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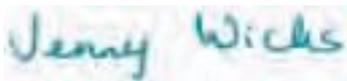
Foreword by Lead Member for Environment

The Local Plan was adopted on 9th January 2003 and is the third district wide Local Plan for Guildford Borough. It provides the planning framework for the period up to 2006.

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

One of the key themes in the Local Plan is the principle of sustainable development. The policies aim to strike the right balance between protecting the Borough's environment whilst ensuring that essential development to support the local economy and meet local residents needs takes place. We want to establish and maintain thriving, inclusive and sustainable communities whilst minimising the impact we have on our environment.

The Plan is the result of hard work and real commitment from officers and Members of the Council and the community. I am confident that it addresses the key issues facing the Borough and will provide a sound basis for development decisions in the future.



Jenny Wicks
Lead Member for Environment



1.0 Introduction

Why prepare a Local Plan?

1.1 The Town and Country Planning Act 1990 requires district councils to prepare a local plan covering the whole of their administrative area. A local plan establishes a framework of detailed policies and proposals for the development and use of land and guides most day to day planning decisions made by local councils.

1.2 Guildford Borough adopted its first district wide local plan in 1987. A second plan was adopted in 1993 and has been replaced by this plan.

What is the purpose of the Local Plan and the "Plan Led System"?

1.3 What is the purpose of the Local Plan and the "Plan Led System"?

- To apply the broad principles of the Surrey Structure Plan 1994 to the particular circumstances of Guildford Borough;
- To set out the Borough Council's policies for the control of development and use of land in Guildford Borough;
- To provide local communities with the opportunity to participate in planning choices about where development should be accommodated.

1.4 Section 54A of the Town and Country Planning Act 1990 requires that applications for development should be in accordance with the development plan unless material considerations indicate otherwise. In other words consideration of planning applications is now "plan led". For the purposes of this legislation the development plan comprises both the approved Local Plan and Structure Plan.

What does the Plan contain?

1.5 The Local Plan contains a written statement and a Proposals Map.

1.6 The written statement includes the Borough Council's policies and proposals for the development and use of land, which will form the basis of deciding planning applications and determining the conditions attached to planning permissions. The written statement also includes reasoned justifications of the plan's policies and proposals.

1.7 It is important to note that the policies in the Plan form a coherent framework for the consideration of planning applications. Development proposals will therefore be considered against all relevant policies of this Plan.

1.8 The Proposals Map illustrates each of the detailed policies and proposals in the written statement, defining sites for particular developments or land uses and the areas to which specified development control policies will be applied.

What stages are there in the preparation of the Plan?

1.9 In the summer of 1997 the Borough Council undertook an initial consultation on the Local Plan Review. This involved publishing Issues Papers for public comment called "Time to Decide - A New Local Plan for Guildford Borough".

1.10 In February 1999 a "deposit version" of the Local Plan was published to allow the opportunity for formal objections and representations of support.

1.11 The Borough Council considered all objections and representations to the "deposit plan" and held a public inquiry in the summer of 2000.

1.12 An Inspector appointed by the Department of the Environment, Transport and the Regions conducted the Inquiry and reported his recommendations to the Borough Council in September 2001. Subsequently the Borough Council prepared a Statement of its Decision on each of the Inspector's recommendations and published the Proposed Modifications in March 2002.

- 1.13 The Guildford Borough Local Plan 2003 was adopted in January 2003 and is the main planning policy document for the District formally replacing the Guildford Borough Local Plan 1993.

Which other Development Plans are of relevance and how do they relate to each other?

- 1.14 The following plans are relevant to development proposals in Guildford Borough. These are:

Surrey Structure Plan 1994 - this covers the whole of Surrey and is prepared by Surrey County Council. It sets out the strategic planning framework within which Local Plans should develop more detailed policies and proposals. One of its most important functions is to set out the housing requirements for all districts up to 2006. The regional framework is provided by the Government's Regional Planning Guidance for the South East (RPG 9, 2001).

Surrey Waste Local Plan 1997 - this covers the whole of Surrey and provides detailed policies and proposals for the disposal of waste and is prepared by Surrey County Council.

Surrey Minerals Local Plan 1993 - this covers the whole of Surrey and provides detailed policies and proposals for the working of minerals and is prepared by Surrey County Council.

What is the timescale of the Local Plan?

- 1.15 The Plan sets out the Borough Council's planning policies for Guildford Borough for the period up to March 2006.

2.0 A Profile of the Borough

2.1 This Chapter identifies the Borough's general character and planning issues which the Plan needs to address.

Introduction

2.2 Guildford Borough is situated in the south-western part of Surrey some 30 miles from Central London and 45 miles from the South Coast. It is bordered by Waverley Borough to the south, the District of Mole Valley to the east, by Elmbridge, Woking and Surrey Heath Boroughs to the north and Rushmoor Borough (in Hampshire) to the west.

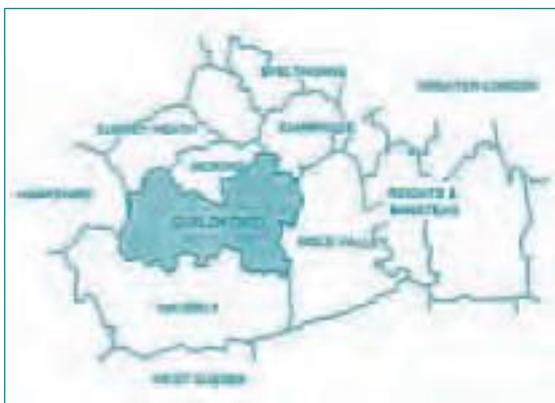


Fig. 2.1 Guildford's context within Surrey

2.3 The Borough of Guildford is Surrey's most populous District with a population of approximately 129,000. The two principal urban areas are the town of Guildford and in the west of the Borough the urban area of Ash and Tongham.

2.4 Approximately half the Borough's population live in Guildford Town, a thriving county town with an attractive historic core and a wide range of commercial, retail and leisure facilities. The University of Surrey is located in the town while the Guildford Cathedral is a dominant landmark. The town is situated in a valley at a point where the River Wey cuts through the North Downs. This has been a significant influence in the town's historic development.

2.5 Ash and Tongham have a population of approximately 17,500 and are mostly residential in character. Ash has a local shopping centre and some small industrial estates.

2.6 The countryside of the Borough is extensive and contains a number of villages, isolated areas of housing, long established businesses, farms and woodland. The landscape is generally attractive, and exceptionally so in the south of the District of which the North Downs forms a part.

2.7 Four major roads pass through the Borough. The M25 enters the Borough briefly at Wisley at its junction with the A3. The A3 runs from north to south through the Borough and provides road links to both London and the South Coast. The A31 runs along the top of the Hogs Back and joins with the A331 Blackwater Valley Road at the western end of the Borough.

2.8 The Borough is well served by rail with direct lines to London, Portsmouth, Reading and Gatwick.

Planning Designations

2.9 Outside of the urban areas most of the District is designated as Green Belt. The detailed boundaries were established in the Guildford Borough Local Plan 1987. A small area of countryside in the west of the Borough lies beyond the outer edges of the Green Belt and is valued for its landscape quality and opportunities for informal recreation.



Fig. 2.2 Green Belt

2.10 The southern part of the Borough lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB), with further areas designated as an Area of Great Landscape Value (AGLV) (figure 2.3).

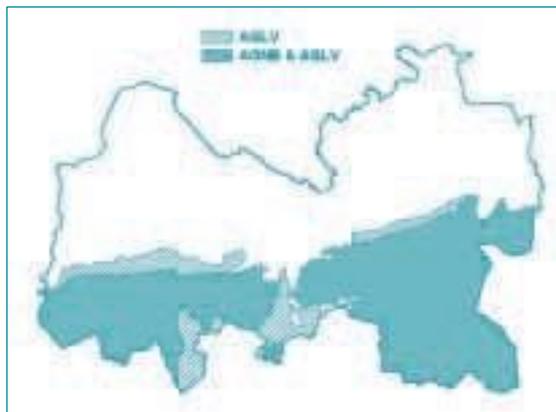


Fig 2.3 Area of Outstanding Natural Beauty and Area of Great Landscape Value

2.11 On the western edge of the Borough lies the Blackwater Valley strategic gap, which retains the open character of the valley, and where increased recreational opportunities are promoted.

2.12 The Borough has a rich and varied architectural heritage with over 1,000 listed buildings and 38 Conservation Areas.

Planning Issues in Guildford Borough

2.13 The attractiveness of the Borough and its close proximity to London means that historically there has been continued pressure for development. In the past the Borough Council has sought to strike a balance between meeting the development needs of residents and business while protecting and enhancing the Borough's environment. An essential element of this has been the control of development in the Green Belt.

2.14 Since the early 1980s significant new housing development has taken place in the urban areas, although the population has only risen slowly. At the same time the employment base of the Borough has expanded as commercial development has taken place. Guildford Town Centre has reinforced its position as a shopping

centre of sub-regional importance with a number of major shopping developments. Other significant changes include the continued expansion of the University of Surrey on Stag Hill and the nearby development of the Royal Surrey County Hospital and Surrey Research Park.

2.15 Road traffic and congestion has increased significantly and is probably the greatest issue of environmental concern to local residents.

2.16 It is anticipated that development pressures will continue during the period of the Plan. The challenge facing the Borough Council is to ensure that essential development which supports and enhances the quality of life enjoyed by the Borough's residents is achieved without compromising the environmental qualities which make the Borough such an attractive place in which to live and work.

Population and Housing

2.17 The population of the Borough is broadly stable at around 129,000.

2.18 The number of dwellings in the Borough increased from 49,821 in 1991 to approximately 53,000 in 2002, most of which were accommodated in the urban areas. The requirement for new dwellings imposed by the Surrey Structure Plan has decreased from a peak of 492 dwellings per year between 1978 and 1991¹ to an annual rate of 200 between 2001 and 2006².

2.19 During the Plan period the proportion of the population over 60 will increase from 20% to 21%.

2.20 The availability of affordable housing is a particular issue in Guildford. Housing is generally expensive; in June 2002 the average price being asked for a three bedroomed semi detached house was £191,000 - an increase of 14.8% from March 2001³.

¹ Surrey Structure Plan 1980

² Surrey Structure Plan 1994

³ House Prices in Surrey, Surrey County Council June 2002

The Local Economy

- 2.21 During the 1980s the Guildford economy saw significant growth and restructuring. There were fewer jobs in the manufacturing sector whilst there was a significant increase in service sector jobs.
- 2.22 In the early 1990s Guildford was hit by recession but in the mid to late 1990s there has been further economic growth. In this period the service sector continued to grow whilst the manufacturing sector declined further reflecting the trend of the 1980s. Growth sectors gap include Information Technology, Transport and Communications, Business Services and Public Services⁴.
- 2.23 Between 1981 and 1991 there was a total increase in jobs in the Borough of 10% that has resulted largely from increases in office development but also from increased part time work and more efficient use of floorspace. This trend has continued through the 1990s. Most employment development was achieved on existing sites rather than through greenfield releases.
- 2.24 Unemployment in Guildford Borough has always been relatively low. In the Guildford and Aldershot Travel to Work Area, unemployment fell from a peak of 7.7% in January 1993 to 0.9% in June 2002.
- 2.25 The rural areas of Guildford make an important contribution to the economy. Over 25%⁵ of Guildford's jobs are located in the rural wards. Most notably these jobs are in the Construction Sector (38.5%), Agriculture, Manufacture and Utilities Sector (34%) and the Leisure Sector (36%). Employment in agriculture has declined. Between 1986 and 1996 the number of jobs in this sector fell from 1,321 to 687⁶.

⁴ Surrey Economic Audit 1996

⁵ 1991 Census Special Workplace Statistics

⁶ MAFF Survey

Shopping

- 2.26 Guildford Town Centre remains the focus of retail activity in the Borough and in recent years it has strengthened its position as a regional centre. This has been largely due to its distinctive and attractive environment and the continued investment by retailers in new and refurbished shops. The total retail floorspace in the Town Centre increased by 13% between 1981 and 1995, with a significant reduction in convenience shopping compensated for by a 42% increase in comparison goods floorspace and a 49% increase in service floorspace such as banks and building societies.
- 2.27 Outside the Town Centre additional retail floorspace has been provided by two superstores and also by retail warehousing along Ladymead to the north of Guildford Town Centre. In recent years, suburban and local centres have experienced increased vacancy rates and a reduction in the numbers of units largely due to changes in shopping patterns and increased competition from larger shops. The number of village shops has also declined.

Movement

- 2.28 The last few years have seen significant growth in road traffic in the Borough reflecting increased car ownership, greater mobility and falling use of public transport. Car ownership in Surrey is significantly above the national average and is forecast to grow, while use of the bus and train, walking and cycling are declining. Figure 2.4 below shows the journey to work patterns between 1971 and 1991.

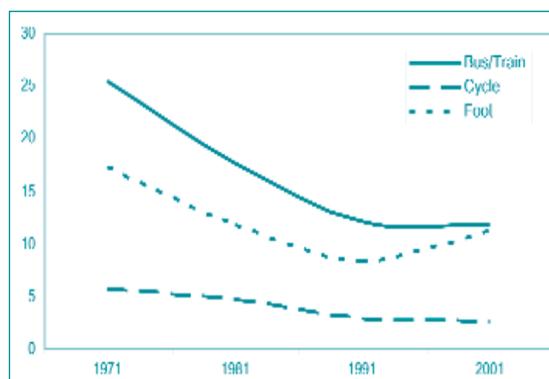


Fig 2.4 Journeys to work undertaken by bus & train, bicycle and on foot

2.29 Commuting patterns in Guildford have always been complex, with traditionally many people travelling out of the Borough to work. However the increase in jobs in the Borough and greater mobility has resulted in increases in in-commuting of 19.4%, between 1981 and 1991. At the same time out-commuting continued to increase. The concentration of schools, public and private, and of institutions of higher and further education, particularly in the inner areas of the town, complicates the peak hour traffic patterns.

2.30 The result of these trends is increased congestion, poor accessibility into Guildford Town Centre and deterioration in the quality of the environment. In rural areas road traffic has also increased with resultant damage to environmental quality. Guildford's location in a gap in the North Downs means that a significant amount of through traffic is funnelled throughout the town centre adding to congestion problems.

Recreation and Tourism

2.31 Guildford Borough is a sub-regional focus for recreation and arts with facilities such as the Spectrum Leisure Centre, Yvonne Arnaud Theatre and the Guildford Civic Hall. In addition there is a range of facilities that attract visitors and tourists including the historic centre, a number of historic properties and places of interest, attractive countryside and picturesque villages. The Royal Horticultural Gardens at Wisley in particular attracts over half a million visitors a year. There is however an acknowledged shortage of provision in hotel accommodation and tourism plays an important part in the local economy.

2.32 A survey of open space undertaken as part of the review of the Plan revealed that most parts of the urban area have a shortfall of open spaces, including children's play areas, compared with National Playing Fields Association standards.

2.33 Demands on the Borough's countryside for recreation has increased in recent years. While this has helped to diversify

the rural economy it does raise concerns about the impact on the environment. Traffic is a major issue but other pressures include noisy sports, horse related development and golf course provision.

The Built Environment

2.34 Much of Guildford's built environment is of a high standard both in the Town Centre and the outlying areas. This contributes to the quality of life for Guildford residents and is also important in the promotion of the economy of the Borough. The protection and enhancement of the built environment is therefore given great priority.

2.35 However, there are areas within the Borough where the environmental quality is not so good. This has arisen due to a number of factors, many of them not connected to the planning process directly, but they are exacerbated by development, particularly housing which pays little regard to the character of the local area. Some of the Borough's smaller shopping centres also suffer from a poor or mediocre environment. Within Guildford Town Centre it is acknowledged that some of the commercial development, which took place in the 1970's and 1980's, is too big and out of scale with the domestic townscape which is characteristic of Guildford.

2.36 Road transport and particularly the demands of the motorcar can have a dramatic and often damaging effect. Transport planning is often concerned only with highway safety and the design and planning of highway improvements can often be insensitive.

The Natural Environment

2.37 The Borough contains areas of exceptional landscape beauty as well as a wealth of natural habitats - not only Sites of Special Scientific Interest (SSSI's) but also areas of county and national significance for nature conservation.

2.38 There is limited knowledge about what changes to the quality and diversity of the natural environment are taking place, although national trends show a continued decline.

2.39 While many areas of landscape and natural importance are protected and enhanced by restrictive policies and good management it is clear that poor management techniques and developments have started to erode the landscape quality of some parts of the Borough.

2.40 Guildford has significant tree cover - however much of the Borough's woodland is neglected or may be managed inappropriately reducing its value and leading to long term decline. The same applies to hedgerows, coppice woodland and non-woodland trees⁷. River Valleys also add significantly to local landscape character and the conservation value of the Borough's natural environment. The River Wey flows through a wide floodplain. The River and its tributaries (including the Tillingbourne) support many sites of county and national importance for nature conservation. The River Blackwater is a very important open and ecologically valuable corridor passing through a heavily urbanised area and continuous efforts are underway to improve riverside access and enhance the local environment.

Air Quality and Water Quality and Flooding

2.41 The character of Guildford Borough is such that there are very few large-scale industrial operations that are potential sources of pollution. Air Quality problems in the Borough are primarily due to traffic.

⁷ The Future of Surrey's Landscape and Woodlands 1997 and Surrey's Countryside Strategy 1997

2.42 The River Wey and Blackwater River are the two main surface water sources in the Borough. The Environment Agency has identified water shortages and potential flooding as key issues in Surrey - but these are mostly concerns in the east of the County. However, flooding from rivers throughout the Borough, particularly the River Wey in Guildford, will be an important issue when considering development proposals. The River floodplains are a natural resource and will need to be protected and where appropriate restored. Water Quality in the River Wey and Tillingbourne is good, but fair or poor in the Blackwater River ⁸.

Community and Education Facilities

2.43 Guildford has a wide range of education and community facilities serving the Borough's residents. Of particular note are the University of Surrey, Guildford College and Royal Surrey County Hospital.

2.44 Assessing the adequacy of community and education facilities is quite difficult although there is no obvious shortage of major facilities. There are few opportunities to provide new facilities, particularly at the local level, because prevailing land values tend to favour other uses, particularly residential and commercial development.

Summary

2.45 Guildford Borough has much to be proud of in terms of a strong local economy, generally high quality environment, and a wide range of shopping, cultural and recreational facilities. (One of the main aims of the Local Plan is to protect and enhance these assets.)

⁸ Thames Environment 21: The Environment Agency Strategy for Land Use Planning in Thames Region (draft) July 1997

- 2.46 However there are pressures that the Plan also needs to address - these include the damage done to the environment by traffic, the threat to greenfield sites and the deterioration in the natural environment. The lack of affordable housing for many of the Borough's residents remains a major concern. The quality of new development is not always as good as it should be while most parts of the Borough are short of open space.

3.0 The Planning Strategy for Guildford Borough

Introduction

3.1 This Chapter sets out the planning strategy of the Plan and explains how it has been developed and will be delivered. The overall strategy of the Plan is to seek to ensure that development is accommodated in an environmentally sustainable way within the framework set out by national, regional and strategic planning policies and guidance and the Council's own strategic priorities. National planning policy is set out in Planning Policy Guidance Notes (PPG's). A list of PPG's is attached as an appendix.

Development of the Strategy

3.2 The Local Plan has been prepared within the framework set out in Regional Planning Guidance for the South East 2001 (RPG 9), the Surrey Structure Plan 1994, the Borough Council's Strategic Priorities and the principles of sustainable development. These are set out below:

Regional Planning Guidance for the South East (RPG 9)

3.3 RPG 9 was approved by the Secretary of State for the Environment, Transport and Regions in March 2001 and sets out the main principles for future development of the region. Future reviews of both the Structure Plan and the Local Plan will need to take into account the Policy Guidance in this document.

Surrey Structure Plan 1994

3.4 This Plan sets out strategic planning policies for Surrey up to 2006 within the framework of regional planning guidance. Care of the environment is the Plan's paramount aim with the intention of bringing about a sustainable high quality natural and urban environment while ensuring that the County's economy is maintained and renewed. No changes to existing Green Belt boundaries are proposed during the lifetime of the Plan and for the foreseeable future. The following strategic objectives are set out:

- To resist strongly further urbanisation of the County;
- To slow down the rate of development provision;
- To ensure that development complies with high standards and protects and enhances not only features of recognised importance but also the quality of life generally;
- Not to meet in full the demand for travel by car;
- Within environmental and infrastructure constraints, provision will be made to meet the needs of Surrey's population for social, community and health services and specific housing needs, together with provision for retailing, leisure and recreation. All development should also be accessible to people with sensory and mobility disabilities and
- To provide for development which contributes to the maintenance and renewal of the County's economy within environmental and infrastructure constraints.

Strategic Priorities

3.5 The Borough Council has an agreed number of strategic priorities which have influenced the priorities of the Plan. These are:

Building on the strengths of Guildford's communities and working in partnership with them, to enhance the quality of life for all residents, workers and visitors, with particular emphasis on:

1. Improving the well being of our whole community:-

- Bringing improvements for the disadvantaged and vulnerable in our society.
- Protecting and enhancing the quality of Guildford's natural and built environment.

- Increasing affordable housing opportunities.
- Providing and promoting opportunities for young people in our society.
- Facilitating and promoting better health.

2. Continuing to promote key areas of Council policy by:-

- Maintaining and publicising Guildford as a safe Borough.
- Sustaining and enhancing access to high quality in arts, sports and science.
- Balancing the needs of our heritage and environment with continued economic prosperity and a flourishing business community.
- Aiming to build sustainability into all the Council's policies and activities.

3. Focusing on Transport

- Offering attractive and viable alternatives to the car.
- Providing services to increase mobility for all residents, making all parts of our Borough accessible.

Sustainable Development

3.6 Government guidance emphasises the key role of the planning system in enabling the provision of homes and buildings, investment and jobs in a way which is consistent with the principles of sustainable development. Sustainable development is most commonly defined as *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*⁹. More recently the

government has defined sustainable development as *"...about ensuring a better quality of life for everyone, now and for generations to come"*.¹⁰

3.7 The Borough Council has responded to the challenge of sustainable development and has produced an Agenda 21 Strategy. This Local Plan reflects sustainability principles by:

- Seeking a balance between meeting the need for commercial and industrial development, new homes and other buildings and respecting environmental objectives;
- Encouraging the use and reuse of already developed areas in an efficient way; seeking to make the urban areas more attractive places in which to live and work;
- Conserving both the cultural heritage and natural resources taking particular care to safeguard designations of national and international importance; and
- Setting down a long-term framework that encourages development patterns and a mix and type of land uses which will reduce the need to travel.

3.8 The policies and proposals set out in this Plan have been the subject of an Environmental Appraisal. This is available as a background paper.

Aims

3.9 The Plan's overall aim is to:

Promote Development that Meets the Needs of the Present Without Compromising the Ability of Future Generations to Meet Their Own Needs

This will be achieved by seeking to:

1. Maintain and Provide for a Range of Good Quality Housing, Affordable by All Residents Throughout the Borough

⁹ World Commission on Environment and Development: 1987

¹⁰ DETR - Opportunities for Change 1998

3.10 The Plan makes provision for additional housing to meet the requirements of the Surrey Structure Plan by allocating new sites for housing and making assumptions about unidentified sites coming forward for development.

3.11 Due to the limited opportunities for new development the Plan places a high priority on retaining and improving the existing housing stock.

3.12 The Plan seeks to ensure that the stock of freehold or rented housing meets the needs of the Borough's residents. This includes providing for affordable housing and encouraging a range of house sizes and types.

3.13 Residential development is expected to take place primarily within the urban area with particular encouragement given to reuse and redevelopment of existing developed sites and conversion of existing buildings.

3.14 The importance of retaining residential uses in the Town Centre is recognised and the Plan also supports opportunities for increasing the stock of dwellings in this location. The Plan also includes a policy to enable the provision of affordable housing for local needs adjoining the villages in rural areas.

2. Support the Maintenance and Renewal of the Local Economy

3.15 The Council places a high priority on supporting the local economy although this needs to be balanced against environmental objectives. Bearing in mind the low levels of unemployment and the stable nature of the Borough's population the Council considers that the approach of the previous Plan should be continued. This involves retaining the existing broad supply of employment land in the Borough by normally resisting the loss of existing employment land to other uses, promoting redevelopment of employment land and continuing to allocate sites for employment use at Slyfield Industrial Estate and at Lysons Avenue together with a new site owned by Thames Water

adjacent to Slyfield. Office development may be also acceptable on a limited number of sites within the Guildford urban area, which are identified in Chapter 9.

3.16 These policies provide significant opportunities for the Guildford economy to expand and for the creation of new jobs. Any further releases of employment land would result in loss of greenfield sites, unnecessarily exacerbate traffic congestion, and potentially increase pressure for further housing development and increase labour shortages for existing businesses.

3.17 The plan recognises the contribution of existing businesses and where practical will endeavour to meet their needs, including the needs of small firms and businesses in rural areas.

3. Protect and Enhance Guildford's Town Centre Role as a Regional Shopping Centre and as a Focal Point of Commercial, Arts, Cultural and Entertainment Facilities

3.18 Guildford Town Centre has a thriving shopping centre which the Plan wishes to support and enhance. With the granting of planning permission to extend the Friary Shopping Centre no significant additional shopping floorspace is proposed during the Plan period although proposals which enhance and support the shopping role of the centre while respecting its character will be favourably considered.

3.19 The Town Centre also contains a range of arts, cultural and entertainment uses. The Borough Council is of the view that major facilities of this type should continue to be provided primarily in the Town Centre where opportunities for use of public transport are greatest.

3.20 Office development will continue to be allowed in the Town Centre although this will be primarily on existing employment sites.

3.21 It is also important that people should live in the Town Centre and protection for existing dwellings will continue. In

addition the Plan supports opportunities for additional dwellings through conversions, redevelopment and by bringing into use neglected or unused land.

4. To Protect and Enhance the Quality of the Urban and Rural Environment

- 3.22 Guildford Borough has a rich architectural and historic heritage that includes listed buildings, conservation areas, historic parks and gardens and archaeological remains. These give the Borough much of its character and development proposals that adversely affect these irreplaceable assets will be resisted.
- 3.23 The Plan gives priority to ensuring that new development is of a high quality. The Plan sets out a Design Code that all proposals will be expected to follow. Designs which fail to comply with the Code will be refused.
- 3.24 The extensive nature of the Borough's green belt means that most new development will take place in the urban areas. It is important that pressures for development do not result in town cramming and over development. New buildings will be expected to be in character with their surroundings, with important open spaces retained.
- 3.25 Development which takes place in the village settlements and the open countryside will similarly be expected to be well designed, in context and of appropriate scale, with particular attention being given to sensitive locations such as the Surrey Hills Area of Outstanding Natural Beauty.
- 3.26 Development pressures, changing agricultural practices and increasing traffic have all impacted on the quality and diversity of the Borough's natural environment. Policies in the Plan seek to protect areas of nature conservation value. Where development does proceed such areas should be protected with any lost features replaced. Policies in the Plan also seek to safeguard the habitats of protected plant and animal species and retain important trees.

- 3.27 The amenities of occupants will be given a high priority, and development which adversely affects existing occupiers will be resisted.

5. Reduce the Demand for Travel by Car

- 3.28 During the Plan period traffic levels are likely to grow as car ownership continues to rise. Although the Borough Council recognises that the car will continue to be the dominant mode of transport it considers that demand to travel by car cannot be met in full without further increasing environmental damage. The Plan therefore seeks to influence the use of the car and promote alternative modes of transport that have less environmental impact. Planning measures include allowing major travel generating development only in locations accessible by public transport and by walking and cycling.
- 3.29 The availability of parking can influence the use of the car and where appropriate the Borough Council will restrict the provision of car parking on development to encourage the use of alternative modes of transport. The provision of Park and Ride serving Guildford Town Centre is a high priority.
- 3.30 Increased opportunities for walking and cycling are promoted in the Plan. In the long term the Borough Council wishes to see the establishment of comprehensive cycle and pedestrian routes within the urban areas.
- 3.31 The Plan also contains policies that seek to minimise the environmental impact of traffic generated by new development and supports traffic management measures particularly those which support and encourage walking, cycling and the use of public transport.

6. Make the Best Use of Scarce Land Resources Minimising the Impact of Development on Greenfield Sites

- 3.32 The countryside and other greenfield sites (including urban open space) are an essential part of the Borough's

environment and it is important that they are retained. The Plan therefore envisages the development needs of the Borough being accommodated primarily by the re-use of existing developed land. To reduce pressure on greenfield sites policies in the Plan support the efficient use of development sites by allowing increased densities in appropriate locations and supporting conversions and reuse of existing buildings.

7. Encourage and Facilitate Access for all People to all Buildings

- 3.33 It is important that buildings are designed in a way that enables those with limited mobility to gain access. In addition, opportunities should be provided in the countryside and other open areas for the disabled. Policies in the Plan therefore give priority to increasing accessibility to the built and natural environment.

8. Recognise the Importance of Local Communities Within the Borough by Promoting Local Identity and the Provision of a Wide Range of Facilities at the Local Level

- 3.34 Guildford Borough embraces a range of different communities. These include Green Belt villages (e.g. Shere and Shalford), central areas and suburbs of Guildford (e.g. Holy Trinity, Mellow, Park Barn) and Ash and Tongham which lie beyond the Green Belt. The Borough Council recognises that maintaining a range of facilities in these communities, such as schools, community and employment uses is important as they contribute much to community vitality. A decline in facilities can also encourage greater car use, as residents have to travel further and discriminates against those without cars. In view of this, policies in the Plan support the maintenance and improvement of such facilities.
- 3.35 In addition the policies seek to promote local distinctiveness by encouraging new development to reflect local styles and character.

9. To Protect the Countryside from Inappropriate Development and Maintain it's Open Rural Character

- 3.36 The current boundaries of the Green Belt were established in the 1987 Plan and were unchanged in the Guildford Borough Local Plan 1993. The Green Belt has provided significant benefits to Guildford Borough, with long-term protection of the Borough's countryside and rural villages from inappropriate development. It also stops the outward spread of London and contributes to regional policy for the South East seeking to redirect development pressures to the eastern part of the region. The University of Surrey's need to expand is supported by the Borough Council and this Plan proposes the removal of Manor Farm from the Green Belt.
 - 3.37 The Plan identifies a number of village settlements within the green belt where a limited range of development is acceptable.
 - 3.38 Policies in the Plan also seek to protect the Countryside beyond the Green Belt from development that would detrimentally affect the rural character of the area. Minor changes to the boundaries of the Countryside beyond the Green Belt are proposed.
- 10. Support the Provision of High Quality Recreational, Tourist and Community Facilities in the Borough**
- 3.39 All the Borough's residents should have the opportunity to participate in leisure and recreation pursuits. While there is no obvious need for major new leisure and recreation or community facilities, the Plan seeks to resist the loss of existing facilities and encourage their more efficient use. The provision of facilities supporting local communities is a particular priority.
 - 3.40 Few parts of the Borough have enough public recreational open space and the Plan seeks to address this, in particular by ensuring that new residential development makes adequate provision for open space and other recreational facilities.



3.41 Tourism is an increasingly important part of the Surrey economy and the Plan promotes further visitor attractions where these can be accommodated in an environmentally acceptable way. There is an acknowledged shortage of hotel accommodation and the Plan addresses this by allocating sites for hotel development.

policies and proposals and meet the Plan objectives. Examples include a continuing programme of environmental improvements and the rate relief scheme for village shops.

Delivering the Strategy

3.42 The broad aims of the Plan have been developed into more specific objectives that are set out at the beginning of the subject based chapters. These objectives provide a more detailed framework within which policies are formulated and against which the success of the policies can be tested.

3.43 The objectives will be carried out through implementation of the Policies and Proposals set out in the Plan but also through supporting measures. These are explained below:

Policies and Proposals

3.44 The policies in the Plan form the basis of the determination of planning applications during the Plan period. They include policies which;

- Guide particular types of development (e.g. extensions to houses),
- Control particular aspects of development (e.g. to minimise pollution or loss of amenity and parking standards), and
- Control development in particular parts of the plan area (e.g. Green Belt).

3.45 The proposals are site-specific identifying development that is expected to take place within the Plan period.

Supporting Measures

3.46 The Plan also identifies supporting measures which the Borough Council will actively pursue. The supporting measures will complement the land use

4.0 General Policies

Introduction

4.1 This Chapter sets out the general policies against which all planning proposals will be assessed together with detailed design policies. The policies have been derived from the Local Plan objectives set out in the topic-based chapters. In most cases other Local Plan policies will also be relevant to the assessment of development proposals. Policies should not be considered in isolation and all development proposals will always be assessed against all relevant policies.

4.2 In addition, policies are included which relate to planning benefits, advertisements and shop fronts, art in the environment and telecommunications.

**Policy G1
GENERAL STANDARDS OF
DEVELOPMENT**

Proposals will be permitted if they comply with the relevant Local Plan policies and the following requirements are met:

**Policy G1 (1)
PARKING PROVISION**

Parking is provided in accordance with the parking policy and parking standards of the plan set out in Chapter 7 and in Appendix 1.

4.3 A key objective of the Plan is to manage the availability of car parking in such a way as to discourage reliance on the car, especially for journeys to work. However, a certain level of off street parking will normally be necessary for development to proceed without causing traffic problems. The car parking standards set out in Appendix 1 were approved by Surrey County Council in November 1999. For non-residential development the standards should be considered as the maximum level of provision. Included within the standards are requirements for cycle parking and car parking for the

~~disabled on most forms of development. Further explanation of the Council's Parking Policy is set out in Chapter 7. The residential car parking standards are minimum standards except in Guildford Town Centre where they will be applied as maxima.~~

**Policy G1 (2)
TRANSPORT PROVISION, ACCESS,
HIGHWAY LAYOUT AND CAPACITY**

~~Satisfactory access and highway layout is provided and the traffic generated by the development is compatible with the local road network.~~

~~Appropriate provision has been made for pedestrian, cyclist and public transport facilities.~~

4.4 ~~New development will normally be required to comply with Surrey County Council standards of highway design. Where appropriate the developer will be expected to provide for, or contribute towards, improvements to the highway network to meet highway requirements arising out of the proposed development. Development will also be expected to take into account the needs of pedestrians and cyclists and, where appropriate, provide for improved public transport facilities. Further details are set out in the Movement Chapter.~~

4.5 ~~In considering the transportation impact of proposals the following national policy considerations will apply:~~

- ~~1. Trunk roads serve their purposes as corridors of movement and do not have their national and strategic role undermined by development which encourages their use for local trips;~~
- ~~2. Developments do not compromise the safe movement and free flow of traffic or the safe use of the road by others; and~~
- ~~3. Development proposals take into account their effect on demand for transport and the resulting costs this will impose.~~

4.6—General advice on development control affecting trunk roads is given under section 7.7 of the Government's strategic review of the roads programme 'A New Deal for Trunk Roads in England' published in July 1998. In particular, advice is given on the Highway's approach to dealing with planning applications and how additional road capacity 15 years after completion of a development is to be considered.

4.7—The Highways Agency requires that, apart from very small developments, a Traffic Impact Assessment (TIA) should accompany all proposals adjacent to the Trunk Road network.

**Policy G1 (3)
PROTECTION OF AMENITIES
ENJOYED BY OCCUPANTS OF
BUILDINGS**

The amenities enjoyed by occupants of buildings are protected from unneighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution, dust and smell.

4.8 Ensuring that the amenities of existing nearby occupiers both inside and outside their properties are protected from inappropriate development, including changes of use, is very important.

4.9—A particular issue in the Town Centre is where established residential uses may be affected by the development of leisure and social facilities. The Abbots Hospital, for example, forms an important and integral part of the character of the High Street. For this reason, such established residential uses of this nature require special protection, particularly from changes of use that may adversely affect amenity through noise and disturbance.

4.10—In addition to ensuring that new development does not adversely affect the adjoining development and its occupants it is also important that the occupiers of proposed buildings are not affected by existing sources of environmental pollution.

**Policy G1 (4)
ACCESS FOR PEOPLE WITH
DISABILITIES**

Development to which the public would reasonably have access makes provision for safe and convenient access by people with disabilities.

4.11 The arrangements for access to buildings is a relevant consideration and when a new building is proposed or an existing building is being extended or altered, developers should consider the needs of disabled people who might use the building as a place of work, or as visitors or customers. This policy will apply to all types of facility where there is general public access.

4.12—The Borough Council has adopted a corporate Access Strategy to promote increased awareness of accessibility issues in the Borough. Part M of the Building Regulations has been extended by the Government to include new dwellings. The changes, which came into force on 1 June 1999, introduced requirements for new housing to meet certain accessibility standards for disabled people.

4.13—The parking standards set out in Appendix 1 include a requirement for an element of parking for the disabled on many forms of development.

**Policy G1 (5)
CRIME PREVENTION**

The design and layout of buildings and surrounding spaces provides for public safety and deters vandalism and crime.

4.14—The Borough Council considers crime prevention a very important issue and has introduced the "Safer Guildford Initiative" to promote community safety and deter crime. This is being developed into a Community Safety Strategy in partnership with Surrey County Council and Surrey Police. The Council will also consult, and take into account, the views of the Architectural Liaison Officer at Surrey Policy Authority on larger applications.

~~4.15—The design of the built environment, particularly residential areas, can help to reduce the opportunities for crime and nuisance. Normally public open space, car parking areas and pedestrian routes should be visible from buildings and roads. The Council will produce Supplementary Planning Guidance to provide further advice on designing out crime.~~

**Policy G1 (6)
FLOOD PROTECTION**

Areas of floodplain, identified on the Proposals Map, are safeguarded from development that would increase the risk to people or property from flooding.

~~4.16—The Borough Council will consult the Environment Agency on all developments affecting floodplains of the River Wey, River Blackwater, and River Tillingbourne. Unless carefully sited and designed, development could itself be at risk of flooding or could increase the risk of flooding, placing life and property at risk. Development which reduces the amount of land available for floodwater storage and by impeding flood flows can increase the risk of flooding in off-site and sometimes remote locations. If development is allowed to take place despite the risk of flooding, then appropriate flood protection and mitigation measures should be carried out. Such works must be funded and built by the developer. New development can increase the rate and volume at which run off reaches water courses in times of heavy or prolonged rainfall, leading to an increased risk of flooding and damage to water courses. The Environment Agency controls surface water pollution under the Water Resources Act 1991 and can provide guidance on measures to be put in place. The Agency advises that wherever possible development should incorporate features to reduce run-off from impermeable surfaces such as roof, car parks and roads. Sustainable surface drainage methods include water butts, soakaways, purpose pavements, storm water wetlands and balancing ponds. The Council will draw applicants attention as appropriate to the requirements of the Water Resources Act 1991.~~

4.17 Maintaining and enhancing the quality of rivers, ponds and watercourses is important in order to protect nature conservation interests and a wide range of uses including domestic and industrial supply and leisure and navigation. Groundwater resources are equally important as they provide a significant source of supply for abstraction and feed surface waters through springs and base flow. Groundwater quality can be adversely affected by many types of development and once polluted it is particularly difficult to rehabilitate. The Environment Agency controls surface and groundwater resources under the Water Resources Act 1991 and can provide guidance on measures to be put in place. The Council will draw applicants attention as appropriate to the requirements of the Water Resources Act 1991.

**Policy G1 (7)
LAND DRAINAGE AND PUBLIC UTILITY INFRASTRUCTURE**

Adequate land drainage and public utility infrastructure is in place to meet the needs of the development.

4.18 Major development proposals will be considered in the light of the capacity of utilities and services, particularly water supply, sewers, and sewage treatment. The Council will consult the Environment Agency and the appropriate utilities companies including Thames Water to assess the availability of sufficient infrastructure.

**Policy G1 (8)
LIGHT POLLUTION**

External lighting is designed to minimise glare and the spillage of light from the site.

~~4.19—Light pollution occurs when unwanted light spills from a site to illuminate neighbouring land and buildings and is reflected in the night sky. This can be environmentally damaging, particularly in rural areas. The problem can be overcome by careful design and the use of appropriate means of lighting and lighting levels. The Council will produce Supplementary Planning Guidance to provide further advice on this issue.~~

**Policy G1 (9)
ENERGY CONSERVATION**

~~The design and layout is energy efficient.~~

~~4.20—The principal aim of the Plan is to provide sustainable forms of development. As part of this, the Council wishes to see energy conservation principles reflected in the design of individual schemes. On major sites developers will therefore be expected to show how such factors as housing type, orientation and use of materials have taken this issue into account. In addition, the Council gives advice and grants to encourage homeowners to make their homes more energy efficient. To help developers the Borough Council intends to prepare Supplementary Planning Guidance on energy conservation. The Council also supports minimising the use of water consumption in new and existing development and will work with water companies and the Environment Agency to provide guidance to developers on this issue.~~

**Policy G1 (10)
CONSERVATION OF WATER
RESOURCES**

~~The design, layout and landscaping is efficient in the use of water.~~

~~4.21—Water is a scarce resource and the Council will seek to ensure that developments use water economically and to the best advantage. In large measure this will be ensured by the application of the building and other regulations. The Council will work with the water companies and the Environment Agency to provide guidance. Development on major schemes will be expected to show how they have taken into account the need to conserve water.~~

**Policy G1 (11)
DEVELOPMENT ON OR CLOSE TO
CONTAMINATED LAND**

~~Where a proposed development is on or close to contaminated land the applicant demonstrates that the site is safe or can be made so through remedial measures.~~

~~4.22 It is important that developments affecting contaminated land do not give rise to unacceptable risks to the environment or health. In assessing such proposals the Borough Council will take into account government guidance in PPG 14 (Development of Unstable Land) and PPG 23 (Planning and Pollution Control).~~

**Policy G1 (12)
SAFEGUARDING AND
ENHANCEMENT OF THE
LANDSCAPE AND EXISTING
NATURAL FEATURES**

~~Development is designed to safeguard and enhance the characteristic landscape of the locality and existing natural features on the site, such as hedgerows, trees, watercourses and ponds which are worthy of protection.~~

~~4.23—The Borough Council places a high priority on protecting and improving natural features. Development proposals for large or sensitive sites should be accompanied by a full assessment of the natural features on a site and the measures proposed to protect and enhance them. Where appropriate, new development proposals will also be expected to maximise opportunities for creating new semi-natural habitats where these can reasonably be included as part of site layouts and landscaping. In addition the protection and enhancement of the landscape throughout the Borough is important.~~

~~4.24—More detailed policies relating to landscape protection and nature conservation are contained in the Rural Environment and Natural Environment chapters.~~

**Policy G1 (13)
MIXED-USE**

Where appropriate the development incorporates or maintains an existing mix of land uses and activities where:

- (a) The uses are mutually compatible;
- (b) There is no unacceptable disturbance through traffic, noise, pollution or other adverse effects.

- 4.25 Many businesses can now be carried on in predominantly residential or rural areas without serious detriment to the amenity of those areas. Mixed-use development can contribute to sustainability, making urban areas more attractive, improving the vitality and viability of commercial centres, reducing the need to travel, improving security, adding to variety of buildings and spaces and improving the quality of residential neighbourhoods by introducing a focus of activity. When larger sites with mixed uses are redeveloped the council will expect the pattern of mixed uses to be retained, in so far as it is appropriate to do so. In rural areas, the re-use of buildings can be an aid to farm diversification and help to support the rural economy.
- 4.26 It is recognised that there can be disadvantages when incompatible uses are mixed. The amenities of neighbouring residents or other users can be unacceptably affected by reason of the level of activity, traffic generation or scale.
- 4.27 What is appropriate on a site is determined by the characteristics of the area – schemes need to fit in with, and be complementary to their surroundings – and the likely impact on sustainability, overall travel patterns and car use.
- 4.28 The multi purpose role of Guildford Town Centre is particularly important and the Council will wish to see existing residential accommodation and social, community and leisure facilities retained and provided for in new development. The protection of the amenities of

residents within the Town Centre, however, is vital to encourage the retention of such uses. These vary from modern residential units above shops or car parks, to the Abbots Hospital, a building which has remained in its original residential use for nearly four centuries. The Council will give particular attention to the protection of these vulnerable residential uses when development proposals in the environs of such residences are considered.

- 4.29 The Guildford Town Redevelopment Sites Chapter identifies a number of sites where redevelopment should incorporate a mixture of uses and itemises those uses considered acceptable.

**Policy G2
DEVELOPMENT OF NEW UTILITY
INFRASTRUCTURE**

The development of new utility infrastructure including the extension of facilities or works will be permitted where such development is in accordance with the policies of the plan.

- 4.30 The Council recognises that there is a need to provide new and improved infrastructure for electricity, gas, water supply, sewerage and telecommunications. These proposals will be supported where they are consistent with the Plan's policies.

**Policy G3
DEVELOPMENT CONCERNING
HAZARDOUS SUBSTANCES**

Planning permission for development involving the use, movement or storage of a hazardous substance will not be granted if there would be an unacceptable risk to the health or safety of users of the site, neighbouring land or the environment.

- 4.31 Some types of development involve the manufacture and use or storage of hazardous substances. These include certain gases, liquids and explosive chemicals that, in addition to needing

planning permission, may require Hazardous Substances Consent. The Health and Safety Executive is responsible for advising local authorities on the potential hazards of any proposed installation. In determining an application for any development introducing hazardous substances the Council will consult the Health and Safety Executive about the siting and risk of such proposals.

**Policy G4
DEVELOPMENT IN THE VICINITY OF
HAZARDOUS SUBSTANCES**

Development in the vicinity of a site known to be used for the storage, use or transport of hazardous substances will not be granted permission if there would be an unacceptable risk to the safety of its users.

4.32 Sites in the Borough are designated as notifiable installations by virtue of the quantities of hazardous substance present. Whilst they are subject to stringent controls under existing health and safety legislation it is prudent to control the kinds of development permitted in the vicinity of these installations. Appendix 5 lists the notifiable installation present in the Borough and the consultation distances. In considering applications within the consultation distances the Council will consult the Health and Safety Executive about risks to the proposed development from the notifiable installation.

Design Code

4.33 The Council gives a high priority to the protection and enhancement of the built environment. Each development proposal will be assessed in the light of the Design Code and those which conflict with the code will be rejected. Applicants should be able to demonstrate how they have taken account of good design in their development proposals. In considering applications, the Council will also have regard to the adopted Surrey Design Guide.

**Policy G5
DESIGN CODE**

~~Development proposals which do not comply with the following design requirements will not be permitted:~~

**Policy G5 (1)
CONTEXT FOR DESIGN**

~~New development respects established street patterns, plot sizes, building lines, topography, established views, landmark buildings, roof treatment, aspect and relationship with other buildings.~~

~~4.34 It is necessary to assess the existing context, whether urban or rural, of a development site when a development is designed and subsequently evaluated. This may be an historic street pattern, or medieval building plots. Alternatively it could mean the character and appearance of the surrounding buildings. Some buildings are landmarks, known to the public and easily recognisable. These should be given proper regard to ensure that they are retained and their settings preserved.~~

**Policy G5 (2)
SCALE, PROPORTION AND FORM**

~~New buildings respect the scale, height and proportions and materials of the surrounding environment.~~

~~4.35 The scale and height of new development is extremely important. New buildings should respect the scale and proportions of the existing built forms for their location. Some buildings in the Town Centre are too big for the area and they should not be seen as a precedent for allowing similar bulk of building on redevelopment or other sites.~~

**Policy G5 (3)
SPACE AROUND BUILDINGS**

~~Existing spaces of value are respected and new spaces created through development should have an attractive and identifiable character.~~

4.36—Wherever new development is proposed it is essential that any existing spaces, which contribute to the character of an area, are respected and that any new spaces which are created have an attractive and identifiable character. The dimensions and proportions of a square or courtyard will determine the appropriate height and scale of the buildings around it. Glimpses of buildings and the surprise achieved by the enclosure of the space and unexpected vistas or views of important buildings will encourage the enjoyment of and delight in the built environment.

**Policy G5 (4)
STREET LEVEL DESIGN**

Buildings and spaces at pedestrian level provide visual interest and a sense of place and identity.

4.37—It is important that high priority is given to the provision of visual interest at street level. This will ensure that the building is attractive to the pedestrian and those who use it. Details such as ground floor windows and doors, decoration, high quality materials, boundary treatments, and the use of art, can be used to give a building identity and character. Blank frontages should be avoided.

**Policy G5 (5)
LAYOUT**

The built layout is easily understood by the user and creates areas of identifiable character.

4.38—The built environment should be easily understood by the user and new development should create areas of identifiable character. The key physical elements in this process are paths, streets and alleys, focal spaces, landmarks and distinct districts. New designs should respect the existing elements of an area and incorporate the key physical elements to ensure that the development is easily understood by the public and the users of the buildings.

**Policy G5 (6)
IMPORTANT PUBLIC VIEWS AND ROOFSCAPE**

Important public views are protected and opportunities to create attractive new views and vistas are provided and encouraged.

4.39—The topography of the Borough, and of Guildford Town in particular, allows many fine views, vistas and skylines. In rural areas too, the character of the Borough means that developments may be visible from great distances. Flat roofs should be avoided in most circumstances and roof features such as chimneys, dormers, cupolas and clock towers should be used to add interest to the skyline. Plant and machinery such as air conditioning and window cleaning equipment should be located within the roof, not visible externally. Important public views must be protected and opportunities to enhance these views together with the approaches into the Town and the villages should be considered, including planting to mask existing unsightly developments from viewpoints.

**Policy G5 (7)
MATERIALS AND ARCHITECTURAL DETAILING**

Materials are of a high standard and harmonise with surrounding buildings. Detailing on new buildings is durable and reinforces the identity and character of an area.

4.40—Materials used in new development should respect its existing context. Regional identity is partly derived from the use of local materials and the preservation and promotion of local identity is important for maintaining a distinctive character of an area. In new developments respect should be given to existing architectural features and materials used in the locality. In some circumstances, however, it is appropriate to use modern finish or detail but these should be durable and of high quality.

**Policy G5 (8)
TRAFFIC, PARKING AND DESIGN**

The visual impact of traffic and associated access and parking is minimised, especially in sensitive locations.

4.41 Highway improvements and other measures associated with new development should preserve or enhance the character or appearance of sensitive areas. This may mean that highway standards are reduced to alleviate the impact of traffic and parking. Where new development proposals include street furniture, this should respect and accord with local traditions and distinctiveness.

**Policy G5 (9)
LANDSCAPE DESIGN**

A high standard of landscape design, to include walls, enclosures and paving schemes, as well as trees and other planting is provided to ensure that new development integrates into the existing townscape and landscape.

4.42 Careful landscape design can complement new buildings and help integrate new development into its surroundings. Landscape design includes walls, paving, planting beds, as well as trees shrubs and lawns. A high standard of landscape design will be required as part of new development proposals. Existing trees should be retained where possible unless the benefits of development outweigh their loss in which case replacement planting will normally be sought. Landscape design proposals must be realistic in their designs to ensure that such schemes survive the early years and become established and are easily maintained.

**Policy G5 (10)
OPEN SPACES OF VALUE**

Open spaces, whether public or private, which contribute to the character of an area, in terms of the views they create, the feeling of openness they allow, are protected.

4.43 Open space, whether or not there is public access, is important for its contribution to the quality of life. Such space needs to be protected because of its visual characteristics, which may be quite different to its conservation or recreational potential. More detailed policies regarding open space are contained within the Recreation Chapter of the Plan.

4.44 Where necessary the Council will prepare development briefs for environmentally sensitive and major sites. These will set out detailed guidance regarding townscape, acceptable land uses and the level of development considered appropriate. In addition, the Council has produced Supplementary Planning Guidance to provide more detailed guidance on specific types of proposal.

Planning Benefits

**Policy G6
PLANNING BENEFITS**

Where necessary to the grant of planning permission and in order to meet a planning need arising from a proposed development the Borough Council will seek from developers the provision of suitable planning benefits.

4.45 The Council will seek from developers planning benefits where they are needed from a practical point of view to enable development to go ahead or where they are necessary from a planning point of view and are so directly related to the proposed development and to the use of land after it is completed that the development ought not to be permitted without them. Normally these benefits will be achieved through the use of planning obligations made under Section 106 of the Town and Country Planning Act 1990. Further guidance on this matter is being developed in conjunction with Surrey County Council.

4.46—In the majority of cases the obligation will relate to provision or contribution towards infrastructure or facilities on or off the development site. Examples include:

1. New highway infrastructure;
2. Open space or recreational facilities together with commuted payments towards the maintenance of open space or landscaping which is principally to benefit the development itself;
3. Payments towards the provision of park and ride, public transport or walking / cycling facilities;
4. Measures to offset the loss of a natural resource present on a site or reduce its impact;
5. Measures to achieve an acceptable balance of uses in a mixed use development;
6. The inclusion of an element of affordable housing on new schemes; and
7. New community facilities.

4.47—The Borough Council supports the principle of "arts for all" enabling participation in a wide range of arts and cultural activities, particularly for young people and those with disabilities. As a part of this principle the Council will encourage through negotiation participation by developers in a percentage for art scheme to incorporate art that will be beneficial to the public as part of major development proposals. Art that might be provided through the scheme can include a wide range of individual works and decorative features and supplementary planning guidance has been prepared to give assistance to developers. Where the provision of art is agreed, a Section 106 Agreement may be sought as an aid to implementation.

Shop fronts and Advertisements

Policy G7 SHOPFRONT DESIGN

Planning permission will be granted for new shopfronts and alterations to existing shopfronts (including the installation of grilles, shutters and alarms) providing the design, colour, materials and detailing respects the character and style of the existing building and its setting.

4.48—The design of shop fronts and related signs, shutters and alarms has a considerable impact on the street scene. A high standard of design is required throughout the Borough, not only in more sensitive locations such as Conservation Areas.

4.49—The Council has produced Supplementary Planning Guidance regarding the design of shop fronts in historic areas, although these principles will also be applied in other parts of the Borough.

4.50—Supplementary Planning Guidance has also been produced on shop security to provide advice regarding appropriate design and appearance of shop security features.

4.51—Policies that relate to shop fronts on listed buildings and those within Conservation Areas are contained within the Historic Environments Chapter.

Policy G8 ADVERTISEMENTS

Consent will only be given for the display of an advertisement which respects the interests of public safety and amenity, assessed in the context of the general characteristics of the locality and any features of historic, architectural, cultural or other special interest.

~~4.52 Advertisements and signs can have a considerable impact on the quality of towns, villages and the rural landscape. A high standard of design and materials will be expected throughout the Borough, not just in more sensitive locations such as Conservation Areas. Supplementary Planning Guidance has been prepared which deals with this issue in detail. Policies that relate to advertisements and signs on listed buildings and within Conservation Areas are contained in the Historic Environments Chapter. Advertisement consent will not normally be granted for proposals for the display of "A" boards. Proposals for advertisements will also be assessed in terms of their impact on public safety including highway safety.~~

**Policy G9
PROJECTING SIGNS IN THE HIGH STREET**

~~Where consent is required for projecting signs in the pedestrianised part of the High Street, advertisement consent will not be granted where it adversely affects the important townscape and character.~~

~~4.53 In the sloping pedestrianised part of the High Street a series of hanging projecting signs, one below the other, creates an over dominant clutter of signs in the street scene.~~

~~4.54 In some circumstances, projecting signs are permitted development under Town and Country Planning (Control of Advertisements) Regulations 1992, Class 5, however, where consent is required, including listed building consent, the Council will pay special regard to the effect of the sign on the important townscape of the High Street, particularly in terms of visual clutter and to the criteria set out in the Council's adopted Supplementary Planning Guidance on Advertisements and Signs.~~

Telecommunications

**Policy G10
TELECOMMUNICATIONS**

Telecommunications development will be permitted provided that:

1. There would be no unacceptable impact on the built or natural environment;
2. Where any adverse impact could occur the council can be satisfied that alternatives to the equipment proposed, the site chosen and the possibility of sharing facilities have been fully explored and for technical or legal reasons are impractical;
3. Any mast or other equipment proposed is appropriately sited, designed, coloured and landscaped to cause minimal environmental damage;
4. A comprehensive plan for the network has been agreed with the Council which has regard to the location and type of facilities determined having regard to the need to minimise adverse impact on the environment.

Particular attention will be paid to the siting of all telecommunications development within or in close proximity to conservation areas, listed buildings, AONB, AGLV, SSSI's, SNCI's, open countryside and where development may affect the amenities of occupiers of nearby properties.

4.55 The Government's policy on telecommunications is to facilitate the growth of new and existing systems while being fully committed to environmental objectives, including the protection of the countryside and urban environments and in particular, Areas of Outstanding Natural Beauty, the Green Belt, Conservation Areas, Sites of Special Scientific Interest and listed buildings.

- 4.56 In accordance with national policy the Council will give favourable consideration to telecommunication development where the details of the development and its environmental impact are acceptable.
- 4.57 Operators will be expected to submit a comprehensive plan showing the location and type of facilities required, enabling the Borough Council to make a comprehensive assessment of the environmental effect of the proposed network and avoiding having to deal with each mast in an ad hoc way.
- 4.58 The Telecommunications Act 1984 states that once apparatus is no longer used for the purpose of the operator's system the operator is no longer entitled to use it. The Council considers it is important that telecommunications apparatus is removed when it becomes redundant. The Council considers it appropriate and complementary to the Act to impose a planning condition on equipment requiring its removal in those circumstances where the environmental benefit justifies it. In considering proposals the Council will take into account any emerging guidance from the Government on the location and appearance of these proposals and its possible health implications.

~~The Corridor of the River Wey and the Guildford and Godalming Navigations~~

~~Policy G11~~
~~THE CORRIDOR OF THE RIVER WEY AND THE GUILDFORD AND GODALMING NAVIGATIONS~~

~~Development within the corridor, as defined on the Proposals Map, will be permitted provided that:~~

- ~~1. It protects or improves the special character of the River Wey and the Guildford and Godalming Navigations, in particular their visual, setting, amenities, ecological value, architectural and historic interest;~~

Continued

- ~~2. The special character of the landscape and townscape in the corridor is protected or improved;~~
- ~~3. Views both within and from the corridor which contribute to this special character are protected or improved;~~
- ~~4. Where appropriate, public access is provided to and along the River and the Navigations.~~
- ~~5. The Nature Conservation value of the site is protected or improved.~~

- ~~4.59 An Environmental Strategy has been prepared by the National Trust, the owners and managers of the River Wey and the Guildford and Godalming Navigations, and the Borough Council supports this. This recognises the historic significance of the Navigations as one of the earliest schemes to enhance navigation of natural rivers. It also identifies the River Wey and the Navigations as being of considerable local importance and environmental sensitivity, providing opportunities for informal recreation and learning. The policy area was drawn to reflect the visual envelope identified in the environmental strategy and includes all land that forms part of the river valley.~~
- ~~4.60 The provision of a continuous riverside walk will be encouraged alongside the River and the Navigations, where consistent with the National Trust's Environmental Strategy. The Town Centre Chapter of this Plan also includes a reference to the provision of such a footpath and associated open space on sites that abut the River. The Navigations have had a significant influence on local history, commerce, townscape and landscape and the interpretation of this aspect of Surrey's heritage should be developed.~~
- ~~4.61 Within the River Wey and Guildford and Godalming Navigations Corridor the Borough Council will expect development~~

to support the objectives of the National Trust's Environmental Strategy including the retention of important buildings or features that contribute to the character and quality of the landscape or townscape, protect and enhance views, improve public access to the area, support water recreation interests and users and protect nature conservation interests.

4.62 The Wey and Godalming Navigation has been designated a Conservation Area. The boundary is shown on the Proposals Map. The conservation area follows closely the Wey Navigation itself unlike the corridor which covers the wider visual corridor identified in the National Trust strategy.

4.63 Beyond the corridor of the River Wey and Guildford and Godalming Navigations a 1.2 mile stretch of the Wey and Arun canal is within the Borough, parts of which are gradually being restored.

**Policy G12
LOCATION OF DEVELOPMENT**

Development generating significant numbers of trips will only be allowed in locations highly accessible by public transport (including park and ride) and served by existing cycle and pedestrian routes. Planning permission will only be granted for this form of development in other locations where adequate provision exists or has been made for improvements to public transport services (including park and ride) and improved access for cyclists and pedestrians.

4.64 Land use planning can influence the need to travel by ensuring that new development (particularly major generators of travel) is highly accessible by means other than the private car and fostering forms of development which encourage walking, cycling and public transport use (including park and ride).

4.65 In allocating sites for new development in the Plan, the Borough Council has borne

in mind these principles. However, it is recognised that in Guildford Borough a high proportion of new development is likely to be the redevelopment of existing land. It is important that in relation to major redevelopment sites of this kind that proper account is taken of the impact such development has on travel patterns. In most instances the Borough Council will encourage mixed-use development and reductions in on-site parking provision to reduce the opportunity to travel by car. The preparation of Green Travel Plans will also be required in the circumstances set out in the Green Travel Plans policy.

**Policy G13
GREEN TRAVEL PLANS**

Planning applications for major travel-generating developments will be expected to be accompanied by Green Travel Plans. In respect of other proposals the Council will also require applications to be supported by a Green Travel Plan, aimed at delivering sustainable transport objectives. The circumstances in which these will be required are:

1. All major developments comprising jobs, shopping, leisure and services. The thresholds for these are set out in Appendix 1 (these thresholds reflect guidance contained in Annex D of PPG13);
2. Smaller developments comprising jobs, shopping, leisure and services which generate unsustainable travel in other locations;
3. Proposals for new and expanded school facilities; and
4. Where the Green travel plan will help to address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds.

~~4.66—Issues which the Council would expect to see addressed in a Green Travel Plan would include measures to promote cycling and walking to the development, measures to promote the use of public transport (including park and ride) and, more efficient use of the car (car sharing and car pools). The Council intends to produce advice notes for developers setting out in detail the components of Green Travel Plans. Unacceptable development will not be permitted because of the existence of a Green Travel Plan.~~

5.0 Housing

Introduction

- 5.1 — There are approximately 51,500 dwellings in Guildford Borough. The stock is diverse in character and age and includes new estates, areas of older established housing together with hostels, and sheltered accommodation. Owner occupation is the primary form of tenure and comprises about 75% of the dwelling stock.
- 5.2 — The quality of the stock is generally good but there are some houses in poor condition.
- 5.3 — The high price of housing in Guildford means that a significant proportion of the Borough's residents cannot afford to buy their own dwellings. In 1994 a Borough-wide Housing Survey indicated a need for 2,730 affordable homes. The majority of this need arises within the urban areas, though affordable housing is also required in the rural settlements.
- 5.4 — In common with national trends the average household size in Guildford has fallen in recent years from 3.03 in 1971 to 2.53 in 1991. This trend is forecast to continue with the average household likely to fall in size to 2.37 by 2006. One result of this is that despite new housing provision the population of Guildford Borough is forecast to remain about the same until 2006. Falling average household size is mainly because of the increase in the number and proportion of small households (one or two people). It also means that there will continue to be many more small households than small dwellings. According to the 1991 Census of Population, whilst there were nearly 30,000 one or two person households, it is estimated that there were only a little over 7,000 one or two bedroom dwellings. The increase in the number and proportion of one and two person households is expected to continue for many years to come.

Surrey Structure Plan 1994

- 5.5 — The Structure Plan advocates a general slowing down in the rates of development because of the environmental constraints which exist in the County, including Green Belt.
- 5.6 — This slowing down is reflected in the requirement that Guildford Borough should accommodate a net increase of 3,800 dwellings between 1991 and 2006. This is a lower rate of development than in previous years. The Structure Plan expects sufficient land to arise within the urban areas to accommodate this requirement.

Objectives

- 5.7 — The Local Plan aims to maintain and provide for a range of good quality housing, affordable by all residents throughout the Borough. In particular the Borough Council wishes to maximise opportunities for affordable housing, ensure that new housing reflects the needs of the Borough's residents and that more efficient use of the housing stock is made.
- 5.8 — This will be achieved through the following objectives:
1. To retain the existing stock of dwellings;
 2. To make provision for 3,800 additional dwellings between 1991 and 2006 as set out in Surrey Structure Plan 1994;
 3. To maintain and provide for a range of house sizes and types, including housing for people who cannot afford to occupy property generally available on the open market;
 4. To ensure that established environmental policies are maintained and enhanced including the resistance of inappropriate development in the Green Belt, protection of the countryside for its own sake and maintenance and improvement of the quality of the urban area;

5. To promote sites for residential development primarily within the urban areas and which are already built upon or which are under used, including encouraging the conversion of existing buildings.

Supporting Measures

5.9 The objectives will be achieved through the implementation of the policies and proposals set out in the Plan and by the complementary policies set out in the Borough Council's Housing Strategy including;

1. measures aimed at maintaining and making maximum use of the existing housing stock,
2. maintaining a housing needs information base,
3. enabling registered social landlords to provide affordable housing,
4. securing affordable housing both on the Borough's own land and within private developments,
5. securing the provision of housing for people with special needs.

New Housing Provision

5.10 Policy DP4 of the Surrey Structure Plan 1994 requires Guildford Borough Council to make provision for a net increase of 3,800 dwellings between 1 April 1991 and 31 March 2006. During the period between 1 April 1991 and 30 September 2001, there was a net increase of 2,406 dwellings. As a result the required level of housing provision for the period covered by this Plan is 1,394 dwellings.

**Policy H1
HOUSING PROVISION**

Provision will be made for 1,394 additional dwellings between 1 October 1998 and 31 March 2006.

5.11 The following table summarises the amount of land available at 1 October 2001, including the sites allocated for housing in the Plan.

IDENTIFIED SITES	
With Planning Permission	832
Subject to a legal agreement	23
On sites allocated under Policy H2	33
UNIDENTIFIED SITES	
Small Sites (Less than 0.4 Ha)	400
0.4Ha to 1.0Ha	140
TOTAL	1428

5.12 It is estimated, therefore, that the total provision will be adequate to meet the Structure Plan requirement. Explanation of the components of supply are set out below:

Identified Sites

5.13 Identified sites include sites with planning permission that have not yet been completed, those subject to an unsigned legal agreement, and the remaining site allocated under Policy H2. Those sites which were previously unidentified are excluded as this would be double-counting. The allocated site is identified in Policy H2.

Unidentified Sites (0.4Ha to 1.0Ha)

5.14 An allowance of 28 units per annum has been made for the potential contribution of sites in the range 0.4Ha to 1.0Ha which are not identified in this plan. This estimate is equivalent to 50% of rates in the period 1 April 1986 to 31 March 1995. The actual average rate in the period 1 April 1995 to 31 March 1998 was 25 per annum.

Small Sites (Less than 0.4Ha)

5.15 An allowance has been made for the potential contribution of small sites (sites of less than 0.4Ha) of 80 units per annum. This estimate is equivalent to 50% of rates in the 1980's. The actual average rate in the period 1 April 1990 to 31 March 1998 was 80 per annum.

**Proposal H2
HOUSING PROPOSAL**

Bright Hill Car Park, Bright Hill, as identified on the Proposals Map, is proposed for housing development (33 dwellings).

- 5.16—The figures of development potential for each site are only an estimate for the purposes of ensuring that there is adequate land available to meet the Structure Plan requirement. The final capacity of any particular site will only be decided after a detailed assessment of its individual merits, including physical, environmental and highway constraints.
- 5.17—The Borough Council has already made provision for a large proportion of its allocation in the Surrey Structure Plan in the form of homes already built and outstanding planning permissions. Once an allowance has been made for unidentified sites it has only been necessary to allocate one new site, namely the Bright Hill Car Park site.
- 5.18—The Borough Council has now granted outline planning permission at the Queen Elizabeth Barracks and 8 Map and Chart Depot for a mixed-use development including 525 dwellings. It is anticipated that this development will commence during 2001 and will be completed in phases over 4/5 year period.
- 5.19—The Bright Hill Car Park site is owned by the Council and is the subject of a Committee resolution identifying it for residential development. Since the grant of planning permission for the Queen Elizabeth Barracks site, Bright Hill is the Council's only "allocated" housing site and is an important component of the Council's strategy for the provision of additional land for housing.

**Policy H3
HOUSING/OPEN SPACE**

Planning permission will be granted for a mix of housing and open space on the following sites as identified on the Proposals Map:

1. Allotments, Woodside Road, Guildford;
2. Land rear of Great Goodwin Drive, Merrow, Guildford.

- 5.20—A survey of all open spaces in the urban areas was undertaken in the spring of 1997 and formed part of the Issues Paper consultation. A number of sites were identified as having potential for a mixed use scheme consisting of an element of housing together with provision of open space. The Council will have regard to Policy R2 in assessing the appropriate level of open space to be included in particular housing schemes. Due regard will be paid to the need to provide recreational facilities, within the terms of Policies R3, R5 and R7. In the case of Borough Council owned sites the intention is that all the housing will be affordable housing. In the case of the site at Woodside Road, that part of the site which is currently fully occupied by allotments will be retained for allotment purposes.

**Policy H4
HOUSING IN URBAN AREAS**

Planning permission will be granted for residential development in the urban areas of Guildford and Ash and Tongham provided that the development:

1. Is in scale and character with the area;
2. Has no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy and access to sunlight and daylight;
3. Has no unacceptable effect on the existing context and character of the adjacent buildings and immediate surroundings.

5.21—In addition to the allocated sites, the Borough Council anticipates that other sites will continue to come forward within Guildford primarily in the urban areas of Guildford and Ash and Tongham. This includes infilling, redevelopment and conversions. All proposals will need to comply with general policies and design code policies. The Council does not consider that "gated" estates are necessary or appropriate in Guildford Borough.

5.22—The Borough Council wishes to strike a balance between the twin objectives of making full use of urban sites and protecting and enhancing the character of the urban areas. To assist with this the Council is intending to prepare Borough-wide design guidance. This new guidance will encourage good housing design and more efficient use of land whilst ensuring that local character is respected and enhanced. It will incorporate existing Supplementary Planning Guidance "Large Houses in Large Gardens" and the draft "Residential Areas of Special Character".

**Policy H5
RETENTION OF EXISTING HOUSING STOCK**

Development involving a net loss of residential accommodation will not be permitted.

Development involving the net loss of specialised types of housing accommodation (including hostels, elderly persons' housing, residential institutions and residential mobile-homes) will not be permitted.

5.23—The housing stock is vulnerable to development pressures particularly where there is commercial development potential. The majority of housing needs will be met from within the existing stock, which includes a wide range of house-types and sizes.

5.24—As the Structure Plan Housing Provision is based on achieving a specific net increase in the stock, houses lost to non-residential development would have to be replaced elsewhere.

**Policy H6
REPLACEMENT DWELLINGS IN THE COUNTRYSIDE**

Outside the urban areas of Guildford and Ash and Tongham replacement dwellings will be permitted provided that the development:

1. Does not result in the loss of a small dwelling;
2. Is in scale and character with the area;
3. Has no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy and access to sunlight and daylight;
4. Has no unacceptable effect on the existing context and character of the adjacent buildings and immediate surroundings.

In addition to the above criteria, outside the identified settlements and within the Green Belt there will also be a presumption against the replacement of existing dwellings with dwellings which are materially larger than those they replace.

5.25—This policy applies to proposals to replace a dwelling or dwellings with the same number of units within the countryside. Proposals for additional dwellings in the countryside will be considered in the context of Policy RE3 in the Rural Environment Chapter.

5.26—The Borough Council wishes to ensure that any replacement dwelling has due regard to the existing context and special character of the countryside or settlement, for instance: site coverage, buildings lines, distances between buildings, the size of gardens and the design of neighbouring properties.

5.27—Replacement dwellings will be expected to be sited on or close to the position of the existing dwelling. An alternative siting within the curtilage of the existing dwelling may be acceptable if it would

result in an improvement to the appearance of the countryside. A condition will be imposed to secure the demolition of the existing dwelling. The siting of a replacement dwelling beyond the existing curtilage will not normally be acceptable.

Small Dwellings Policy

5.28 The Borough Council wishes to conserve the stock of small dwellings in the countryside. It is important to maintain a reasonable mix and balance of house types and sizes to cater for a range of housing needs. Small households make up a large proportion of existing and projected households. There is considerable demand to extend small dwellings and, as the opportunities to build new ones in the countryside are very limited, the Borough Council considers that the loss of small dwellings should be resisted. Small dwellings make a significant contribution to the character and appearance of the countryside. They are also important for meeting the housing needs of people who work in the countryside. Dwellings with agricultural occupancy conditions are not subject to Criteria 1 of this Policy in order to ensure that a suitable supply of accommodation for agricultural workers is maintained.

Definition of a Small Dwelling

5.29 A small dwelling is defined as one which does not exceed 85 square metres measured as gross internal floorspace (excluding external walls and any structures ancillary such as garages).

5.30 The Borough Council will relax its small dwelling policy in those cases where the dwelling concerned is in a residential curtilage that is larger than 0.13Ha, because this is less likely to fulfil the objective of preserving the stock of small dwellings to meet the housing needs of those people who work in the countryside.

5.31 Where it is proposed to replace a small dwelling, the Borough Council intends that only replacement floorspace up to 85 square metres should be allowed.

Green Belt Policy

5.32 The approach to proposals to replace dwellings in the Green Belt applies Government policy in PPG2 Green Belts to Guildford Borough. A less restrictive approach, however, is proposed within settlement boundaries bearing in mind that Surrey County Council and Guildford Borough Council planning policy on development within settlements in the Green Belt has been less restrictive than that applying outside settlements for many years.

5.33 It is not considered desirable to state categorically what maximum size of replacement dwelling outside settlements is permissible given the wide range of circumstances to which the policy applies, other than the general requirement that they should not be materially larger than the dwelling they replace. The principal consideration will be the potential impact of the replacement dwelling on the openness of the Green Belt and the visual amenities of the Green Belt in terms of its size, scale, design, materials and character.

**Policy H7
CONVERSIONS**

Planning permission will be granted for the conversion of houses into additional dwellings, houses in multiple occupation or hostels provided that:

1. There is no detrimental impact on the character of the area;
2. Amenity and space standards are adequate;
3. Provision is made for car parking on site in accordance with the council's parking standards.

5.34 The conversion of large houses into small units offers an important potential source of accommodation for smaller households. Any such development would need to ensure that there is adequate amenity space and car parking to create an attractive residential

environment and avoid any detrimental effect on the amenities of the occupiers of neighbouring properties. The Borough Council has produced Supplementary Planning Guidance "Large Houses in Large Gardens" which gives additional advice on residential conversions. The Council's standards for the provision of open space are given in Policies R2 and R3 of the Plan; the Council's car parking standards are contained in Appendix 1 to the Plan.

Residential Extensions

**Policy H8
EXTENSIONS TO DWELLINGS IN THE
URBAN AREAS**

Planning permission to extend dwellings in the urban areas will be granted provided that the development:

1. Has no adverse effect on the scale and character of the dwelling;
2. Has no unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to sunlight and daylight;
3. Has no unacceptable effect on the existing context and character of the adjacent buildings and immediate surroundings.

5.35—Many smaller extensions and alterations to dwellings are permitted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that order with or without modification. Proposals to extend houses can have a detrimental effect on the amenity and character of the locality and can seriously affect the residential amenity of adjacent occupiers. The Borough Council believes that there is a careful balance to be struck between the desire of householders to extend their accommodation and the potential impact of an extension on the area and on adjoining properties. The Borough Council has produced Supplementary Planning Guidance on the design of residential extensions.

**Policy H9
EXTENSIONS TO DWELLINGS IN THE
COUNTRYSIDE**

Outside the urban areas of Guildford and Ash and Tongham, extensions to dwellings will be permitted provided that the development:

1. Will not result in the loss of a small dwelling;
2. Will have no unacceptable effect on the scale and character of the dwelling;
3. Will have no unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to sunlight and daylight;
4. Will have no unacceptable effect on the existing context and character of the adjacent buildings and immediate surroundings.

In addition to the above criteria, outside the identified settlements and within the Green Belt there will be a presumption against extensions to dwellings which result in disproportionate additions taking into account the size of the original dwelling.

5.36—Many smaller extensions and alterations to dwellings are permitted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that order with or without modification, although in the Area of Outstanding Natural Beauty these are more limited in extent than in other parts of the rural area.

Small Dwellings

5.37—The justification and definition relating to the replacement of small dwellings in the countryside set out in paragraphs 5.28 to 5.31 are also applicable to extensions of small dwellings in the countryside.

Green Belt Policy

- 5.38—The approach to proposals to extend dwellings in the Green Belt applies Government policy in PPG2 Green Belts to Guildford Borough. A less restrictive approach, however, is proposed within settlement boundaries bearing in mind that Surrey County Council and Guildford Borough Council planning policy on development within settlements in the Green Belt has been less restrictive than that applying outside settlements for many years.

- 5.39—It is not considered desirable to state categorically what maximum size of extension outside settlements is permissible given the wide range of circumstances to which the policy applies, other than the general requirement that it should not result in disproportionate additions taking into account the size of the original building. The principal consideration will be the potential impact of the extension itself on the openness of the Green Belt and the visual amenities of the Green Belt in terms of its size, scale, design, materials and character. Small extensions, even where there have been a number of previous extensions to the original dwelling, will not necessarily be refused. "Original building" means the dwelling and domestic outbuildings as existing on 1 July 1948; or if no dwelling existed on that date then "original building" means the dwelling as first built after 1 July 1948 excluding any extensions or outbuildings built after completion of the dwelling.

- 5.40—For the purposes of this policy, a conservatory will be considered as an extension to the dwelling as will applications for garages or domestic outbuildings (incidental to the enjoyment of the dwelling) because they are not physically attached to the dwelling they are likely to have an impact on the openness of the Green Belt. In line with paragraph 5.29 garages are not included in the definition of a small dwelling. Loft conversions, which do not have an impact on the openness of the Green Belt or its visual amenities, would not be precluded by the policy.

Meeting Housing Need

**Policy H10
NEW RESIDENTIAL DEVELOPMENT**

Residential development should be at a density of between 30 and 50 dwellings per hectare net. Densities above this range will be permitted in locations with good public transport accessibility.

Developments with a density below 30 dwellings per hectare net will not be permitted except where higher density proposals would have an unacceptably detrimental impact on the existing character of the area.

Proposals for residential development should provide a mix of dwelling sizes and types to reflect the needs of those seeking housing in the borough.

In all cases, the proposed development must accord with the criteria contained in relevant policies including G1, G5, H4 & RE3.

- 5.41—The Council's strategy for providing additional dwellings seeks to accommodate new residential development primarily within the existing urban areas and in the village settlements. The principal objective of this strategy is to minimise the development of "greenfield" sites and other open land. For this strategy to be achieved, it is essential that efficient use be made of the limited supply of previously developed urban sites. Policy H10 seeks to ensure that residential development makes efficient use of land and that the dwellings provided match the needs of those seeking homes, as assessed by the Council.

- 5.42—Proposals for lower density development schemes will need to demonstrate that alternative, higher density options have been thoroughly explored and that other planning considerations (including topography, access, highway capacity, context, amenity and impact on Green Belt) clearly outweigh the benefits of higher density development. The

emphasis of Policy H10 is to ensure the most efficient use of land but this will not be at the expense of the quality of the existing environment. Developments having a density of less than 30 dwellings per hectare may exceptionally be permitted on small sites (less than 0.4 Ha) where the development would otherwise conflict with other Local Plan policies including G1 (General Standards of Development), G5 (Design Code), H4 (Housing in Urban Areas), RE3 (Identified Settlements in the Green Belt) and cause unacceptable harm to the existing context or character of an area.

5.43 The Council is intending to prepare Borough wide design guidance. This new guidance will encourage good housing design and more efficient use of land whilst ensuring that local character is respected and enhanced. It will incorporate existing Supplementary Planning Guidance "Large Houses in Large Gardens" and the draft "Residential Areas of Special Character". This guidance will be a material consideration in assessing proposals for new residential development and will assist in identifying areas where lower density development may, as an exception, be appropriate.

5.44 The number of one and two person households has been increasing and this trend is expected to continue. Whilst it is acknowledged that some households choose to occupy large properties, many do not wish to do so, or cannot afford to do so, and require properties more suited to the household size.

5.45 At the time of the 1991 Census of Population, there was a significant "mismatch" between the size of dwellings and the size of households. 61% of the Borough's households consisted of 1 or 2 people. 64% of 1 person households occupied 4 or more habitable rooms; 67% of 3 person households occupied 5 or more habitable rooms. The Borough Council's Borough wide Housing Needs Survey in 1999 demonstrated that 81% of households requiring housing wanted 1, 2 or 3 bedroom dwellings. Developers will

also be encouraged to consider making provision to meet demand from younger single people for shared accommodation.

5.46 Although this mismatch cannot be changed very much by new building, the Borough Council wishes to ensure that new development does not make things even worse by building a higher proportion of larger houses than are really necessary. In considering proposals for new residential development the Council will seek to ensure that the size and type of dwellings provided reflects the identified needs of those seeking housing. In calculating "net" density, the Council will use the definition contained in Annex C of PPG3.

**Policy H11
AFFORDABLE HOUSING**

An element of affordable housing will be sought by negotiation with developers of all housing developments of 15 or more dwellings, or residential sites of 0.5ha or more irrespective of the number of dwellings. In settlements in rural areas with a population of 3,000 or fewer a threshold of 10 or more dwellings, or residential sites of 0.4ha or more irrespective of the number of dwellings, will be applied.

At least 30% of the housing on the Bright Hill car park site should be affordable housing.

At least 30% will also be sought on any unidentified sites in excess of the above thresholds which may come forward during the plan period.

The final number of units to be provided may vary with regard to site suitability, the need for affordable housing, and any other material planning or marketing considerations.

The Council will require secure arrangements to be made to ensure that the benefit of affordable housing will be enjoyed by successive as well as by initial occupiers of the property.

Continued

The affordable housing provided should be dispersed in the scheme rather than concentrated in one place.

Planning permission will not be granted for development which would result in the loss of any affordable housing which has been negotiated.

- 5.47 PPG3 Housing states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies.

Housing Need

- 5.48 The Borough Council's Borough-wide Housing Need Survey, which was carried out in 1999, indicated a need for 2,871 affordable homes. The Borough Council's Housing Registers confirm that there is still a demonstrable lack of affordable housing to meet local need: in March 2002 the total number of households registered on the Housing and Transfer Registers and in need was 2,207.

Affordable Housing Target

- 5.49 The Surrey Structure Plan states that Surrey County Council considers that at least 25% of the housing provision should be in the form of affordable housing. Applied pro-rata to Guildford this would mean that provision should be made for at least 950 dwellings. In the period 1 April 1991 to 30 September 1998, approximately 600 dwellings have been provided, leaving a residual target of at least 350 dwellings.
- 5.50 The Borough Council has assessed the potential contribution of existing commitments and the allocated housing sites. To this it has added an allowance for the potential contribution of unidentified sites. It estimates that, assuming 30% of homes on sites above the thresholds are affordable, approximately 400 affordable homes can be provided between 1 October 1998 and 31 March 2006. This falls considerably

short of that required to meet local needs, but it is considered to be the most that the Borough Council can hope to achieve from the actual and potential sites available and would mean that 1,000 affordable homes will have been provided in the period 1 April 1991 to 31 March 2006.

Site Size Thresholds

- 5.51 Government policy states that the affordable housing policy should only apply to housing developments of 25 or more dwellings or residential sites of 1 hectare or more, irrespective of the number of dwellings. It also states that where there are exceptional local constraints, the local planning authority may seek to adopt a lower threshold.
- 5.52 The Borough Council considers that there are exceptional local constraints in Guildford Borough. Sites in the range 0.4Ha to 1.0Ha have in the past made a significant contribution to the Borough Council's housing land supply. It is unlikely that there will be many sites coming forward larger than 1.0Ha in Guildford Borough in the period up to 2006, other than Queen Elizabeth Barracks and 8 Map and Chart Depot. In view of this, and having regard to the need for affordable housing, the Borough Council considers that a reduced threshold should apply in Guildford: 15 units or 0.5Ha generally and 10 units or 0.4Ha in settlements in rural areas with a population of 3,000 or fewer. The latter have been designated by Statutory Instrument (1997, No 625): the only rural Parishes in Guildford Borough that are not designated are Send and East Horsley.

Definition of Affordable Housing

- 5.53 The Borough Council considers "affordable housing" to be:

"Housing affordable to local people who are in housing need, and eligible for inclusion on the Borough Council's Housing Needs Registers"

5.54—Affordable rented housing means housing provided at rent levels equivalent to or less than the current Housing Corporation cap rents for Surrey and in accordance with "affordability" criteria. This means that the majority of working households should not be caught in the poverty trap (because of dependency on housing benefit) or paying more than 25% of their net income on rent.

5.55—Affordable equity share and low cost market housing should be suitable for applicants who have been accepted onto the Borough Council's low cost home ownership list. This means that the dwellings should be affordable to households with a current mortgageable income within the band of households income levels of those on the low cost ownership list.

Size and Type of Affordable Housing

5.56—The developer should seek the advice of the Borough Council's Department of Housing and Health Services as to the size and type of affordable housing which is most likely to meet the needs of households on the Borough Council's housing registers. If a registered social landlord is involved, the affordable housing should also be of a standard which meets the requirements of the registered social landlord.

Securing Affordable Housing and Controlling Occupancy

5.57—Circular 06/98 states that an effective way of achieving control over future occupancy of affordable housing will be to involve a registered social landlord. The Borough Council will seek to put appropriate arrangements in place to secure such involvement.

5.58—Where a registered social landlord is not involved, the Borough Council will normally ask the applicant to execute planning obligations, or it will impose conditions, which provide;

1. That a specified proportion of the general market housing on the site cannot be occupied until the affordable

housing element has been built and allocated in accordance with specific occupancy criteria;

2. Occupancy criteria with some form of cascade approach to ensure an adequate supply of suitable occupants.

5.59—If lenders of private finance seek the inclusion of clauses in planning obligations that would enable the lender to dispose of the property on the open market as a last resort (whether or not a registered social landlord is involved), the Council will make its own judgement as to their appropriateness.

Financial or Other Contributions Towards the Provision of Affordable Housing

5.60—Where planning permission has already been granted for an element of affordable housing (including sites approved subject to an as yet unsigned legal agreement), the Borough Council will not normally seek or accept a financial or other contribution in lieu of that element of affordable housing. Exceptionally, however, the Borough Council may do so, where planning permission has not already been granted, taking into account the following factors;

1. The contribution must be sufficient (in the opinion of the Borough Council) to provide for the construction of at least the same number, type and size of dwellings on a suitable different site (including the value of the land);
2. The Council will normally require the affordable housing to be provided in the same locality;
3. The financial contribution should not result in less affordable housing being provided overall i.e. this might arise where the suggestion was to fund affordable housing on a site where the affordable housing element has already been negotiated.

5.61— Before granting planning permission, the Borough Council will need to be satisfied that appropriate arrangements are in place identifying the alternative site on which the affordable housing is to be provided.

5.62— When other contributions towards the provision in lieu of an element of affordable housing are proposed (for example, land or houses), these will be considered on their merits having regard to their contribution towards meeting the need for affordable housing, but will not normally be accepted.

**Policy H12
AFFORDABLE HOUSING FOR LOCAL
NEEDS IN RURAL AREAS**

As an exception to normal policies, affordable housing for local needs in rural areas will be permitted on sites within or adjoining the rural settlement boundaries identified on the Proposals Map if all the following criteria are met:

1. The housing would meet a genuine local need that would otherwise not be met;
2. The site does not exceed 0.4ha;
3. The type of housing is all affordable housing for local needs, both initially and on subsequent change of occupant;
4. The development of the site would take full account of environmental considerations;
5. The settlement services and infrastructure are adequate; in very special circumstances schemes may be permitted for affordable housing for local needs on sites which do not adjoin settlement boundaries and which meet the criteria set out in this policy.

The Council will require secure arrangements to be made to reserve the housing for local needs, both initially and on subsequent change of occupant.

5.63— In the rural areas there are unlikely to be many sites coming forward above the thresholds set out in Policy H11. Government policy enables special provision to be made for affordable housing under what is known as the rural "exceptions" scheme.

Location

5.64— Government advice is that in Green Belt areas, as an exception to normal policies, limited development for affordable housing for local needs may be permitted within or adjoining settlement boundaries. In view of the high price of land and the very limited opportunities for development in the Borough's settlements, exceptionally, the Council may allow limited development for affordable housing within or adjoining settlement boundaries in the Green Belt. In very special circumstances the Council may allow affordable housing for local needs on sites which do not adjoin settlement boundaries in the Green Belt. In order to ensure that such development is sustainably located the Council will only permit such schemes on sites that are within safe and easy walking distance of existing settlements and the facilities they provide.

Definition of Affordable Housing

5.65— The definition is the same as in paragraph 5.53 to 5.55.

Local Need

5.66— This is to be established from within the relevant Parish. Local needs must be proven by means of a household survey which identifies the local people who are in housing need, defines what their needs are and compares their needs with the supply of "affordable housing". Further information on what is meant by local need and how it should be established can be found in the Borough Council's Supplementary Planning Guidance "Affordable Housing for Local Needs in Rural Areas". The Borough Council's Borough-wide Housing Needs Survey, which was carried out in 1994, and surveys undertaken in Pirbright, Shere, Shalford and West Horsley indicate that

there is a need for affordable housing in most of the Parishes. A Borough-wide Housing Needs Survey was completed in 1999 and the Council will monitor the need for a further survey.

Control of occupancy

5.67 The Borough Council will only permit rural "exceptions" schemes if it can be satisfied of the adequacy of arrangements to reserve the housing in question for local needs, both initially and on subsequent change of occupant. Further information on how this is to be achieved is set out in the Borough Council's Supplementary Planning Guidance "Affordable Housing for Local Needs in Rural Areas". It is acknowledged it will generally be difficult to satisfy this requirement in Parishes which are not exempt from the provisions of the Purchase Grant Scheme for Housing Association Tenants (currently Send and East Horsley). In these Parishes it may only be possible to satisfy the policy if a scheme can be devised which does not require Housing Association Grant.

**Policy H13
GYPSY CARAVAN SITES**

Proposals for Gypsy Caravan sites will be permitted provided:

1. The development would not conflict with policies for the Green Belt, the Countryside beyond the Green Belt and other policies for the protection of designated areas;
2. The development is for the stationing of gypsy caravans for recognised gypsy families at an appropriate scale of provision for settled occupation or as temporary or transit stopping places;
3. The site only provides residential accommodation and ancillary facilities, except when the particular circumstances of the site enable business use to be accommodated satisfactorily in terms of noise, safety, traffic movements and visual intrusion;

Continued

4. The site is within reasonable distance of local services and facilities e.g. shops, hospitals, schools and public transport;

5. The development would not have a significant adverse impact on the environment or character of the locality, including impact on the water environment, pollution, areas subject to flooding risk, high grade land, agricultural businesses, and the amenities of neighbouring properties arising from vehicular movements or activities on the site;

6. The development can be made compatible with the character and appearance of the surrounding area through appropriate landscaping and screening which can be subject to a planning condition or obligation over long term maintenance.

Planning conditions may be imposed limiting the parts of site which may be used for residential or other purposes where this is justified in terms of visual and other amenities.

5.68 According to the latest Count of Gypsy Caravans (July 1998) there were 44 Caravans on Authorised Sites in Guildford Borough. It is considered that the existing level of site provision is adequate and the Council will normally look to the use and turnover of pitches on existing sites and moves to traditional housing, together with any sites which may come forward and which satisfy the requirements of the above policy.

5.69 In considering proposals for gypsy caravan sites, the Borough Council will have regard to the advice in Circular 1/94 Gypsy Sites and Planning and other relevant advice and legislation, to ensure that provision made for the accommodation of gypsies is appropriate and consistent with their lifestyle with due regard to the likely effects of such development on the environment and community. In dealing with unauthorised encampments, the Borough Council will

have regard to the advice in Circular 18/94 Gypsy Sites Policy and Unauthorised Camping.

**Policy H14
SITES FOR TRAVELLING
SHOWPEOPLE**

Permanent sites for travelling showpeople will be permitted provided:

1. The development would not conflict with policies for the Green Belt, the Countryside beyond the Green Belt and other policies for the protection of designated areas;
2. The development would not have an unacceptable environmental impact on the locality including nuisance to neighbours from vehicular movement, the maintenance and testing of equipment and other activities;
3. The development can be made compatible with the character and appearance of the surrounding area through appropriate landscaping and screening which can be subject to a planning condition or obligation over long term maintenance;
4. The site is within reasonable distance of local services and facilities e.g. shops, hospitals, schools and public transport.

Planning conditions may be imposed limiting the proportion of a site which may be covered by equipment or the hours during which equipment may be tested.

- 5.70— Show people are self-employed and travel the country holding fairs, chiefly during the summer months. They require permanent bases, especially during the winter, for the storage of equipment and for residential purposes. The Council considers that sites for travelling showpeople will be most suitably located within the existing urban areas. This will be particularly appropriate where the

residential component is separated from the storage use which can then be suitably accommodated on land currently in employment use.

- 5.71— There is one authorised site in Guildford at Chapel Lane, Pirbright. A need for an additional site has not been identified at present but if a need should arise in the future any proposals will be considered in the context of the above policy. The Borough Council will continue to consult the Showmans' Guild of Great Britain in order to assess the level of need.

- 5.72— In considering proposals for sites for travelling showpeople, the Borough Council will have due regard to the advice in Circular 22/91 and other relevant advice and legislation.

**Policy H15
HOME FARM, EFFINGHAM**

Within the area of Home Farm, Effingham as shown on the Proposals Map, the Borough Council will continue to promote environmental improvements to restore and enhance the rural character this part of the countryside. Proposals to replace existing dwellings which have a legally established use will be permitted provided they accord with the criteria set out in policy H6.

- 5.73— A considerable amount of sporadic development has taken place to the west of Effingham and this is interspersed with neglected land. The majority of the residential premises were of a temporary nature and the Borough Council's original strategy was to seek the removal of these premises. The emphasis of the policy has been changed having regard to legislative changes that mean that many of these properties can qualify as legally established. In such cases the Borough Council will permit their replacement by more appropriate permanent dwellings. Proposals for the replacement of mobile homes will be considered on their merits, in the light of Policy H5 and other relevant policies in the Plan.

6.0 Employment

Introduction

- 6.1 Guildford Borough has a buoyant economy with low unemployment and a diverse economic base. In addition to the broad employment sectors of commercial offices and industrial uses, significant employment opportunities are provided by the education and health sector, Ministry of Defence, local and national government and the retail sector.
- 6.2 The Plan includes proposals which will see the number of students and employment at the University of Surrey expand considerably over the next 20 years. The University is a major employer in the Borough, at present having about 2500 staff. Whilst this expansion may have only limited impact in the Plan period in the longer term it may have a greater impact with increased pressure for housing. In accordance with the principles being followed to contain further pressures on the local labour supply and on housing, the University will be providing staff and student housing on-site.

The Surrey Structure Plan 1994

- 6.3 The Structure Plan advocates a general slowing down in the rates of development reflecting the environmental constraints that exist in the County, (including Green Belt and Areas of Outstanding Natural Beauty), adopted regional guidance, which notes that in Surrey a reduction in the rate of economic development is appropriate. During the period of the Structure Plan (up to 2006) the economic needs of the County will be met primarily by the following approach;

1. promoting redevelopment or change of use of existing industrial and commercial premises;
2. continued implementation of vacant land allocated in existing Local Plans, and

3. resisting the loss of suitably located industrial and commercial land to non employment uses.

- 6.4 The approach of the Structure Plan to the Surrey economy is to ensure that the wealth creating capacity of the County should be maintained and encouraged to renew itself over time.

The Surrey Economic Audit 1996

- 6.5 The Surrey Economic Audit was prepared by the Surrey Training and Enterprise Council and Surrey County Council Economic Development Office. It provides a snapshot of the economic situation of the County in early 1996. It recognises that employment sectors which contribute most to wealth creation should be supported, the need to encourage the diversity of the local economy while enhancing the quality of the County's environment and that unemployment levels have reached the stage where labour shortages are likely to occur.

The Guildford Economy

- 6.6 Following the recession of the late 1980's and early 1990's, Guildford's economy at the end of 1998 was relatively buoyant with unemployment levels well below the national average, falling steadily since 1992. Between 1995 and 1998 unemployment in Guildford Borough has been consistently low. The chart shows how the unemployment rate has changed in Guildford from 1991 to 2002.

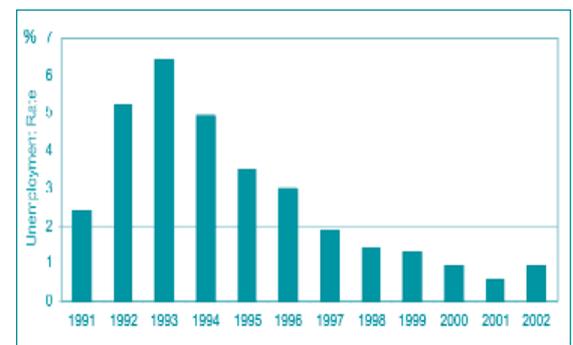


Fig 6.1 Unemployment levels

6.7— Since 1980 there has been significant employment development in the Borough. Firms are attracted to Guildford due to its attractive environment, skilled workforce and close proximity to London and major South East airports. Guildford accommodates many major employers in a variety of sectors.

6.8— In 1991 jobs in Guildford Borough totalled 58,000 which represents a 10% increase from 1981. Employment in the Borough is increasingly dominated by the service sector; in 1991 approximately 82% of the workforce were employed in the service sector compared to only 10% in manufacturing. The Surrey Economic Audit has forecast that in the period 1995-2005 jobs in business services, construction and public services will increase the most.

Guildford Action Plan for Business

6.9— In consultation with the local business community, Guildford Borough Council has prepared the Guildford Action Plan for Business that seeks to enhance the local economy.

6.10— Resources for economic development are limited in the South East, so the Action Plan focuses on achieving a small range of projects that are considered to be important, but also achievable within the resources available.

6.11— The Action Plan provides economic information on Guildford and outlines the key issues of the economy. A series of actions and initiatives are set out which seek to assist local businesses and encourage the continued prosperity of the local economy.

Objectives

6.12— Guildford experiences strong pressures for development. Any further increase in employment development could lead to demands for the release of more land for housing and therefore put pressure on the Green Belt and result in labour shortages (due to consistently low unemployment rates and a static population) for existing businesses and more congestion due to increased in commuting.

6.13— The Borough Council considers that there is enough employment land and premises to meet the needs of the economy within the Plan period. Only one new site is allocated: the Thames Water Utilities land at Slyfield Industrial Estate.

6.14— The aim of the Plan is to maintain the current supply of employment land. This will be achieved by the following objectives:

1. Promoting employment development on existing allocated sites;
2. Resisting the loss of existing employment land and premises to other uses;
3. Supporting the redevelopment of existing employment premises and land for employment uses;
4. Supporting the diversification of the rural economy;
5. Encouraging the provision of premises suitable for small firms; and
6. Encouraging redevelopment of inappropriately located premises.

Supporting measures

6.15— These objectives will be achieved through the implementation of the policies and proposals set out in the Plan and by the following supporting measures;

1. continue to make available units for small firms on Borough Council owned industrial estates;
2. take into account the needs of small firms when releasing Council owned employment land for development, and
3. make sites available at Slyfield Industrial Estate for displaced non conforming uses.

Employment Chapter Definitions

6.16— For the purposes of this Plan, the term 'employment' refers to all uses in Classes B1 – B8 of the Use Classes Order 1987

and includes 'business' (Class B1(a), B1(b) and B1(c)), 'industrial' (Class B2) and 'warehousing' (Class B8).

**Proposal E1
ALLOCATION OF BUSINESS,
INDUSTRIAL AND WAREHOUSING
LAND**

Planning permission for business, industrial and warehousing uses will be granted on land at:

1. Thames Water Utilities, Slyfield Industrial Estate, Guildford
2. Slyfield Industrial Estate extension, Guildford
3. Lysons Avenue, Ash Vale

As shown on the Proposals Map.

Thames Water Utilities Land (TWU)

6.17—The allocation of the TWU Land provides opportunities for industrial and/or waste-related uses and non-conforming uses. There would also be potential for further open space provision and expansion of the Riverside Park.

Slyfield Industrial Estate Extension

6.18—This site was originally allocated in the 1987 Local Plan and the land is being marketed in phases.

6.19—The extension is subject to a Development Brief that was approved by the Borough Council in September 1996 and updated in May 1998.

Lysons Avenue, Ash Vale

6.20—The allocation of three small sites at Lysons Avenue in Ash Vale for employment uses was identified in the 1993 Local Plan. Two of these have now been developed, with one remaining.

6.21—All the allocated sites will need to be investigated for contamination to ensure that their development does not give rise to health or environmental risks.

**Policy E2
REDEVELOPMENT OF EXISTING
BUSINESS, INDUSTRIAL AND
WAREHOUSING LAND IN URBAN
AREAS AND WITHIN IDENTIFIED
SETTLEMENTS IN THE GREEN BELT.**

Planning permission for the re-use of existing business, industrial and warehousing land in the urban areas, or within identified settlements in the Green Belt will be granted for:

1. The part or total redevelopment of existing business, industrial and warehousing premises or land;
2. The expansion of an existing firm where it can be satisfactorily accommodated within the existing curtilage of the premises or on immediately adjacent land;
3. Changes of use to other business, industrial and warehousing uses.

Provided that any development is suitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport and its links with the infrastructure, and its impact on the amenity of the area or adjoining occupiers.

6.22—The maintenance and renewal of the Guildford economy will depend largely on the redevelopment of existing land and premises in the urban areas and village settlements identified in the Plan under RE3. The Council considers that there is sufficient employment land through vacant sites and unimplemented planning permissions and continued redevelopments to meet the needs of the local economy.

6.23—With the exception of the sites in Proposal E1 and sites in Chapter 9 Guildford Town Redevelopment Sites Chapter, there will be no further release of land for employment use within this Plan period.

6.24—The Borough Council recognises the importance of small business units in the Guildford economy. The Economic Strategy for Surrey identifies Surrey as a county of small businesses with more than 90% of all Surrey businesses employing less than 25 people. It identifies one of the weaknesses of the Surrey economy as the lack of accommodation for small firms.

6.25—This is the case in Guildford where demand for small units in the Borough has been identified as a specific need. The small units that the Borough Council owns and manages at Lysons Avenue and at Slyfield Industrial Estate are consistently full and a survey of local estate agents has confirmed that the demand for small units is not satisfied locally.

6.26—To ameliorate this problem, the Borough Council will use its own landholdings at Slyfield Industrial Estate for the provision of small units. Where appropriate, the Borough Council will encourage the provision of small units when large sites are redeveloped.

6.27—The development of employment land and premises within the Countryside Beyond the Green Belt is dealt with under Policy RE4.

6.28—Because of their importance to the Guildford economy the Council accepts that there may be very special circumstances to justify allowing minor extensions to, the employment premises in the Green Belt outside identified settlement boundaries (identified under Policy RE3), provided that the developments do not harm the purposes of the Green Belt, and in particular its openness.

**Policy E3
SAFEGUARDING EXISTING AND
ALLOCATED BUSINESS, INDUSTRIAL
AND WAREHOUSING LAND**

The loss of business, industrial and warehousing premises to non-employment uses will not be permitted unless:

Continued

1. The retention of the land or premises has been explored fully without success; or

2. The land or premises are unsuitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport and its link with the infrastructure, and its impact on the amenity of the area or adjoining occupiers;

And there is existing suitably located land or premises either on the market or with outstanding planning permission, for any displaced firms.

6.29—In order to maintain a diverse range of business, industrial and warehousing premises to meet the needs of local firms the Borough Council will resist the loss of suitably located premises unless it can be fully proved by a comprehensive marketing strategy that the land or premises are no longer required for employment uses. Each case will be considered on its merits but the Borough Council will expect the marketing strategy to have normally taken place for a continual period of 12 months prior to the submission of any application to change from employment use. The Borough Council will only consider the loss of premises where it can be proved that the site is no longer suitable for employment use.

6.30—The Borough Council recognises that there are some business, industrial and warehousing premises which are inappropriately located in terms of adverse environmental effects, including sites within or adjacent to residential areas or in areas of high amenity such as the Green Belt and the Area of Outstanding Natural Beauty. Where the Borough Council considers that the existing use is inappropriate to the location, and where suitable alternative accommodation could be made available for any displaced firms, it will encourage the redevelopment of such sites. The Borough Council will ensure that the new use of the site will be appropriate to the location.

**Policy E4
RESTRAINT ON BUSINESS,
INDUSTRIAL AND WAREHOUSING
EMPLOYMENT DEVELOPMENT**

Additional business, industrial and warehousing development will normally be permitted only on sites identified for such purposes in proposal E1, the Guildford town redevelopment sites chapter and existing sites in accordance with policy E2.

Development proposals which make provision for the modest expansion needs of existing firms on immediately adjacent land or the accommodation of small firms are not prohibited by this policy where they comply with other policies of the plan.

- 6.31—The Surrey Economic Audit has forecast that existing allocated employment land and unimplemented planning permissions could enable the number of jobs in the county to grow by 11,300 in the period 1995–2005.
- 6.32—During the same period the economically active population is forecast to remain stable.
- 6.33—Future supply of employment land in Guildford Borough is as follows:

Site Allocations

Allocations	Site Area	
	Hectares	Acres
Thames Water Utilities Land	6.6	16.34
Slyfield Industrial Estate Expansion	14.52	35.88
Lysons Avenue Site C	0.63	1.56
TOTAL	21.75	53.75



Fig 6.2 Unimplemented Planning Permissions – March 2002⁴¹

- 6.34—The Borough Council considers that there is enough land and premises to meet the needs of the Borough's existing and future population and allow for the expansion of existing firms within this Plan period.
- 6.35—Any further increase in employment could lead to demands for the release of more land for housing and therefore put pressure on the Green Belt and result in labour shortages for existing businesses and more congestion due to increased in-commuting. This Policy seeks to restrict additional new employment development to those sites identified in Proposal E1 and Policy E2.

**Policy E5
HOMEWORING**

Planning permission will be permitted for homeworking proposals provided that they do not lead to an unacceptable increase in traffic generation and harm to the amenity enjoyed by adjacent occupiers of buildings.

- 6.36—Currently only a small proportion of the workforce work from home in the UK, approximately 3% of employees in firms with over 1,000 staff. However, it is anticipated that homeworking will increase mainly due to advances in IT such as the Internet and e-mail connections that equip people to work from home. The Borough Council recognises the benefit particularly in terms of reduced in-commuting. However, the amenity of nearby residents will be protected.
- 6.37—Often planning permission will not be needed for homeworking. Where the level of activity is such that permission is required there should be no unacceptable increase in traffic generation and no harm to the amenities of occupiers of neighbouring properties as a result of an increase in homeworking. The Council will produce a guidance note explaining in detail in what circumstances planning permission is needed.

⁴¹Source: Guildford Borough Council Planning Monitoring System

7.0 Movement

Introduction

- 7.1 — The impact of traffic growth is a key area of concern in Guildford Borough. Many of the major roads in Guildford Borough experience increasing volumes of traffic, causing congestion and affecting air quality. Guildford Town Centre, with its limited infrastructure due to geographical constraints, is particularly congested resulting in minor roads suffering from rat running. There is now a widely accepted view that continuing to meet the demand for car travel is not possible and is not compatible with the principles of sustainable development. Besides concerns about the environmental impact of traffic, businesses require an effective transport system if they are to remain competitive.
- 7.2 — In the rural areas of the Borough the limited availability of public transport services means there is particularly high dependency on the car. Forecasts for increased traffic in the countryside pose a real threat to the quality of the environment.
- 7.3 — Responsibility for transport issues lie mainly with Surrey County Council. However, land use and transportation planning are directly linked and the Local Plan has an important role to play. Planning Policy Guidance recognises that planning policies can help to reduce the growth in the length and number of motorised journeys, encourage alternative means of travel and hence reduce reliance on the car.
- 7.4 — The Road Traffic Act 1997 requires councils to set targets either to reduce traffic or reduce its rate of growth. In July 1998 the Government set out its policies for transport in "*A New Deal for Transport, Better for Everyone*". This promotes an integrated approach to transport and an important element of this is better integration of land use planning and transport planning. Local Authorities are now expected to produce Local Transport Plans which give greater priority to walking, cycling and public transport, improved facilities for people to make connections and better information for passengers.
- 7.5 — A central theme of the Guildford Borough Local Plan 1993 was to manage the demand for travel by car, particularly in the peak periods, in Guildford Town Centre. This was also reflected in the Guildford Movement Study which sought to redress the balance between car drivers and other travellers into the Town Centre. The study proposed a comprehensive package of proposals optimising the use of available infrastructure and protecting and enhancing the environment of Guildford Town Centre.
- 7.6 — The principle of demand management is continued in this Plan with the overall aim being to develop policies and proposals which promote forms of development which reduce the need to travel, especially by car.
- Surrey Structure Plan 1994**
- 7.7 — The Surrey Structure Plan 1994 emphasises that the demand for travel by car within the County will not be met in full, particularly in peak periods or in town centres. Policies in the Structure Plan seek to ensure that development is compatible with transport infrastructure and the environmental character of the area. In addition, the Plan promotes measures which reduce the environmental impact of traffic and improve public transport, interchange facilities and cyclist provision.
- A New Transport Plan for Surrey**
- 7.8 — The New Transport Plan for Surrey was adopted by the County Council in 1996. This sets out detailed objectives and targets for transport. Achieving these targets will require in many cases supporting policies in Development Plans.

~~7.9 — Set out below are the objectives of the Transport Plan:~~

- ~~• Promoting changes in travel behaviour.~~
- ~~• Reducing the need to travel by private car and encourage the use of alternative means of transport.~~
- ~~• Minimising the adverse effects of motorised transport on the environment and health.~~
- ~~• Improving accessibility particularly for non-car users and people with disabilities.~~
- ~~• Encouraging the development of a transport system which enhances the environment and supports a sustainable economy.~~

~~7.10 — These objectives have influenced the development of the Local Plan's movement policies and proposals. The relevant targets are set out in the text as appropriate.~~

~~The Local Transport Plan (LTP)~~

~~7.11 — Local Transport Plans are the new way for Local Authorities to show how they intend to tackle transport issues. They act as a bid to Central Government for capital transport funds over a five-year period, replacing the Transport Policies and Programme process which were annual bids. The current LTP, submitted to Government in July 2000, covers the years 2001/2002 to 2005/2006. The need for integration between transport and land use policies is reflected in the LTP which supports and complements the policies contained within this Plan.~~

~~7.12 — To provide integrated implementation programmes tailored to local circumstances, Surrey has been divided into seventeen Local Implementation Programme Areas. This means the Borough of Guildford is divided into three parts:~~

- ~~• Guildford Town Transport Programme Area.~~
- ~~• East Guildford Transport Programme Area.~~
- ~~• Blackwater Valley Transport Programme Area.~~

~~7.13 — Common to the three Local Implementation Programme Areas in the Borough are five objectives which are consistent with the overall objectives of this Plan:~~

- ~~• To improve co-ordination between all forms of transport and to integrate transport with other policies.~~
- ~~• To protect and improve the environment and the health of its people by reducing the adverse effects of motorised transport.~~
- ~~• To improve the safety and security of transport for all travellers.~~
- ~~• To promote an efficient transport system which supports a sustainable economy.~~
- ~~• To make it easier for everyone to travel to everyday facilities, especially people without a car.~~

~~Objectives~~

~~7.14 — The detailed objectives of the Local Plan relating to movement are:~~

- ~~1. To minimise the impact of traffic on the environment generated by new development.~~
- ~~2. To concentrate major new development in locations accessible by means other than the private car.~~
- ~~3. To manage the availability of car parking provision to discourage reliance on the car especially for journeys to work.~~

4. To give priority to development which encourages walking, cycling and public transport.
5. To encourage improvements to public transport.
6. To improve accessibility for non-car users and people with disabilities.

Supporting Measures

7.15 A number of supporting measures will also be undertaken to meet the objectives of the Plan. These include;

1. Developing comprehensive cycle and pedestrian routes within the urban areas;
2. Working with the County Council to implement minor highway improvements, including traffic calming, which are important for the safety of local residents and which create environmental improvements. These will be expected to encourage cycling and walking, alleviate traffic accidents and take into account the needs of people with disabilities and mobility problems.

Transportation Proposals and Studies

7.16 The 1993 Local Plan proposed a number of major road schemes that were programmed to take place prior to 2001. Some have been completed such as the A331 Blackwater Valley Road and the A31 Runfold Diversion. The County Council has undertaken a review of its major capital programme and the summary below sets out the current programme as it affects Guildford Borough. No major highway schemes are proposed during the Plan period. A number of transportation projects are proposed, although no land for safeguarding can be identified at this stage.

7.17 A summary of each of the major transportation projects follows:

1. **Local Transport Plan** – Incorporating bus priority measures, gyratory proposals, real time bus information, extension of park and ride services, pedestrian facility improvements and Safe Routes to School.
2. **A25 Route Management Plan** – The route study takes in the whole of the A25 corridor. Collection and analysis of data for the existing situation is complete, with the next stage involving formulation of proposals for the management of movement along the route.
3. **A3100 Guildford-Milford Corridor Study** – The priority of the study between Guildford and Godalming remains to be assessed.
4. **District Cycle Network** – Part of the county wide cycle network, involving identification of area wide networks, and development of local cycle strategies to encourage cycle usage.
5. **County Bus Priority Network** – Measures aimed at increasing the reliability of bus services, thereby improving the attractiveness of services to both existing and potential users.
6. **County Rail Network Improvement** – Measures aimed at improving the attractiveness of services to both existing and potential users.
7. **A322 Route Management Study** – The study area extends from the Gordon's School roundabout in West End B311/A322 junction, south to the junction with Cemetery Pales. The impact of any proposals on Brookwood and Pirbright will be considered.

Woodbridge Road Scheme

7.18 A scheme for the dualling of Woodbridge Road from the end of the existing dual carriageway section south of Ladymead to Stocton Road, and the improvement of its junction with the access to the tyre depot on the east side. The programming

of the scheme is dependent on land, and possibly funds, being made available by the development of land adjoining Woodbridge Road. The intention of the scheme would not be to increase traffic capacity, but to use the additional capacity for public transport and other priority vehicles. The existing route of the road cuts across the River Wey floodplain. The works will need to be carefully designed to ensure flood flow routes, flood storage capacity and the aquatic environment are not compromised.

A320 Route Management Scheme

- 7.19 Part of the A320 Route Management included a major scheme between Hazel Avenue and the Borough boundary in Guildford, which was abandoned by the County Council at its meeting on 12 May 1997. However, at that meeting it was also resolved to develop a range of low cost remedial measures to improve safety for all highway users. The programme proposal is therefore to complete the outstanding work of route management measures.

Movement and Development

- 7.20 Policy G1 sets out the approach the Borough Council will take to assessing the transportation impact of development in terms of parking standards and access, highway layout and capacity considerations.
- 7.21 One of the key objectives of this Plan is to ensure that major new development is concentrated in locations that are accessible (or can be made accessible) by alternatives to the car. This theme is also reflected in the New Surrey Transport Plan which has a specific target of increasing the proportion of major developments that are located within the existing urban areas at sites well served by public transport and other non-car means of travel.
- 7.22 In Guildford Town, a pattern of development has taken place where many major generators are located within or close to the Town Centre (e.g. shops, employment uses and leisure facilities). This provides the foundation for a strategy

that allows control of the car. However, it is important that future development reinforces this pattern by ensuring that major generators of travel continue to be located in the Town Centre where availability of public transport is greatest.

- 7.23 The future development and expansion of The University provides a particular challenge. This is on a peripheral site which currently has very limited access to public transport and would have a high dependence on the car unless steps were taken to build in much more public transport and non-car movement initiatives. Planning permission will not be granted unless the transportation issues are satisfactorily agreed.

Parking Policy

- 7.24 All development generates the need to travel. In most cases car parking needs to be provided on development sites so as not to cause local congestion problems generated by visitors and occupiers of a development. However, it has been increasingly recognised that the availability and management of parking can be used as a demand management tool to influence the use of the car.
- 7.25 Central Government guidance advises that Councils should produce a comprehensive strategy and policies for the provision and management of parking. This should cover all types of parking as well as management and pricing policies for public parking and be set out clearly in the Plan.
- 7.26 The Borough Council's approach to parking is to manage and control the availability of car parking spaces to achieve the following objectives:
- Promote a reduction in the reliance on the car with encouragement to alternatives forms of transport particularly in the Town Centre;
 - Reduce the number of car journeys into the Town Centre at peak time by restricting the provision of long stay parking in Guildford Town Centre;

- Support Guildford's position as an important shopping centre by ensuring the continued availability of short stay shopper parking in the Town Centre;
- Resolve on-street parking problems in peripheral areas.

7.27 These objectives will be achieved as follows:

A. Parking Standards for New Development

- 7.28 The approach is set out in Policy G1 and requires development to comply with the standards set out in Appendix 1. The standards for motor vehicles are stated as a maximum for non-residential development. The residential standards are minimum standards except in Guildford town centre where they will be applied as maxima. Included within this standard are requirements for the provision of spaces designed to meet the needs of disabled drivers.
- 7.29 The County Council adopted a countywide Parking Strategy in November 1999. This includes revised standards that are set out in Appendix 1.
- 7.30 In Guildford Town Centre where there is a high level of public transport accessibility it will be more appropriate for developers to provide improvements to the public transport (including park and ride), walking and cycling instead of on site parking. In consequence parking levels will normally be restricted to between 0% and 25% of the adopted standards. Exceptionally, higher parking provision will be acceptable where the particular circumstances of the development and the wider benefits to the Town Centre justify this approach. The Council will develop this approach in consultation with Surrey County Council and prepare guidance to the likely nature and scope of contributions that will be sought towards transport improvements as part of development in the Town Centre.

7.31 The Council may consider restricting parking on new development below the standards set out in the Council's adopted standards in locations outside the Town Centre. Such an approach would need to be undertaken in consultation with local residents and the business community and would need to address issues such as availability of public transport and resolving possible on street parking problems in residential areas.

7.32 To ensure that major travel generating developments do not migrate to out of centre locations to secure higher levels of parking the Council will normally only allow this form of development in locations which are highly accessible by public transport (including park and ride) and served by existing cycle and pedestrian routes. Policy G12 sets out the approach the Council will take.

B. Management of Parking Provision

7.33 The Borough Council has responsibility for the management of public car parks and also the administration, supervision and enforcement of on street parking spaces under the Road Traffic Act 1991. Within the Town Centre priority will be given to meeting the needs of short stay visitors to the town, disadvantaged groups and Town Centre residents.

C. Provision of Park and Ride

- 7.34 The Borough Council considers that any further need for long term parking in Guildford Town Centre should be met by the provision of park and ride services on the edge of the town. Surrey County Council, in consultation with the Borough Council, has undertaken a study of park and ride and identified potential locations for the development of park and ride sites.
- 7.35 A five day service was established in 1996 at the Spectrum Leisure Centre and in 2002 at Artington Manor Farm to the south of the town on the A3100-Portsmouth Road. Investigations are currently taking place into the feasibility of establishing park and ride at land owned

by the University of Surrey on Manor Farm. The Borough Council, in conjunction with Surrey County Council, is undertaking an urgent search for park and ride sites on the eastern and northern corridors into Guildford.

7.36 The Borough Council recognises that if park and ride is going to achieve reductions in traffic volumes in the Town Centre it needs a range of methods including:

- A high quality service which is significantly cheaper than central area parking;
- A phased reduction in long stay Town Centre (and near Town Centre) off-street and on-street parking provision either by redevelopment or conversion to short stay shopper parking provision;
- Traffic management measures to give priority to buses.

7.37 The Borough Council will work with the County Council to prepare Local Parking Management Plans to provide a co-ordinated approach to the control of parking across the Borough. Co-ordination across the County will be achieved through the Local Transport Plan.

7.38 The Borough Council also recognises the importance of complementary locational policies that seek to locate major travel generators, as far as possible, in Guildford Town Centre where public transport facilities including park and ride are most widely available.

**Policy M1
PARKING PROVISION**

Within the town centre boundary as identified in the Proposals Map the council will restrict levels of on-site parking. In such circumstances it will seek from developers appropriate contributions towards public transport, pedestrian and cycling related facilities, and park and ride schemes to fulfil the travel requirements of the development.

**Policy M2
LONG STAY PARKING WITHIN
GUILDFORD TOWN CENTRE**

Planning permission will not be given for additional long stay car parks in the town centre.

7.39 The Borough Council does not wish to see any increases in long stay car parking provision in the Town Centre. This reflects the constraints on capacity of the highway that exist and the wider policy objectives of promoting a reduction in the reliance on the car, and encouraging alternatives to the car for journeys into the Town Centre.

**Policy M3
PARK AND RIDE SITES**

The Council will grant planning permission for park and ride sites provided that the following criteria are met:

1. Highway access, parking, turning and any increased traffic movements can be accommodated satisfactorily;
2. The proposed development including any ancillary buildings, peripheral fencing and lighting, would not detract from the character and appearance of the surrounding area;
3. The amenities of occupiers of existing buildings are protected;
4. The provision of adequate landscaping;
5. Existing natural features are safeguarded and enhanced;
6. The provision of cycling facilities and visitor coach parking facilities.

7.40 The development of further park and ride sites is an important element of the Council's transportation and parking strategy. Permission will be granted for additional park and ride sites where these can be accessed satisfactorily and are environmentally acceptable in other

regards. In sensitive locations planning applications will be expected to be accompanied by information that explains how environmental concerns have been addressed. It is possible that sites may need to be promoted within the Green Belt although these would have to be considered as departures from the Plan.

Public Transport

- 7.41 The New Transport Plan for Surrey encourages the use of alternatives to the car and in particular has a target of increasing the proportion of journeys to work by bus and train in the County from 12% in 1991 to 15% by 2011.
- 7.42 Bus and rail services are important in Guildford because of the significant proportion of the population who do not have access to the car, and also because they reduce the demands on the highway network.
- 7.43 The Borough Council, in conjunction with the County Council, Railtrack and public transport operators, will encourage the retention and enhancement of the rail network and bus services and will support improvements to existing and the provision of new infrastructure and facilities.
- 7.44 Planning permission has been granted for a replacement bus station as part of the redevelopment of the land between Commercial Road, Leapale Road and North Street in Guildford Town Centre as shown on the Proposals Map (see also figure 9.1).
- 7.45 The need for additional coach parking for visitors to Guildford Town has been recognised by the Borough Council and it will identify potential sites to accommodate this demand. Any additional park and ride sites should consider the provision for coach parking.

**Policy M4
PROVISION FOR BUSES**

Major new development shall be designed to allow access and, where appropriate, give priority to bus services.

- 7.46 It is important that when major development takes place the design and layout allows for the needs of bus services. In such instances developers will be expected to give priority to buses to achieve maximum penetration and operational efficiency of bus services for the convenience of their users. Surrey County Council as highway authority is developing a strategic network of bus routes across the County in its Local Transport Plan that will identify opportunities for improving bus priority.
- 7.47 The Council, in conjunction with Surrey County Council will develop detailed accessibility profiles for public transport. These will be used to assess the acceptability of new development and any requirements for improved public transport to serve it.

**Policy M5
RAIL NETWORK AND INTERCHANGE FACILITIES**

The Borough Council will support and where necessary grant planning permission for improvements to the railway infrastructure, including the provision of new railway stations and interchange facilities.

- 7.48 The rail network has a key part to play in providing for the transport needs in the Borough and in particular access to Guildford Town Centre. Improvements to the railway network such as new stations and enhancing existing facilities, including the provision of interchange facilities with other types of public transport will therefore be approved, where appropriate. Studies undertaken by Surrey County Council have indicated that railway stations at Merrow Depot and Park Barn are feasible in engineering terms. Any planning applications for these would have to address issues of impact on existing residents and potential on street parking problems as well as other normal planning considerations. The Council will promote improved access for people with disabilities and improvements to parking provision at existing stations where appropriate.

Cyclists and Pedestrians

- 7.49—The New Transport Plan for Surrey encourages cycling and walking as an alternative to the car. It has a target of increasing the proportion of journeys to work by cycle from 3% to 6% between 1991 and 2011, with a target of increasing percentage of journeys to work on foot from 8% to 11% during the same period.
- 7.50—The New Transport Plan expects to increase the proportion of children, walking and cycling to school. The Government's Transport White Paper also emphasises the importance of ensuring that children can travel to school safely without having to be driven by car. Not walking or cycling to school means that children get less exercise and engenders car dependency. The County Council has instigated a Safe Routes to School Initiative which aims to encourage more people to walk, cycle or use public transport to travel by making these options safer and easier and this is supported by the Borough Council.
- 7.51—Policies are therefore included in the Plan that promote walking and cycling as an alternative to the car. This will not only help to reduce peak hour traffic flows but also reduce the environmental impact of traffic. The Borough Council recognises the importance of comprehensive cycle and pedestrian routes as the key to promoting increases in walking and cycling.

**Policy M6
PROVISION FOR CYCLISTS AND
PEDESTRIANS**

The Proposals Map shows specific routes along which the council will undertake or promote measures to encourage cycling, including improvements to the safety and convenience of the routes, the designation of cycle lanes, signposting and the provision of cycle parking facilities.

Continued

Major travel generating development, including residential developments, will be expected to make provision for cyclists and link with existing and planned routes. All new developments will be expected to make provision for cycle parking in accordance with the standards set out in Appendix 1.

Major new development will not be permitted where it interrupts established or proposed cycle routes

Permission will not be granted that would prejudice established or proposed pedestrian routes or pedestrian priority schemes.

- 7.52—Improvements in the safety, convenience and attractiveness of facilities for cyclists and pedestrians will be sought through the provision of safe cycle and pedestrian routes linking employment areas, housing areas and education and leisure facilities and railway stations, and the provision of cycle parking facilities in Guildford Town Centre, other centres, at railway stations and at major public buildings. The Council recognises the need to improve pedestrian links between Guildford Bus Station and the Railway Station.
- 7.53—The Council has approved a Cycling Strategy that identifies where it wishes to see the provision of cycle routes and cycle parking together with a detailed programme for their implementation. In pursuing the Strategy the Council will work in partnership with Surrey County Council, Parish Councils, the Surrey Police, residents' groups, local businesses and relevant organisations such as the Guildford Cycling Liaison Group and cycling clubs.
- 7.54—The cycle routes identified on the Proposals Map indicate the existing, proposed and desired routes over the plan period.
- 7.55—Major travel generating developments (including residential schemes) will be expected to make provision for cyclists and pedestrians and link with existing and planned routes.

Policy M7
ACCESS FROM WALNUT TREE
CLOSE TO THE RAILWAY STATION

The Borough Council will safeguard the provision of an alternative road link from Walnut Tree Close to Guildford railway station as shown indicatively on the proposals map.

7.56 The Guildford Movement Package (now superseded by the LTP) promoted the restriction of through traffic in Walnut Tree Close. This will require an alternative link from north of the station especially for post office vehicles and station visitors. New development in this location will be expected to make provision for this link. Consideration should also be given to the provision of a cycle path on the route. The road scheme will cross part of the River Wey floodplain. The works will need to be carefully designed to ensure flood flow routes and flood storage capacity is not compromised.

Guildford - Cranleigh Movement Corridor

Policy M8
GUILDFORD TO CRANLEIGH
MOVEMENT CORRIDOR

The route of the former Guildford to Cranleigh railway line, shown on the Proposal Map, will be protected from development in view of its importance as a movement corridor.

7.57 The route of the former Guildford to Cranleigh railway line has become established as a recreational route for walkers, cyclists and horse riders. An engineering feasibility study completed in 1996 confirmed the engineering possibility of reopening the railway line but a subsequent study of the business case completed in 1997 concluded that forecast patronage and revenue would not provide sufficient return to cover the capital cost of the project. It was subsequently decided by Surrey County Council and Railtrack not to pursue the proposal.

7.58 However, the research carried out on reopening the rail line focused attention on the importance of the Downs Link that is a well-used recreational resource. Both the County Council and the Borough Council have resolved that the current and future importance of the route as a significant movement corridor be recognised and that it be protected through the statutory planning process.

8.0 Shopping

Introduction

- 8.1 Guildford Town Centre together with the Borough's district centres, local centres, neighbourhood shops and out-of-centre shopping provision, cater for the shopping needs of the Borough's population.
- 8.2 Guildford Town Centre is the principal shopping centre in Surrey and provides the focus of retail activity in the Borough with a wide range of shops including major multiple stores and small specialist retailers. The Centre also has an attractive historic environment and many other supporting leisure and cultural activities that add to its character and vitality.
- 8.3 In recent years considerable improvements have been made to the Town Centre. These include physical improvements such as the ongoing scheme of environmental enhancements, increased accessibility (with improvements to car parks) and the introduction of park and ride and Shopmobility, and also safety through the introduction of CCTV.
- 8.4 This Plan aims primarily to protect the vitality and viability of existing shopping and related facilities throughout the Borough. In doing so it aims to allow limited additional provision of retail floorspace that meets the needs of the Borough's residents. This provision is expected to be in Guildford Town Centre and district and local centres rather than in out-of-centre developments.
- 8.5 This Chapter covers all the shopping uses identified as Class A in the 1995 Use Classes Order. This includes shops (Class A1), financial and professional services (Class A2) and food and drink uses (Class A3). While the General Permitted Development Order 1995 allows some flexibility for changes of use within and between these classes, the balance between these different uses is an important issue which can affect the attractiveness of shopping centres.

Planning Policy Guidance and the 1994 Surrey Structure Plan

- 8.6 Planning Policy Guidance Note 6, *Town Centres and Retail Developments*, emphasises the sequential approach in making assessments of major retail development proposals whereby first preference for development proposals should be for Town Centre sites. The four key tests for assessments of new development are: the sequential test; the impact on the vitality and viability of town centres; accessibility by a choice of means of transport and impact on overall travel and car use.
- 8.7 The 1994 Surrey Structure Plan retail policies allow limited additional provision of retail floorspace that meets the needs of Surrey residents. Policy DP15 sets out criteria for the provision of such floorspace, which is expected to be primarily located in existing town centres. Policy DP16 states that proposals for retail provision outside existing town centres will only be allowed where a suitable Town Centre or edge of centre location cannot be found. Policy DP17 places emphasis on maintaining and enhancing the character of town centres.

Existing Retail Floorspace

- 8.8 In 1996 Surrey County Council produced a *Survey of Town Centres & Out of Centre Shops*; TR2/96. This technical report gives retail floorspace data of the strategic shopping centres in Surrey and compares it with the results of previous similar surveys. Guildford Town Centre, the sole centre with Group 1 status, is shown to have the highest comparison net floorspace of any Surrey town, with a total figure of approximately 62,000 square metres. This is over 50% more comparison floorspace than the next largest town centre in Surrey. Similarly, Guildford Town Centre has in the region of 500 individual shopping units with other towns in Surrey having no more than 200. Within these 500 units, over 100 multiple retailers are represented in the Town Centre, again comparing favourably with other towns in the county.

8.9—New trends in retailing associated with large bulky goods have been accommodated over the last decade at Ladymead retail warehouse park, where unit sizes vary between 700 square metres and 3,500 square metres.

8.10—Two food based superstores operate in Guildford Urban Area, one on the western side of the town and one on the east. Both have over 3,000 square metres of sales area. There are several important district and local shopping centres across the Borough which have been identified in this Plan. These centres play an important role in the provision of shops and related services to local people and particularly those without access to a car.

Additional Provision & Future Trends

8.11—Planning permission was granted in 1997 for a major redevelopment of the area bounded by the rear of properties in North Street, Commercial Road and Leapale Road as shown on the Proposal Map (see figure 9.1). A revised application was submitted in 2001 to provide 25,000sqm of net total retail floorspace. This was refused by the Borough Council in 2002.

8.12—In April 1997 the Borough Council prepared Supplementary Planning Guidance (SPG—*Change of Use in Guildford Town Centre*) advising applicants on the approach taken on applications for changes of use in Guildford Town Centre. The policies contained in this SPG have been carried forward into this Plan. Another trend that has emerged recently is the amalgamation of small Town Centre units to form larger retail units. The concern associated with this emerging trend centres around the loss of small retail units, most suited to specialist and independent traders, in locations where they benefit from footfall generated by the large multiples. Planning permission is not normally required to amalgamate retail units, but the Borough Council will encourage the provision of small units in association with retail development and redevelopment, where appropriate.

Objectives

8.13—The objectives of the Policies in this Chapter are:

1. To achieve adequate provision for the retailing needs of all sectors of the Borough's community.
2. To maintain and enhance the vitality and viability of Guildford Town Centre.
3. To protect the viability of district centres and local shops in order to meet the needs of local communities.
4. To provide retail facilities which are accessible to the majority of the population without increasing the need for car trips.
5. To retain a range of shop sizes within the Town Centre.

Supporting Measures

8.14—The above objectives will be achieved through the implementation of the policies and proposals set out in this Plan and by the following supporting measures:

1. Village Shop Rate Relief—Funded jointly by Central Government and the Borough Council, the scheme aims to protect local services in rural settlements and can grant business rate relief for Post Offices, general stores and other shops that are of benefit to the local community.
2. Town Centre Management—In conjunction with Guildford Business Forum, the Borough Council part fund a Town Centre Manager. A Town Centre Action Plan has been prepared.
3. Western Wards Action Plan—This initiative is an action based project specifically for the areas of Ash, Ash Vale, Tongham and Ash Green. This Action Plan has identified some Shopping Action Points that are intended to support retail facilities in the area.

4. Environmental Improvements – The Borough Council operates a successful environmental improvement programme aimed at improving the environmental quality of local areas. This includes improvement works to local shopping parades across the Borough.

New Retail Development

Policy S1
MAJOR NEW RETAIL DEVELOPMENT

Major new retail development will be expected to satisfy the following criteria:

1. The sequential approach has been applied whereby first preference will be given to Town Centre sites, then edge of centre sites, followed by district and local centres, and only then out of centre sites in locations which are accessible by a choice of means of transport;
2. There is no detrimental impact, either individually or cumulatively, on the vitality and viability of existing centres.
3. A clear need has been demonstrated for edge of centre or out of centre sites.

8.15 – The Council will keep under review, through the monitoring of developments, including permissions not yet implemented, and if necessary surveys, the requirement for further major shopping development. This Council considers that with the granting of permission for development of land bounded by North Street, Friary Centre/Commercial Road and Leapale Road (application number 95/P/01539, decision date 20/05/98), there is no overriding need for further major retail development in the Borough during the Plan period. However the Council will keep under review the requirement for further major retail developments. Guildford already has considerable retail warehousing which is of good quality and provides a wide range of goods for local shoppers. It is considered that existing facilities are adequate and well placed to meet local needs. If any major retail

development applications are made in the Plan period, they will be assessed using the above criteria. Development providing more than 2,500 square metres gross of additional retail floorspace is considered 'major retail development'.

8.16 – Adopting a sequential approach means that first preference should be for Town Centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge of centre sites, district and local centres and only then out of centre sites in locations that are accessible by a choice of means of transport. In considering need in relation to edge of centre or out of centre sites, depending on the circumstances, the Council will have regard to the following:

1. the type and scale of retail provision proposed;
2. the objectives of sustainability in retail provision and traffic generation;
3. the regeneration of underused brownfield land;
4. the capacity in physical terms or demand in terms of available expenditure within the proposals catchment area;
5. and other relevant considerations.

8.17 – In addition, any new retail development will be expected to meet the requirements of the design code Policy G5.

Policy S2
ADDITIONAL RETAIL DEVELOPMENT IN GUILDFORD TOWN CENTRE

Planning permission will be granted for retail development in Guildford town centre where no more than 2,500 sqm of additional gross floor area is provided.

Developments over 2,500 sqm will only be approved if they satisfy the criteria of Policy S1 and other policies within the Plan.

8.18 The vitality and viability of Guildford Town Centre is dependant on retaining and developing a wide range of attractions and amenities, creating and maintaining an attractive environment, ensuring good accessibility to and within the centre and attracting continuing investment in development and refurbishment of existing buildings. Therefore, whilst it is recognised that a significant commitment has already been made with respect to the St Dominic Square permission, the Town Centre remains the most appropriate location for proposals involving small scale increases in retail floorspace whether by new development or change of use.

8.19 Any proposals will be assessed against relevant polices including the design code and historic environment policies. Development involving a net loss of residential accommodation will not be permitted.

**Policy S3
PROVISION OF SMALL RETAIL
UNITS (CLASS A1)**

Allowances should be made for the provision of new and the retention of existing small units on major retail developments, including redevelopment in Guildford Town Centre.

8.20 Small retail units, typically no larger than 100 square metres, play an important role in the character of Guildford's Town Centre. As they are most commonly located along the connecting streets running off the High Street, they provide the opportunity for independent traders to benefit from central location and footfall generated by the larger retail multiples. There has been a recent trend in combining these small units with adjoining properties to form larger retail units. Whilst there may be no change of use, and hence no planning control, associated with such proposals, it is felt that the character of the Town Centre may suffer if small units were lost.

Identified Shopping Areas

**Policy S4
GUILDFORD TOWN CENTRE
PRIMARY SHOPPING AREA**

Within the prime shopping area as defined on the Proposals Map, proposals for the change of use of existing shops (Class A1) to other uses will not be permitted.

8.21 The High Street remains the retail core of Guildford Town Centre. The Plan defines a prime shopping area along the High Street where a concentration of the retail multiples are represented. This prime area is characterised by the highest proportion of A1 (shop) uses, the highest Zone A rental values, and predominantly the highest pedestrian flow levels in Surrey. In order to protect the vitality and viability of this prime shopping area and the Town Centre as a whole, the change of use from A1 (shops) to other uses within the Prime Shopping Area will not be permitted. Giving part of the High Street such strong policy protection against encroachment by non shopping (A1) uses enables adjacent streets more opportunity to accommodate complementary retail based uses.

**Policy S5
GUILDFORD TOWN CENTRE
SECONDARY SHOPPING AREAS**

Within the secondary shopping areas of Guildford Town Centre, as defined on the Proposals Map, planning permission for the change of use from shops (Class A1) to financial and professional services (Class A2) and food and drink premises (Class A3) will be permitted where all the following criteria are met:

1. The additional use results in no more than two permitted non-retail uses adjacent to each other;

Continued

2. The additional use results in no more than a guideline figure of one third of the sum total of the defined street-level frontage (as defined in Appendix 2) in permitted non-Class A1 use;
3. The use does not result in loss of amenity in terms of noise, disturbance, smell, litter or traffic generation; and
4. The proposed use will not be detrimental to the shopping pattern or character of the Town Centre.

Exceptionally loss of shopping area uses (Class A) at ground floor level will be permitted where the replacement uses are appropriate to a shopping frontage.

8.22—The diversity of uses in town centres makes an important contribution to their vitality and viability. A more flexible policy approach is required to foster this diversity in the streets surrounding the prime shopping area. While these streets (see Appendix 2) perform an important shopping function within the Town Centre, their rental levels and footfall are at such a level to offer opportunity to a wider range of shopping uses. However, it is important to strike the correct balance between shops (A1) and other retail-based uses (A2 & A3). PPG6 highlights the issue of changes of use causing new concentrations of uses, such as restaurants and take away food outlets, where the cumulative effects can cause local problems. The amenity of residents in the Town Centre will also be protected. The environs of Abbot's Hospital in particular is an area where further changes of use to Class A3 uses will be regarded in the light of the need to safeguard residential amenity. While such changes of use can add to the vitality of an area, the loss of retail, increased traffic generation and other issues of local amenity, particularly to Town Centre residents, must be considered in such applications.

**Policy S6-
GUILDFORD TOWN CENTRE-
TERTIARY SHOPPING AREAS**

Within the tertiary shopping areas of Guildford Town Centre, as defined on the proposals map, planning permission for the change of use from shops (Class A1) to financial and professional services (Class A2) and food and drink premises (Class A3) will be permitted where all the following criteria are met:

1. The additional use results in no more than three permitted non-retail uses adjacent to each other;
2. The additional use results in no more than a guideline figure of two thirds of the identified ground floor tertiary frontage (as defined in Appendix 2) in permitted non-Class A1 uses;
3. The use does not result in loss of amenity in terms of noise, disturbance, smell, litter or traffic generation, and
4. The proposal does not result in a continuous non-Class A1 frontage exceeding 20 metres

Exceptionally loss of shopping area uses (Class A) at ground floor level will be permitted where replacement uses are appropriate to a shopping frontage.

8.23—It is considered that there are a number of streets in the Town Centre where there could be greater flexibility of uses permitted without harm to shopping character, vitality and viability. These streets, while not part of the core shopping area, provide a range of uses that are a vital part of the functioning of the Town Centre. In this regard it is important to retain a proportion of retail (Class A1) uses in these tertiary areas (see Appendix 2) to ensure some level of activity during the day while providing the flexibility that enables the location of other complimentary uses. These tertiary shopping streets also provide important pedestrian links to and from the more

centrally located shopping areas within the Town Centre and the surrounding residential areas.

**Policy S7
GUILDFORD TOWN CENTRE
SPECIALIST SHOPPING AREAS**

Within the specialist shopping areas as defined on the Proposals Map, applications for changes of use to food and drink uses (Class A3) will be permitted provided that the proposed use does not result in the loss of amenity in terms of noise, disturbance, smell, litter or traffic generation. Applications for the change of use to financial and professional services (Class A2) will not be permitted.

Exceptionally loss of shopping area uses (Class A) will be permitted where replacement uses are appropriate to a shopping frontage.

8.24 Within these more peripheral areas (see Appendix 2), it is appropriate to permit a higher proportion of food and drink (Class A3) uses. These uses play an important role, collectively and individually, in enhancing the Town Centre's evening economy. In recognising the benefits such uses can play, the Borough Council will adopt a more positive approach to the provision of food and drink uses, within the specialist shopping areas.

**Policy S8
DISTRICT SHOPPING CENTRES**

The following District Shopping Centres have been identified and are shown on the Proposals Map:

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

Within District Shopping Centres planning permission will be granted for limited increases in shopping (Class A1) floorspace where they are consistent with the scale and function of the district centre as a whole.

Continued

Planning permission for the change of use from shops (Class A1) to financial and professional services (Class A2) and/or food and drink (Class A3) will only be permitted if the following criteria are met:

1. The proposal results in no more than two permitted non-retail uses adjacent to each other;
2. The proposal results in no more than a guideline figure of one-third of the sum total defined street level frontage in permitted non-retail uses;
3. The proposal will not result in loss of amenity in terms of noise, smell, litter or traffic generation;
4. The proposal will not prejudice the character and appearance of the district centre and its immediate environment.

Exceptionally loss of shopping area uses (Class A) at ground level will be permitted where the replacement uses are appropriate to a shopping frontage.

8.25 District Shopping Centres are defined as groups of shops, separate from town centres, usually containing at least one food supermarket and non-retail services such as banks, building societies and restaurants. The criteria for the designation of a District Shopping Centre are as follows (all must be met):

1. A concentration of local services within the Settlement Area (rural area) or the Urban Area;
2. Cumulatively a sum total of 30 or over retail and non-retail units;
3. The presence of a large food shop/supermarket and/or non-retail services, such as banks and/or building societies;
4. Accessible by means other than the private car – i.e. served by public transport.

8.26—They play a vital role in the functioning of sustainable environments, providing essential convenience retail needs and forming focal points for local people who may not have access to private forms of transport. District Centres also provide a range of non-retail services such as estate agents, banks, restaurants and libraries. Thus they are suitable locations for new retail developments such as medium-sized food stores meeting local needs or small-scale developments of unit shops. Any proposed development should relate well to the existing centre, both in terms of size and function. Limited increases in retail floorspace relate to the total floorspace of the centre as a whole rather than to individual units. This will help to secure their vitality and viability without threatening that of neighbouring retail services.

8.27—Whilst it is recognised that East Horsley is located within the Green Belt, a positive approach to shopping provision is taken in District Shopping Centres in order to maintain and enhance their role in retail and related service provision to the residents of the area and reduce their need to travel. East Horsley is also served by a railway station and has a range of convenience shopping facilities, banks and a local library. The western wards of Ash, Tongham and Ash Vale have a combined population of approximately 17,500 people. These wards are served by three railway stations. It is recognised that Ash Wharf District Centre has no bank or building society, uses associated with such District Centres, but the Borough Council is actively seeking to address this deficiency.

8.28—In considering proposals for the change of use from a shop (Class A1) to other retail based uses (Class A2 & A3), account will be taken of the frontage width of the shop, the prominence of the unit in the District Centre and the extent of clustering of non-shop (Class A1) uses that would result.

Policy S9 LOCAL SHOPPING CENTRES

Local Shopping Centres are identified as follows, as shown on the Proposals Map: Aldershot Road, Westborough; Ash Vale Parade; Collingwood Crescent, Boxgrove; London Road, Burpham (Kingpost Parade); Epsom Road, Merrow; Kingfisher Drive, Merrow; Madrid Road, Guildford Park; Southway, Park Barn; Stoughton Road, Bellfields; The Square, Onslow Village; Woodbridge Hill, Guildford; Woodbridge Road, Guildford; Manor Road, Stoughton; Worplesdon Road, Stoughton; Bishopsmead Parade, East Horsley; Effingham; Fairlands; Ripley; Send; Shalford; Shere; The Street, Tongham.

Within Local Shopping Centres planning permission for increases in retail floorspace will be granted where they are consistent with the scale and function of the local centre.

Proposals involving the change of use of a shop (Class A1) to use for financial and professional services (Class A2) and/or food and drink (Class A3) will only be permitted where the following criteria have been met:

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

Exceptionally loss of shopping area uses (Class A) at ground floor level will be permitted where the replacement uses are themselves appropriate to a shopping frontage.

8.29—Local Shopping Centres are defined as small groups of shops usually comprising a newsagent, a general store, a sub-post office and other small shops of a local nature. The criteria for the designation of a Local Shopping Centre are as follows:

1. A concentration of local services within the Settlement Area (rural area) or the Urban Area.

2. Must be either:

- at least five adjoining/neighbouring retail units (Class A), or
- a concentration of retail units located in close proximity to other community facilities such as clinics, doctors etc reinforcing the local centre's local function, or
- an area with cumulatively over 10 retail units (Class A) in close proximity.

8.30—Such local centres perform an important local function in meeting the everyday convenience shopping needs of urban residential areas and rural communities. The number of suburban and local shops has declined in recent years. In this context and in recognition of their valuable local function, existing convenience shopping facilities should be retained wherever possible.

8.31—In considering proposals for the change of use from a shop (Class A1) to other retail based uses (Class A2 & A3) account will be taken of the frontage width of the shop and the extent of clustering of non-shop (Class A1) uses that would result.

8.32—The Borough Council operates an ongoing programme of Environmental Improvements. Some Local Shopping Centres may benefit from such environmental works that might include rationalising parking provision, improving signage and enhancing landscaping.

Other Shopping Policies

Policy S10 NEIGHBOURHOOD SHOPS

Outside the identified shopping centres but within the urban area or the settlement boundaries permission will be granted for small scale individual shops and shop extensions providing for the daily shopping needs of the local community, subject to other policies of the Plan.

The change of use of neighbourhood shops (Class A1) will only be permitted where the following criteria are met:

1. It can be demonstrated that the retention of the use has been explored without success;
2. The proposal will not prejudice the character and appearance of the immediate environment;
3. The proposal will not result in loss of amenity in terms of noise, smell, litter or traffic generation.

8.33—Neighbourhood shops are defined as shops outside the identified shopping areas of Guildford Town Centre, the District Shopping Centres of Ash and East Horsley and the named Local Shopping Centres of the Borough. Such shops, whether in isolation or as a pair or small group, can play an important local function in both urban and rural locations. Where it is claimed that there is no demand for a neighbourhood shop, evidence will normally be sought that the premises has been marketed at a reasonable price and for a period of 12 months prior to the submission of any application. The Council recognises that there may be opportunities to improve the provision for the daily shopping needs of local communities and to improve the viability of local shops by extending existing shops or, in some instances, providing new shops by conversion or new building. The value of services provided by petrol filling stations and outlets such as farm shops where

~~convenience goods and other day-to-day needs are catered for is also accepted. In considering such proposals the Council will have regard to the general policies of the Plan, particularly those relating to accessibility by means other than the car, access and highway safety, residential amenity and the character and appearance of the area.~~

~~8.34 — As stated in the Supporting Measures in the introduction to this Chapter, the Borough Council operates a village shop rate relief scheme that may be applicable to some shops in rural areas. Those businesses most likely to qualify for rate relief are food shops, pharmacies and post offices.~~

~~8.35 — For proposals involving farm diversification including farm shops see Policy RE8.~~

9.0 Guildford Town Redevelopment Sites

Introduction

- 9.1 Guildford is an important sub-regional centre containing Surrey's most extensive range of shopping facilities and is the focus of activity within Guildford Borough. It has an extensive range of shopping facilities, an attractive environment and a wide range of other supporting uses, including educational facilities, leisure, arts and entertainment facilities, residential and employment uses. The Town Centre contains the main railway and bus stations and is the most accessible part of the Borough to public transport. With its range of services, facilities and focus, Guildford Town Centre provides a significant contribution to the quality of life of local residents, workers and visitors.
- 9.2 In recent years there have been considerable environmental improvements. These include physical improvements such as the ongoing scheme of environmental initiatives, enhancements of car parks, shopmobility and improvements to safety through the introduction of CCTV. These and other initiatives, such as the introduction of Town Centre Management and a Town Centre Action Plan, have helped to retain Guildford's position in the shopping hierarchy, which is reflected in the fact that Guildford won the British Council of Shopping Centres Town Centre Environment Award in 1996. A recent survey¹² also placed Guildford in the top 20 UK retail centres.
- 9.3 A boundary has been drawn around the Town Centre to define the area where a reduced car parking standard will apply. Traffic congestion, with its attendant pollution, is one of the main problems the Town Centre experiences. The County Council, as highway authority, and the Borough Council are examining measures to combat this problem. This is closely related to the main aim of this Plan that is to provide sustainable forms of development offering an alternative to the use of the private car. Detailed policies relating to movement issues are included in the Movement Chapter.
- 9.4 Sites, within the Town Centre and the surrounding area, have been identified where it is considered they have potential for redevelopment. Three different categories have been used to define sites. These are shown on the Proposals Map and are as follows:
1. Proposal sites - these are sites which have been identified for redevelopment and should be implemented during the Plan period (up to 2006);
 2. Opportunity sites - these are sites where redevelopment is considered appropriate but the timescales are unknown;
 3. Major approved development sites - these are sites where planning permission has been granted but not implemented.
- 9.5 The Borough Council intends to prepare development briefs for the proposals sites. The Borough Council will consider the preparation of development briefs for the opportunity sites, if these sites come forward during this Plan period.
- 9.6 Whilst the majority of the redevelopment sites identified are within the Town Centre, some are located outside the Town Centre car parking boundary shown on the Proposals Map.
- 9.7 There is a perceived need for hotels, preferably with conference facilities, which should be provided within the Town. A number of possible sites have been identified.

¹² Experian's Retail Ranking Survey 2001

Objectives

9.8 The strategy for the Town Centre has been expressed in the form of a list of key objectives. These reflect the aims and objectives contained in other chapters but are specific to the Town Centre:

1. To maintain the vitality and viability of Guildford Town Centre;
2. To direct major travel generating development to the Town Centre;
3. To improve movement within the Town Centre, particularly for pedestrians and cyclists;
4. To manage the availability of car parking provision to discourage reliance on the car, especially for work;
5. To enhance the central retail area and conserve its historic character through environmental and pedestrian improvements;
6. To maintain an efficient, competitive and innovative retail sector.

Supporting Measures

9.9 The objectives will be achieved through the implementation of the policies and proposals of the Plan and through the following supporting measures:

1. The continued utilisation of a Town Centre Manager, appointed in partnership with the Town Centre business community to act as a point of contact, and co-ordinator between businesses, the public, statutory undertakers, the Borough Council and Surrey County Council concerning the management, promotion and improvement of the Town Centre;
2. Implementation of a continuing programme of environmental improvements.

Proposals Sites

9.10 These are sites that have been identified for redevelopment and should be implemented during the Plan period (up to 2006).

Proposal GT1 **LAND AT BEDFORD ROAD** **OPPOSITE THE ODEON CINEMA**

Planning permission will be granted for either a mixture or one of the following uses:

1. Residential
2. Hotel, preferably with conference facilities
3. Offices
4. Retail
5. Cultural
6. Leisure
7. Entertainment

On land shown on the Proposals Map, there should be a comprehensive redevelopment of the site, which should also make provision for public open spaces complementary to the river. Improved access to Bridge Street / Onslow Street will be encouraged.

9.11 The site lies on the north west edge of the Town Centre and is close to the shopping area, railway station and bus station. The western boundary is formed by the River Wey Navigation, owned by the National Trust, to the north is the multi screen cinema and restaurant and to the south and east the site is contained by the rear of properties fronting onto Bridge Street and Onslow Street.

9.12 The site lies within the River Wey Flood Plain. In accordance with Policy G1(6), any development must not exacerbate flooding or put additional people or property at risk. The Borough Council will

consult the Environment Agency and have regard to information and advice given by them.

- 9.13 The Borough Council will expect any redevelopment to include a riverside walk and an area of open space adjacent to the River.
- 9.14 Parking provision should be in accordance with the Council's approved standards.
- 9.15 The Borough Council considers that there should be a comprehensive redevelopment of the site. Development should comprise a high quality architectural solution that responds positively to the complex character of the surrounding townscape context, so as to enhance the area and to integrate within the Town Centre.
- 9.16 Policy H11 - Affordable Housing refers to negotiations with developers on all housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more irrespective of the number of dwellings. Whilst this site is only 0.41 hectares the number of units may be above 15, in which case the Borough Council will negotiate for the provision of some affordable housing.
- 9.17 The site lies within an area of high archaeological potential. Any development will have to be accompanied by an assessment of the archaeological value of the site. The site lies within the Corridor of the River Wey and the Guildford and Godalming Navigations where new development will be expected to protect and enhance views, improve public access and protect and enhance the character of the townscape and landscape. Any development should also have regard to the River Wey Conservation Area.

Proposal GT2
FORMER FARNHAM ROAD BUS
DEPOT

Planning permission will be granted for either a mixture or one of the following uses:

1. Residential
2. Hotel, preferably with conference facilities
3. Retail
4. Office
5. Open space

On land shown on the Proposals Map.

- 9.18 The site is located to the west of the High Street and is bounded by the River Wey to the east, Park Street to the west, High Street to the south and Friary Bridge to the north. The south and west boundaries abut the Millmead and Portsmouth Road Conservation Area and any development will be required to have due regard to this designation and the impact it may have on the setting of the Conservation Area. The site is currently used as a temporary car park.
- 9.19 The site lies within the River Wey Flood Plain. In accordance with Policy G1 (6), any development must not exacerbate flooding or put additional people or property at risk. The Borough Council will consult the Environment Agency and have regard to information and advice given by them.
- 9.20 The Borough Council will expect any redevelopment to include a riverside walk and a usable area of open space adjacent to the river.
- 9.21 Parking provision should be in accordance with the Council's approved standards.

- 9.22 The site lies within the Corridor of the River Wey and the Guildford and Godalming Navigations where new development will be expected to protect and enhance views, improve public access and protect and enhance the character of the townscape and landscape. Any development should also have regard to the River Wey Conservation Area.
- 9.23 Policy H11 - Affordable Housing refers to negotiations with developers of all housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more irrespective of the number of dwellings. Whilst this site is only 0.31 hectares the number of units may be above 15, in which case the Borough Council will negotiate for the provision of some affordable housing.
- 9.24 The site lies within an area of high archaeological potential. Any development will have to be accompanied by an assessment of the archaeological value of the site.
- 9.25 The Borough Council considers there should be a comprehensive redevelopment of the site. Development should be in scale with the surrounding environment.

Proposal GT3
BELLERBY THEATRE, LEAPALE LANE

Planning permission will be granted for a comprehensive mixed use development. Appropriate uses are the following:

1. Housing
2. Community
3. Public house
4. Leisure
5. Offices

On land shown on the Proposals Map.

- ~~9.26 The site is bounded by housing to the north, Haydon Place to the east, Leapale Lane and College Road to the west. The site is currently occupied by a mixture of uses including the Bellerby Theatre, Youth and Community Centre, car parking, the "Live and Let Live" Public House and a small workshop.~~
 - ~~9.27 Part of the site contains community buildings. Any redevelopment should be in compliance with Policy CF2 Loss of Community Facilities.~~
 - ~~9.28 The site is located close to existing dwellings in College Road and Haydon Place. Any redevelopment of the site should not have a detrimental effect on the amenities of the occupiers of surrounding properties.~~
 - ~~9.29 Parking provision should be in accordance with the Council's approved standards.~~
 - ~~9.30 Policy H11 Affordable Housing refers to negotiations with developers on all housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more irrespective of the number of dwellings. The total site area is 0.51 hectares.~~
 - ~~9.31 The site lies within an area of high archaeological potential. Any development will have to be accompanied by an assessment of the archaeological value of the site.~~
 - ~~9.32 The Borough Council consider there should be a comprehensive plan for the redevelopment of the site. Development should be in scale with the surrounding environment. In 2003 the Council adopted a Development Brief for this and adjoining land.~~
- Opportunity Sites**
- ~~9.33 The following are sites where redevelopment is considered appropriate but the timescales are unknown.~~

**Proposal GT4
SEEBOARD SITE, WOODBRIDGE
ROAD**

~~Planning permission will be granted for the redevelopment of the site for predominantly employment use with either residential or hotel use on land shown on the Proposals Map.~~

- ~~9.34 The site lies on the periphery of the Town Centre and is bounded by Woodbridge Road to the east, the railway line to the south, the River Wey to the west and existing employment uses to the north.~~
- ~~9.35 The Borough Council considers that the site would be best developed comprehensively, having regard to the potential development of the land to the north and taking advantage of the prominence of the site and the riverside location. Any residential or hotel use should be subsidiary uses, their extent to be determined in a planning brief. Each use should be within an appropriate setting within a predominantly employment development. Development should be in scale with the surrounding area. It will be expected that redevelopment will include a riverside walk and a useable area of open space adjacent to the river. The improvement of Woodbridge Road may affect the site.~~
- ~~9.36 The site lies within the River Wey Flood Plain. In compliance with Policy G1(6), any development must not exacerbate flooding or put additional people or property at risk. The Borough Council will consult the Environment Agency and have regard to information and advice given by them. The site lies within the Corridor of the River Wey and the Guildford and Godalming Navigations where new development will be expected to protect and enhance the character of the townscape and landscape. Any development should also have regard to the River Wey Conservation Area.~~
- ~~9.37 Policy H11 – Affordable Housing refers to negotiations with developers for the provision of affordable housing on all~~

housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more, irrespective of the number of dwellings. The total site area is 2.3 hectares and any residential development within the above threshold will be expected to comply with this Policy.

**Proposal GT5
WOODBIDGE PARK INDUSTRIAL
ESTATE**

~~Planning permission will be granted for the redevelopment of the site for predominantly employment use with a hotel on land shown on the Proposals Map.~~

- ~~9.38 The site is on the periphery of the Town Centre and is bounded by the A25 to the north, Woodbridge Road to the east, existing employment buildings to the south and the River Wey to the west.~~
- ~~9.39 The Borough Council consider that the site would be best developed comprehensively, having regard to the potential development of the land on the south and taking advantage of the prominence of the site and the riverside location. Employment should be the predominant use but a hotel would be an acceptable subsidiary use, as might other uses, dependent on their scale and conformity to the policies of the Plan and the objective of sustainability. A planning brief will be prepared for the site and its neighbour. Development should be in scale with the surrounding area. It will be expected that redevelopment will include a riverside walk and a useable area of open space adjacent to the river. The site could be affected by proposals for the improvement of Woodbridge Road.~~
- ~~9.40 The site lies within the River Wey Flood Plain. In compliance with Policy G1(6) any development must not exacerbate flooding or put additional people or property at risk. The Borough Council will consult the Environment Agency and have regard to information and advice given by them.~~

9.41—The site lies within the Corridor of the River Wey and the Guildford and Godalming Navigations where new development will be expected to protect and enhance views, improve public access where appropriate and protect and enhance character of the townscape and landscape. Any development should also have regard to the River Wey and Conservation Area.

**Proposal GT6
FARNHAM ROAD HOSPITAL**

Planning permission will be granted for the redevelopment of the site for either or one of the following uses:

1. Residential
2. Community
3. Hotel

On land shown on the Proposals Map.

9.42—The site is bounded by residential development to the north, east and west and Farnham Road to the south. The site contains two Grade II listed buildings and a number of buildings of local listable quality. The listed buildings must be retained within any redevelopment of the site and no new development should adversely affect their setting. The locally listed buildings should also be retained, only in exceptional cases should these buildings be considered for removal.

9.43—Any redevelopment of the site should not have any detrimental effect on the amenities of the occupiers of surrounding properties.

9.44—Policy H11 – Affordable Housing refers to negotiations with developers for the provision of affordable housing on all housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more, irrespective of the number of dwellings. The total site area is 2.59 hectares and any residential development within the above threshold will be expected to comply with this Policy.

9.45—Most of the site contains community buildings. Any redevelopment should be in compliance with Policy CF2 – Loss of Community Facilities.

9.46—The Borough Council consider there should be a comprehensive redevelopment of the site. Development should be in scale with the surrounding environment.

**Proposal GT7
LADYMEAD FIRE STATION**

Planning permission will be granted for the redevelopment of the site for residential or hotel use on land shown on the Proposals Map.

9.47—The site is on the periphery of the Town Centre and is bounded by the A25 to the north, open land to the east and housing to the south and east.

9.48—Policy H11 – Affordable Housing refers to negotiations with developers for the provision of affordable housing on all housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more, irrespective of the number of dwellings. The total site area is 1.12 hectares and any residential development within the above threshold will be expected to comply with this Policy.

9.49—Part of the site contains community buildings. Any redevelopment should be in compliance with Policy CF2 – Loss of Community Facilities. Redevelopment of the existing Fire Station is not precluded by this proposal.

9.50—The Borough Council considers there should be a comprehensive redevelopment of the site and development should be in scale with the surrounding environment.

**Proposal GT8
LAND AND BUILDINGS AT
GUILDFORD RAILWAY STATION.**

Planning permission will be granted for a comprehensive mixed use development. Appropriate uses are the following:

1. Offices
2. Residential
3. Hotel
4. Leisure and retail;
5. Improved transport and interchange facilities to include existing levels of dedicated commuting parking.

9.51— Guildford Railway Station lies on the western edge of Guildford Town. The site is bounded by Farnham Road to the south, The Billings and Walnut Tree Close to the east and Guildford Park Road to the west.

9.52— The station itself is a strategic transport node and major development at this location is consistent with sustainability principles.

9.53— Parking provision will be assessed in line with the Council's adopted parking standards. It is acknowledged that the train operating companies would require existing levels of commuter parking to be retained.

9.54— The Borough Council will expect any proposals to accord with Policy M7 and safeguard the provision of an alternative road link from Walnut Tree Close to Guildford Railway Station. The Borough Council will require any proposals to incorporate improved pedestrian, cycling links between the station, Town Centre and surrounding residential areas to the west.

9.55— Development proposals will also be expected to introduce enhanced transport

interchange facilities at the railway station. In particular links between bus and train services should be improved, with better facilities for pedestrians and cyclists.

9.56— The site is located close to existing dwellings in Walnut Tree Close. Redevelopment of the site should not have a detrimental effect on the amenities of the occupiers of surrounding properties.

9.57— Policy H11— Affordable Housing refers to negotiations with developers on all housing developments of 15 or more dwellings, or residential sites of 0.5 hectares or more irrespective of the number of dwellings.

9.58— The site edges the River Wey Flood Plain and in accordance with Policy G1(6) any development must not exacerbate flooding or put additional people at risk. The site is also partially within the corridor of the River Wey and Guildford and Godalming Navigations. Development will therefore have to comply with Policy G11 which promotes improvements to the townscape and landscape, enhancement of views and improvements to public access to the river.

9.59— The site is within an area of archaeological potential. Any development will have to be accompanied by an assessment of the archaeological value of the site.

9.60— The Borough Council considers there should be a comprehensive plan for the site. Development should be in scale with the surrounding environment.

9.61— Any proposal for retail development would need to demonstrate that there will be no detrimental impact on the vitality or viability of the Town Centre. The Council considers that development involving retail should be primarily food.

Major Approved Development Site

9.62 Planning permission was granted in 1997 for a major redevelopment of the area bounded by the rear of properties in North Street, Commercial Road and Leapale Road (as shown on the Proposals Map and figure 9.1 below). A revised application was submitted in 2001 to provide 25,000sqm of net total retail floorspace. This was refused by the Borough Council in 2002.

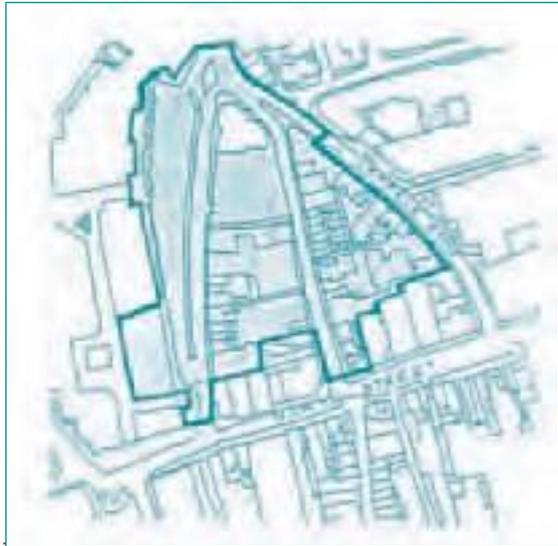


Fig 9.1 Major Approved Development Site; Land Bound by the rear of properties in North Street, Commercial Road and Leapale Road.

10.0 Rural Environment

Introduction

- 10.1 Much of Guildford Borough consists of attractive open countryside with a number of rural villages, many of which are of historic value and are designated as conservation areas. Most of the countryside is Green Belt and much of the southern part of the Borough is designated as an Area of Outstanding Natural Beauty and/or an Area of Great Landscape Value.
- 10.2 There are many pressures on the rural environment. In particular, agricultural policy has changed and landowners are increasingly looking to diversify their activities by considering alternative uses for their land and buildings. There is also pressure for housing and employment development to take place in the rural areas. This is partly due to the high environmental quality, proximity and accessibility to urban areas and the motorway and primary road network.
- 10.3 It is likely that these pressures will remain during the period covered by this Plan and could increase as land owners seek to develop ways of sustaining agriculture and other rural businesses and make the most economic use of their land and buildings. The housing, employment and service needs of village communities are also likely to increase.
- 10.4 The protection of the Green Belt and the Countryside Beyond the Green Belt is the foundation on which the policies in this Chapter have been prepared. They seek to prevent inappropriate development in the countryside and to protect the character and function of identified settlements. However, it is recognised that development in the rural areas will, in exceptional circumstances be justified. In this context the Plan seeks to balance economic issues against the need to protect and enhance the rural landscape and areas of nature conservation value.

Objectives

- 10.5 The objectives of the policies in this Chapter are:
1. To support and enhance the rural economy and the needs of agriculture and forestry.
 2. To resist the loss of the best and most versatile agricultural land.
 3. To protect the Green Belt from inappropriate development and maintain its openness.
 4. To support the provision of recreational facilities where they do not adversely affect the landscape and open character of the countryside.
 5. To protect the Countryside Beyond the Green Belt from inappropriate development and maintain its openness.
 6. To support and enhance the landscape character of the Borough.
 7. To protect villages from inappropriate development.

Supporting Measures

- 10.6 The above objectives will be achieved through the implementation of the policies set out in this Plan and the following supporting measures:
1. Supporting the Area of Outstanding Natural Beauty management strategy.
 2. Supporting the Heathlands Project.
 3. Ensuring that Council owned land in the countryside is maintained and managed properly.
 4. Supporting Surrey County Council's Countryside Strategy, Landscape Strategy and Woodlands Strategy.

**Policy RE1
EXTENT OF THE GREEN BELT**

There will be a Green Belt covering the entire borough with the exception of Guildford urban area, Ash and Tongham and land to the south and east of Ash and Tongham, as shown on the Proposals Map.

- 10.7—The Proposals Map shows the precise boundary of the Green Belt, which is drawn around the urban area of Guildford, Ash and Tongham and the land to the south and east of Ash and Tongham. Ash Green and the open fields to the south and east of Ash and Tongham are designated as Countryside Beyond the Green Belt.
- 10.8—Land at Manor Farm has been taken out of the Green Belt to accommodate the University of Surrey's expansion plans. Chapter 16 University of Surrey deals with this issue in detail, including the exceptional circumstances which justify the removal of the Green Belt designation from Manor Farm.

**Policy RE2
DEVELOPMENT WITHIN THE GREEN BELT**

Within the Metropolitan Green Belt, as shown on the Proposals Map, new building will be deemed inappropriate unless it is for the following purposes:

1. Agriculture and forestry;
2. Essential facilities for outdoor sport and outdoor recreation, cemeteries and other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it;
3. Limited extension, alteration or replacement of existing dwellings providing it is in accordance with Policies H6 and H9;

Continued

4. Infilling in villages to the extent specified in Policy RE3;
5. Affordable housing for local needs in accordance with Policy H12.
6. Re-use and adaptation of rural buildings in accordance with Policies RE9 and RE10.

- 10.9—The underlying strategy of this Local Plan is to direct development to the urban areas of Guildford and Ash and Tongham and, where appropriate, to identified settlements. Within the Green Belt it is the Borough Council's intention to maintain its open nature, prevent the coalescence of settlements and resist the encroachment of the urban areas into the countryside. Planning permission will not be permitted for inappropriate development which is, by definition, harmful to the Green Belt. Certain forms of development may be appropriately located in the Green Belt, although these will be strictly controlled to minimise their impact.

- 10.10—Some uses of land in the Green Belt may require new buildings for essential facilities. These will only be permitted where they are genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. The Borough Council will require evidence that such facilities are essential as well as evidence of the environmental impact and proposals for minimising such impact. Possible examples of essential facilities include small changing rooms, unobtrusive spectator accommodation or small stables for outdoor sport and outdoor recreation.

- 10.11—As an exception to normal policy, affordable housing may be allowed outside and adjacent to identified settlements in the countryside. The approach to affordable housing is included in Policy H12.

~~10.12 The Borough Council has defined boundaries around free standing settlements surrounded by countryside which are of sufficient size to contain a number of supporting services and may be capable of accommodating limited development without detriment to the character of the countryside or the settlement itself (See Policy RE3).~~

~~10.13 This Policy reflects Policy PE2- Development Within the Green Belt of the Surrey Structure Plan. The only alteration to the Green Belt from the 1993 Local Plan is the removal of the land at Manor Farm to allow the University of Surrey expansion. This issue is dealt with in Chapter 16 University of Surrey.~~

The above will not be permitted where it involves the loss of important open spaces, harms the character or appearance of the area or where necessary services are inadequate.

~~10.14 In accordance with Policy RU1 of the Surrey Structure Plan the Borough Council has defined village boundaries. The villages remain "washed over" by the Green Belt. The settlements identified are free standing villages surrounded by countryside which are of a sufficient size to contain a number of supporting services such as shops and community facilities. They may also be capable of accommodating limited development without detriment to the character of the countryside or the settlement. In defining settlements, the boundaries have been drawn to limit the areas in which development may take place to those parts of the settlement where it will conform to the purposes of the Policy, that is to say it will not affect the scale or appearance of the village or impinge on the openness of the Green Belt. The Policy does not envisage extension of the built up area of the settlement beyond the defined boundaries or other than very limited development taking place within settlements. The boundaries have been drawn to exclude low density residential areas and isolated or loose knit groups of houses. These residential areas will be covered by Policy RE2- Development within the Green Belt.~~

~~10.15 There have been minor changes to 5 settlement boundaries to correct minor drafting anomalies since the previous Local Plan. The areas where changes have been made are:~~

- ~~1. Albury – include the new housing adjacent to the village hall;~~
- ~~2. Pirbright – include the site of the former Red Cross Hall and adjacent dwellings;~~
- ~~3. Send – amend boundary at Vision Engineering and include commercial site on Send Road;~~

**Policy RE3
IDENTIFIED SETTLEMENTS IN THE
GREEN BELT**

The following settlements in the Green Belt are identified with their boundaries shown on the Proposals Map:

Albury, Chilworth, Compton, East Horsley, Effingham, Fairlands, Flexford, Gomshall, Holmbury St. Mary, Jacobswell, Normandy, Peaslake, Pirbright, Puttenham, Ripley, Send, Send Marsh/Burnt Common, Shalford, Shere, West Clandon, West Horsley (North), West Horsley (South), Wood Street, Worplesdon.

Within these settlement boundaries new building will be permitted in the nature of infilling on land substantially surrounded by existing development for the developments referred to in Policy RE2- and the following purposes:-

1. Development of a small gap in an otherwise continuous built up frontage of appropriate scale and design;
2. Small scale housing developments appropriate to the scale of the locality;
3. Community or employment facilities appropriate to the scale of the settlement.

Continued

- 4. East Horsley - amendment to follow Norrels Drive;
- 5. Normandy - include the St Mark's Church Hall, Guildford Road.

10.16 Not all the settlements and villages in the Borough have been identified for the purpose of this Policy. Those omitted are generally smaller settlements with limited supporting services.

10.17 The Policy provides for some small scale housing, community and employment development within settlements which is appropriate to the scale of the village and the locality and substantially surrounded by existing development.

10.18 A proposal will only be regarded as "suitable infill" when it relates to the character of the surrounding area both in terms of scale and design, and when the development of the site would not have a detrimental effect on the quality of the environment. The Borough Council will have regard to the cumulative effect of development.

- 2. Agriculture and forestry interests are protected;
- 3. New buildings or extensions are located and designed to minimise their impact on the environment, are satisfactorily screened, landscaped and are constructed of external materials appropriate to the rural setting;
- 4. The development as a whole will not be of a size and scale that would detract from the character of the rural landscape.
- 5. Affordable housing for local needs in accordance with Policy H12
- 6. The re-use and adaptation of rural buildings in accordance with Policies RE9 and RE10.

10.19 The small area of the Borough which lies generally to the south and east of Ash and Tongham and part of the Blackwater Valley Area, is beyond the Green Belt and is particularly sensitive to development pressure. This land is an important area of the countryside because it prevents the coalescence of Ash and Tongham with Aldershot to the west (Blackwater Valley Strategic Gap) and Ash Green to the east. It is attractive countryside and should be subject to a restraint policy for its own sake. There are no settlements within the Countryside Beyond the Green Belt where some limited development may be suitable. The land to the west of Ash and Tongham is also designated as the Blackwater Strategic Gap under Policy R11. Any development within this area would need to comply with this Policy. The expansion of existing employment uses within this area will not be permitted.

10.20 The Borough Council recognises the benefits to the rural economy a healthy business can bring and will normally support the expansion of existing employment uses providing the criteria set out above are met.

**Policy RE4
COUNTRYSIDE BEYOND THE GREEN BELT**

Development in the Countryside Beyond the Green Belt will be resisted except for that related to:

- 1. Agriculture and forestry;
- 2. The reasonable expansion of existing employment uses to diversify the rural economy;
- 3. Outdoor sport and recreational uses;
- 4. Uses of land which preserve the openness of the countryside;

And the following criteria are met:

- 1. Built development is strictly controlled to that reasonably needed for the use to operate;

Continued

10.21 The countryside provides many opportunities for tourism, sport and recreation which could not be accommodated in the urban area. Such uses can play an important part in the development and diversification of the rural economy but should not damage the landscape and heritage on which it depends.

10.22 Only those forms of development set out above which comply with criteria (1) to (6) will be permitted.

**Policy RE5
AREA OF OUTSTANDING NATURAL BEAUTY (AONB)**

The Surrey Hills Area of Outstanding Natural Beauty, as defined on the Proposals Map, is of national importance and will be subject to the most rigorous protection. Development inconsistent with the primary aim of conserving the existing landscape character will not be permitted.

Small scale development for agriculture, forestry or outdoor recreation as well as that in support of services for the local community will normally be acceptable provided the proposals conserve the natural beauty of the landscape. Important views to and from the Area of Outstanding Natural Beauty should be retained.

10.23 Policy PE7 of the Surrey Structure Plan 1994 designates the Surrey Hills AONB. This covers most of the southern half of the Borough and is a landscape of national importance. The detailed boundary of the AONB is shown on the Proposals Map.

10.24 The Surrey Hills AONB was designated in 1958 and comprises landscape of national importance. The primary objective of the designation is the conservation of the natural beauty of the landscape. Any development deemed acceptable will need to have regard to this objective. The promotion of recreation is not an objective of the AONB designation,

although it should be used to meet the demand for recreation so far as it is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses. The siting of major industrial or commercial development will not be permitted in this area. Only proven national interest and lack of alternative sites can justify an exception. The design, scale and impact of traffic of any development which receives permission will be controlled to minimise the environmental damage.

10.25 Development should not result in the loss of important views to and from the AONB.

10.26 The Borough Council, in co-operation with statutory agencies and other local authorities covering the Surrey Hills AONB, has set up a Joint Advisory Committee to encourage a co-ordinated approach to management.

**Policy RE6
AREA OF GREAT LANDSCAPE VALUE (AGLV)**

Development within the Area of Great Landscape Value, defined on the Proposals Map, should be consistent with the intention of protecting the distinctive landscape character of the area.

10.27 The AGLV is of county importance and covers the southern half of the Borough as defined on the Proposals Map. Within this area development should have regard to the conservation and enhancement of the existing landscape character.

10.28 The majority of the AONB and AGLV covers the same geographical area.

**Policy RE7-
PROTECTION OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND**

The best and most versatile agricultural land will be protected from development unless the following criteria are met:-

Continued

1. There is an overriding need for the development;
2. There is a lack of appropriate opportunities for the development in already developed areas;
3. The development is proposed on land of the lowest practical grade.

~~10.29 There are 10,043 hectares of agricultural land in Guildford Borough, of which just over 1% is within grades 1 and 2 and approximately 42% is Grade 3.~~

~~10.30 The best and most versatile land should be protected as a national resource for future generations. This is defined as land in grades 1, 2 and 3a. Once this land is developed its return to agricultural use is seldom practicable. The Borough Council will consult the Department for Environment, Food and Rural Affairs about any development that does not accord with this Local Plan and which involves or is likely to lead to the loss of more than 20 hectares of land in grades 1, 2 and 3a.~~

~~10.31 Land in grades 1, 2 or 3a should only be developed exceptionally if there is an overriding need for the development and either sufficient land in lower grades is unavailable or available lower grade land has an environmental value which is recognised by a statutory landscape, wildlife, historic or archaeological designation and outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed and there is a choice of sites in different grades, development should be directed towards land of the lowest grade. Opportunities for accommodating development needs on previously developed sites, on land within urban or settlement boundaries and on poorer quality farmland should have first been assessed.~~

Policy RE8 FARM DIVERSIFICATION (INCLUDING FARM SHOPS)

Proposals to diversify the range of economic activities on a farm will be permitted if all the following criteria are met:

1. The proposal is complementary to the agricultural operations on the farm and is operated as part of the farm holding;
2. The character, scale and location of the proposal is compatible with its landscape setting and any area of nature conservation importance;
3. The proposal should re-use or adapt appropriate farm buildings which are available, new buildings will only be considered exceptionally;
4. In the case of farm shops, the scale and scope of the retailing proposed will not result in a significant adverse effect on retail facilities in any nearby town or village;
5. There is sufficient room within the curtilage of the building to park the vehicles of those who will work or visit there, without detriment to the visual amenity of the countryside.

~~10.32 In response to the changing circumstances facing agriculture, farmers are increasingly diversifying into other activities to supplement their incomes. Proposals for farm diversification will be supported subject to compliance with the above criteria. Farm diversification schemes should where appropriate, be supported by a Farm Plan, preferably in accordance with Surrey County Council's Farm Plan System document to comply fully with Structure Plan Policy RU4.~~

~~10.33 Proposals will need to be part of a genuine attempt to support an existing farming enterprise and operate as part of the farm holding.~~

10.34 The proposal should be in character and scale with the surrounding landscape and particular consideration will be given to proposals which affects an area of nature conservation value. In assessing a proposal consideration will be given to the environmental impact, access, traffic-generation and parking requirements, the likely future development requirements of the activity and the impact on the agricultural use of the holding. Additional landscaping or other measures such as the removal of unsightly buildings which help assimilate the development and improve the appearance of the countryside may be required by condition or legal agreement.

10.35 If there are existing farm buildings which are available for re-use or adaptation, these should be used for farm diversification proposals. A condition or planning agreement may be used to prevent separation of re-used buildings where it would conflict with the aim of maintaining, and where possible improving the character and appearance of the countryside, or conflict with other policies of the Plan. This will ensure that the diversification scheme operates satisfactorily in relation to the general agricultural use of the holding.

10.36 If a farm shop is used for the sale of unprocessed goods on that farm, with a minimal quantity of other goods, that is a use which is ancillary to the use as a farm and therefore does not require planning permission. However, use as a farm shop selling a significant amount of produce from elsewhere is a separate use and therefore requires planning permission.

10.37 Account will be taken of the existence of retail outlets in nearby villages, which may be more accessible on foot or by public transport, when considering applications for farm shops and the Borough Council may use planning conditions to limit the broad types of produce sold to enable permission to be given.

10.38 In considering proposals for farm shops, account will be taken of the desirability of providing a service throughout the year which may require non-local produce (i.e. produce originating from beyond the farm holding and its environs) to overcome the problems of seasonality, provide continuity of employment and ensure that a sufficiently wide selection of produce can be offered.

**Policy RE9
RE-USE AND ADAPTATION OF
RURAL BUILDINGS TO
EMPLOYMENT, COMMUNITY OR
RECREATIONAL USE**

Planning permission will be granted for the re-use and adaptation of rural buildings for, community, recreational or business use provided that:

1. The building is of substantial, sound and permanent construction and would not require major or complete reconstruction;
2. The form, bulk and general design of the building does not detract from the character of the countryside;
3. Any conversion work respects local building styles and materials and any existing architectural features are retained and incorporated into the design;
4. The use of the building would not lead to the dispersal of activity on such a scale as to prejudice the vitality of a nearby town or village;
5. Any associated buildings, structures or activities (including parking and open storage) would not harm the visual amenity of the countryside.

10.39 The re-use and adaptation of rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development as well as tourism, sport and recreation. It can reduce demands for new buildings in the countryside, avoid leaving an existing

~~building vacant and prone to vandalism and dereliction and provide jobs. The primary objective is to sustain and diversify the rural economy. Conversions to residential use can have a minimal economic impact and therefore re-use and adaptation to residential use will not be allowed unless every reasonable attempt has been made to secure business re-use or unless residential conversion is a subordinate part of a scheme for business re-use.~~

~~10.40 Applications for conversions must be accompanied by a structural survey of the existing building together with detailed plans of the proposed conversion which must demonstrate that the building is capable of conversion without significant alterations or rebuilding of the existing structure. Buildings which have become so derelict that they can only be brought back into use by complete or substantial reconstruction and buildings of a temporary nature (e.g. timber or prefabricated construction) are not considered suitable for conversion.~~

~~10.41 Small extensions may be acceptable providing they do not alter the form, bulk and general design of the building to an unacceptable degree. Extensions subsequent to the initial conversion are likely to detract from the building's character and so permitted development rights may be removed by condition when planning permission is granted.~~

~~10.42 All conversions should be designed to ensure the original character of the building is preserved where appropriate. This can be partly achieved by retaining the architectural features, utilising existing window and door openings and minimising new openings. The use of matching building materials for any repairs, extensions or alterations will be necessary to minimise the potentially damaging effects of conversion. Proposals involving listed buildings should comply with the policies in the Historic Environments Chapter, in particular Policy HE2 – Changes of Use of Listed Buildings.~~

**Policy RE10
RE-USE OF RURAL BUILDINGS FOR
RESIDENTIAL USE**

~~Planning permission will not be granted to re-use a rural building for residential use unless:~~

- ~~1. Every reasonable attempt has been made to secure a suitable community, recreational or business re-use for the building; or~~
- ~~2. Residential conversion is a subordinate part of a scheme for business use;~~
- ~~3. A business use is inappropriate because of its location or design;~~

~~And the following criteria are met:~~

- ~~1. The building is of substantial, sound and permanent construction and would not require major or complete reconstruction;~~
- ~~2. The form, bulk and general design of the building does not detract from the character of the countryside;~~
- ~~3. Any conversion work respects local building styles and materials and any existing architectural features are retained and incorporated into the design;~~
- ~~4. Any associated buildings, structures or activities (including parking and open storage) would not harm the visual amenity of the countryside;~~
- ~~5. The proposal does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.~~

~~10.43 In the event of an applicant being unable to find an alternative business, community or recreational re-use, the Borough Council may consider residential re-use. In these instances the applicant will be expected to produce evidence that the~~

~~premises have been marketed for a suitable business or community use at a reasonable price and for a period of 12 months prior to the submission of an application. Residential conversions may have a part to play in meeting identified needs for new market or affordable housing. However, conversion to business use will always take preference. There may be instances where it would be inappropriate to require re-use for business purposes. An example may be where a building is located close to other existing dwellings and the introduction of a business use would be detrimental to residential amenities. In such cases the applicant will not be expected to provide evidence that the premises have been marketed for a suitable business or community use.~~

~~10.44 Any application would need to comply with the criteria set out above. Proposals involving listed buildings should comply with the policies in the Historic Environments Chapter, in particular Policy HE2 – Changes of Use of Listed Buildings.~~

Policy RE11 NEW AGRICULTURAL DWELLINGS

Planning permission will not be granted to site a permanent dwelling for an agricultural or forestry worker in the countryside outside defined settlement boundaries unless:

1. A dwelling and its proposed siting on an agricultural or forestry holding are essential for the efficient running of the enterprise there;
2. The need is for the accommodation of a full time worker or one who is primarily employed in agriculture;
3. The unit and the agricultural or forestry activity concerned have been established for at least 3 years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so;

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4. No other housing accommodation is available locally to meet the need;
5. The necessary accommodation cannot be provided by the conversion of a building on the holding;
6. The new dwelling is to be sited close to any farmstead or any other group of rural buildings on the holding; and
7. The new dwelling is no larger in size than is justified by the needs of the enterprise or more expensive to construct than the income of the enterprise can sustain.

If planning permission is granted for a dwelling for an agricultural or forestry worker on a holding in the countryside, it will limit the occupation of the dwelling to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants. An occupancy condition will also be imposed on any other existing dwellings on the unit, which are under the control of the applicant, do not have occupancy conditions and are needed in connection with the farm. Permission for the discharge of such conditions will be granted only when the Borough Council is satisfied that the long term agricultural need for the dwelling has ceased both on the holding and in the locality.

10.45 Accommodation to enable agricultural workers to live at or near their place of work is one of the circumstances in which residential development in the countryside may be justified. Applications for agricultural dwellings must be accompanied by an appraisal of the operation of the holding prepared by an expert agricultural consultant. This must demonstrate that the stated intentions are genuine, reasonably likely to materialise, capable of being sustained for a reasonable period of time and the needs of the enterprise require one or more of

the people engaged in it to live nearby. Within the appraisal the Borough Council will expect a functional test, and in certain circumstances a financial test, referred to in Annex I of PPG 7 The Countryside - Environmental Quality and Economic and Social Development.

- 10.46 In the context of this Policy, the word "essential" in criterion 1 refers to the needs of the agricultural enterprise at the holding and not to the personal preferences or circumstances of the applicant, the owner or manager of the enterprise or the worker for whom the house is intended.
- 10.47 The Borough Council is conscious of the need to ensure agricultural dwellings are available in the longer term for other workers in the locality if the agricultural need of the holding no longer exists. Agricultural holdings should be of a size that is affordable to other agricultural workers whilst still providing a reasonable standard of accommodation.
- 10.48 Dwellings should be sited to minimise their visual impact by placing them close to existing buildings and avoiding skylines or other prominent locations. Where possible buildings should make use of existing screening. The dwelling should respect traditional building styles in its design.
- 10.49 When planning permission is granted for an agricultural dwelling a condition is normally imposed which states that, "the occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants".
- 10.50 This condition will ensure that the dwelling is kept available to meet the needs of other agricultural businesses in the locality if it is no longer needed by the original business, thus avoiding a proliferation of dwellings in the open countryside.

- 10.51 Applications to remove such a condition will require an agricultural assessment similar to that submitted when the dwelling was originally permitted. This will demonstrate whether or not the long term agricultural need for the dwelling has ceased. Evidence must be produced to show that the dwelling has been offered for sale at a price reflecting the occupancy condition, details of which must be included in the sales particulars.
- 10.52 When granting planning permission for a new agricultural dwelling, the Borough Council may impose an occupancy condition not only on the dwelling itself but also on any existing dwellings on the unit which are under the control of the applicant, do not have occupancy conditions and need at the time of the application to be used in connection with the farm.

**Policy RE12
TEMPORARY HOUSING
ACCOMMODATION IN THE
COUNTRYSIDE FOR AN
AGRICULTURAL OR FORESTRY
WORKER.**

Planning permission will not be granted to site a caravan or other temporary housing accommodation for an agricultural or forestry worker in the countryside outside defined settlement boundaries unless:

1. Such accommodation and its siting on an agricultural or forestry holding are essential for the efficient development and running of the enterprise there;
2. The need is for accommodation for a full time worker or one who is primarily employed in agriculture and does not relate to a part time requirement;
3. There is clear evidence that the enterprise has been planned on a sound financial basis and that there is a firm intention and ability to develop it;

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4. No other housing accommodation is already available locally to meet the need;
5. The necessary accommodation cannot be provided by the conversion of a building on the holding;
6. The temporary accommodation is to be sited close to any farmstead or other group of rural buildings on the holding.

If a temporary planning permission is granted for a dwelling, it will:

1. Limit the permission to no more than 3 years;
2. Limit the occupation of the accommodation to a person solely or mainly working, or last working in the locality in agriculture or forestry, or a widow or widower of such a person and to any resident dependants;
3. Require the removal of the temporary accommodation within 3 months after the expiry of the permission;
4. Require the restoration of the site within 12 months after the expiry of the permission in accordance with a scheme agreed with the borough council unless permission is granted for a permanent dwelling there.

10.53 The restrictive policy approach to permanent agricultural dwellings also applies to temporary dwellings. If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally for the first three years be provided by a caravan, or other temporary accommodation. This is because the purpose of granting permission for temporary accommodation is usually to allow the enterprise to demonstrate that it is viable and therefore that there is an essential need for the permanent accommodation.

10.54 If permission for temporary accommodation is granted, permission for a permanent dwelling will not be granted unless the application complies with Policy RE11 New Agricultural Dwellings. The Borough Council is unlikely to grant successive extensions to a temporary permission over a period of more than 3 years.

Policy RE13 NEW AGRICULTURAL BUILDINGS

New agricultural buildings will be permitted if the following criteria are met:

1. They are reasonably necessary for the purposes of agriculture within the unit;
2. The buildings are located with particular care to minimise their effect on the landscape and are not sited in a prominent or exposed location;
3. The size, design, materials and colour of the building are compatible with the setting in the landscape, and adjoining buildings;
4. Where the use of the new building requires surveillance it is sited to enable this to be provided from existing farm dwellings where appropriate.

10.55 The Borough Council wishes to maintain the attractive rural character of the countryside. Where planning permission is required for an agricultural building, the Borough Council will wish to be satisfied that the proposal is necessary for the activity of the holding and it is sited and designed to minimise its impact on the countryside.

10.56 Where appropriate, the Borough Council will seek the advice of its agricultural adviser to establish whether a proposed agricultural building is necessary for the needs of the holding.

10.57 New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. To reduce the visual impact buildings should not be sited on skylines and should where possible be screened by existing or new landscaping.

10.58 The choice of design and materials and the relationship of texture and colour to existing development and local building styles are important considerations. The Borough Council will seek to minimise the impact of farm buildings in the countryside through its control over design and use of materials. Particularly high standards of design and materials will be required where a new building is closely related to buildings of traditional design or is located in the Area of Outstanding Natural Beauty or Area of Great Landscape Value.

**Policy RE14
EXTENSION OF RESIDENTIAL
CURTILAGES INTO THE
COUNTRYSIDE**

Permission will not normally be granted for the extension of residential curtilages into the countryside.

10.59 The inclusion of farmland and other rural land uses within the curtilage of a dwelling is a material change of use from agriculture that requires planning permission. Planning applications for such developments will not normally be granted as the sub-urbanising effect of garden fences, garden buildings, and all the other domestic paraphernalia, is likely to be harmful to the character and openness of the countryside. Even with the mitigating effect of the removal of permitted development rights, gardens still have to be fenced and have quite different visual characteristics from farmland.

10.60 As an exception to this Policy, planning permission may be granted for a small extension to a residential curtilage where an existing garden is severely restricted in size provided that it would not harm the character and openness of the

countryside and it would not result in the loss of important natural features. Where planning permission is granted, it is likely that permitted development rights would be removed to ensure that the Borough Council retained control over the types of buildings constructed and the means of enclosure.

10.61 For the purposes of this Policy, the countryside refers to land designated as Green Belt and the Countryside Beyond the Green Belt.

Major Developed Sites in the Green Belt

10.62 The Council has drawn up the following criteria to assess and identify major developed sites in the Green Belt in Guildford Borough: -
Sites should:

1. Have a substantial footprint of development containing a range of buildings which cumulatively have a significant impact on the openness of the Green Belt; and
2. Have an identifiable core of buildings which can accommodate limited infill development without having any greater impact on the openness of the Green Belt than the existing development; or
3. Offer the opportunity for environmental improvement through partial or complete redevelopment.

The Council considers that BTRE Vokes, Normandy; HM Prison, Send; the Research Institute, Pirbright; Merrist Wood College and the Peasmarsh Industrial Estate satisfy these criteria and has identified them as Major Developed Sites in the Green Belt.

**Policy RE15
MAJOR DEVELOPED SITES IN THE
GREEN BELT**

The council has identified the following major developed sites in the Green Belt:

BTRE Vokes, Normandy

HM Prison, Send

Research Institute, Pirbright

Merrist Wood College, and

Peasmarsh Industrial Estate.

A. Infilling

Within the sites defined on the Proposals Map limited infilling will be permitted where it would:

1. Have no greater impact on the purposes of including land in the Green Belt than the existing development;
2. Not exceed the height of the existing buildings; and
3. Not lead to a major increase in the developed proportion of the site.

B. Redevelopment within these sites will be permitted where it would:

1. Have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less;
2. Contribute to the achievement of the objectives of the use of land in Green Belts;
3. Not exceed the height of the existing buildings; and
4. Not occupy a larger area of the site than the existing buildings (unless this would achieve a reduction in height, which would benefit visual amenity).

10.63 For the purposes of this Policy, "infilling" means the filling of small gaps between built development.

10.64 The relevant area for the purposes of B(4) is the aggregate ground floor area of the existing building (the footprint) excluding temporary buildings, open spaces with direct external access between wings of a building and areas of hardstanding.

10.65 In considering proposals for the redevelopment of major developed sites, the Council will have regard to not only the footprint of the existing building but also the character and dispersal of the proposed redevelopment. The location of new buildings will be decided having regard to the openness of the Green Belt and the purposes of including land in it, the objectives for the use of land in the Green Belt, the main features of the landscape and the need to integrate the new development with its surroundings. Also, the site will be considered as a whole, whether or not all the buildings are to be redeveloped. The test of area in paragraph 10.64 relates to the redevelopment of the entire site; any proposals for partial redevelopment should be put forward in the context of the comprehensive long term plans for the whole site.

10.66 Proposals will also be considered in the light of all material considerations, including for example visual amenity and the traffic and travel implications of redevelopment.

10.67 In granting planning permission for the redevelopment of major developed sites, the Council will consider whether to impose conditions to ensure that buildings which are not to be retained permanently are demolished as new buildings are erected, thus keeping the total developed area under control.

11.0 Historic Environments

Introduction

11.1 Guildford Borough Council has a commitment to the stewardship of the historic environment. The policies within this Chapter seek to ensure that there is effective protection for all aspects of the historic environment. Listed buildings, conservation areas, monuments, archaeology and historic gardens are the physical survivals of the past and are valued and protected as part of our cultural heritage and national identity. These buildings, areas and features add to the quality of our lives, firstly, by enhancing the familiar and cherished local scene and secondly, by sustaining the sense of local distinctiveness which is so important an aspect of the character and appearance of our towns, villages and countryside. The historic environment is also of great importance for leisure and recreation.

11.2 This Chapter is divided into three sections; listed buildings, conservation areas and archaeology.

11.3 There is a Design Code (Policy G5) in the General Policies Chapter which covers many of the detailed aspects of design and is applicable throughout the Borough.

Objective

11.4 This Plan's objective for the historic environment is:

1. To protect and enhance the quality of the built environment, including historic and listed buildings and gardens, conservation areas, ancient monuments and archaeological remains.

Supporting Measures

11.5 The objective will be achieved through the implementation of the policies and proposals set out in the Plan and by the following supporting measures:

Listed Buildings

1. Listed buildings throughout the Borough are surveyed and inspected regularly. A schedule of those considered to be "at risk" through redundancy, neglect or vacancy is published every other year. Repairs to such buildings are sought through persuasion, technical advice, offers of grants and legislation such as Urgent Works Notices (under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The Borough Council will advise and encourage Local Building Preservation Trusts to help secure the restoration and preservation of listed buildings.
3. Specialist advice for owners and occupiers and grants may be available to assist in the repair and maintenance of historic buildings.
4. Where a listed building is demolished or damaged without permission, the Council may wish to require its replacement or repair to its former state in order to protect the character of the building or setting.
5. Unlisted buildings, if of special value in architectural or historic terms, will be protected if it is considered that there is a danger of demolition or alteration. This is possible through the use of a Building Preservation Notice which comes into force as soon as it has been served on both the owner and the occupier. The Secretary of State for Culture, Media and Sport may also place a building on the Statutory List. This is known as "Spot Listing".
6. The Borough Council may vary environmental standards such as highway or parking requirements or the Building Regulations where appropriate, if this allows the protection, retention or enhancement of a listed building or its setting.

Conservation Areas

1. The Borough will continue to promote environmental improvements to enhance the character of its conservation areas through the borough.
2. The Borough Council will continue to monitor the condition of all historic buildings within the conservation areas, and will use all available powers to secure the repair and proper maintenance of such buildings.
3. The relaxation of the building regulations and other environmental standards such as parking and access requirements, will be considered where these would conflict with policies intended to preserve the appearance and character of the conservation areas.
4. The Council will continue to protect areas of special quality by the designation of further conservation areas and extensions to those existing, where such designations are warranted. The assessment of an area will be based on the following factors;
 - the origins and development of the topographic framework, e.g. former road or plot patterns, significant boundaries, formal layouts,
 - the archaeological significance and potential of the area,
 - the architectural and historic quality, character and coherence of the buildings, both listed and unlisted, and the contribution which they make to the special interest of the area,
 - the character and hierarchy of spaces and townscape quality,
 - prevalent and traditional building materials,
 - the contribution made by greens or green spaces, trees, hedges and other natural or cultivated elements to the character of the area,
 - the prevailing (or former) uses within the area and their influence on the plan form and building types,
 - the relationship of the built environment to landscape or open countryside, including definition of significant landmarks and vistas,
 - the extent of loss, intrusion or damage; that is, the negative factors which affect the character or appearance of an area and any opportunities for enhancement, and
 - the existence of any neutral areas.

Listed Buildings

- 11.6 The Secretary of State compiles Statutory Lists of Buildings of Special Architectural or Historic Interest. The demolition and alteration of such buildings requires the consent of the Borough Council, or in some cases the Secretary of State for Culture, Media and Sport. Listed buildings are classified in grades to show their relative importance.
- Grades I and II* – are buildings of outstanding architectural or historic interest which are of particularly great importance to the nation's built heritage, their significance is generally beyond dispute. They comprise a small proportion of all the listed buildings nationally, only about 6%.
 - Grade II – are buildings of special interest. Approximately 94% of listed buildings nationally are Grade II which represents a major element in the historic quality of our towns, villages and countryside. Failure to give careful scrutiny to proposals for their alteration or demolition could lead to widespread damage to the historic environment.

11.7—The last re-survey carried out by the, then, Department of the Environment was in 1987. Approximately 1,200 structures in Guildford Borough now have listed status. In addition to these listed buildings there are many "locally" listed buildings. These are buildings or structures which do not meet the listing criteria but do have important local significance and are worthy of retention.

**Policy HE1
PROPOSALS WHICH AFFECT LISTED
BUILDINGS**

Planning permission will be granted for alterations and additions where:—

1. The proposal does not detract from the character or setting of the building; and
2. The proposal respects and enhances the original architecture, scale, materials, colour, detailing and other significant features of the building.

11.8—The listing of an historic building is intended to ensure that the case for its preservation is considered fully before any alteration can take place. Many historic buildings can accommodate some form of alteration or addition, but the Borough Council will require such proposals to respect and retain the special historic and architectural character of the building.

11.9—Any proposals that would affect the character of a listed building will require listed building consent, even when planning permission itself may not be required. Listed building consent is a separate, but parallel process to that for planning permission. The Borough Council will be producing Supplementary Planning Guidance containing the detailed policies and procedures for dealing with listed building consent applications.

**Policy HE2
CHANGES OF USE OF LISTED
BUILDINGS**

Planning permission will be granted for the change of use of the whole or part of a listed building where:—

1. It would preserve or restore the building; and
2. Any associated works would not damage or detract from the features of special architectural or historic interest of the building, its character, appearance or setting.

11.10—The best use for a listed building will often be that for which the building was designed originally. However, not all original uses will now be viable or even necessarily appropriate. In these circumstances the Council will grant a change of use where this would restore or preserve a listed building. However, a proposed new use should not detract from the character or setting of the listed building nor should it harm any significant internal or external feature. The subdivision of any large volume of interior space, for example in churches, barns or entrance halls, will be resisted if these alterations would affect the internal character of the building. When such applications are considered the Borough Council will ensure that the proposals take into account the character of the building and other policies in this Plan.

11.11—A grant of approval for a change of use relates to the use of the building only, it would not give consent for any associated building works or alterations, which would require a separate application for listed building consent.

**Policy HE3
THE DEMOLITION OF LISTED
BUILDINGS**

Planning permission will not be granted for any development which would require the whole or part demolition of a listed building.

11.12—Listed buildings represent a finite resource and an irreplaceable asset. The whole or partial demolition of a listed building will be strongly resisted. There may be exceptional circumstances where some loss of a historic structure may be unavoidable. In such cases there will be a requirement for a detailed professional recording of the historic structure that will be destroyed.

**Policy HE4
NEW DEVELOPMENT WHICH
AFFECTS THE SETTING OF A LISTED
BUILDING**

Planning permission will not be granted for development that adversely affects the setting of a listed building by virtue of design, proximity or impact on significant views.

11.13—The setting in which a listed building stands makes a vital contribution to the overall character and quality of the building. When development proposals are considered for sites within the vicinity of a listed building the Borough Council will give careful consideration to the location, design and scale of the proposals to ensure that it would not have a detrimental effect on the listed building or its setting. Reference should also be made to Policy G1(3).

**Policy HE5-
ADVERTISEMENTS ON LISTED
BUILDINGS**

The display of advertisements on listed buildings will be permitted provided that:

1. The scale, colour, materials, detailing and number of signs are sympathetic to the character of the listed building;
2. The signs are not illuminated; and,
3. They do not detract from or conceal any significant architectural features.

Consent will not be granted for advertisements on listed buildings in non-commercial use.

11.14—There is often conflict between considerations of amenity and conservation and commercial pressures for advertising. However, the Council considers that issues of heritage and conservation are paramount in these circumstances and intends that there should be strict restraint with regard to advertisements and canopies on listed buildings as their appearance can be compromised by the use of insensitive advertisements. The Borough Council will ensure that where advertisements are permitted, they will be modest and complement the character of the building. Advertisements displayed near to a listed building should not spoil or compromise the setting of the listed building.

11.15—Policy G9 of the General Policies Chapter states that projecting signs are not permitted in the cobbled part of the High Street in Guildford Town Centre. The gradient of the High Street means that hanging and projecting signs would be extremely visible and their cumulative effect would obscure views along the High Street and of the buildings.

11.16—Supplementary Planning Guidance on the use of advertisements and signs has been published by the Borough Council and amplifies the comments above.

**Policy HE6
LOCALLY LISTED BUILDINGS**

In considering applications for development affecting buildings included on the local list the council will have regard to the effects of the development on the architectural or historic interest of the buildings and its setting.

11.17—Despite the thorough re-survey carried out by the Department of the Environment, some buildings, on closer inspection may be worthy of listing. Many more buildings, however, do not meet the listing criteria but do have important local significance and are worthy of retention. The Council has commenced a Borough-wide survey in order to compile a list of buildings of local interest. These would normally be

those structures which date before 1900 and survive in much their original condition. Buildings from between 1840–1914 would have to be of definite quality and character, while later buildings would have to be of particular interest and be good examples of contemporary architectural styles.

11.18—A list of those buildings already placed on the local list is available separately. The Council will continue to survey other parts of the Borough in order to compile a Borough-wide list of buildings. Inclusion of buildings in the Local List accord no special powers for the control of development effecting these buildings, but in considering applications the Council will take into account their local importance and will expect applicants to show what effects there would be on these buildings or their settings when submitting their proposals.

11.19—Locally listed buildings, like statutory listed buildings cannot be replaced once lost. The whole or partial demolition of a locally listed building will normally be resisted, as will the removal of any important internal or external feature.

Conservation Areas

11.20—The Borough Council has a duty to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance" and to keep the designations of conservation areas under review. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to the Borough Council to give effect to conservation policies for a particular neighbourhood or area.

11.21—There are 38 conservation areas in the Borough and these are listed below. Their boundaries are shown on the Proposals Map.

Abinger Hammer
Albury
Basingstoke Canal South
Basingstoke Canal North
Bisley Camp
Bridge Street, Guildford
Charlotteville and Warren Road
Compton
Eashing
East Clandon
East Horsley
Effingham
Guildford Town Centre
Holmbury St Mary
Littleton
Millmead & Portsmouth Road
Ockham
Ockham Mill
Onslow Village
Peaslake
Pirbright
Puttenham
Ripley
St Catherine's
Seale
Shackleford
Shalford
Shore
Stoke Fields
Stoughton Barracks
Wanborough
Waterden Road
West Clandon
West Horsley
Wey & Godalming Navigations
Wisley
Wood Street
Worplesdon

11.22—The assessment of an area for designation of a conservation area is based on a number of factors which are listed in the Supporting Measures above.

Policy HE7 NEW DEVELOPMENT IN CONSERVATION AREAS

New development should preserve or enhance the character or appearance of the conservation area and an applicant must demonstrate that consideration has been given to:

1. The retention of buildings, groups of buildings, existing street patterns, building lines and ground surfaces and the impact on significant open spaces;
2. The retention of architectural features such as walls and shop fronts and other features which contribute to the character of an area;
3. The impact of development on the townscape and roofscape of the conservation area;
4. The need to apply a consistently high standard of design and the use of good quality materials;
5. The need to ensure the protection of trees which contribute to the character and appearance of the conservation area; and,
6. The need or scope to remove unsightly and inappropriate features or details.

11.23 The Borough Council has a duty to ensure the preservation and enhancement of the character or appearance of the conservation areas in the Borough, and all applications in these areas will be assessed within this context. The Borough Council believes that a very high standard of development is required. Each conservation area has an individual character and appearance and all development proposals will be required to respect and enhance that character. The character of an area derives not only from the buildings, but also from street patterns, building lines, spaces, ground surfaces, trees, roofscapes, views and vistas and other features.

11.24 The Borough Council will normally require detailed applications for development in conservation areas. The information submitted with an outline planning application is not always sufficient to allow an adequate assessment of the proposed development in its setting.

Policy HE8- ADVERTISEMENTS IN CONSERVATION AREAS

Within conservation areas the Borough Council will not grant permission for the display of advertisements which would materially detract from the character or appearance of the conservation area.

11.25 Many of the conservation areas in Guildford Borough are in Guildford Town Centre and in the shopping and commercial areas of the rural settlements. Consequently there may be conflict between amenity considerations and commercial pressures for advertising. The use of insensitive advertisements can affect detrimentally the character or appearance of a conservation area. The Borough Council intends that there should be strict restraint with regard to advertisements in conservation areas.

11.26 The Borough Council will ensure that advertisements, where permitted, are of a modest nature and complement the character of an area. They must be related to the design of the building on which they are displayed, or if freestanding should not compromise the setting of the building or spoil the adjacent area. Internally illuminated fascias, projecting and hanging signs, both illuminated and non illuminated, will usually be resisted.

11.27 Policy G9 in the General Policies Chapter states that projecting signs are not permitted in the cobbled part of the High Street in Guildford Town Centre.

11.28 Supplementary Planning Guidance on the use of advertisements and signs has been published by the Borough Council and amplifies the comments above.

**Policy HE9
DEMOLITION IN CONSERVATION
AREAS**

Development which involves demolition of a building in a conservation area will only be permitted where:

1. The existing building makes little or no contribution to the character or appearance of the area; or
2. Its potential for repair, retention and beneficial use is limited; and
3. Approval has been granted for a replacement scheme with an agreed timescale.

~~11.29—~~ Development which requires the demolition of buildings within a conservation area will usually be resisted. However, there may be cases where proposals requiring demolition would be considered and the following factors will be taken into account:

- ~~1. The contribution of the building to the character and appearance of the conservation area;~~
- ~~2. The condition of the building and the cost of repair and maintenance in relation to the value derived from its continued use;~~
- ~~3. The adequacy of efforts made to retain the building in use. It should be demonstrated that real efforts have been made to continue the present use or find compatible alternative;~~
- ~~4. The merits of the alternative proposals for the site.~~

~~11.30—~~ The whole or substantial demolition of buildings within conservation areas requires conservation area consent. The Council will produce supplementary planning guidance on the detailed policies and procedures for dealing with applications for demolition in conservation areas.

~~11.31—~~

**Policy HE10
DEVELOPMENT WHICH AFFECTS
THE SETTING OF A CONSERVATION
AREA**

The Borough Council will not grant permission for development which would harm the setting of conservation area, or views into or out of that area.

Planning authorities are required to ensure that developments within conservation areas preserve or enhance the character or appearance of that area. The desirability of preserving or enhancing an area should also be a material consideration in the determination of proposals which are outside the conservation area but would affect its setting, or views into or out of the area.

~~11.32—~~ Development adjacent to a conservation area, even at some distance, or on the skyline, where the height of new buildings could be significant, could affect sensitive views into and out of the conservation area. Such cases may include many village conversion areas and particularly in the case of Guildford Town Centre, where views from many of the main streets are to open land of the surrounding hills and vice versa.

**Ancient Monuments and
Archaeology**

~~11.33—~~ Ancient Monuments are buildings or structures of historic, architectural, artistic or archaeological importance which have been scheduled by the Secretary of State for the Department of Culture Media and Sport. There are 31 Scheduled Ancient Monuments in Guildford Borough. The national schedule differs from the more comprehensive list of buildings of special architectural or historic interest, but broadly speaking, scheduled monuments rank in importance with Grade I or II* listed buildings. Where buildings are both scheduled and listed, ancient monument legislation takes precedence, and scheduled ancient monument consent rather than listed building consent is required for works.

~~11.34 Works to a Scheduled Ancient Monument require the consent of the Secretary of State, to ensure that the repairs are necessary and are undertaken in a manner which respects the character and method of construction of the structure. Any works which are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, adding to, flooding or covering up the monument require Scheduled Ancient Monument Consent. The scope of the control is therefore more extensive and more detailed than that applied to listed buildings. It is an offence, liable to prosecution, to carry out, or permit to be carried out works without Scheduled Ancient Monument Consent. It is also an offence to damage or destroy a protected monument. A list of Scheduled Ancient Monuments is contained in Appendix 3 and are indicated on the Proposals Map.~~

~~11.35 In addition to the Scheduled Ancient Monuments there are also sites in the Borough which have been identified, and are continuing to be identified by the County Council, as County Sites of Archaeological Importance, or Known Archaeological Sites. These are sites of National Importance and are worthy of preservation and may be defined in terms of good survival, rarity in the locality, educational value, relationship to other sites and visibility. A list of such Sites is contained in Appendix 3.~~

~~11.36 The Scheduled Ancient Monuments and other Known Archaeological Sites form a vital part of the Borough's heritage. The Borough Council will, in conjunction with the County Council, use all available expertise and legislative powers to protect these monuments and sites.~~

**Policy HE11
SCHEDULED ANCIENT MONUMENTS
AND OTHER SITES AND
MONUMENTS OF NATIONAL
IMPORTANCE**

Planning permission will not be granted for development which would harm the archaeological importance of scheduled ancient monuments and other monuments of national importance or their settings, as identified on the Proposals Map.

~~11.37 Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation. Where development is granted the Borough Council will encourage, through the use of conditions, the management and interpretation of the site to develop its educational and recreational potential.~~

~~11.38 The needs of archaeology and development can be reconciled, and potential conflict reduced, if developers discuss their preliminary plans with the Borough Council at an early stage. Prospective developers are advised that an initial assessment of the site will be required before an application is made and that the County Archaeologist should be contacted. The Borough Council will also consult with English Heritage regarding Scheduled Ancient Monuments, and the County Council regarding any proposals which would affect Scheduled Ancient Monuments or Known Archaeological Sites.~~

Areas of High Archaeological Potential

~~11.39 Where development proposals fall within an area of high archaeological potential as identified by the County Council, the Borough Council will require that an initial assessment of the archaeological value of the site be submitted as part of any planning application.~~

~~11.40— If the initial assessment indicates that important archaeological remains may exist, the Borough Council will request that a field evaluation is carried out before the planning application is determined.~~

~~11.41— Where important archaeological remains are found to exist and preservation in situ is not justified, the Borough Council will ensure that a programme of archaeological work is implemented, to include a full archaeological report to be agreed by the County Archaeologist.~~

~~11.42— Preliminary discussions with the Borough Council and the County Archaeologist is advised, prior to the submission of an application for works within an Area of High Archaeological Potential and it is recommended that an initial assessment of the site is undertaken before the submission of an application. This usually involves desk based evaluation of existing information, such as records of previous discoveries, historic maps or geophysical survey techniques.~~

~~11.43— Where early discussions with the Borough or County Councils, or the developers' own research indicate that important archaeological remains may exist the Borough Council will request that an archaeological field evaluation is carried out before any decision on the planning application is taken. This sort of evaluation is not a full excavation, but normally a rapid and inexpensive operation which involves ground survey and small scale trial trenching. This evaluation should, however, be carried out by a professionally qualified archaeological organisation or archaeologist.~~

~~11.44— The results of such assessments and evaluations should form part of an application for works within an Area of High Archaeological Potential. If an application is submitted without prior discussions with the Borough Council, the County Archaeologist will be consulted to help determine whether the proposal would have archaeological implications and to assess the likely archaeological~~

~~impact. If it becomes evident that a proposal would affect archaeological remains, applicants will be requested to provide more detailed information about the scheme.~~

Unidentified Archaeological Sites

~~11.45— Outside areas of High Archaeological Potential, the Borough Council may require, where appropriate, that an initial assessment of the site for archaeological potential be submitted as part of any planning application. Where evidence of significant archaeological potential is found, the same procedures will apply as outlined above in relation to Areas of High Archaeological Potential.~~

~~11.46— The designation of sites as those of archaeological importance can only be based on current knowledge. However, experience shows that new sites may be discovered at any time. It is especially likely that large scale developments will affect unknown archaeological remains. On large scale development sites of 0.4Ha (1 acre) or more the County Council may therefore request the Borough Council require that an initial assessment is carried out even where such sites are outside areas of known importance. Such sites would be selected partly on the basis of the size of the area to be affected by the development and partly on the basis of current knowledge of the surrounding area. If the assessment reveals that archaeological evidence is likely to be present on the site, the Borough Council will require field evaluation and apply the procedures as outlined above in relation to Areas of High Archaeological Potential, if necessary by the use of conditions.~~

Policy HE12 HISTORIC PARKS AND GARDENS

~~Planning permission will not be granted for development which would detract from the character or appearance of a park or garden of special historic interest, or its setting. Permission will not be granted for unsympathetic subdivision.~~

~~11.47—The effect of proposed development on a registered park or garden or its setting is a material consideration in the determination of a planning application. The location of these is shown on the Proposals Map. The conservation of the wider historic landscape, including historic parks and gardens, is a significant role for local planning authorities. The retention, preservation and sensitive restoration of historic parks and gardens will be encouraged. Any restoration should take account of the historical dimensions of the landscape as a whole. Its most important components should be protected, and development that is consistent with the maintenance of its overall historic character should be encouraged.~~

~~11.48—The County Council is currently undertaking a study of areas of historic landscape importance. The Borough Council will consider the identification of these in Supplementary Planning Guidance.~~

12.0 Natural Environment

Introduction

- 12.1 The Borough contains a wealth of natural features comprising both wildlife habitats and features of geological importance. Many of these have been designated as being of importance in an international, national and/or local context and are therefore afforded special protection. The Borough Council, however, also has a responsibility towards protecting and enhancing undesignated habitats and features, all of which contribute to the overall natural environment.
- 12.2 Guildford is rich in wildlife habitats, which include heathland, downland and some areas of open water of international importance. It is a relatively heavily wooded area and contains ancient woodlands that are nationally important. There are in addition many smaller but still locally important features such as ponds, streams, hedges, commons, green lanes and copses.
- 12.3 Despite the wealth of natural habitats there have been significant losses over the years, largely through urban development and intensive agriculture. Current pressures on the remaining habitats are considerable, not only from development pressures but also from changes due to the decline of traditional management practices and from pressure for recreation in the countryside.
- 12.4 The Borough Council recognises the value of the natural environment for its own sake and acknowledges the increasing importance placed on it by the community.
- 12.5 One of the main aims of the Plan is the protection and enhancement of the Borough's natural environment.

Objectives

12.6 The objectives for this Chapter are:

1. To maintain and enhance the biodiversity within the Borough;
2. To identify sites of nature conservation value and to balance the needs for development with their protection; and
3. Protect important plant and animal species.

Supporting Measures

12.7 A number of supporting measures will be taken which support the policies including the following:

1. Management of the Council's own land in a manner which is sympathetic to nature conservation;
2. Use of Tree Preservation Orders to protect the Borough's wide and varied tree stock of high amenity value;
3. Liaison with landowners and seek opportunities for the creation of nature reserves and new wildlife habitats both in rural and urban areas;
4. Close working with English Nature and Surrey Wildlife Trust to ensure that habitats in the Borough are protected and enhanced and produce and implement a Biodiversity Action Plan;
5. Have regard to the issues and objectives identified in English Nature's newly identified natural areas i.e. The Wealden Grassland, London Basin and North Downs;
6. The Council supports the Surrey Biodiversity Initiative and the Biodiversity Action Plan that will not only identify the priority habitats (and species in due course) but will also highlight targets and actions for each.

**Policy NE1
POTENTIAL SPECIAL PROTECTION
AREAS (pSPA) AND
CANDIDATE SPECIAL AREAS OF
CONSERVATION (cSAC)**

Planning permission will not be granted for proposals which are likely to destroy or have an adverse effect directly or indirectly on the nature conservation value of potential Special Protection Areas (pSPA) and candidate Special Areas of Conservation (cSAC), as shown on the Proposals Map.

- 12.8 Potential Special Protection Areas and Candidate Special Areas of Conservation are internationally important sites of nature conservation value and therefore are to be given the highest degree of protection. pSPA and cSAC notations affect land which is also covered by Sites of Special Scientific Interest designations. English Nature will be consulted on all applications affecting pSPA and cSAC's and reference will be made to the provisions of the habitat regulations 1994 and the specific guidance in PPG9 Annex C. Development proposals which would prejudice the nature conservation interest of these sites will not be permitted.

**Policy NE2
SITES OF SPECIAL SCIENTIFIC
INTEREST**

Development which would harm Sites of Special Scientific Interest (SSSI) as identified on the Proposals Map will not be permitted unless the reasons for development clearly outweigh the intrinsic value of the site itself and the national policy to safeguard the nature conservation value of such sites.

- 12.9 There are sixteen Sites of Special Scientific Interest in the Borough which are nationally important sites of nature conservation value. Development proposals that affect them will be critically scrutinised and strictly controlled. English Nature will be consulted on all planning applications affecting SSSIs and

reference will be made to the specific guidance in PPG9 Nature Conservation. The Countryside and Rights of Way Act 2000 places a duty on Local Planning Authorities to take reasonable steps, consistent with the proper exercise of its functions, to take further the conservation and enhancement of SSSI's.

**Policy NE3
LOCAL AND NON-STATUTORY SITES**

Planning permission will not be granted for proposals which are likely to materially harm the Nature Conservation Interest, directly or indirectly, local or non-statutory sites, including Local Nature Reserves, Sites of Nature Conservation Importance (SNCI) and Regionally Important Geological / Geomorphological Sites (RIGS) as identified on the Proposals Map, unless clear justification is provided that the reasons for the development outweigh the value of the site in its local or regional context.

- 12.10 Surrey Wildlife Trust undertook a comprehensive appraisal of the conservation character and quality of the Borough in 1996. As a result approximately 80 Sites of Nature Conservation Importance (SNCI) have been identified by the Surrey Nature Conservation Liaison Group. These are non-statutory sites of county or regional nature conservation value. They contain flora and fauna of county or regional value and include a variety of sites such as ancient semi-natural woodlands, unimproved grasslands, marshland, downland ponds and features of geological interest.
- 12.11 The Borough also contains Local Nature Reserves (LNR) at Riverside Park, Guildford; Lakeside Park, Ash Vale; Fox Corner, Pirbright and part of Hackhurst Down. LNRs are sites of nature conservation value owned, leased or managed by agreement by Local Authorities usually for educational purposes.

12.12 Regionally Important Geological / Geomorphological Sites (RIGS) are geological or geomorphological sites, excluding SSSIs, that are worth protecting for their educational, scientific, historic or aesthetic importance. There are nine RIGS sites in the Borough that are designated by the Surrey RIGS Group.

12.13 Surrey Wildlife Trust will be consulted on all applications affecting SNCI's, and LNR's. Surrey RIG Group will be consulted on all applications affecting RIG's.

12.14 Where development is proposed affecting designated sites the Council will take into account whether any harmful effects to the nature conservation interest of the site can be satisfactorily overcome by the imposition of appropriate conditions, entering into planning agreements or other means, including the provision of a replacement habitat.

Policy NE4 SPECIES PROTECTION

Planning permission will not be granted for any development that would be liable to cause any demonstrable harm to a species of animal or plant or its habitat, protected under British law unless conditions are attached requiring the developer to take steps to secure their protection.

12.15 Certain plant and animal species are protected under a variety of national and international laws and obligations, including the Badgers Act 1992, Wildlife and Countryside Act 1991 and EC Habitat Directive 92/43 EEC. It is an offence to harm a protected species or intentionally damage its habitat.

12.16 Where development is permitted that may have an adverse effect on those species, the Council will impose conditions and/or enter into planning agreements to:

1. Facilitate the survival of members of the species;
2. Reduce disturbance to a minimum; and

3. Provide adequate alternative habitats to sustain at least the current levels of population.

Trees and Woodland

Policy NE5 DEVELOPMENT AFFECTING TREES, HEDGES AND WOODLANDS

Development will not be permitted if it would damage or destroy trees protected by a Tree Preservation Order or in a conservation area unless the removal would:

1. Be in the interests of good arboricultural practice; or
2. The need for the development outweighs the amenity value of the protected trees.

If the removal of any trees is permitted as part of a development, a condition may require that an equivalent number (or more) of new locally native trees be planted either on or near the site.

12.17 Where trees, hedgerows or woodlands of high amenity value are under threat of felling or unsympathetic treatment, the Borough Council will use Tree Preservation Orders to take immediate effect as a measure of protection and to maintain the quality of the environment. Applications to fell protected trees or to carry out unnecessary or insensitive work will, therefore, normally be resisted.

12.18 Where trees form an important feature on a development site, the Council will expect:

1. Planning applications to be accompanied by a tree survey in accordance with the appropriate British Standards, plotting positions and crown spreads accurately and identifying species. Plans for new developments should allow for the retention of trees and be supported by a landscaping scheme including tree planting;

- ~~2. Developers to take steps to protect trees during site clearance and building operations~~

~~12.19 The Council has produced a leaflet concerning the preservation of trees and woodlands, tree planting, retention and protection.~~

**Policy NE6
UNDESIGNATED FEATURES OF
NATURE CONSERVATION INTEREST**

~~In considering proposals for development on undesignated sites where there is found to be a significant wildlife interest, the council will seek to preserve and enhance the features of ecological value.~~

~~12.20 There are many sites and features within the Borough that are of importance to the conservation of the area's wildlife but are not designated for their nature conservation value. They include ponds, ditches, hedgerows, woods and groups of trees that may not contain rare species, but provide refuges and sometimes wildlife corridors, particularly within the urban areas. Where development is proposed on sites where these features are to be found, the Council will seek to preserve and where possible enhance the features of most value, permitting development where the nature conservation interest is not harmed, or where by specific measures or by management any harm could be minimised. The Surrey Wildlife Trust will be consulted in such cases.~~

13.0 Recreation

Introduction

- 13.1 The demand for recreation and leisure activities is expected to increase over the Plan period due to increased mobility, the recognition of the importance of personal health and fitness and the increased opportunities from additional leisure time.
- 13.2 The Borough has a wide range of recreational facilities including formal and intensively used playing fields, sports clubs, a purpose built leisure centre, children's play grounds and informal open space and gardens.
- 13.3 Guildford Town Centre provides the focus for entertainment and recreational activities. It is surrounded by attractive open countryside, much of which has public access for walking, riding and other informal countryside pursuits. There is an extensive network of footpaths and bridleways and the Council is promoting new cycling and pedestrian routes.
- 13.4 The Council is directly responsible for the provision of many recreational facilities as it manages and maintains large areas of gardens, parks, allotments and other open spaces. It also owns and manages a range of buildings used for recreational purposes including Spectrum, the Civic Hall, Guildford House and the museum. The private sector, community and charitable sectors are also involved in the provision of facilities for recreation, leisure and tourism.
- 13.5 The main aim of the Plan with regard to recreation is to support the provision of high quality recreational, tourist and community facilities in the Borough.

Objectives

- 13.6 The objectives for Recreation are:
1. To encourage the provision of "accessible" recreation facilities in locations which relate well in a social and physical sense, to existing communities;

2. To resist the loss of existing recreation facilities;
3. To encourage, where appropriate, the more efficient use of existing and new facilities;
4. To overcome identified deficiencies in open space and other recreational provision;
5. To ensure that new residential development makes adequate provision for open space and other recreational facilities;
6. To encourage the use of urban fringe areas for appropriate recreational purposes which provide a "buffer" between the urban area and the open countryside and provide the opportunity for landscape improvement;
7. To support the use of the countryside for recreational purposes which do not prejudice its character and openness.

Supporting Measures

- 13.7 A number of measures will be taken which support the policies and include the following:
1. Investigate ways of achieving community use of private recreation facilities such as dual use schemes with schools, to ensure existing facilities are used efficiently;
 2. Continue to support local leisure groups and sports clubs in the development of their facilities;
 3. Implementation of the Council's Cultural Strategy;
 4. Investigate ways of making up identified shortfalls in the provision of open space in the urban areas;
 5. Assist in the preparation of management plans for major urban parks;

6. Liaise with the main countryside land owners including Surrey County Council and the National Trust to achieve access;
7. Draw up guidelines for the implementation of the commuted sum payments in lieu of open space provision, in relation to new developments.
8. To work with Surrey County Council to create new footpaths, definitive and permissive, to link existing paths and fill gaps.

**Policy R1
LOSS OF LAND AND FACILITIES FOR
SPORT AND RECREATION**

The Borough Council will resist the loss of land and buildings used for recreation purposes or with the potential for recreational use unless:

1. A suitable alternative is provided nearby;
2. There is an excess of recreation land and buildings in the area; and
3. Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site.

13.8 Government guidance indicates that sport is likely to go on attracting more participants, playing more often. In order to meet the ever-increasing demand for recreation facilities the Borough Council will resist the loss of such facilities because suitable replacement sites are increasingly difficult to find. Even if an existing recreation facility is underused or no longer viable it can often accommodate other recreation or community uses.

Open Space Provision

**Policy R2
RECREATIONAL OPEN SPACE
PROVISION IN RELATION TO LARGE
NEW RESIDENTIAL DEVELOPMENTS**

New residential developments of 25 or more dwellings, or more than 0.4ha (1 acre) will require new recreational open space according to the following standard:

- 1.6ha (4.0 acres) of formal playing field space per 1,000 people;
- 0.8ha (2.0 acres) of children's play space per 1,000 people;
- 0.4ha (1.0 acres) of amenity space per 1,000 people.

These standards are based on an occupancy rate of 2.5 persons per dwelling.

No requirement or a reduced requirement may be made under this policy where the provision of an open space locally is, and will remain after the development, adequate by these standards. Where the type of dwellings proposed does not generate a need for formal play space, such as sheltered accommodation for the elderly, the provision required will be for informal open space only.

13.9 In order to fully assess likely requirements for open space over the Plan period a detailed open space survey was undertaken. Existing provision was assessed against National Playing Field Association (NPFA) standards and in the light of known community needs. The survey found there to be a considerable deficit of open space compared with recommended standards of provision and a clear need to establish an approach whereby new residential development is accompanied by an appropriate amount of open space provision. The application of the open space standards contained in

Policy R2 ensures that the shortfall in provision is reduced.

~~13.10 The application of these standards will ensure that open space provision will keep pace with the needs of the population arising from new residential development. The figures are derived from the National Playing Fields Association standards.~~

~~13.11 The Borough Council will expect open space within housing areas to be planned as an integral part of the development, to be of such a size and shape as to enhance the environment and be easily maintained. Open space should also be well located in relation to the pedestrian network linking other open spaces and facilities.~~

~~13.12 The Borough Council will normally adopt areas of open space that are intended for public use provided they have been laid out and maintained in accordance with the Council's policies and standards. Commuted payments will be required for future maintenance.~~

~~13.13 Supplementary Planning Guidance on Open Space was published in April 2002. This offers guidance on applying these standards.~~

**Policy R3
RECREATIONAL OPEN SPACE
PROVISION IN RELATION TO NEW
SMALL RESIDENTIAL DEVELOPMENTS**

Residential development of between 5 and 25 units, will require either:

1. Recreational open space provision based on the standards in policy R2 above; or
2. A contribution towards recreational provision in the area at an appropriate scale to the size of the development, unless the provision of open space in the ward is, and will remain after the development adequate, based on the standards set out in R2.

~~13.14 On site provision of open spaces for developments of less than 25 dwellings in accordance with the Borough Council's standards may result in small areas which are difficult to use efficiently and to maintain and which the Borough Council may be unwilling to adopt.~~

~~13.15 It is accepted however that the residents of these developments will increase the demand for recreation facilities in the local area. It is reasonable therefore to expect developers to pay a contribution towards the improvement, expansion or upgrading of existing facilities in the area or the provision of new facilities.~~

~~13.16 Contributions made by developers will be directly related to the proposed development and will be used to improve facilities in the area of the development. It is anticipated that the Council and the developer will establish what the costs are at the outset and agreement will be reached as to the most appropriate means of making additional recreational open space facilities available in the locality.~~

~~13.17 The Borough Council's Cultural Strategy sets out further suggestions and priorities for the use of its own resources and contributions received through the operation of this policy.~~

~~13.18 Supplementary Planning Guidance on Open Space has been prepared which sets out in more detail the operation of this Policy.~~

**Policy R4
RECREATIONAL OPEN SPACE
PROVISION IN RELATION TO NEW
COMMERCIAL DEVELOPMENTS**

Large scale commercial sites will be expected to provide areas of landscaped amenity open space of an appropriate size, scale and character within or adjacent to the development.

~~13.19 Provision of open landscaped areas close to new commercial areas will not only benefit employees but also enable the creation of new wildlife habitats and improve the appearance of the development.~~

~~13.20 Links to canal and river towpaths, existing rights of way and existing areas of public open space will be encouraged.~~

~~13.21 Provision of such open space should be directly related to the development and the need it creates.~~

**Policy R5
PROTECTION OF OPEN SPACE**

Proposals for development on open space will only be allowed if there is no material harm to the character and visual amenity; and

1. The proposed development is ancillary to the open use of the site; or

2. The proposed development enhances the recreational value of the site; or

3. Where equivalent provision is made nearby; or

4. Where there will continue to be adequate open space in the locality; or

5. In the case of school playing fields, the proposed new development meets a legitimate educational need that is appropriately met on the site.

Open spaces within the urban area of over 0.4 ha (1 acre) are identified on the Proposals Map.

~~13.22 Open land within the urban area is a valuable asset, not only for amenity or recreation opportunities and the contribution to wildlife interest by providing wildlife corridors and habitats but also for the contribution it makes to the quality of life and character of the local area and it should normally be protected from development.~~

~~13.23 Open space for the purposes of the policies in the Plan is defined as all types of open land both public and private of public recreational and/or amenity value.~~

~~13.24 A survey of all open spaces in the urban areas was undertaken in 1997 and those sites of over 0.4 ha (1 acre), considered to make a positive contribution to the character and visual amenity of the area are identified on the Proposal Map. These sites have a variety of uses and include, recreation areas, parks and gardens, woodlands, the Basingstoke Canal, allotments, children's play areas and informal amenity spaces. Sites may be in public or private ownership.~~

~~13.25 Where open space is important to the character and amenity of the area development will not normally be allowed. Where development is acceptable it should normally be restricted to ancillary recreational uses eg. changing facilities. Redevelopment on school playing fields may be acceptable subject to there being a clear need for the proposals and appropriate siting and reference should also be made to Policy CF4. Where open space makes no positive contribution to the surrounding area and there is sufficient provision in relation to NPFA standards then alternative non-recreational uses will be allowed in accordance with other relevant plan policies.~~

~~13.26 Where land is contributing to the character and amenity of areas by defining the separate identity of communities and the structure of the urban area this will be seen as an added reason for its protection.~~

~~13.27 There are a number of open spaces on sites of less than 0.4Ha (1 acre) in the urban areas including incidental housing estate, amenity areas, allotments, and highway land which make a significant contribution in their local context and their loss will also be resisted under this policy.~~

~~13.28 Open spaces outside the urban area are also of considerable amenity and recreational value and are protected under this policy and other policies in the plan including Green Belt, Countryside Beyond the Green Belt, nature conservation and landscape policies.~~

**Policy R6
INTENSIFICATION OF
RECREATIONAL USE**

~~Planning permission will be granted for increased use of recreational facilities through the introduction of floodlighting and/or all weather surfaces where the environmental, traffic and visual impact is acceptable.~~

~~13.29 The dual use of existing and new facilities, the addition of floodlighting and the provision of all weather surfaces, can provide a cost effective means of meeting the needs of the community and can reduce the land requirements for additional facilities. However, it is important that intensification of the use doesn't harm the amenities of the area or cause traffic problems.~~

**Policy R7
BUILT FACILITIES FOR
RECREATIONAL USE**

~~Within the urban areas and identified settlements in rural areas, planning permission for new, replacement and extensions to existing recreational buildings will be granted planning permission.~~

13.30 In addition to its role in the direct provision and management of recreation and sporting facilities, the Council will assist the efforts of voluntary groups and support additional private sector provision.

13.31 In considering proposals for new development the Council may require a developer to enter into legal agreements to restrict activities that would have an adverse effect on local residents or the environment.

13.32 Proposals for built recreational facilities in the countryside will be dealt with under Policy RE2 and RE4.

Golf Courses

~~13.33 Golf is recognised as a sport that is consistent with maintaining the open nature of the countryside and can therefore be an acceptable Green Belt use.~~

**Policy R8
GOLF COURSES**

~~Planning permission for the development of golf facilities will be permitted subject to the following criteria:~~

- ~~1. There is no loss of grade 1, 2 or 3a agricultural land;~~
- ~~2. There is no adverse impact on landscape character, nature conservation interest, archaeological interest, water environments, historic landscapes conservation areas or buildings of historic or archaeological interest;~~
- ~~3. Built development is restricted to those activities which are genuinely ancillary to the golf use. Development unrelated to golf including indoor recreation and overnight accommodation will not be permitted;~~
- ~~4. Existing public rights of way are safeguarded and enhanced where appropriate;~~
- ~~5. Adequate car parking is to be provided discretely and located or screened so as not to have an adverse impact on the character and appearance of the countryside.~~

~~New golf facilities will only be permitted in the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value if they are consistent with the primary aim of conserving and enhancing the existing landscape.~~

~~13.34 In considering proposals for new golf facilities, the protection of the Borough's Green Belt and countryside will be of paramount importance. Particular attention will be paid to the retention and enhancement of the countryside's openness and character, the need for the facility, and the effect the development will have on wildlife and landscape interests.~~

~~13.35 Where appropriate environmental impact assessment studies may be required.~~

~~13.36 Applicants proposing new golf courses will be required to demonstrate that there is a need for further facilities.~~

~~13.37 Golf courses that improve damaged landscapes will be considered more favourably. The Council also wishes to encourage the provision of public rather than private golf courses.~~

~~13.38 Ancillary buildings should be small scale and encouragement will be given to the use of existing buildings. The Council will not consider proposed uses of buildings to be "genuinely ancillary" to the golf use of the land, if these activities could continue in their own right with the cessation of golf. In addition the Council will consider imposing conditions on any permission requiring the removal of all or some of the buildings should the golf course use cease.~~

~~13.39 On the best and most versatile land or in Areas of Outstanding Natural Beauty, Areas of Great Landscape Value, Special Protection Areas, Special Areas of Conservation or Sites of Special Scientific Interest The Council will only grant planning permission for golf developments if they are consistent with the aim of conserving and enhancing the existing landscape.~~

Noisy Sports

Policy R9 NOISY SPORTS, ADVENTURE GAMES AND SIMILAR ACTIVITIES

Planning permission will be granted for noisy sports, adventure games or similar activities where there would be no material harm to the following:

1. The amenities of nearby occupiers in terms of noise disturbance, traffic-generation or visual intrusion;

2. Landscape character, nature-conservation interest, archaeological interest, water environments, historic landscapes, conservation areas or buildings of historic or archaeological interest and the best and most versatile agricultural land;

3. Other recreational activities in the area including the use of nearby bridleways and footpaths.

Any buildings or structures and car parking areas should be small scale and discretely located and well screened to minimise impact on the environment.

~~13.40 Permitted use rights allow the operation of these activities up to 14 or 28 days of the year according to the activity. This policy is intended to control those activities that operate beyond these times.~~

~~13.41 The Borough Council has not identified any additional sites for noisy or disruptive sports in the Borough. Each proposal will be examined on its merits and regard will be had to the County Council's guidelines on noisy sports in the countryside, guidance produced by English Nature on "Paintball Games in Woodlands" and any further guidance that may be adopted as and when appropriate.~~

~~13.42 Activities such as clay pigeon shooting, rifle shooting, model aircraft flying, motor-cross, motor cycling and war games can have a significant impact on the amenities of local residents and the quiet enjoyment~~

of the countryside. They can also conflict with traditional informal countryside pursuits such as walking, riding and fishing, as well as conflicting with nature conservation objectives.

- 13.43 The Borough Council will seek the use of legal agreements as part of any planning permission, to control these activities.

Water Based Recreational Activities

Policy R10 WATER BASED RECREATIONAL ACTIVITIES

The use of existing or new man-made water areas for recreational activities in the countryside will be permitted provided:

1. There is no harm to the landscape character, nature conservation interest, archaeological interest, water environments, historic landscapes, conservation areas or buildings of historic or archaeological interest and the best and most versatile agricultural land;
2. Any associated buildings are small-scale and would not cause harm to the character and openness of the area;
3. Car parking provision is discretely located and screened;
4. Traffic generation would not prejudice highway safety or cause harm to the environment or character of the area or local roads.

- 13.44 The popularity of water based recreational activities including fishing and boating has increased in recent years. There are, within the Borough, a number of water areas used for recreational purposes including Basingstoke Canal, Rivers Wey and Tillingbourne, wet gravel-pits in Send and Ash Vale and other small lakes and ponds.

- 13.45 To protect the character of the countryside proposals will be expected to have minimal impact, new buildings kept to a minimum and car parking appropriately screened.

Blackwater Valley

Policy R11 BLACKWATER VALLEY

The Blackwater Valley strategic open gap as shown on the proposals map will be maintained in order to prevent the coalescence of the settlements in the valley. Development will only be permitted which:

1. Preserves the strategic open gap;
2. Promotes open air recreation as the prime land use activity or increases the amount of public open space;
3. Improves accessibility to the riverside, open space within the blackwater valley or countryside beyond;
4. Enhances the landscape; and
5. Protects and enhances the ecology of the area.

Built development will not be permitted unless it is ancillary to recreation, agriculture or forestry uses. Suitable redevelopment of an established use may be permitted provided there is no material intensification of the use.

- 13.46 The Blackwater Valley is recognised in Policy PE6 of the 1994 Surrey Structure Plan as an important long-term open gap preventing the coalescence of the towns and villages of the Valley, in the plan area Ash and Tongham from Aldershot and Farnborough. The valley also provides an easily accessible area for the recreation of those living nearby and valuable landscape and nature conservation opportunities.

13.47 The Blackwater Valley Recreation and Countryside Management Service has published a strategy that promotes improved environmental and informal recreational opportunities of the area. The Council adopted this strategy which will provide the basis for the consideration of recreation proposals within the overall context of this policy.

13.48 New development that does not accord with the aim of increasing recreation provision will not normally be permitted. An important objective for this area is to improve public access and to create footpath links. In particular, opportunities will be taken to complete the long distance riverside footpath through the policy area and to link up the footpath with proposed and existing paths in adjoining Districts, and with the countryside beyond the policy area.

Horse Related Development

13.49 The growth in the popularity of horse riding has implications for the landscape and the bridleway system, and for the agricultural industry.

13.50 Horse keeping can exacerbate several problems in the countryside including the fragmentation of viable agricultural holdings, the erosion of paths and bridleways, as well as the detrimental impact of buildings and the accompanying jumps and fences associated with horse keeping.

13.51 In considering development proposals for horse keeping the Borough Council will have regard to "Horses in the Countryside", the code of Practice for owners and riders produced by the Countryside Commission.

Policy R12 NON-COMMERCIAL HORSE RELATED DEVELOPMENT

Planning permission will be granted for new non-commercial horse-related development provided it:

Continued

1. Is within or adjacent to the curtilage of the dwelling it is associated with or located close to existing buildings or located to minimise impact on the countryside;
2. Is small scale, and its design and materials are in keeping with the character and appearance of the area;
3. Sufficient land is available for grazing and exercising.
4. Has no adverse effect on the nature conservation value of the site.

13.52 Private stables, loose boxes, hay stores and tack rooms should normally be located within rather than beyond the curtilage of private dwellings to limit the amount of new building in the open countryside. Where this is not practical buildings should be discreetly located to minimise their impact on the appearance of the countryside. The building should be clearly intended for the stabling of horses and its design and materials should reflect the nature of the use. The Council may require redundant buildings to be demolished.

13.53 In considering whether sufficient land is available for horse grazing and exercise, it will have regard to the standards of the British Horse Society which recommends that between 0.6 and 0.8Ha (1.5 – 2.0 acres) of pasture should be available for each horse and that less than 0.4Ha (1 acre) of land will not provide adequate grazing. Reference will also be made to the Countryside Agency's Horse Pasture Management Study.

13.54 In order to ensure the openness of the countryside is maintained no more than 2 stables will normally be permitted on any site.

13.55 The British Horse Society advises that horses require stable areas of approximately 13.7 square metres (3.7m x 3.7m) with a roof height of up to 3.4 metres. Stables larger than this will not be permitted in open countryside locations.

**Policy R13
COMMERCIAL HORSE-RELATED
DEVELOPMENT**

Planning permission will only be granted for new commercial horse-related development or extension to existing facilities where:

1. The proposal can be accommodated without prejudice to the agricultural operation of any holding;
2. New buildings are of a design, scale and materials appropriate to the character and appearance of the area and do not have an adverse impact on the openness of the Green Belt, rural character of the countryside, or nature conservation interest;
3. Sufficient land is available for grazing and exercise.

13.56 For the purpose of this policy, the term "commercial" horse related development includes riding schools, livery stables, racing stables and stud farms. It is acknowledged that horse related development can make a significant contribution to the local economy. In considering whether sufficient land is available for the grazing and exercise required under criterion (3), the standards of the British Horse Society which are set out in paragraph 13.53 above will normally apply.

13.57 In assessing a proposal, the Borough Council will consider the environmental impact, access and traffic implications and the likely future development requirement of the activity. Tree and hedge planting or other measures to assimilate the development and improve the appearance of the countryside may be required by condition or legal agreement.

13.58 The re-use of existing agricultural buildings will be encouraged particularly where it is part of a farm diversification scheme which will support an existing farming enterprise.

14.0 Tourism

Introduction

- 14.1 Tourism plays an important role in Guildford's local economy, with the Borough generating the highest tourism spend out of all the County's districts. This partly reflects the Borough's ability to offer visitors a highly varied and first class tourism product, encompassing both the tranquillity of the countryside along with the vibrancy of Guildford's Town Centre.
- 14.2 The Town Centre provides the focus for the Borough's entertainment and cultural activities, offering a diverse mix of restaurants, galleries and museums.
- 14.3 Guildford Town Centre has particular appeal to the day and short break markets, with shopping also providing a major impetus for generating such short stay visits. Other attractions in the main urban area include Guildford Cathedral, the castle, the River Wey and Dapdune Wharf Visitors Centre.
- 14.4 The rural parts of the Borough surrounding the Town offer considerable recreational and tourism opportunities. There are a number of attractions including the Royal Horticultural Society Gardens at Wisley and impressive historic properties such as Loseley Park and the National Trust properties of Clandon Park and Hatchlands Park. Additional visits also arise from the pursuit of outdoor sports, notably rambling, horse riding and cycling, for which there is an extensive system of footpaths, bridleways and cycleways.
- 14.5 The main aim of the Plan with regard to tourism is to support the provision of high quality recreational, tourist and community facilities in the Borough.

Objectives

- 14.6 The detailed objectives of the Plan relating to tourism are:
1. To encourage the provision of "accessible" tourist, arts and entertainment facilities in locations which relate well in a social and physical sense, to existing communities;
 2. To resist the loss of existing tourist, arts and entertainment facilities;
 3. To support existing visitor attractions and promote opportunities for new visitor attractions and to seek to avoid the harmful effects of over popularity of some areas;
 4. To increase the range and amount of tourist accommodation in the Borough.
 5. To encourage access to tourist facilities by means other than the private car.

Supporting Measures

- 14.7 A number of measures will be taken which support the policies including the following:
1. The implementation of the Council's Tourism Strategy and Cultural Strategy;
 2. Investigate potential sites for additional hotels;
 3. Pursue opportunities for improved coach parking facilities.

Arts, entertainment and other visitor related development

- 14.8 Guildford Borough has a wide range of arts and entertainment facilities and is pursuing an arts policy that seeks to "extend the range and choice of arts and cultural facilities available in the Borough".
- 14.9 The Borough Council recognises that the tourism industry should be promoted because of the economic benefits it brings.

**Policy T1
ARTS AND ENTERTAINMENT
IN URBAN AREAS AND
IDENTIFIED SETTLEMENTS**

Planning permission will be granted for new, replacement and extensions to buildings related to arts and entertainment facilities in the urban area and identified settlements provided:

1. The proposed use would not detract from the character and appearance of the property and surrounding area;
2. The location of the proposed development is accessible to the population being served including by public transport;
3. The development would not have an adverse impact on the amenities of the locality, especially those of neighbouring properties;
4. The parking and access requirements can be satisfactorily accommodated and the amount of traffic generated would not adversely affect highway safety or the residential amenities of the locality.

14.10 Visitor related development by its nature is often located in sensitive areas. Landscaping, careful siting of development, the re-use of buildings and attention to detail can help developments to blend in with their surroundings. Any new built development will be expected to complement the natural attractions of the landscape and reflect the character of a particular area.

**Policy T2
SAFEGUARDING ARTS AND
ENTERTAINMENT FACILITIES**

Proposals which result in the loss of arts and entertainment facilities will be resisted unless equivalent facilities are first made elsewhere or where it can be demonstrated that:

Continued

1. The retention of a facility has been fully explored without success; or
2. The site is unsuitably located in terms of traffic impact, noise or other adverse effects causing detriment to the amenity of the area or adjoining occupiers.

14.11 Opportunities for providing new arts and entertainment facilities are limited and sites are often difficult to find. It is important therefore that existing sites are not lost and when one use ceases, the land or buildings are, wherever possible, retained for another arts or entertainment use.

**Hotels, Guest Houses and Other
Overnight Accommodation**

**Policy T3
NEW HOTELS, GUESTHOUSES
AND OTHER OVERNIGHT
ACCOMMODATION IN URBAN AREAS**

Planning permission will be granted for new hotels, guesthouses and other overnight accommodation and extensions to existing overnight accommodation in the urban areas where it can be demonstrated that:

1. The proposed use would not detract from the character and appearance of the property and surrounding area;
2. The location of the proposed development is accessible to the population being served including by public transport;
3. The development would not have an adverse impact on the amenities of the locality, especially those of neighbouring properties;
4. The parking and access requirements can be satisfactorily accommodated and the amount of traffic generated would not adversely affect highway safety or the residential amenities of the locality.

14.12 The provision of adequate visitor overnight accommodation is important to both businesses and tourism.

14.13 Relatively high occupancy rates in Guildford Borough indicate a continuing demand for hotel accommodation despite recent extensions to existing hotels. The Council therefore considers it is important to increase the stock of hotel accommodation in the interests of the local economy.

14.14 As much of the Borough lies in the Green Belt, scope for additional hotel provision is mainly limited to sites in the urban areas. Modest extensions to existing premises in the countryside may be acceptable where development complies with relevant countryside policies.

**Policy T4
SAFEGUARDING HOTELS,
GUESTHOUSES AND OTHER
OVERNIGHT ACCOMMODATION**

The Council will resist the loss of hotels, guesthouses and other overnight accommodation unless equivalent facilities are first made elsewhere or where it can be demonstrated that:

1. The retention of a facility has been fully explored without success; or
2. The site is unsuitably located in terms of traffic impact, noise or other adverse effects causing detriment to the amenity of the area or adjoining occupiers.

14.15 In view of the continuing demand for hotel accommodation and the importance of tourism to the economy of the Borough, the Borough Council considers it is important to retain the existing stock of hotel and other visitor overnight accommodation.

**Policy T5
CHANGE OF USE TO
GUESTHOUSES AND OTHER
OVERNIGHT ACCOMMODATION**

Proposals for the change of use of dwellings to guesthouses or bed and breakfast accommodation will be permitted provided that:

1. The development would not materially harm the amenities of the surrounding area;
2. The residential element of the property is not substantially reduced; and,
3. Car parking is limited to that required for the reasonable operation of the proposed use.

14.16 The Council wishes to be satisfied that the level of activity generated by these uses can be accommodated satisfactorily without an unacceptable loss of residential use and is compatible with the surrounding properties and the wider area.

14.17 In some cases even though a property may be suitable for conversion to a guesthouse for example, the increased activity may not be compatible with the character of the area.

14.18 In rural areas proposals for overnight accommodation will be considered as part of farm diversification schemes under Policy RE8 or in the context of the re-use of rural buildings under Policy RE9 and Policy RE10. Other proposals will be considered in the light of the objectives of the Green Belt or Countryside beyond the Green Belt designations and the general policies of the Plan.

Policy T6
STATIC RECREATIONAL
CARAVANS AND CHALETs IN THE
COUNTRYSIDE

Planning permission will not be granted for new or extensions to existing static recreational caravan or chalet sites in the countryside.

14.19 Static holiday caravans and chalets are considered inappropriate in the Borough's countryside because of the adverse environmental effects they have on the countryside. Also they do not provide the type of accommodation sought by the majority of visitors to the Borough who come to the Borough for the day, for business or short stays.

Policy T7
LOSS OF RECREATIONAL CARAVAN
AND CAMPING SITES

Development resulting in the loss of existing recreational caravan and camping sites will not be permitted unless cessation of use would significantly enhance the landscape or countryside character.

14.20 The majority of visitors to the Borough are business visitors and short stay/day tourists therefore the demand for recreational camping and caravan sites is limited. It is however considered desirable to resist the loss of existing sites for the demand that exists, particularly as the opportunities for finding suitable new sites are restricted, unless cessation of use would significantly enhance the landscape or countryside character.

Policy T8
NEW SITES FOR TOURING
CARAVANS AND TENTS

The provision of new sites for touring caravans and tents, or the extension of existing sites will only be permitted where:

1. They are well related to the major road network; and,
2. There is no adverse impact on the landscape character, nature conservation interest, water environments, historic landscapes, archaeological interest, conservation areas or buildings of historic or architectural interest.

14.21 Camping sites can be intrusive in the countryside and it is important that they are well located, designed and managed. The provision of new sites should take account of the location of existing sites and should be reasonably accessible to the Borough's major roads.

14.22 The provision of small scale sites on farms is likely to be an acceptable form of diversification especially where the reuse of existing buildings for ancillary facilities is involved. Such sites should be accessible on foot from the long distance footpaths and recreational cycle paths in the Borough (see also Policy RE8).

14.23 There may also be opportunities for the re-use of existing farm buildings for the provision of basic overnight accommodation for walkers and cyclists. Access to new sites will not be permitted from the M25 Motorway or A3 Trunk Road.

15.0 Community Facilities

Introduction

15.1 Community facilities include education, health and welfare facilities, places of worship, youth and community centres, village halls and libraries (those uses within Class C2 and D1 of the Town and Country Planning Use Classes Order). Responsibility for the provision of these services lies primarily with other organisations although the Borough Council has an important enabling and co-ordinating role. The Borough Council is responsible for affordable housing and works with other statutory agencies in the development of special needs housing and is directly responsible for a number of services supporting "Care in the Community". Surrey County Council has responsibility for education, social services, libraries, the fire brigade, the police probation and aftercare services. Other educational provision is made by church authorities, charities and the private sector. The University of Surrey and Guildford College are located to the north of the Town Centre (detailed policies relating to the University are contained in Chapter 16).

15.2 Primary health care in Guildford Borough is delivered by the Guildford and Waverley Primary Care Trust. Acute care is provided by the Royal Surrey County Hospital and mental health and learning difficulties services by the Sussex / Hants Borders Trust. The Royal Surrey County Hospital is located to the north west of Guildford Town Centre.

15.3 The Government is encouraging a policy of "Care in the Community" for individuals who are able, with appropriate support, to manage in their own homes or in adapted accommodation. This is likely to increase the number of applications for more community-based proposals.

Objectives

15.4 This Plan seeks to ensure that there is a full range of community facilities in accessible locations and seeks to

maintain an appropriate level of local facilities. With this in mind the objectives are as follows:

1. Resisting the loss of community facilities and encouraging the re-use of redundant stock by alternative community facilities;
2. To encourage the provision of community facilities in locations which are well served by public transport and accessible by means other than the car;
3. To ensure that new development is balanced by the provision of community facilities required to support it.

Supporting Measures

15.5 These objectives will be achieved through the implementation of the policies and proposals set out in the Plan and by the following supporting measures:

1. Making available Council owned buildings to meet community needs, where appropriate;
2. The provision of grants to voluntary caring organisations; and
3. The direct provision of community facilities such as day centres and sheltered housing schemes.

Policy CF1 PROVISION OF NEW COMMUNITY FACILITIES

Planning permission will be granted for the development, expansion or change of use of premises for community facilities in urban areas or identified settlements provided that:

1. The proposed use would not detract from the character and appearance of the property and surrounding area;

Continued

2. The site is accessible, or can be made accessible, by public transport, on foot and by bicycle;
3. The proposed use would not prejudice the amenities of the occupiers of adjoining properties.

15.6—New community facilities that attract a large number of visitors should be located in the Town Centre in locations which are accessible by a choice of means of transport. Other smaller scale facilities may be acceptable in residential areas on sites where they would not have a detrimental affect on the amenities of nearby dwellings.

15.7—Where proposals involve the conversion of an existing building to a community use the development should not detract from the character and appearance of the property or the area. Any external alterations should be sympathetic to the character of the building.

15.8—The Borough Council acknowledges that changes in health care legislation are likely to increase the demand for community-based facilities. The Borough Council is keen to support the provision of health care facilities in appropriate locations.

Policy CF2 LOSS OF COMMUNITY FACILITIES

The Borough Council will resist the loss of community buildings or uses unless it is demonstrated that:

1. The retention of the building or use for community purposes has been explored fully without success; or
2. Adequate alternative provision exists within the locality or is made available in an agreed location; or
3. Retention of community use would prejudice the amenity of the occupiers of nearby properties.

15.9—The Borough Council recognises the importance of existing community buildings and uses, including the role of the private and voluntary sectors. In view of the general shortage and difficulty in obtaining premises for community uses it is considered important to seek to retain those uses where it is reasonable to do so. When considering applications for changes of use of community facilities to non-community uses, the Borough Council will have regard to all material considerations, including whether or not an alternative site for the existing or a new community use is proposed and whether the community use would adversely affect the amenities of nearby residential properties.

15.10—Favourable consideration may be given to a proposal involving the loss of an existing facility where the applicant is able to demonstrate that adequate alternative provision exists within the local area and no other suitable community facility or service can make use of the premises or site.

Policy CF3 PRE-SCHOOL EDUCATION

Planning permission will be granted for nursery schools, play groups and crèche facilities providing:

1. The property can accommodate the number of children proposed without undue detriment to the amenities of neighbouring properties;
2. There is no detrimental impact on the character and appearance of the area;
3. In the case of a residential property, the residential characteristics are retained and the floorspace occupied by the childcare activities are a subsidiary element retaining the residential dominance of the property.

15.11—The Borough Council supports the provision for this age group as it is recognised there is likely to be increased

demand during the Plan period. However, applications for development for pre-school education should be in buildings capable of conversion without major additions or in new buildings that will not affect people's amenities. Nursery schools should have adequate provision for dropping off and collecting children, amenity space for children's play and be of sufficient distance from neighbouring residential properties to prevent a noise nuisance.

15.12 In the case of conversions of part of a residential property, the childcare activities should be a subsidiary element to the residential use. Policy H5 resists the loss of residential accommodation.

Policy CF4 EXPANSION OF SCHOOLS

Planning permission will be granted for the expansion of schools providing:

1. Proposals are in compliance with policy R5 protection of open space;
2. The proposed development would not detract from the character and appearance of existing buildings and the surrounding area;
3. There is agreement to the introduction and implementation of a schools green travel plan where appropriate;
4. The highway access, parking, turning and any increased traffic movements can be accommodated satisfactorily.

15.13 It is likely that some schools and colleges may wish to expand their existing facilities during the Plan period. The Borough Council would wish to work with the Local Education Authority and independent schools and colleges to ensure adequate provision of facilities. However, expansion proposals should not result in the loss of significant areas of school playing fields, existing housing or have a detrimental effect on the amenities of the occupiers of

neighbouring properties. As an exception to normal policy, the Borough Council may allow extensions to schools and colleges in the Green Belt.

15.14 Where major expansion is proposed which is likely to significantly increase the volume or change the type of traffic generated by the school or college, the Council will expect a green travel plan to control traffic movements to be prepared. Where appropriate, a planning condition may be imposed or Section 106 Agreement sought. Proposals for extensions unlikely to increase traffic movements significantly will not be expected to provide green travel plans.

Policy CF5 CARE IN THE COMMUNITY

Planning applications for the change of use of dwellings to homes providing care and rehabilitation treatment will be permitted provided:

1. The property is within a curtilage of adequate size to permit sufficient amenity/recreation space and the provision of means of fire escape without detriment to adjoining properties;
2. The conversion can be achieved without adversely changing the character and appearance of the property and would not prejudice the amenities of the occupiers of adjoining properties.

15.15 This Policy is designed to cover applications for development accommodating people who require care in the community. This can take several forms including nursing homes for the elderly and accommodation for those needing care and treatment after suffering mental illness. It is likely that most of the accommodation required will be provided through the conversion of existing large dwellings and the above Policy is intended to provide criteria against which such proposals can be considered.

~~15.16 Detached properties are likely to be the most suitable for conversion to provide accommodation for people requiring care and rehabilitation. They should be situated in sufficiently spacious grounds to avoid overlooking adjacent properties and boundary treatment should be provided to prevent any loss of privacy.~~

~~15.17 The Borough Council will wish to be satisfied that the level of activity generated by the use can be accommodated and is compatible with the surrounding properties and the wider area. In some cases, even though the property may be suitable for conversion, the increased activities may not be compatible with the character of the area.~~

~~15.18 Converted dwellings should retain their residential character. Additions such as fire escapes should be sensitively located and designed. Sufficient space should be available within the site to accommodate the required level of car parking without affecting the appearance of the property or the residential amenities of the locality.~~

~~15.19 The Borough Council will seek to avoid a concentration of non-residential uses in a street or neighbourhood where this would cumulatively increase activity and gradually erode the residential character and amenity of the locality.~~

Land at Manor Farm

Proposal CF6 HOSPITAL RELATED DEVELOPMENT

~~Planning permission will be granted for hospital related development on land at Manor Farm as identified on the Proposals Map.~~

~~could include medical facilities and accommodation for hospital staff. Any development proposals will be expected to show how they relate to and compliment the University of Surrey Master Plan for Manor Farm.~~

~~15.20 The plan removes land at Manor Farm from the Green Belt to accommodate the long-term expansion of the University of Surrey. In consequence an area of land owned by the Royal Surrey County Hospital has also had its Green Belt designation removed. The Council considers that development on this land is acceptable but should be restricted to hospital related development. This~~

16.0 University of Surrey

Introduction

16.1 The University of Surrey was founded in 1965 from its origins in the Battersea College of Technology. At that time the University was actively encouraged and invited by the Borough Council and County Council to locate in Guildford. The University currently occupies a 35-hectare site to the north of Guildford Town Centre on Stag Hill, together with housing at Hazel Farm and limited facilities at Manor Farm. The University has a national and international reputation in a number of key fields, is rated to be within the upper quartile of universities in the UK and has the best graduate employment record.

16.2 The University is one of the major employers in Guildford and has 8,000 full-time equivalent students and 2,500 staff. Over the next 25 years the University wishes to expand its numbers to 12,500 full-time equivalent students.

16.3 There are several reasons why the University needs to expand. The University, in common with other higher education establishments, is under increased pressure to develop and grow. Government policy continues to emphasise the key role played by higher education in the national economy and has a present target to reach a participation rate of one in three school-leavers taking a place at university by the year 2000. This inevitably means rising student numbers. The Government is also committed to upgrading research facilities to stay abreast of international competition. The University is also committed to both enhancing its reputation and to maintaining its national position. The consequence of stagnation would be a loss of funding, reduced employment, less expenditure in the local economy and the loss of impetus as a research-based University. The University considers that if it cannot achieve development and growth it will cease to be a major force and will begin to decline.

16.4 In the light of the above the University of Surrey is considering its longer-term future development and wishes to pursue a programme of expansion. As the existing campus at Stag Hill is nearing capacity the University wishes to pursue its expansion on its land at Manor Farm. Previous Development Plans designated Manor Farm within the Green Belt where there is a presumption against inappropriate development. The University has demonstrated its need for expansion onto land at Manor Farm and the Borough Council is satisfied that these circumstances constitute the exceptional circumstances required to revise the Green Belt boundary as proposed in Proposal U1.

16.5 The Borough Council and University recognise the existing problems associated with traffic congestion in the western corridor approaches to the Town Centre and in the vicinity of Park Barn. The University expansion should not exacerbate these problems and in the longer term the development should provide opportunities for improved links into the Town Centre, particularly for non-car based transport modes.

Objectives

16.6 The objectives of the Policy in this Chapter are:

1. To assist the continued growth of the University of Surrey within an agreed planning framework;
2. To facilitate the future expansion of the University by providing a site for a campus at Manor Farm.

Planning History

16.7 Manor Farm was included in the University's original outline planning permission granted by the then Minister of Housing and Local Government in 1965. The Minister granted permission for the development for University purposes of 33.6 hectares at Stag Hill and 115 hectares at Manor Farm. Doubts have been raised as to whether the permission could be implemented

~~because of the development of the Research Park, an expansion to the Royal Surrey Hospital and the construction of the Post House Hotel on land that formed part of the original 1965 permission relating to Manor Farm. Notwithstanding whether or not this permission is extant, the fact that outline planning permission was granted by the Minister is a very important material consideration in favour of further University development at Manor Farm.~~

~~16.8 Existing University development has already taken place at Manor Farm, including outdoor sports facilities and planning permission was granted in July 1997 for the Human Psychopharmacology Research Unit (as a departure from current planning policy).~~

National Planning Guidance

~~16.9 Previous Development Plans relating to Manor Farm designated the site within the Green Belt where there is a presumption against inappropriate development. Planning Policy Guidance Note 2 Green Belts (PPG 2) lists those uses that are appropriate within the Green Belt. The University's proposals are not included in this list. If inappropriate development is proposed "very special circumstances" would have to be shown to justify the granting of planning permission.~~

~~16.10 PPG 2 refers specifically to further educational establishments. Paragraph C16 is of particular relevance, this states, "it is Government policy to encourage more people to undertake higher and further education. There has been a large increase in student numbers and further increases can be expected. The lack of a reasonable alternative site outside the Green Belt (whether within the urban area or elsewhere) for the proposed expansion of a higher and further education establishment located in or adjacent to the Green Belt should be taken into account in preparing or reviewing a development plan. Green Belt boundaries should only be altered in exceptional circumstances, after consideration of development opportunities within urban areas."~~

~~16.11 The implication of the advice in PPG 2 is that the lack of a reasonable alternative site outside the Green Belt for the proposed expansion of a higher and further education establishment may constitute "exceptional circumstances" and justify taking land out of the Green Belt.~~

~~16.12 When the 1965 planning permission was granted there was no Green Belt designation at Manor Farm. The Green Belt was first formally designated at Manor Farm in the 1987 Local Plan. The University did not object to the designation because Green Belt policy at that time allowed development by "institutions standing in extensive grounds". The present inconsistency arose in the revised PPG2, published in 1995, in which the definition of "development which will be appropriate" was changed to exclude new development for institutions standing in extensive grounds.~~

~~16.13 Another key issue raised by national planning guidance is that of sustainable development. Planning Policy Guidance Note 13 Transport, encourages local plans to identify sites for new development that minimise the length of journeys that have to be made, especially by cars, to utilise that development. The guidance highlights universities as offering particular opportunities for the sustainable location of facilities and states that local plans should enable new student accommodation to be provided in locations accessible to the university campus. This guidance would point to the University's activities taking place within close proximity of the existing Stag Hill Campus.~~

Assessment of Alternative Sites

~~16.14 The University has carried out a planning audit of alternative sites. A number of criteria were used to assess the possible sites, these included the following:~~

- ~~• Size (at least 40 hectares is required)~~
- ~~• Land ownership~~

- Compatibility with PPG 13 Transport
- Compatibility with surrounding land uses
- Proximity to Stag Hill Campus
- Proximity to the Surrey Research Park and the Royal Surrey Hospital
- Landscape sensitivity
- Land availability
- Compatibility with Planning Policy
- Site constraints and opportunities

16.15 The University examined all of the available options identified by the Borough Council. None of the sites meet the selection criteria. In particular, all of the sites would be worse than Manor Farm in terms of achieving a sustainable form of development. The Borough Council consider that exceptional circumstances exist to amend the Green Belt boundary to meet the University's needs. These are:

- There are no alternative sites outside of the Green Belt which meet the University's long term requirements. The University has undertaken an audit of alternative sites, in consultation with the Borough Council, which confirms that Manor Farm is the most appropriate location. The Stag Hill campus is very close to capacity and could not cope with the proposed scale of development anticipated over the next 20 years.
- The existence of the 1965 planning permission.
- The University, in common with other higher education establishments, is under increased pressure to develop and grow. Government policy continues to emphasise the key role played by higher education in the national economy. This inevitably means rising

student numbers. The University is also committed to both enhancing its reputation and to maintaining its national position. The consequence of stagnation would be a loss of funding, reduced employment, less expenditure in the local economy and the loss of impetus as a research based University. The University considers that if it cannot achieve development and growth it will cease to be a major force and will begin to decline.

16.16 Having considered the University's need for expansion in the context of national guidance and the lack of alternative sites outside of the Green Belt, the Local Plan therefore proposes to exclude land at Manor Farm from the Green Belt to allow development for University purposes, including teaching, new staff and student residencies and other ancillary uses. Development at Manor Farm will be phased in accordance with a master plan and development brief prepared in consultation with the University, local residents and other organisations.

16.17 In an attempt to overcome any additional pressure on the existing housing supply within the Borough, the University will be expected to provide student and some staff accommodation resulting from the proposals included in this Plan on the Manor Farm site. It is acknowledged that the expansion of the University of Surrey will require consideration in the emerging revised Surrey Structure Plan.

Proposal U1
UNIVERSITY OF SURREY

Land at Manor Farm and adjoining, as shown on the Proposals Map, will be taken out of the Green Belt

On land at Manor Farm defined on the Proposals Map development will be permitted for university purposes including teaching, new staff and student residencies and other ancillary uses to meet the University of Surrey's future expansion requirements provided that:

Continued

1. The development is phased in accordance with a master plan and development brief approved by the Council as local planning authority and incorporating the principles of sustainable development;
2. Prior to the preparation of development proposals for the site, an environmental appraisal is undertaken and appropriate mitigating measures agreed by the Council to safeguard areas of high grade agricultural land, archaeological features, the scheduled ancient monument, protected species, existing woodland and hedgerows, views from the area of outstanding natural beauty and elsewhere in the area of great landscape value and to provide for advanced structure planting;
3. The University adopts a long term green travel plan approved by the Council which achieves no significant increase in car based movement, agreed targets for modal choice and sustainable development principles;
4. Provision of significant areas of open space in accordance with the policies in this plan;
5. The amenities of the occupants of nearby buildings are protected.

The Borough Council will seek from the University, planning benefits where they are needed to enable development to go ahead or where they are necessary from a planning point of view and are directly related to the proposed development.

Development for general housing or employment use not required for the purposes of the University set out above will not be permitted on the defined land.

~~16.18 The total area of land to be taken out of the Green Belt is 63.3 hectares. Proposal U1 covers 59.6 hectares, 1.2 hectares is allocated for hospital uses under Policy CF6 and 2.5 hectares is occupied by the existing Hotel. The urban area boundary has been amended to include the Hotel.~~

~~16.19 The Borough Council considers that land at Manor Farm offers the most sustainable location to accommodate additional University development. By allocating a new site in close proximity to the existing Stag Hill campus, students and staff will be encouraged to make trips between the new and existing facilities on foot or by bicycle. The potential to enhance existing bus services in this part of the Town will also encourage the use of alternatives to the car.~~

~~16.20 The Borough Council and University acknowledge the existing problems associated with traffic congestion in the western corridor approaches to the Town Centre and in the vicinity of Park Barn. The Manor Farm proposals offer a major opportunity to radically influence the travel patterns of University staff and students together with those of Research Park companies. The above Policy requires the University to produce a Green Travel Plan that addresses these issues. The aim will be to produce a largely car free campus with a strong emphasis on buses, cycling and walking as the principal methods of travel. The University intends to develop a comprehensive package of proposals with the objective of achieving no significant (less than 5%) net increase in car travel as a result of the development at Manor Farm. The Borough Council, together with Surrey County Council, the Highways Agency and University of Surrey, has agreed the following as a basis for addressing the transport implications of the University's proposed development of the Manor Farm site. This has been drawn from the University's Strategic Transport Study and summarises the key elements of the subsequent Agreed Statement on Traffic, Transport and Access Issues made between Surrey County Council, the~~

Highways Agency and University of Surrey.

- a) The University shall confine the increase in traffic generation from the Manor Farm site to no more than 5% of the base University and Research Park traffic movement.
- b) The University implements a comprehensive Green Travel Plan, which expands upon their existing plan for the Stag Hill Campus, and which covers all their existing and proposed developments at Stag Hill and Manor Farm.
- c) The University introduces and maintains a Green Travel Plan for existing and proposed developments on the Surrey Research Park.
 - d) The University submits a detailed Transport Assessment for each and every phase of their development of Manor Farm based on prevailing transport conditions at the time and implements the necessary transport infrastructure on an agreed basis between Guildford Borough Council and the relevant highway authorities.
 - e) The University, in consultation with interested parties, will consider incorporating the access and egress to Beechcroft Drive within their proposed infrastructure for the Manor Farm development.
- f) The University encourages owners / occupiers within the Research Park to reduce levels of parking on site to current parking standards for existing and unimplemented permissions.
- g) The University assesses the need for, and funds the implementation of required extensions or alterations to the on-street parking restriction on all adopted roads within the walking distance of both campuses and the Research Park.

h) The University in preparing its Master Plan for Manor Farm shall withhold development on a 10 metre wide belt of land immediately adjacent to the A3 trunk road for a period of 10 years from the adoption of the Local Plan by Guildford Borough Council. In the event that all or part of this land is required by the Highways Agency in connection with its improvement of the adjoining A3 then the Agency shall demonstrate the need for such land to all interested parties.

16.21 Notwithstanding this, Manor Farm should not be looked at in isolation, there should be an "Integrated Transport Management Policy" for the Borough as a whole, which provides for increased and effective public transport. The West Guildford Transport Corridor Study, which was commissioned by Surrey County Council and partly funded by the Borough Council and the University, has examined a range of options for public transport. The study concluded that Park and Ride, a Park Barn station and a Variable Light Railway System (VLRs) can be considered viable. The Study recommended that further investigation into the VLRs be undertaken.

16.22 Further detailed analysis is required regarding any traffic and movement impact of the expansion. As a starting principle development should not worsen the existing traffic problems and improvements should be actively sought.

16.23 Prior to the development of the site the University will be expected to produce an Environmental Appraisal which ensures that areas of high grade agricultural land, archaeological features, the scheduled ancient monument, protected species, existing woodland and hedgerows are safeguarded from development, where practicable.

16.24 Development of the Manor Farm site is likely to be visually prominent, particularly from the A3 and parts of Onslow Village. However, by retaining and enhancing areas of mature woodland, providing

~~extensive earth moulding and new landscaping and controlling the detailed siting, massing and heights of new buildings the visual sensitivity of Manor Farm can be respected.~~

~~16.25 A detailed master plan and development brief will be produced by the Borough Council, in consultation with the University and local residents to guide the phasing, types and location of development that will be permitted on the allocated site. These will deal with other planning issues, such as public access, landscaping and environmental protection. Planning permission will only be granted for development that accords with the master plan and development brief.~~

~~16.26 The Borough Council and the University are committed to providing a development that maximises the benefits to the community as well as directly to the University itself. The University has indicated that they:~~

- ~~1. Intend to continue to encourage a high level of community use of all its sporting, artistic, educational and social facilities;~~
- ~~2. Would like to explore how best appropriate parts of its Blackwell Farm lands might be further opened up to the community (including the possibility of a country park);~~
- ~~3. Will provide buildings of the highest architectural quality, which are energy efficient and sustainable;~~
- ~~4. Will create a high quality environment with landscaping, planting and amenity space;~~
- ~~5. Will work in partnership with the Borough Council and County Council to achieve sustainable transport arrangements including the development of practical solutions to transport problems in the West Guildford corridor and in the residential areas adjacent to the University;~~

~~6. Will enter into an option arrangement with the Borough Council to provide a site on Manor Farm for a public park and ride facility;~~

~~7. Will explore ways of alleviating the Beechcroft Drive access problems;~~

~~8. Will extend the support it gives to local schools and organisations;~~

~~9. Will in the longer term, consider relocating the student residences at Hazel Farm to Manor Farm.~~

17.0 Implementation and Monitoring

Implementation

- 17.1 The Plan's objectives will be achieved in a number of ways.
- 17.2 The primary means will be through the development control process. In general this will rely on the private sector bringing forward development proposals that will be considered by the Borough Council as local planning authority.
- 17.3 A number of proposals set out in the Plan are reliant on public sector finance (particularly transportation related proposals). However, public sector resources during the Plan period are likely to continue to be scarce. The burden for providing new transportation infrastructure and improvements, open space, community facilities and affordable housing provision will therefore fall on the private sector in situations where the need for these facilities arises from new development. Policy G6 Planning Benefits sets out the Borough Council's policy for achieving the provision or contribution towards infrastructure on or off development sites.
- 17.4 The implementation of the Plan's objectives will also be pursued through a number of non-land use initiatives. These are set out as supporting measures in the topic based chapters of the Plan. Examples include the continuing programme of environmental improvements and the Borough Council's management of its own landholdings.

Monitoring

- 17.5 The Borough Council is required to keep matters that may be expected to affect the development and planning of the area under review. The approach that has been taken in this Plan is to develop a clear hierarchy of aims, objectives and policies. This provides the basis for effective monitoring of the implementation of the Plan to ensure that it remains relevant and up to date.

- 17.6 In order to assess whether the Plan's objectives are achieving their intentions the Borough Council will continue to monitor a range of indicators. This approach is already established and has been undertaken for a number of years with the publication of regular monitoring reports covering most forms of development. The Council also produces an Annual Monitoring Report.

Movement

- 17.7 For the purposes of the implementation of the Local Transport Plan (LTP), the County of Surrey has been divided into seventeen programme areas, each with locally developed programme proposals. This allows it to be focused at the local level. The LTP and programme of work extends over a five year period in order to achieve the objectives and targets outlined within the plan. To monitor its progress, a series of targets have been adopted by Surrey County Council. The County wide targets disaggregated to Guildford are:

1. To limit road traffic levels on County roads.
2. To increase the proportion of the people who have good access (within 20 minutes) to town centres by public transport, cycling and walking.
3. To limit the proportion of people subject to excessive road traffic noise.
4. To limit the cost of congestion for highway users.

Progress on each target is monitored and reported in the form of an Annual Progress Report to Government.

PARKING STANDARDS

Schedule of Surrey Parking Standards

All standards relate to gross floor area and are maxima unless otherwise stated.

Within Guildford Town Centre, as identified in the Proposals Map, parking levels will normally be restricted to between 0% and 25% of the adopted standards. This is due to the high level of public transport accessibility within the Town Centre and it is more appropriate for developers to provide improvements to public transport, walking and cycling instead of on-site parking.

A1 Shops	
Individual shop units—up to 500m ² (e.g. small parades of shops serving the local community)	1 car space per 30m ² 1 lorry space per 500m ²
Supermarkets and self-services stores (retail floor area less than 2,500m ²)	1 car space per 18m ² 1 lorry space per 500m ²
Food retail superstores (retail floor area greater than 2,500m ²)	1 car space per 18m ² 1 goods bay or space per 750m ² for developments up to 5,000m ² or 1 goods bay or lorry space per 1,000m ² for developments over 5,000m ²
Open air markets	6 car spaces per vendor
DIY store without garden centre	1 car space per 25m ² open and covered display area plus 1 lorry space per 500m ²
Garden centres	1 car space per 25m ² open and covered display area plus 1 lorry space per 500m ²
Retail parks	1 car space per 25m ² plus 1 lorry space per 500m ²
Other uses	1 car space per 25m ² plus 1 lorry space per 500m ²
Plus for all A1 uses a minimum of 1 cycle space per 500 sq.m	

A2 Financial and Professional Services	
Banks, buildings societies, estate agents	1 car space per 30m ² and other agencies, betting shops
Plus a minimum of 1 cycle space per 500 sq.m	

A3 Food and Drink	
Restaurants and cafes, wine bars and public houses and licensed clubs	1 car space per 30m ²
<i>plus a minimum of 1 cycle space per 140 sq m</i>	

B1 Business Use	
Offices	1 car space per 35m ²
Business parks	1 car space per 35m ²
Light industrial, high technology, science parks and research parks	1 car space per 35m ²
<i>plus for all B1 uses a minimum of 1 cycle space per 700 sq m</i>	

B2 General Industrial	
General industrial use	1 car space per 35m ²
<i>plus a minimum of 1 cycle space per 850 sq m</i>	

B8 Storage and Distribution	
Warehouse – storage	1 car space per 100m ² plus 1 lorry space per 200m ²
Warehouse – distribution	1 car space per 70m ² plus 1 lorry space per 200m ²
Cash and carry	1 car space per 25m ² plus 1 lorry space per 200m ²
<i>plus for all B8 uses a minimum of 1 cycle space per 850 sq m</i>	

C1 Hotels and Hostels	
Hotels and motels bars, restaurants and function rooms that are not open	1.5 car spaces per bedroom (may be reduced to 1 car space per bedroom if other facilities such as bars, restaurants and function rooms are not open to non-residents) plus 1 coach space per 100 bedrooms.

	A lower standard will be expected where a hotel is close to Heathrow or Gatwick Airport and is designed to cater for air passengers without private cars
Residential hostels	1 car space per 3 residents

G2 Residential institutions	
Old people's home	1 car space per 5 residents
Hospital	1 car space per 4 staff plus 1 car space per 3 daily visitors
<i>plus a minimum of 1 cycle space per 700 sq m</i>	
Student hostel	1 car space per 5 students and 1 car space per member of staff
<i>plus a minimum of 1 cycle space per 100 sq m</i>	
Nursing homes	1 car space per 2 residents
Residential schools	1 car space per 2 members of staff

G3 Dwelling houses	
New dwellings (minimum standards, except in town centres where they will be applied as maxima):	
Studio apartments per unit	1 car space assigned plus 0.3 unassigned or 1 car space unassigned
1 or 2 bedroom per unit	1 car spaces assigned plus 0.5 unassigned or 1.5 spaces unassigned
3 or more bedrooms per unit	2 car spaces assigned plus 0.4 unassigned or 2 spaces unassigned
<i>plus for all flatted developments a minimum of 1 cycle space per 150 sq m</i>	
Elderly (sheltered)	0.5 spaces per unit
<i>plus a minimum of 1 cycle space per 450 sq m</i>	

Assigned: Dedicated spaces for a specific dwelling, normally within its curtilage, adjacent to it, or within a very short walking distance of its boundaries.

Unassigned: Communal spaces for residents and visitors, normally within, or contiguous with the highway, or in parking courts. Parking provision should be determined for a residential development and the total rounded up to the nearest whole space. The standards are given as minima, but total provision should not exceed that calculated by more than 20%. A minimum of 20% of total spaces should be unassigned, subject to meeting acceptable layout criteria. Guidance in respect of the design and layout of parking can be found in 'Roads and Footpaths, A Design Guide for Surrey'.

D1 Non-Residential Institutions	
Day nurseries/erèches	0.75 car spaces per member of staff plus 0.2 spaces per child
Doctors' practices	1 car space per doctor, 1 car space per 2 ancillary staff and 2 spaces per consulting room
Dentists' practices	3 car spaces per consulting room
Veterinary practices	4 car spaces per consulting room
<i>plus for all health centres and surgeries a minimum of 1 cycle space per 350 sq m</i>	
Libraries, museums and art galleries	1 car space per 30m ²
Public halls licensed for entertainment. Unlicensed youth and community centres and Scout huts etc.	1 car space per 3 persons or per 3 seats or per 20m ²
Places of worship	1 car space per 10 seats (Where it is likely that the congregation will be drawn from a wide area, additional spaces may be required)

Schools and Colleges	
<p>New schools or those where expansion is proposed will be requested to develop and monitor 'School Transport and Development Plans' with the assistance of Surrey County Council.</p> <p>Car parking: only operational requirements should be provided for, together with overflow parking on hard play areas for community uses. Pupil parking and drop off/pick up areas should not be provided as this encourages car usage (except in existing sites where any further on street parking will reduce highway safety or emergency access). However, all other measures to discourage parking will be considered first and could include car sharing, staggered opening and closing times, parking restrictions etc. A parking management plan should be prepared and submitted as an integral part of any planning application.</p> <p>Coach/Bus parking: on all new school sites where it is likely that pupils will travel to and from school in coaches, sufficient space should be reserved to allow coaches to enter the site, drop off and pick up pupils. Where appropriate, bus stops, bays, bus borders, seating and shelters shall be provided on the highway by the applicant.</p> <p>Cycling: provision of cycle parking will be a condition of any new or expanded Secondary School but may be inappropriate for Primary Schools due to pupil age (except for staff); this would depend on site location and local safe cycle routes. Wherever possible, improvements to cycle routes/safety measures should be sought by the applicant.</p> <p>Generally, provision for cycle parking should be to the following minimum standards:</p>	
Primary schools	1 space per 10 staff

Secondary schools –	1 space per 10 staff and pupils
Universities and colleges –	1 space per 8 staff and students
D2 Assembly and Leisure	
The following standards are applicable to the normal use of premises. Where special uses are intended or special circumstances apply, additional parking spaces may be required:	
Theatres, cinemas, bingo clubs, dance halls and clubs	1 car space per 5 persons as licensed (1 car space per 3 persons if less than 1,000 sq m)
<i>plus a minimum of 1 cycle space per 450 sq m</i>	
Conference centres	1 car space per 5 seats (1 car space per 3 seats if less than 1,000 sq m)
Exhibition halls	1 car space per 15 seats
Multi-activity health clubs or leisure centre	Individual assessment
Tennis and Badminton Clubs	4 car spaces per court
Squash Clubs	2 car spaces per court
<i>plus for all indoor leisure and sports centres a minimum of 1 cycle space per 300 sq m</i>	
Marinas and water sports	3 cars spaces per hectare of water area
Field sports clubs	1 car space per 2 playing participants
Golf clubs and driving ranges	1 car space per 0.3 holes or per driving bay
Equestrian centres	1 car space per stable
Other uses	
Pick your own fruit farms	9 car spaces per hectare of PYO farm land
Vehicle repair, garage and spares stores	1 car space per 20m ²
Car sales establishments	1 car space per 50m ² car display area
Exhaust and tyre centres	1 car space per 0.3-0.5 bays
Mixed uses – town centres	Individual assessment
Mixed uses – out of town	Individual assessment

Parking for Disabled Drivers

General advice is included in 'Parking for Disabled People' and 'PPG13 Good Practice Guide', both published by the Department for the Environment, Transport and the Regions (DETR). Detailed advice on the preferred location and dimensions for disabled parking bays is included in 'Roads and Footpaths – A Design Guide for Surrey' published by Surrey County Council. Regard should also be had to advice published in 'Reducing Mobility Handicaps' by the Institution of Highways and Transportation.

For non-residential developments, 5% of parking spaces should be allocated for disabled persons. In areas of high parking restraint this may not give sufficient spaces, hence a minimum standard of one space per 750m² should be provided in zone types 1 and 2. In all cases, parking for the disabled should be sufficient to meet demand.

Car parking spaces for people with disabilities should be larger than usual to enable a wheelchair user to transfer easily to and from a car, and thus should have minimum dimensions of 5.0m x 3.6m. They should be located close to an accessible entrance, preferably the main entrance. The entrance should be ideally under cover, clearly signed and not more than 50m from the designated parking spaces.

Cycle Parking

In addition to the standards for the above uses, the following minimum standards should also be applied:

Transport

Rail Stations	5 cycle spaces per peak period train
Bus Stations	2 cycle spaces per 100 peak period passengers

The following guidelines should also be noted:

- a) At least one 'Sheffield' type parking stand should be provided per 20 car parking spaces, subject to a minimum of 2 stands being provided.
- b) Stands should be located within 20 metres of the access to the premises that they serve.
- c) Stands provided in a group should be undercover, lit, secure and adequately signed.
- d) Cycle parking may be waived for developments of less than 250m² gross floor area (GFA) if adequate provision is available within 20 metres of the building access.
- e) Cycle parking is not required for petrol filling stations, motor vehicle service facilities and transport cafes.

Green Travel Plans	
To be read in conjunction with Policy G13 'Green Travel Plans' and reflects guidance issued in PPG 13 Transport Annex D:	
Thresholds from and above which standard applies for major developments comprising jobs, shopping, leisure and services:	
Food Retail	1,000m²
Non Food Retail	1,000m²
Cinemas and Conference Facilities	1,000m²
D2 (other than cinemas, conference facilities and stadiums)	1,000m²
B1 including Office	2,500m²
Higher and Further Education	2,500m²
Stadia	1,500 seats

IDENTIFIED SHOPPING AREAS IN GUILDFORD TOWN CENTRE

A2.1 The following frontages are to be used in conjunction with Policies S5, S6 and S7:

Secondary Shopping Frontages Policy S5

- The Friary Centre
- 10-25 North Street
- 2-10 Woodbridge Road
- 109-90 Woodbridge Road
- Toilets, North Street—Dolphin House Chertsey Street
- 36 Chertsey Street—235 High Street
- 162—216 High Street
- 218—230 High Street
- 1-15 Jeffries Passage
- 39—Quakers Acre, North Street
- The Old Cloth Hall, North St.—167 High Street
- White Lion Walk
- 2-22 Market Street
- 3-27 Market Street
- Angel Gate
- 1-25 Swan Lane
- 8-28 Swan Lane
- 14-25 Friary Street
- 2-12 Friary Street
- The Shambles
- 28 High Street—4 Quarry Street
- Tunsgate Square
- Milkhouse Gate
- 25—Rowleys Wine Bar, Tunsgate
- 4-17 Tunsgate
- 23 High Street—White Lion Walk
- Debenhams, Millbrook

Tertiary Shopping Frontages Policy S6

- 24 High Street—car park, Commercial Road
- 89a Woodbridge Road—College House, Woodbridge Road
- 12 North Street—12 Haydon Place
- 14b North Street—10 Leapale Road
- York House, Chertsey Street—72 Chertsey Street
- 237 High Street—255 (Gascoigne Pees) High Street
- 20 London Road—21 Epsom Road
- 240 High Street—22 Epsom Road
- Corner of 46 High Street—65 Quarry Street
- 64-94 Haydon Place
- Sydenham Road Car Park

Specialist Shopping Frontages Policy S7

- Southern end of Chapel Street and Castle Street including 2-14 Castle Street, 8-38 Chapel Street, 21-14 Chapel Street.
- 1-10 Phoenix Court

~~LIST OF SCHEDULED ANCIENT MONUMENTS, COUNTY SITES OF ARCHAEOLOGICAL IMPORTANCE AND AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL~~

~~Scheduled Ancient Monuments and County Sites of Archaeological Importance~~

~~A3.1 The following sites are Scheduled Ancient Monuments and County Sites of Archaeological Importance and are shown on the Proposals Map. Please refer to Policy HE11.~~

Proposals Map-Ref		
1	Moated site in Greatlee Wood	Scheduled
2	Chilworth Gunpowder Works	Scheduled
3	Round Barrow near Tyting Farm	Scheduled
4	Newlands Corner: Round Barrow	
5	Albury Downs: Linear Earthwork	
6	East Shalford: Moated Site (Part Only)	
7	Pewley Fort: C19 Fort (Part Only)	
8	Shere Heath: Possible Round Barrow	Scheduled
9	Farley Heath: Romano-British Temple site	Scheduled
10	Newark Priory	Scheduled
11	Moated site near Boughton Hall	Scheduled
12	Cockrow Hill: Round Barrow	Scheduled
13	Bowl Barrow on Cockrow Hill, Wisley Common	Scheduled
14	Bell Barrow on Cockrow Hill	Scheduled
15	Lollesworth Wood: Fish ponds	
16	Frowsbury Hill: Round Barrow	Scheduled
17	Hillfort	Scheduled
18	St Catherine's Chapel, Artington	Scheduled
19	Gompton Roman Villa	Scheduled
20	Henley Fort: C19 Fort	Scheduled
21	Guildford Manor moated site	Scheduled
22	Guildford Castle (Part only)	Scheduled
23	Guildford Guildhall	Scheduled
24	"Soldier's Ring"; Undated Earthwork	Scheduled
25	Littleworth Clump: Round Barrows	Scheduled
26	Broadstreet Common: Roman Villa	
27	Possible Henge on Ockham Common	Scheduled
28	Eashing Bridge(s)	Scheduled
29	Pirbright Manor Moated Site (Part Only)	
30	Ash Manor Moated Site (Part Only)	
31	Whitmoor Common: Round Barrow	Scheduled
32	Whitmoor Common: Linear Earthwork	Scheduled
33	Probable late Saxon Burh, Eashing	Scheduled
34	Crooksbury Common: Bowl Barrows	Scheduled
35	Green Lane East: Romano-British Temple Site	Scheduled
36	Undercroft, 72-74 High Street	
37	Scheduled Near Felday: Late Iron Age Earthwork	
38	Chilbury Roadwheel	Scheduled
39	Crane Holmbury Camp, Hurtwood	Scheduled

Note:—The following scheduled monuments are omitted from this list:

- i. One of the Round Barrows on Whitmoor Common (because it has been destroyed (SU 9863 5333));
- ii. The Earth Circles on St Martha's Hill (because they seem to be tree planting rings of recent date (TQ 027 48; 028 482; 031 482)).

~~Areas of High Archaeological Potential~~

~~A3.2 The following sites are Areas of High Archaeological Potential, shown on the Proposals Map. Please refer to Paragraph 11.39.~~

Proposals Map No. & Grid Reference	
31	TQ 1130 4980 Iron Age Enclosure
104	TQ 1140 5280 Possible Bronze Age and Anglo Saxon Burial Sites
112	TQ 1183 5366 Effingham Church and
281	TQ 0023 4973 Churchyard Medieval Hospital Site (in Town Centre Area)
282	TQ 0012 4911 Neolithic Site
283	TQ 0290 4750 Chilworth Gunpowder Mills Bronze Age Site
286	TQ 0063 4727 St Martha's Church and
293	TQ 0281 4830 Churchyard
296	TQ 0135 4855 Neolithic Site
298	TQ 0226 4858 Site of C13 Chapel
299	TQ 0219 4833 Iron Age Site
305	TQ 0439 4664 Neolithic or Bronze Age Site
307	TQ 0282 4827 Romano-British Site (with 0293)
309	TQ 0280 4830 Mesolithic Site (with 0293)
311	TQ 0145 4740 East Shalford Moated Site (Part Only)
317	TQ 0437 4743 Neolithic Site
318	TQ 0154 4745 Rotismano Brih Site
325	TQ 0281 4833 Undated Earthworks (with 0293)
327	TQ 0280 4830 Iron Age Site (with 0293)
328	TQ 0217 4850 Mesolithic Site
331	TQ 0027 4908 Pewley Fort: C19 Fort (Part Only)
353	TQ 0870 4680 Neolithic Site
354	TQ 0888 4665 Mesolithic Site
355	TQ 0885 4646 Prehistoric Site
356	TQ 0915 4639 Neolithic Site
357	TQ 0826 4654 Prehistoric Burials
358	TQ 0982 4640 Early Bronze Age Site
359	TQ 0954 4662 Bronze Age Site
360	TQ 0712 4667 Prehistoric Site
361	TQ 0643 4631 Mesolithic Site
362	TQ 0864 4727 Romano-British Site
365	TQ 0632 4785 Albury Church and Churchyard (Original Church)
366	TQ 0564 4589 Romano-British Burials Prehistoric Site
368	TQ 0810 4560 Neolithic Site
369	TQ 0743 4678 Shere Church and Churchyard
372	TQ 0743 4779 Neolithic Site
374	TQ 0827 4632 Neolithic Site
378	TQ 0815 4644 18th Century Landscape features
379	TQ 0621 4744 Medieval Village Site
380	TQ 0640 4790 Mesolithic Site
381	TQ 0800 4990 Enclosure Site (Aerial photograph)
386	TQ 0639 4521

387	TQ-0822-4662	Bronze-Age-Site	1667	SU-9938-4819	Mesolithic-Site-(with-1618)
424	TQ-0222-4973	Romano-British-Burial-site	1670	SU-9933-4818	Saxon-Site-(with-1618)
483	TQ-0605-5983	Romano-British-pottery-kilns	1675	SU-9681-4664	Neolithic-Site
484	TQ-0597-5965	Iron-Age-Site(with-483)	1748	SU-8875-4829	Possible-Flint-Mine; Iron-Age material; Burial
487	TQ-0632-5922	Romano-British-Burials	1774	SU-9190-4482	Romano-British-Site
488	TQ-0788-5958	Probable-Round-Barrow	1775	SU-9440-4338	Romano-British-Burial-Site
492	TQ-0547-5801	Moat-or-fishpond-remains-Possible	1799	SU-9562-4404	Neolithic-Site
495	TQ-0850-5847	Medieval-or-earlier-Earthwork	1815	SU-9570-4430	Romano-British-Site
497	TQ-0512-5663	Ripley-Church-and-churchyard	1818	SU-9424-5563	Pirbright-Manor-moated-site-(Part only)
499	TQ-0569-5961	Wisley-Church-and-churchyard	1829	SU-9012-5041	Ash-Manor-moated-site-(Part-Only)
500	TQ-0665-5653	Ockham-Church-and-churchyard	1831	SU-9320-5130	Romano-British-site
501	TQ-0507-5656	Prehistoric-Site	1832	SU-9279-5007	Romano-British-site
505	TQ-0187-5434	Send-Church-and-churchyard	1833	SU-9550-5440	Undated-Earthworks
508	TQ-0107-5219	Roman-British-burials	1834	SU-9863-5333	Round-Barrow-Site-(Scheduled)
510	TQ-0407-5085	Iron-Age-Site	1840	SU-9730-5363	C19-Signal-Station
512	TQ-0445-5026	Iron-Age-Site	1841	SU-9520-5127	Romano-British-Site
514	TQ-0288-5069	Merrow-Church-and-churchyard	1842	SU-9730-5357	Worplesdon-Church-and Graveyard-(with-1840)
515	TQ-0266-5005	Anglo-Saxon-Burial-Site	1845	SU-9871-5195	Stoughton-Manor-moated-site
518	TQ-0441-5125	West-Clandon-Church-and churchyard	1846	SU-9983-5073	Stoke-Church
521	TQ-0295-5023	Possible-Saxon-Burial-Site	1987	TQ-0996-4914	19th-Century-Telegraph-Station Site
523	TQ-0950-5220	Saxon-burial-Site	2040	TQ-0962-5158	Medieval-Site-(with-0526)
524	TQ-0995-5204	Mesolithic-Site	2042	TQ-0282-4822	Anglo-Saxon-Site-(with-0293)
525	TQ-0775-5048	Romano-British-site	2213	SU-9365-4907	Mesolithic-or-Neolithic-Site
526	TQ-0962-5158	Neolithic-Site	2214	SU-9149-4750	Romano-British-Site
527	TQ-0602-5173	East-Clandon-Church-and churchyard	2215	SU-9168-4692	Neolithic-Site
528	TQ-0883-5264	West-Horsley-Church-and churchyard	2227	SU-9570-4430	Medieval-Site-(with-1815)
529	TQ-0952-5281	Eat-Horsley-Church-and churchyard	2229	SU-9190-4482	Medieval-Site-(with-1774)
537	TQ-0580-5240	Romano-British-site	2232	SU-9933-4818	Medieval-Site-(with-1618)
657	TQ-0570-5830	Rectangular-Enclosure-(Aerial photograph)	2234	TQ-0215-4855	Romano-British-Burial-Site
659	TQ-0410-5710	Rectangular-Enclosure-(Aerial photograph)	2243	TQ-0270-4785	Medieval-Fishponds-and-Priory Cell-Site
660	TQ-0500-5710	Ring-Ditch-(Aerial-photograph)	2267	TQ-0621-4744	Mesolithic-Site
661	TQ-0545-5612	Ring-Ditches-(Aerial-photograph)	2270	TQ-0500-4490	Romano-British-Pottery-Kilns
1428	SU-8978-5075	Ash-Church-and-churchyard	2271	TQ-0517-4490	Medieval-Enclosures
1461	SU-9091-4765	Medieval-Building-Site	2332	TQ-0300-5630	Prehistoric-Site
1463	SU-9040-4720	Romano-British-Site	2343	SU-9200-4950	Romano-British-Site
1467	SU-9079-4656	Romano-British-Site	2641	TQ-0597-5967	Neolithic-Site-(with-483)
1469	SU-9365-4907	Neolithic-Site	2717	SU-9450-4720	Romano-British-Burial-Site
1472	SU-9261-4825	Neolithic-Site	2723	SU-9080-4980	Possible-Medieval-and-later-Kiln Site
1474	SU-9380-4780	Round-Barrow-Site; possible	2740	SU-9760-4860	Undated-Burial-Site
1476	SU-9371-4755	Roman-and-Saxon-material	2761	SU-9150-5660	Possible-C16-Pottery-Kiln-Site
1478	SU-9440-4740	Mesolithic-or-Neolithic-Site	2767	SU-9030-5010	Possible-C16-Pottery-Kiln-Site
1479	SU-9402-4702	Roman-British-Site	2768	SU-9460-5440	Possible-C17-Pottery-Kiln-Site
1480	SU-9160-4795	Mesolithic-or-Neolithic-Site	2769	SU-9700-5220	Possible-Moated-Site
1482	SU-9149-4750	Mesolithic-or-Neolithic-Site	2795	TQ-0850-4750	Possible-Medieval-Moated-Site
1483	SU-9099-4742	Mesolithic-or-Neolithic-Site	2811	TQ-0880-5710	Possible-Medieval-Moated-Site
1484	SU-9140-4700	Romano-British-Site	SU-8900-5100	Ash-Village	
1486	SU-9168-4692	Mesolithic-Site	SU-9600-4800	Compton	
1490	SU-9162-4573	Mesolithic-or-Neolithic-Site	TQ-0600-5150	East-Clandon	
1491	SU-9256-4573	Mesolithic-or-Neolithic-Site	TQ-1000-5300	East-Horsley	
1492	SU-9450-4530	Romano-British-Site	TQ-110-5300	Effingham	
1496	SU-9350-4890	Wanborough-Church-and churchyard	TQ-0200-5100	Merrow	
1497	SU-9330-4786	Puttenham-Church-and churchyard	TQ-0850-5650	Ockham	
1500	SU-9188-4744	Puttenham-Church-and churchyard	SU-0945-5550	Pirbright	
1501	SU-9362-4594	Romano-British-Site	SU-9260-4780	Puttenham	
1502	SU-9379-4838	Neolithic-Site	TQ-0280-5550	Send	
1505	SU-9445-4525	Round-Barrow-Site	TQ-0550-5680	Ripley	
1618	SU-9936-4818	Neolithic-Site	SU-8980-4780	Seale	
1622	SU-9930-4820	Late-Bronze-Age-Site	TQ-0050-4700	Shalford	
1625	SU-9913-4922	Iron-Age-Site-(with-1618)	TQ-0075-4780	Shere	
1626	SU-9983-4690	Anglo-Saxon-Burial-Site	TQ-0480-5200	West-Clandon	
1629	SU-9884-4883	Anglo-Saxon-Burial-Site	TQ-0800-5280	West-Horsley	
1654	SU-9544-4702	Compton-Church-and-churchyard	TQ-0700-5850	Wisley	
			SU-9700-5380	Worplesdon	
				Guildford-Town-Centre	

Notes: On Occasions the same area contains more than one of the above sites (e.g 1774 and 2229). An attempt has been made to record these coincidences but they may not always have been noted.

Churches are included for their archaeological potential; they are not marked for preservation as this aspect is assumed to be covered by the relevant planning controls.

SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)

A4.1—The following sites are Sites of Special Scientific Interest (SSSI's) as shown on the Proposals Maps—see Policy NE2:

Proposals Map No. & Grid Reference — **Site Description**

18—SU897482—Seale Chalk Pit SSSI Geological SSSI
Advised Quarry exhibiting steeply inclined beds of chalk, indicative of past folding. The site supports semi-natural chalk grassland, scrub and woodland and is Surrey Wildlife Trust reserve

19—SU920540 Ash to Brookwood Heaths SSSI
SU945537
SU956545
SU958555
The site forms the largest area of dry heathland remaining anywhere in the London Basin. The SSSI also includes wet heath, bog, scrub, woodland and open water habitats. The site forms part of the Thames Basin Heaths and the Thursley, Ash, Pirbright, and Chobham eSAG.

20—SU719514 Basingstoke Canal SSSI
SU967575
TQ016597
TQ046616
Nationally important site for aquatic plants and invertebrates. Botanically the most species-rich aquatic system in England

21—TQ040460 Blackheath SSSI
Notified for nationally important lowland heath, supporting vulnerable invertebrates and a diverse community of breeding birds. Site also includes scrub and woodland

22—SU950444 Charterhouse to Eashing SSSI
Supports a series of wetland communities, ranging from damp grassland to fen and alder swamp, as well as ancient semi-natural woodland. Nationally important invertebrate fauna

23 Colony Bog and Bagshot Heath SSSI
SU930590
SU913619
Supports one of the finest surviving tracts of predominantly wet heathland in South-east England. Also nationally important dry heath, plus scrub and woodland. The site forms part of the Thames Basin Heaths potential SPA.

24—TQ035483 Colyers Hanger SSSI
Ancient woodland on Lower Greensand ridge supporting nationally rare woodland stand types. Site also includes plateau heath, acid grassland and scrub mosaic

25—TQ063488 Combe Bottom SSSI
Notified for its nationally uncommon Oak Ash Beech woodland stands, chalk scrub (including Juniper scrub) and unimproved chalk downland. Supports a diversity of bryophytes

26 Hackhurst and White Downs SSSI
TQ097487
TQ124495
Situated on the chalk escarpment, supporting a nationally important mosaic of grassland, scrub and woodland.

A number of nationally scarce plants are present along with a very rich invertebrate fauna. Site includes Hackhurst and White Downs LNR

27—TQ070585 Ockham and Wisley Commons SSSI
TQ082585
TQ084592
TQ078595
Nationally important tract of heathland containing heath, bog, open water, woodland and scrub. Nationally important Diptera site forms part of the Thames Basin Heaths potential SPA.

28—TQ035563 Papercourt SSSI
TQ035569
TQ042565
Notified for its unimproved grassland and marshland, plus open water. In addition to locally rare communities and vascular plants the site is important for breeding and wintering birds

29 Puttenham and Crooksbury Commons SSSI
SU915464
SU890453
Notified for its open heathland, with open water, emergent vegetation, woodland and scrub. The site supports a very rich invertebrate fauna, as well as a number of notable vascular plants and a variety of birds. Crooksbury Common is important for herptiles

30—TQ090515 Sheepheas SSSI
Notified for its rare Oak Ash Beech woodland and chalk grassland; scrub habitats are also present. The site supports numerous notable vascular plants and a considerable diversity of invertebrates. The SSSI also includes a geologically important trackside cutting in Mountain Wood; the cutting exposes a unique Plesitocene deposit composed almost entirely of Chert.

31—TQ084499 Upper Common Pits geological SSSI
An area of old sandpits important for the exposure of Netley Heath Beds, in places rich in fossil remains of marine organisms.

32—SU997476 Wey Valley Meadows SSSI
SU966463
SU988450
Notified for its unimproved meadows supporting rich plant communities and several locally important species; the site also supports areas of woodland and is important for breeding birds.

33—SU985535 Whitmoor Common SSSI
Notified for its heathland, with woodland, grassland and open water. Important for vascular plants, invertebrates, bryophytes and birds. The site forms part of the Thames Basin Heaths potential SPA

SITES OF NATURE CONSERVATION IMPORTANCE (SNCI)

A4.2 — The following sites are Sites of Nature Conservation Importance (SNCI's) as shown on the Proposals Maps—see Policy NE3.

Proposals Map No. & Grid Reference	Site Description
1 SU976546 SU975547	"Ellis's Field" and "Marne's Field" SNCI Unimproved and semi-improved neutral grassland. "Ellis's Field" is traditionally managed as a hay meadow with aftermath grazing and supports a damp herb-rich mesotrophic grassland community that is now very rare in Surrey. "Marne's Field" is of a similar grassland type, but less rich; it is subject to year-round grazing. A number of notable plant species are present across the SNCI.
2 SU887530	Ash Vale Gravel Pits SNCI Former gravel pits supporting a mosaic of open water (with developing fen swamp margins) interspersed by secondary Oak-Birch woodland. The site falls within a complex of Blackwater flood plain sites (including large areas across the border in Hampshire) that are important for birds, particularly passage waterfowl. The site has considerable potential for invertebrates and supports a nationally rare Sedge.
3 SU914485	"Inwood Meadow" SNCI The site is largely managed as a hay meadow. Most of the grassland has suffered past agricultural improvement and is species-poor. However, a central strip of herb-rich unimproved chalk grassland is present. These are the most westerly chalk swards in Surrey, particularly unusual in that they are north-facing.
4 SU972470 SU962472 SU966471 SU968470 SU965468	Compton Woods SNCI The SNCI comprises five individual broad-leaved semi-natural woods. Bummer Copse and Ashen Copse are largely composed of ancient woodland; Compton Wood and Burl's Rew, Pipkin Copse and Paddock Copse have an uncertain origin, but are clearly well-established. Species-rich Oak-Ash-Hazel stands dominate much of the woodland, although in Bummer Copse a nationally rare spring-line Alderwood community is present. The site is botanically rich, supporting a number of county-scarce plants.
7 SU951449	"Osborn's Wood" SNCI Ash-dominated woodland on steep north-east and east-facing Bargate hill slope. Rich flora, continuous with Charterhouse to Eashing SSSI
8 SU894486	Poyle Park Wood SNCI Ancient semi-natural Ash-Field-Maple-Hazel coppice woodland over London Clay. Southern chalk supports Yew stand. Rich flora and dead wood habitats
9 SU933465	Barfield Copse SNCI Ancient semi-natural Hazel-Ash-Field-Maple-coppice-woodland on Bargate Beds
10 SU939494	Greencut Copse SNCI Ancient semi-natural woodland lying over the London Clay and Reading Beds. Characteristic base-rich Ash-Hazel-Field-Maple-coppice with Oak standards
11 SU928517	Normandy Pond SNCI Normandy Pond is a shallow mesotrophic pond dating back to at least 100 Years. Recently restored the pond is valuable for a variety of wetland flora and fauna. Surrounding Oak-Birch woodland, with Willow and Gorse scrub and small areas of open acid grassland add diversity to the site
12 SU996457	Unstead Sewage Works SNCI Adjacent to the Wey Valley Meadows SSSI, the site consists of a series of water treatment lagoons. Open water and marginal fen communities have considerable importance for birds, notably overwintering waders and summer migrants
13 SU937561	West Heath SNCI The site supports a small but significant area of managed open heath; both wet and dry ericaceous communities are present. Secondary dry Oak-Birch woodland covers most of the site, with wet Birch stands, scrub and grassland
14 TQ004514	Slyfield Meadow and Riverside Park SNCI The site comprises of a mosaic of dry grassland, fen swamp, meadows, open water, scrub and ancient semi-natural woodland. Of particular significance is one of the largest expanses of fen swamp in Surrey which supports a number of county-scarce plants and has considerable bird and invertebrate interest. Recommended by Surrey Bird Club as good for breeding Lapwings and wintering Water Pipits.

15—SU949562—Pirbright Common, Pirbright Green and Dawney's Hill SNCI

SU947565
SU944567—The site supports a significant area of open heath, both wet and dry heath communities are present, with secondary broad-leaved, mixed and coniferous woodland and scrub; acidic and mesotrophic grassland is also present. Pirbright Green supports a nationally scarce plant.

16—TQ054523 Clandon Woods SNCI

TQ058535
TQ065530
TQ065547
TQ067537
TQ071525
TQ071532—The site consists of a complex of woodlands across the Clandon and Ripley Parishes. Much of the SSSI is composed of ancient and semi-natural woodland, although ancient replanted and secondary stands are also included. A range of woodland community types are represented including regionally important base-enriched Hornbeam stands.

17—SU918516—"Wyke School Wood" SSSI

The site is important for its large central swathe of relict wet heath. The surrounding Oak-Birch woodland is included within the SSSI boundary.

38—SU916447—Broomfield Wood and Gatwick Alder Bed SSSI

SU915452—A complex of ancient semi-natural woodland, lakes and unimproved marshy grassland. The woodland is mainly mature Alder coppice with a luxuriant and diverse field layer. The lakes have well-vegetated margins and the grassland possess a very high proportion of forbs.

52—SU891496—"Ash Green Meadows" SSSI

SU893495
SU893499—Series of semi-improved mesotrophic grasslands. Much of the site is subject to winter water logging and in places the lack of management is leading to development of tall herb fen communities. Most field boundaries are formed mixed broad-leaved hedgerows. Over 150 species of vascular plant have been recorded for the site which is known to support a range of birds, small mammals and invertebrates. Bats feed (and possibly roost) within the site. The site is of very high ecological value. The type of grassland present here is declining through the South-East of England.

76—SU879460—Crooksbury Hill SSSI

Acidic broad-leaved, mixed and coniferous woodland, including stands of a nationally rare community type; scrub communities are also present. The site has open public access and extends across the border into Waverley.

77—TQ064475—Albury Park SSSI

Albury Park is the most important site for epiphytic lichens in Surrey. Well over 100 species of lichen have been recorded including many county and regional rarities. Nationally rare species are also present. The lichen interest is largely related to the ancient trees that are scattered throughout the site, including a number of regionally significant veteran pollards. St. Peter and St. Paul's Churchyard is also lichen rich.

Within the SSSI boundary are three separate ancient woods, a stretch of the Tillingbourne and a fishing lake. Over 220 species of vascular plant have been recorded for this site.

78—SU939542—"Stanford Brook Wood" SSSI

Broad-leaved semi-natural Oak-Birch and alderwood straddling the bryophyte Brook. The site lies adjacent to the Ash to Brookwood Heaths SSSI. The site supports a county rare Alderwood community and locally scarce species.

82—TQ087537—Lollesworth Wood SSSI

TQ088543—Broad-leaved semi-improved mesotrophic grassland, supporting a variety of Oak, Birch and Ash stands. The woodland is thought to be oriented around a number of ancient hedgerows and shelterbelts; it supports a number of locally scarce species.

85—TQ059469—Albury Warren, Albury Heath and Kiln Rough SSSI

Relict dry heath communities supporting protected species and a significant invertebrate fauna; including several nationally scarce and one nationally rare hymenopteran species. The site also includes secondary Oak-Birch woodland, scrub, acid grassland (including a cricket pitch) and areas of plantation conifers.

88—TQ088456—"Wonham Fields" SSSI

Semi-improved mesotrophic grassland, supporting a number of moderately rich grassland communities. Site diversity is enhanced by a shallow stream and a number of mature hedgerows.

89—TQ007456—Chinthurst Court SSSI

Mosaic of riverside fen-swamp and scrub; a habitat declining throughout south-east England. A rich wetland flora supports locally scarce and county scarce species.

95—SU961534—Merrist Wood House Meadow SSSI

Small unimproved mesotrophic grassland supporting a rich, regionally rare, vegetation community.

- 100** SU949548 — **Bakersgate Meadows SNCI**
A series of rich semi-improved wet mesotrophic meadows and pastures. The fields, traditionally managed as a single grazing unit, represent a habitat that is rare and very vulnerable in Surrey. In addition to locally rare species, the site supports a county scarce plant
- 102** TQ112435 — **"Holmdale Meadows" SNCI**
Three semi-improved horse-grazed pasture fields and an unimproved mesotrophic meadow. The meadow supports a herb-rich community that is now very rare in Surrey
- 105** SU906498 **Wanborough and Normandy Woods SNCI (includes Warren Farm and Whitegate Copse)**
SU907493
SU907504
SU912504
SU914487
SU914492
SU914504
SU915506
SU915513
SU917500
SU917504
SU992149
SU929493
SU905493
SU908500
The site consists of a complex of privately owned woods (most of which are ancient semi-natural) lying over the Reading Beds and London Clay. The majority of woodland stands are composed of base-enriched Ash-Maple-Hazel coppices with Oak standards. Wanborough Wood displays are one of the best examples of this type of woodland in Surrey. More acidic Oak-Birch stands are also present, for example in Grubground Copse and Catherine Frith. Small areas also support Alder-Birch woodland. In total, more than 300 vascular plant species have been recorded from the SNCI, including a large number of locally rare and scarce species and a county rarity, at its only known west Surrey location. The SNCI is also important for mammals, birds, fungi, bryophytes and invertebrates.
- 108** SU985490 — **The Mount SNCI**
The site supports an area of chalk grassland; a rare habitat type in Britain and one that continues to decline. A nationally rare and declining plant has been recorded from the site in the past, but this may now have been lost. Most of the site is composed of rather more species-poor mesotrophic swards
- 111** TQ055573 — **Ripley Green SNCI**
This public access site is composed of a variety of grassland, scrub and woodland communities, as well as a shallow stream. Over 250 vascular plants are known from the site including a locally scarce species. Included within the Ripley Green boundary, but excluded from the SNCI are a cricket pitch, car park and childrens playground
- 112** SU923560 — **Stoney Castle SNCI**
The site supports a significant area of unimproved acid grassland, a regionally rare and declining habitat. South of
- Hodge Brook a relict valley mire system is present, although the area is managed for plantation conifers. Also within the SNCI boundary are areas of broad leaved semi-natural Oak-Birch woodland, semi-improved acid grassland, relict heath and scrub. A number of locally and county scarce species are present
- 114** SU955539 — **Merrist Wood SNCI**
Large woodland supporting a diversity of stand types. Of particular significance are the areas of ancient woodland and the regionally rare Alder-Birch-Willow communities associated with the Stanford Brook. The site also supports areas of scrub and two ponds, one of which is particularly rich. Up to 200 vascular plants are known from the site including locally scarce and regionally rare species
- 118** SU960526 — **Littlefield Common SNCI**
Public access site supporting relict and dry heath, as well as locally significant Alderwood. The site also contains areas of Oak-Birch woodland, mesotrophic grassland, coarse acid grassland/mire and three ponds. There are a number of locally scarce vascular plants as well as several protected amphibians
- 119** SU974545 — **Rickford Common SNCI**
The site, which lies adjacent to the Whitmoor Common SSSI, is important for its relict wet and humid heath communities. Juvenile Birch scrub and secondary Birch-Pine woodland is also present. The site supports a county scarce species.
- 122** TQ062435 — **Helmet Copse SNCI**
The site, which lies within the Blackheath – Winterfold – Hurtwood complex. It is particularly important for its relict Sessile Oak stands and boundary bank ditch communities
- 124** TQ078484 **Netley Heath and Effingham Woods SNCI**
TQ087487
TQ090492
TQ093505
TQ098507
TQ104515
TQ108513
TQ094489
The site covers an extensive area of woodland on the North Downs scarp and dip. Much of the site is composed of commercial forest, including large swathes of coniferous plantation, although many broad-leaved stands are also present. Most of the east of the site is ancient woodland. In addition to its large size, the SNCI is important for a range of woodland communities, including ancient semi-natural acidic and calcareous woodland. The site also contains three areas of very high quality unimproved chalk grassland, one of which is a SWT reserve. A number of locally scarce vascular plants are known, as well as two nationally rare bryophytes.

- The site is important for its sensitive breeding birds. Invertebrate potential is also high with a nationally scarce species of Lepidoptera. Protected species are present.
- 127 TQ040519 – "Clendon Park Lakes" SNCI**
The site supports three large lakes, with associated marginal swamp, reed beds, grassland, scrub and woodland. Open water bodies are important for birds and invertebrates. A diverse flora is also present, including a locally scarce species.
- 130 SU934503 – Little Flexford SNCI**
Two semi-improved mesotrophic grassland paddocks divided by a central stream. Locally scarce plant species and nationally declining mammals.
- 131 SU941582 – Century Range SNCI**
Nationally important wet heath, mire and acid grassland supporting very rich acidic flora including nationally declining species and a number of county rarities. The site is also important for herptiles.
- 134 TQ008489 – Pewley Down SNCI**
The site supports a significant area of improved chalk grassland, a nationally important habitat that continues to decline. In addition to rich calcareous communities the site supports nationally scarce species and county rarities.
- 135 TQ043497 – Merrow to Clendon Downs SNCI (Includes two RIGS Sites – see 402 & 403)**
An extensive area of downland woodland and scrub on the North Downs scarp and dip slopes. The SNCI includes two regionally significant stretches of unimproved chalk swards in the county. The Netherlands, Tickner Copse and Chantry Woods are ancient woodland, supporting a variety of calcareous and base-poor woodland stands. Elsewhere woodland communities include natural regeneration Yew and Box stands; there are some good examples of Beech high forest. Both acidic and calcareous scrub communities are present within the SNCI, particularly in and around Newlands Corner. The site has considerable botanical interest, supporting a nationally rare plant and several nationally scarce species. Some species are represented here in their only Surrey localities. In addition to vascular plants a number of regionally and county rare bryophytes are known. The site also has considerable faunal interest. Several county scarce invertebrates have been recorded, including a nationally scarce species of moth. The site is also important for breeding birds.
- 136 SU925449 – Redhill to Attleford Woods SNCI**
A strip of broad leaved, semi-natural woodland along a stream. Composed mainly of mature Alder with occasional Hazel in drier areas, the site has a diverse field layer with many ancient woodland vascular plants.
- 137 TQ114525 – Effingham Golf Course SNCI**
Situated on the dip slope of the North Downs the site supports several areas of chalk grassland. Scarce chalk communities are present supporting a number of county rare and scarce plants. A nationally scarce species is also present.
- 139 SU888517 – The Gold and Lakeside Park SNCI**
The site supports a mosaic of open water, Stands emergent vegetation, scrub and grassland. A rich flora is present including a number of locally scarce and rare species. Two nationally scarce plants are present, as well as a nationally rare Sedge.
- 141 SU885507 – Shawfield Lane Meadow SNCI**
Species-rich unimproved mesotrophic grassland.
- 148 SU992527 – Stringers Common**
Open space site supporting broad-leaved semi-natural Oak-Birch woodland and Willow scrub, with remnant patches of wet acid grassland and heath. Recommended by Surrey Bird Club as a good site for two RSPB Amber Listed birds.
- 149 TQ103440 TQ080438 – The Hurtwood SNCI**
Extensive area of broad-leaved semi-natural, mixed and coniferous woodland with relict heath, some areas of which are ASNW. Amongst a diversity of woodland stand type, some of which are ancient, there are a number dominated by Sessile Oak. These conform to a nationally rare community type. Bilberry is also locally abundant. The more areas of heath (both dry and humid communities are present) provide important refugia for heathland species including internationally protected birds and nationally protected herptiles.
- 150 SU955505 – Broadstreet Common and Backside Common SNCI**
Public access site supporting significant areas of unimproved acidic and mesotrophic grassland, as well as semi-improved grassland, broad-leaved semi-natural woodland, scrub, ponds and a stream. The site supports a number of locally scarce species and a nationally scarce and declining plant.

- 154** SU955477 **Compton Verge and Chapel SNCI** The site supports a nationally rare plant, present on a roadside verge, open field and in a cemetery
- 159** SU921514 **Wyke Churchyard SNCI**
The site supports unimproved and semi-improved mesotrophic grassland. Important for one of the handful of known sites of a rare and declining Surrey plant
- 163** TQ048548 **Oldlands Copse SNCI**
Ancient semi-natural Oak-Hazel-Bluebell wood adjacent to A3. Locally scarce species present
- 166** SU885470 **Binton Lane Road Verge SNCI**
The site of a county rare and internationally scarce plant.
- 169** SU909452 **Lower Puttenham Common and Halsemoor Wood SNCI**
Lower Puttenham Common supports remnant heathland, now largely dominated by Birch coppice, with relict stands of heath and unimproved acid grassland. Small areas of plantation conifers are also present. Halsemoor Wood supports a significant area of Alderwood. The site is known for a county scarce vascular plant and a county scarce bryophyte. Bird and invertebrate interest is also high
- 171** SU912480 **William's Copse and Stoney Hill SNCI**
The site is one of the latest remaining ancient woods on the upper Greenand. It consists of a diversity of woodland stand types, from dry calcareous Beech stands to base-poor Oakwood and wet Alderwood; William's Copse supports a rich Ash-Maple-Hazel coppice with Oak standards community. The site is botanically very rich and a number of locally rare and scarce species have been recorded. Important dead-wood habitats are also present.
- 173** SU909466 **"Puttenham Common Woods" SNCI**
The site supports a diversity of woodland types, including stands of a nationally rare community of Alderwood, and three well-established lakes; in places these support a rich emergent community. Parts of the woodland consists of conifer plantation and there are some extensive patches of Rhododendron. All these areas are included within the SNCI boundary as they link semi-natural areas and provide a continuous wildlife corridor. The site is botanically very rich, supporting at least two rarities as well as a hybrid Sedge known from only two other locations in Surrey. Variable woodland communities and emergent stands of lakeside vegetation afford considerable invertebrate potential. The site is locally important for birds
- 177** SU963458 **Glebe Wood SNCI**
This woodland is part of the Compton Ridge Complex and is primarily old Hazel coppice under Pedunculate Oak with a rich ground-layer including Bluebells, Ramsons and Wood Anemone
- 178** TQ039507 **West Clandon Chalk Pit (Duke of Onslow Pit)**
This site supports a large population of a Nationally Threatened—Endangered plant which is also protected under Schedule 8 of the Wildlife and Countryside Act 1981. Part of the site, which is a disused chalk pit, is also a Regionally Important Geological/Geomorphological site (004/92).
- 206** SU999467 **Shalford Common and Shalford Green SNCI**
Part covered by NCC report (1987) Survey of Wey Valley Meadows. Recommended by Surrey Flora Committee as supporting two county rare, nationally scarce plants
- 208** SU916572 **Old Windmill Hill SNCI**
An area of much disturbed heathland within a Scots Pine plantation. The site was recommended by the RSPB and has good potential for restoration to heathland
- 218** SU936525 **Withybed Copse and Henley Park Fields SNCI**
SU933520 Two fields of Tussocky, damp grassland with ditches and streams. The site contains an area of Willow and Alder carr and a small (1.5ha) broad-leaved, semi-natural woodland
- 270** TQ045470 **Postford Field West SNCI**
An unimproved wet meadow with acidic fen-vegetation along two streams
- 312** TQ115500 **Effingham Common Crossroads SNCI** Recommended by Surrey Flora Committee as the site of a county rare plant
- 314** TQ020557 **"Send Ponds" SNCI**
The southern part of the site is a strip of damp, broadleaved woodland and Willow carr. The ponds were recommended by Surrey Bird Club as an outstanding site for commoner waterfowl
- 318** TQ030564 **Broadmead Cut and Wey Navigation at Send SNCI**
Bankside vegetation is tall and diverse. Between the waterbodies are reedbeds, stands of Willow carr, and Alder and Oak woodland

- 330** TQ056504 — **Clandon Downs SNCI**
Site includes areas of chalk grassland with encroaching scrub and an old Yew hanger. A broad-leaved woodland, with a number of very fine Beeches, lies in the valley. Recommended by Surrey Flora Committee
- 333** TQ066576 — **"Wisley Field" SNCI**
Recommended by Surrey Flora Committee as having a diverse flora. SCC ranger (D. BODDY) suggests the site supports a Schedule 1 bird species
- 371** TQ114505 — **Grassy Shaw and Primrose Rew SNCI** Ancient semi-natural woodland with diverse flora including 13 Ancient Woodland Indicators
- 372** TQ116547 — **Thornet Wood SNCI**
Ancient semi-natural and broad-leaved woodland with mature Field Maple, Ash and Hazel coppice
- 378** SU896529 — **Steel Hill SNCI**
SU895525 — Three small areas supporting broad
SU896521 — leaved semi-natural woodland and scrub, plus patches of remnant heath and grassland. Over 110 vascular plants are known from the site which is continuous with the Ash to Brookwood Heaths SSSI. Steel Hill also lies adjacent to the Basingstoke Canal SSSI
- 379** TQ021485 — **St Martha's Hill SNCI**
The SNCI is composed of two sand pits, relict stands of heath and, within St Martha on the Hill churchyard, unimproved grassland. A county rare plant is also present
- 381** SU993445 — **Unsted Wood and Bunkers Hill SNCI**
Mostly composed of ancient semi-natural woodland, supporting a variety of broad leaved semi-natural stands and a number of locally uncommon species
- 382** SU948483 — **Monkshatch SNCI**
Abandoned chalk quarries supporting a mosaic of woodland, scrub and grassland. A number of locally scarce species are known from the site
- 388** TQ048463 — **Blackheath to Broomfields SNCI**
The site lies adjacent to the Blackheath SSSI, half of it is within the area managed by the Hurtwood Control (and is therefore open to the public) Of greatest importance are the areas of relict heath that in places merge with similar habitat within the SSSI; such eraceous communities are of very high local importance
- 389** SU883457 — **Crooksbury Common SNCI**
SU890458 — The site is predominantly a mature Scots Pine plantation on a former heathland site. The field layer is dominated by bracken but open areas have heathland species such as Heather, Bell Heather and Gorse. These fragments of heathland have good potential for restoration
- 394** SU889475 — **"Track nr. Seale" SNCI**
Recommended by Surrey Flora Committee as the site of a rare and nationally scarce plant
- 395** SU961478 — **"Pilgrim's Way, Compton" SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.
- 396** SU946530 — **Clasford Bridge Road SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant
- 397** SU971536 — **Worplesdon Village Green SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.
- 398** SU954510 — **Wood Steet Village Green SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.
- 399** TQ101538 — **Ridings Wood SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.
- 400** TQ060595 — **Wisley Bridge SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.
- 410** TQ110444 — **St. Mary's Churchyard SNCI**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.
- 411** TQ951478 — **Pilgrims Way North Side nr Compton**
Recommended by Surrey Flora Committee as the site of a county rare and nationally scarce plant.

REGIONALLY IMPORTANT GEOLOGICAL/ GEOMORPHOLOGICAL SITES (RIGS)

A4.3 The following sites are Regionally Important Geological / Geomorphological Site (RIGS) as shown on the Proposals Maps—see Policy NE3.

Proposals Map No. & Grid Reference	Site Description
178 TQ040508	Earl of Onslow Pit (West Clandon Chalk Pit)—004/92E
401 TQ056483	Albury Sand Pit—009/92
402 TQ042492	Newlands Corner Car Park—005/92 (see SNGI 135)
403 TQ045503	Wood Pile Quarry—017/93 (see SNGI 135)
404 TQ047488	Albury Downs Pit—006/92
405 TQ046484	Water Lane Sand Pit—007/92
406 TQ046481	Guildford Lane, Albury—008/92
407 TQ048474	Blackheath Lane, Albury—010/92
408 TQ054476	Warren Lane, Albury—21
409 SU957474	Compton Mortuary Pit

NOTIFIABLE INSTALLATIONS

- Calor Gas, Westfield Road, Slyfield
- Transco Natural Gas Pipelines

Pipeline Name	Consultation Distance (metres)
Hooley (V38)/ Ripley Pig Trap	140
Ellens Green/Shalford (GM13)	110
Horsall Common/Mogador (GM24)	120

PLANNING POLICY GUIDANCE NOTES

PPG1	General Policy and Principles
PPG2	Green Belts
PPG3	Housing
PPG4	Industrial and Commercial Development and Small Firms
PPG5	Simplified Planning Zone
PPG6	Town Centres and Retail Development
PPG7	The Countryside: Environmental Quality & Economic & Social Development
PPG8	Telecommunications
PPG9	Nature Conservation
PPG10	Planning and Waste Management
PPG11	Regional Planning
PPG12	Development Plans
PPG13	Transport
PPG14	Development on Unstable Land
PPG15	Planning and the Historic Environment
PPG16	Archaeology and Planning
PPG17	Sport and Recreation
PPG18	Enforcing Planning Control
PPG19	Outdoor Advertisement Control
PPG20	Coastal Planning
PPG21	Tourism
PPG22	Renewable Energy
PPG23	Planning and Pollution Control
PPG24	Planning and Noise
PPG25	Development and Flood Risk

The PPGs can be accessed at www.planning.odpm.gov.uk/ppg/index.htm

GLOSSARY OF TERMS

'A' Boards: Free standing advertisements which take the form of an 'A' when viewed from the side.

Affordable Housing: For the purpose of this Plan the Council considers that affordable housing will normally be rented housing or equity sharing schemes. Rented housing should preferably be at rents similar to those payable for Council housing or registered Housing Association properties where the rent levels have been approved by the Council. In the case of housing for sale, or part purchase on a shared equity basis, it would expect it to be shown that the price is no greater than the cost of providing the building and that any land cost element has been discounted to the satisfaction of the Local Planning Authority in accordance with any powers available to the providing agency.

Area of Great Landscape Value (AGLV): an area designated by the County Council as being of high visual quality worthy of conservation.

Areas of Outstanding Natural Beauty: Areas of high visual quality designated by the Countryside Agency as being of National importance.

Areas of Archaeological Potential: Areas defined by Surrey County Council as having good evidence for the existence of archaeological deposits based on previous finds, maps or other evidence.

Article 4 Directions: The Council has powers to use Directions under Article 4 of the General Development Order 1988 to control classes of development that would otherwise not require explicit planning permission.

Conservation Areas: Areas designated by the Council as local planning authority as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69.

County Sites of Archaeological Importance: (Known Archaeological Sites) Sites identified by Surrey County Council as being worthy of preservation.

Countryside: All areas outside the urban areas including all land within the Green Belt and the Countryside beyond the Green Belt.

Countryside Strategy: A co-ordinated and planned approach to the countryside as recommended by the Countryside Agency.

Development: The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. (Town and County Planning Act 1990 Section 55).

Development Plan: Section 54A of the Town and County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In Guildford the development plan comprises the Surrey Structure Plan, the Guildford Borough Local Plan 2003 and the Surrey Minerals and Waste Plans.

Existing Firms: Firms established in the Borough at the time the plan was adopted.

Employment Expansion: Where the main building (s) on site is (are) retained and the additional floorspace is built.

Gypsies: Persons of nomadic habit of life, whatever their race or origin. The term does not include members of an organised group of travelling showpeople or circus people, travelling together as such (Caravan Sites Act, 1968 - Section 16) Planning advice relating to travelling showpeople is given in DoE Circular 2/91 (WO 78/91).

Historic Gardens: The department of National Heritage publishes a list of Gardens of Historic Importance.

Household: One person living alone or a family or a group of people living at the same address and sharing domestic facilities and housekeeping arrangements.

Housing Investment Strategy: A housing plan based on a comprehensive assessment of the local housing situation, the main element of which is a financial statement of the local authority's statement of the local authority's capital spending plan.

Listed Buildings: Buildings of special Architectural or Historic Interest. A list of these is compiled by the Secretary of State for Culture, Media and Sport in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Listed Building Consent: Proposals to demolish a listed building or alter or extend it in any way that affects its character require listed building consent.

Local Nature Reserves (LNR): an area designated by local authorities, in consultation with English Nature, under the National Parks and Access to the Countryside Act 1949, to provide opportunities for educational use and public enjoyment, in addition to protecting wildlife or geological and physiographical features of special interest.

Local Plan: This applies the policies and proposals in the Structure Plan in greater detail. It forms part of the development plan system set out in the Town and County Planning Act 1990.

Mobile Home: Caravan or other movable structure used as a dwelling.

New Employment Development: Development on a site not previously in an industrial, warehousing or business use.

Outstanding Planning Permission: Development which Planning Permission has been granted but which has not yet been fully implemented.

Scheduled Ancient Monuments: Buildings or structures of Historic, architectural, artistic or archaeological importance which are recognised by the Secretary of State for the Department of National Heritage as being of National importance.

Settlements: Certain villages within the Green Belt are defined as settlements for the purposes of planning policy.

Sites of Nature Conservation Importance (SNCI): An area (non-statutory) designated by the Surrey Nature Conservation Liaison Group as being of county or regional wildlife value.

Sites of Special Scientific Interest: (SSSI): Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949, and re-notified under the (SSSI) Wildlife and Countryside Act 1981 as being of special importance and worthy of preservation.

Special Area of Conservation (SAC): an SSSI additionally designated a Special Area of Conservation under the European Community's Habitats Directive 1992 (92/43/EEC), in order to maintain or restore priority natural habitats and wild species. Together with SPA's, SAC's comprise the European Union's 'Nature 2000' network of habitats of pan-European nature conservation importance.

Special Protection Area (SPA): an SSSI additionally designated a Special Protection Area under the European Community's Directive (79/409/EEC) on the Conservation of Wild Birds 1979, because of the need to protect threatened birds, their eggs, nests and habitats.

Structure Plan: This sets out the broad framework for the development and other use of land for a county. It forms part of the development plan system set out in the Town and County Planning Act 1990.

Surrey: The Administrative County of Surrey.

Transport Policies and Programmes (TTP): All County Authorities must prepare and submit to the Department of Transport each year a TTP setting out their policies for the development and operation of transport including Public transport, roads, traffic management and parking.

Tree Preservation Order (TPO): An order placed on trees or woodland considered of high amenity value prohibiting the cutting down, topping or wilful destruction of trees without the Council's consent.

Note - These are not necessarily legal definitions, but are an interpretation of terms used in the Plan.

