

## **Guildford Park Road Car Park Redevelopment**

### **FREQUENTLY ASKED QUESTIONS**

#### **TIMING**

*When will the development take place?*

We intend to submit a planning application in early 2016. A decision will be made in May/June 2016. If planning approval is granted, we expect to be on site in late 2016/early 2017, beginning with the Multi-storey car park, then the housing, with completion of the whole development by 2020.

*When will the first homes be available?*

2018. The first homes to come through will be flats for private sale.

#### **TRAFFIC**

*Will it be possible to travel through the site whilst the building works take place?*

Yes, a route for buses and other traffic that is permitted to access the university will be maintained whilst the development is carried out.

*How will you deal with the impact of traffic generated by the new homes?*

We have carried out a traffic assessment, and will consult Surrey County Highways, who have seen initial sketches of the scheme and indicated that this level of development would be acceptable.

*Where are coaches going to park/turn during and after the development?*

Coaches will no longer be able to wait or turn on the site.

**GARAGES AND PARKING**

*Will the garages be retained/replaced?*

No.

*I rent a garage from the Council. What alternative will be provided?*

It will be possible to use the Multi-storey car park, which will have at least 400 public spaces. We will do our best to facilitate moves to other council-owned garages. However, supply is limited in the town centre.

*When will I have to vacate my garage?*

We will issue notice on the garages nearer to the time contractors start on site. This is not likely to be before summer 2016.

*I usually park in the Guildford Park Car Park, where will I be able to park while the project is under construction?*

There will be spaces in the surface car park (but there will be a reduction in the number of spaces available during the build). Farnham Road car park is nearby and will be open.

Once the Multi-storey car park is built, it will be possible to use it whilst the rest of the development is built.

*Where will I be able to park when the project is complete?*

As above – the Multi-storey car park will be available, or Farnham Road car park is nearby.

*What is the parking provision for the proposed new homes?*

With the exception of 1 bed flats for private sale, all of the proposed homes have one parking space. 40 or 50 spaces for residents will be in the Multi-storey car park, and the remaining 100 or so spaces will be underneath the flats alongside the railway line.

## **TYPE AND TENURE OF PROPERTIES**

*What size will the properties be (number of bedrooms/room sizes)?*

The current proposals are for up to 160 homes, with at least 50% being affordable homes for rent (1, 2 and 3 bed houses and 1 and 2 bed flats), with three being 2 bed wheelchair accessible flats, with the remainder being x 1 and 2 bed flats for open market sale.

*Will there be properties for sale/for part purchase/for market rent/for affordable rent?*

At least 50% of the homes will be for affordable rent, and the remainder will be for market sale and/or private rent. We are not proposing any shared ownership at this stage.

*Who will manage the development/the rental properties?*

Guildford Borough Council will manage the properties.

*Will there be wheelchair accessible properties?*

Yes, there will be three fully wheelchair adapted affordable homes (ground floor flats).

*What will the sale prices/rents be?*

Sale prices will depend on valuations at the time. Rents for the affordable homes will be set at the Local Housing Allowance, which is roughly 70% of the market rate.

*How will the affordable housing be allocated?*

The affordable homes will be allocated to applicants from the Council's housing register, according to our allocations scheme "Guildford Homechoice".

*How do I register my interest in properties for sale/rent?*

Applicants for affordable housing are advised to join the housing register now. When the properties are nearing completion, they will be advertised on [www.guildfordhomechoice.org.uk](http://www.guildfordhomechoice.org.uk) and applicants can register their interest in a particular property.

**IMPACT OF DEVELOPMENT**

*Will there be noise and other disturbance whilst the project is under construction?*

Yes, but we will follow planning conditions which limit building works and deliveries to sociable hours.

*Will there be noise/light pollution from the new multi-storey car park?*

This is being considered in the design (for example choice of materials, and lighting).

**FEATURES OF THE DEVELOPMENT**

*Will there be any play areas for children?*

This has not been decided yet. Homezone areas will have some play space, and there are various landscaped areas. A decision has not been made yet regarding play equipment.

*Will there be any sustainability/eco features (e.g. district heating)?*

District heating was assessed for the site but it was not viable due to a lack of consistent demand (which would be achieved in a more mixed use scheme). However, we will be incorporating eco features such as photovoltaic panels, and the homes will be designed and built to a high thermal standard. We are exploring the possibility of a car club, so that residents can have use of a car when they need it without having to own, run or park a vehicle.

*Will there be any other facilities in addition to housing/car park?*

Potentially. We are looking at options including the provision of a local shop on the ground floor of the car park, and some business start-up units. However, more work still needs to be done to establish the demand for these facilities.