is located off the A3100 Old Portsmouth Road, and is boarded at its eastern edge by the River Wey. The site is outside of the centre so it is not a sustainable location for large B1a office use but may be suitable for smaller units
Employment (B2 and B8 use classes)	Good	There is potential for the site to be developed in isolation or in conjunction with the Riverway and Weyvern Park estates to provide modern B2 or B8 units. However part of the site lies within Flood Zone 2 (medium risk) and part within flood zone 3 (high risk) so any development would be subject to a flood risk assessment
Retail	Poor	A sequential test is required when considering locations for retail development. This site is outside of a centre for the purposes of the sequential test for retail uses and therefore not a sustainable site for such a use
Food and drink	Poor	The site is outside of a centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Hotel	Poor	The site is outside of a main centre and would not be a sustainable location for this use

Suggested uses

B use class development - B1c, or B2 subject to overcoming flooding constraints

61

Land near Effingham Common Road, Lower Road and Water Lane

Effingham

Site area

17.19 Hectares



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Current use(s)	Farm land and buildings
Surrounding uses	Fields, housing, school
Ownership	Private
Assessment	GBCS - potential development area D10-A
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Flood Zone 1(low risk) • Grade 3 (moderate/good) agricultural land • Partly within 5km of the Thames Basin Heaths SPA, and partly outside of this area

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area D10-A. The land parcel D10 scores 4 against the purposes of the Green Belt and is ranked 10th in terms of sustainability criteria. The site is not included in the SHLAA (December 2012), as it was not known to be available for development at the time of publication. However, some new homes could be possible on this site, to enable other uses
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. Equally, student accommodation would depend on whether it was used as part of the school facilities and the identified need
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a centre and would not be a sustainable location for this use
Community uses	Fair	A community use could be included as part of a mixed use development, but would be dependent on need and viability
Education	Good	There is an opportunity to provide a new school on this site, to replace the current Howard of Effingham School, as part of a mixed use development including new homes. Any new homes and other uses would enable the construction of the school. To re-provide a new school so close to the existing school is a rare opportunity, and it is understood that the land is available for this use. The current school site would be redeveloped for new homes, and this will be included in an updated SHLAA.

Suggested uses

Education with enabling uses

62

Land at Worplesdon Road, north of Tangley Place

Worplesdon

Site area

5.7 Hectares



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Current use(s)	Undeveloped land
Surrounding uses	Fields
Ownership	Private
Assessment	GBCS - within land parcel J4
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt, outside of the settlement boundary • Within 400m of the Thames Basin Heaths SPA • Primarily flood zone 1 (low risk) with small areas of higher risk (Flood Zones 2 and 3)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	The site is within 400 metres of the Thames Basin Heaths SPA, where additional new homes would not be acceptable, and would be contrary to European law. The Green Belt and Countryside Study has not identified this land as a potential development area. The land parcel scores 4 against the purposes of the Green Belt, and is therefore good Green Belt land
All affordable housing	Poor	The site is within 400 metres of the Thames Basin Heaths SPA, where additional new homes would not be acceptable, and would be contrary to European law
Elderly people's housing, student halls	Poor	These uses would not be appropriate in this location which is away from the village settlement, and may have an adverse impact on the Thames Basin Heaths SPA
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices because of its out of centre location. Office workers are likely to be dependent on private car to access the site. If roads access was improved, the site may be suitable for Light industrial units (B1c)
Employment (B2 and B8 use classes)	Poor	B2 and B8 are land intensive uses, and would not make the most efficient use of this land. However, if roads access was improved, the site may be suitable for General Industrial (B2) use, subject to any impact on the SPA from noise or atmospheric pollution
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Poor	The site is not in a sustainable location for this use
Park and Ride	Fair	There is potential to consider a Park and Ride service on this land. One consideration, however, would be the quality of the Green Belt land, although local transport infrastructure which can demonstrate a requirement for a Green Belt location, can be suitable in the Green Belt. There are, however, other significant considerations alongside the impact on the Green Belt. There is still work to be done to know if this is an appropriate location for a Park and Ride facility

Suggested uses

Park and Ride

Land at Tangley Place Farm

Worplesdon

Site area

6 Hectares



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Current use(s)	Undeveloped land
Surrounding uses	Fields
Ownership	Private
Assessment	GBCS - forms part of potential development area J3, ELA site E
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Primarily within 400m of the Thames Basin Heaths SPA, partly within 400m to 5km of the Thames Basin Heaths SPA • Flood Zone 1 (low risk)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	The site is primarily within 400 metres of the Thames Basin Heaths SPA, where additional new homes would not be acceptable, and would be contrary to European law. The Green Belt and Countryside Study has identified this land as within a potential development area (J3). The land parcel scores two against the purposes of the Green Belt
All affordable housing	Poor	The site is primarily within 400 metres of the Thames Basin Heaths SPA, where additional new homes would not be acceptable, and would be contrary to European law
Elderly people's housing, student halls	Poor	These uses would not be appropriate in this location which is away from the village settlement, and may have an adverse impact on the Thames Basin Heaths SPA
Employment (B use classes)	Poor	This site could be considered for employment uses, but the roads in this area would not support industrial premises here. If a solution to this problem could be found to allow safe and suitable access for heavier vehicles, this land may be suitable for this use
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Poor	The site is not in a sustainable location for this use
Park and Ride	Fair	There is potential to consider a Park and Ride service on this land. One consideration is the quality of the Green Belt land, although local transport infrastructure which can demonstrate a requirement for a Green Belt location, can be suitable in the Green Belt. There are, however, other significant considerations alongside the impact on the Green Belt. There is still work to be done to know if this is an appropriate location for a Park and Ride service

Suggested uses

Park and Ride

64

Land at Keens Lane

Worplesdon

Site area

3.97 Hectares



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Current use(s)	Undeveloped land
Surrounding uses	Residential and fields
Ownership	Private
Assessment	GBCS - within potential development area J3
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Primarily within 400m to 5km of the Thames Basin Heaths SPA, partially within 400m of the Thames Basin Heath SPA • Flood Zone 1 (low risk)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	Part of the site is within 400 metres of the Thames Basin Heaths SPA, where additional new homes would not be acceptable, and would be contrary to European law. The Green Belt and Countryside Study has identified this land as within a potential development area (J3). The land parcel scores two against the purposes of the Green Belt
All affordable housing	Poor	The site is primarily within 400 metres of the Thames Basin Heaths SPA, where additional new homes would not be acceptable, and would be contrary to European law
Elderly people's housing, student halls	Poor	These uses would not be appropriate in this location which is away from the village settlement, and may have an adverse impact on the Thames Basin Heaths SPA
Employment (B use classes)	Poor	This site could be considered for employment uses, but the roads in this area would not support industrial premises here. If a solution to this problem could be found to allow safe and suitable access for heavier vehicles, this land may be suitable for this use
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Poor	The site is not in a sustainable location for this use
Park and Ride	Fair	There is potential to consider a Park and Ride service on this land. One consideration is the quality of the Green Belt land, although local transport infrastructure which can demonstrate a requirement for a Green Belt location, can be suitable in the Green Belt. There are, however, other significant considerations alongside the impact on the Green Belt. There is still work to be done to know if this is an appropriate location for a Park and Ride service

Suggested uses

Park and Ride

65

**Land at Liddington Hall,
Aldershot Road**

Worplesdon

Site area

28.11 Hectares

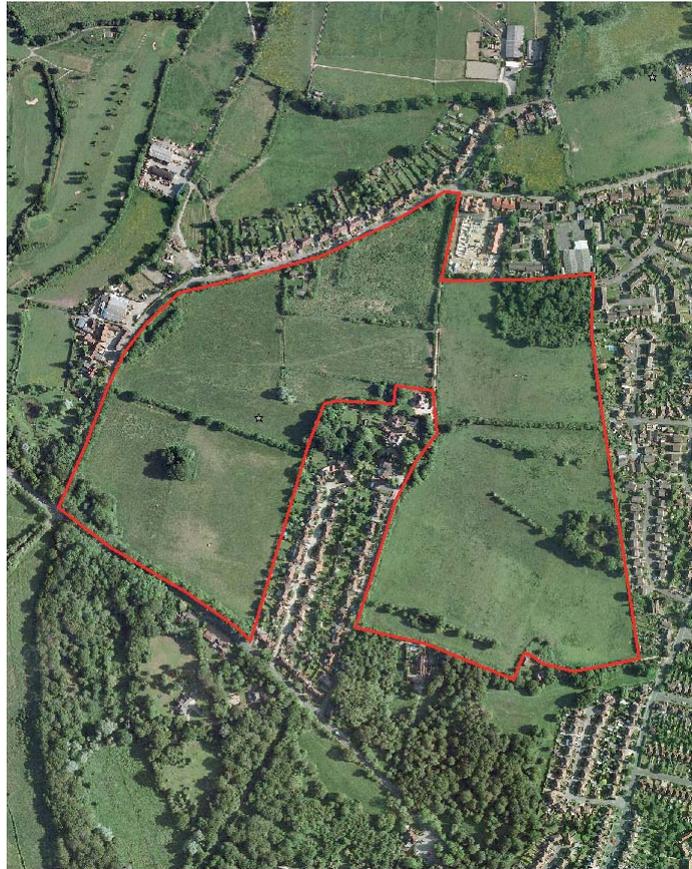


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Current use(s)	Undeveloped land
Surrounding uses	Residential and fields
Ownership	Private
Assessment	GBCS - within land parcel J1
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Flood Zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	The land scores three against the purposes of Green Belt, and is therefore fairly good Green Belt land. The land has been assessed in the Green Belt and Countryside Study but has not been identified as a potential development area
All affordable housing	Fair	Rural affordable housing may be suitable as an exception to Green Belt policy. This is dependent on an identified local need and the availability of the land for this use
Elderly people's housing, student halls	Poor	These uses would not be appropriate in this location which is away from the village settlement
Employment (B1 use classes)	Poor	The land scores three against the purposes of Green Belt, and is therefore fairly good Green Belt land. The land has been assessed in the Green Belt and Countryside Study but has not been identified as a potential development area. This is an out of centre location for offices and would not pass a sequential test
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable on the edge of the village
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Poor	The site is not in a sustainable location for this use
Park and Ride	Fair	There is potential to consider a Park and Ride service on this land. One consideration, however, would be the quality of the Green Belt land, although local transport infrastructure which can demonstrate a requirement for a Green Belt location, can be suitable in the Green Belt. There are, however, other significant considerations alongside the impact on the Green Belt. There is still work to be done to know if this is a suitable location for a Park and Ride service

Suggested uses

Park and Ride

66

Land at Westborough allotments, Guildford (Woodside Road)

Westborough

Site area

0.48 Hectares

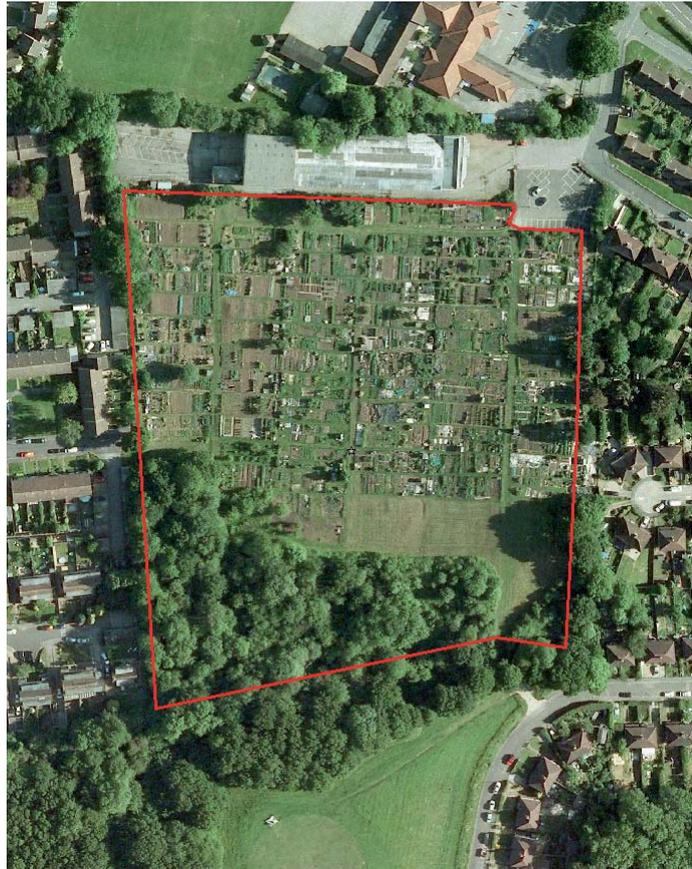


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Current use(s)	Open space and allotments
Surrounding uses	Residential, school, open space
Ownership	Guildford Borough Council
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Protected open space • Within 400m - 5km of a Special Protection Area. The area is covered by the Thames Basin Heath SPA Avoidance Strategy • Guildford urban area, outside of the town centre • Local Plan policy H3 (Housing and open space)

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Fair	Although this site is allocated for housing and open space (Local Plan policy H3), housing development has not been pursued by the landowner (the Council) on this site, and it is widely known that the local residents would prefer for this site to be used for additional allotments rather than housing. Although there is a considerable need for housing, particularly in sustainable locations such as the urban areas, housing is not feasible on this site. It is therefore not proposed to continue this site allocation in the Local Plan
All affordable housing	Poor	The majority of the site is used for allotments, and therefore all affordable housing on the site would create a loss of allotments, which would not be acceptable. Under Local Plan policy H3, some affordable housing would be acceptable, but for the reasons above, this has not and is not intended to be pursued by the land owner
Elderly people's housing, student halls	Poor	As above, in addition, there would not be enough land to make development of these uses viable
Employment (B1 use classes)	Poor	The site is outside of the town centre and is not within 500 metres of a public transport interchange. This is not a sustainable location for new offices
Employment (B2 and B8 use classes)	Poor	This site would not be a suitable location for industrial uses or storage and distribution (use classes B1(b, c), B2 and B8) as they would not complement the adjoining uses
Retail	Poor	The site is outside of a centre and would not be a sustainable location for retail development
Food and drink	Poor	The site is outside of a centre and would not be a sustainable location for this use
Leisure	Poor	The site is outside of a centre and would not be a sustainable location for this use
Community uses	Poor	The site is not in a sustainable location for this use
Allotments	Good	The site could be used to provide additional allotments on a site that is already well used for this use

Suggested uses

Allotments

67

Land near Jacobs Well village hall

Worplesdon

Site area

0.23 Hectares



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Current use(s)	Field
Surrounding uses	Fields and village hall
Ownership	Guildford Borough Council
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt • Flood Zone 1 (low risk) • Within 400m and 5km of the Thames Basin Heaths SPA • Greenfield land

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Poor	The land scores four against the purposes of Green Belt. The land has been assessed in the Green Belt and Countryside Study but has not been identified as a potential development area
All affordable housing	Poor	Rural affordable housing may be suitable as an exception to Green Belt policy, however the site does not have an obvious relationship with the current buildings nearby to make it a potential site for new homes. This would also be dependent on an identified local need and the availability of the land for this use
Elderly people's housing, student halls	Poor	These uses would not be appropriate in this location as the land has not been identified as a potential development area in the Green Belt and Countryside Study
Employment (B use classes)	Poor	The land has been assessed in the Green Belt and Countryside Study but has not been identified as a potential development area. This is an out of centre location for offices and would not pass a sequential test
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Poor	The site is not in a sustainable location for this use
Allotments	Good	Allotments may be a suitable use of this land. The use of the land as allotments is not inappropriate in the Green Belt (consideration is needed to whether any associated structures require planning permission)

Suggested uses

Allotments

Land between Glaziers Lane and Strawberry Farm

Normandy

Site area

5.82 Hectares



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Current use(s)	Pastoral farmland, paddocks and a lake
Surrounding uses	Homes, fields and railway line
Ownership	Private
Assessment	SHLAA - site 2010, GBCS - potential development area H10-B
Considerations (including designations, any known contamination)	<ul style="list-style-type: none"> • Green Belt adjoining the settlement boundary • Within 400m and 5km of the Thames Basin Heaths SPA • Flood Zone 1 (low risk) • Greenfield land • Grade 3 (moderate/good) agricultural land • Delivery subject to availability of SANG

Development uses	Potential	Comments
Housing, e.g. market housing with a proportion of affordable housing	Good	The site is identified in the Green Belt and Countryside Study as potential development area H10-B. The potential development area scores three against the purposes of the Green Belt and is ranked 22nd in terms of sustainability criteria. The site is classified as suitable, available and viable for residential development in the Strategic Housing Land Availability Assessment. If sufficient housing land cannot be found in the urban areas and village settlements, this site is potentially suitable for residential development
All affordable housing	Fair	Whilst 100 per cent affordable housing would be an option, it would depend on the local need in the area. There is a need for market housing as well as affordable housing, and this site could contribute affordable housing as part of a market housing scheme
Elderly people's housing, student halls	Fair - Poor	Retirement housing/care home may be suitable on this site, but it would depend on need and whether there are any alternative sites outside of the Green Belt. This site would not be suitable for student accommodation
Employment (B1 use classes)	Poor	This site is not well located to accommodate modern offices, and this is an out of town location
Employment (B2 and B8 use classes)	Poor	These are land intensive uses, and would not make the most efficient use of this land, nor would they be suitable in a residential area as large vehicles would be needed to access the site, and the uses can often be noisy
Retail	Poor	The site is outside of a centre and would not be sequentially preferable for retail uses
Food and drink	Poor	The site is outside of a centre and would not be sequentially preferable for a food and drink use
Leisure	Poor	The site is outside of a centre and would not be sequentially preferable for a leisure use
Community uses	Fair	A community use could be included as part of a primarily residential development, but would be dependent on need and viability
Hotel	Poor	Hotels are a main town centre use and should be located in the main centres where possible. A sequential test would need to be passed to show that there are no suitable sites in the main centre or edge of centre, and that this use was needed. It is not thought that a hotel would be a viable use for the site

Suggested uses

Housing (including some affordable housing)

