

**Statement to Request the ‘Saving’ of Policies in
the Guildford Borough Local Plan (2003)
beyond September 2007**

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1. Purpose of this Statement

- 1.1 To request that the Secretary of State:
 - a) 'save' the majority of the policies of the adopted Guildford Borough Local Plan 2003 (including proposals and designations on the Proposals Map) beyond the 3 years saved period;
 - b) To confirm the Policies that need not be 'saved' beyond the 3 years period.

2. Background

- 2.1 All development plan policies are automatically 'saved' for three years from the commencement of the Planning and Compulsory Purchase Act 2004, 28 September 2004. The three-year period expires on 27 September 2007.
- 2.2 Schedule 8 (1 (3)) of the Planning and Compulsory Purchase Act 2004 makes provision for the Secretary of State to make a 'direction' to local planning authorities to save policies in adopted development plans. 'Policies' include proposals and site allocations.
- 2.3 The 'saving' of policies from the Guildford Borough Local Plan, adopted January 2003, as described above, was previously agreed by the Government Office for the South East (GOSE). The intention to 'save' these policies was set out in both the Council's original Local Development Scheme (approved March 2005) and first revision of March 2006, which was submitted for approval to the GOSE.
- 2.4 In preparing this document, officers have had regard to the Protocol guidance issued by the Department for Communities and Local Government (DCLG), which explains the criteria by which the Government will assess extension requests. The final document of proposed saved policies must be submitted to Government Offices by 1 April 2007.
- 2.5 Officers of Guildford Borough Council met with John Cheston of GOSE on 5 January 2007 to discuss a draft of this request. The informal advice received has been fed into this final document.
- 2.6 Guildford Borough officers have separately provided comments to Surrey County Council (SCC) in respect of the policies of the Surrey Structure Plan (204) which it would wish to see saved. SCC's advice to the South East England Regional Assembly (SEERA) - drawing on comments received from all Surrey Local Planning Authorities - will inform SEERA's formal request to GOSE regarding the saving of policies of Structure Plan policies beyond 4 December 2007 (the end of the 3-year period following the Plans adoption).

3. Schedule of Requests to Save Policies

- 3.1 **Table 1** lists the Council's reasoned justification for saving forward each of the Local Plan's policies. For clarity, the list is divided into two distinct sections, taking into account the intended timing of adoption of the Development Plan Documents which will replace the saved policies:

Part 1 – Those saved policies which GBC wishes to extend beyond the three year saved period, with reasons, sub-divided into two further groups:

(i) those saved policies which it is intended are replaced through the Guildford Development Framework (GDF) (Core Strategy, Town Centre Area Action Plan and Site Allocations Local Development Document, in accordance with the Local Development Scheme);

(ii) those saved policies which the Council proposes to retain and which will be reviewed through later stages of the GDF.

Part 2 – Those saved policies, which GBC does not wish to extend beyond the 3 years saved period, with reasons.

- 3.2 Table 1 clarifies and, where necessary provides commentary, in relation to the performance of each policy against the key assessment criteria identified in the Protocol. The table should be read in conjunction with the following additional paragraphs, which address the remaining assessment criteria:

Principles of Local Development Frameworks

- 3.3 The Protocol requires that Local Planning Authorities demonstrate that the policies they propose to save reflect the principles of Local Development Frameworks. These principles – set out in PPS 12 - are as follows:

- the LDF should contain an integrated set of policies which are based on a clear understanding of the economic, social and environmental needs of the area and any constraints on meeting those needs;
- the strategy and the policies in local development documents should relate to the geography of the area and be founded on its physical and demographic characteristics, internal and external links and relationships with neighbouring areas;
- local development documents should be clear, succinct and easily understood by all, with the strategy and associated policies expressed in terms which emphasise the means and timescale by which the objectives derived from the spatial vision will be met;
- a comprehensive and credible evidence base should underpin the policies in local development documents.

- 3.4 A number of the policies of the Guildford Borough Local Plan (2003) are being reviewed and replaced through the Guildford Development Framework, principally through the Core Strategy and Town Centre Area Action Plan DPD's: Table 1, sections (i) and (ii) identify these policies. These policies are those which the Council considered at an early stage were least in keeping with the new spatial approach and the principles of Local Development Frameworks. These were identified in the Council's first Local Development Scheme, March 2005, and as such have been targeted for review as a matter of urgency. The

remaining policies were then, and continue to be, considered robust and in accordance with LDF principles.

Timing of Local Plan Policy Replacement

- 3.5 Local Planning Authorities must also demonstrate that it is not feasible or desirable to replace the policies they propose to save by 27th September 2007. The Borough Council is preparing the Guildford Development Framework (GDF) in accordance with the latest Local Development Scheme (which is to be submitted to and agreed with the Government Office for the South East (GOSE) shortly). Any changes as regards the timing of key milestones in the preparation of Local Development Documents have been, and will continue to be, raised and agreed with GOSE at the earliest opportunity.
- 3.6 No Development Plan Documents will be adopted by 27th September 2007. Therefore, it is essential that those policies put forward in following Table 1 are saved beyond September 2007, in order to maintain a robust framework for planning decisions in Guildford Borough, both before and after the adoption of the Core Strategy.

Clear Central Strategy and Conformity with Core Strategy

- 3.7 The Protocol asks that, where appropriate, a clear central strategy is in place and that policies to be saved are in conformity with the authority's Core Strategy. The Core Strategy is to be submitted in March 2007 and will be adopted in 2008. Until that time - and whilst recognising that the legislation does not make formal provision for saving of development plan components other than the policies themselves - it is proposed that the central strategy set out in opening Chapters 1 – 3 inclusive of the Guildford Borough Local Plan (2003) continue to serve this purpose.

Policies for areas of significant change and / or conservation

- 3.8 Effective policies must also be in place for parts of the Borough where significant change in the use of development of land or need for conservation of an area is envisaged. Two Area Action Plans are being produced as part of the Guildford Development Framework, which will fulfil this important function:
- Guildford Town Centre Area Action Plan DPD
 - Slyfield Area Action Plan DPD
- 3.9 The Borough Council's Interim SPA Avoidance Strategy, which came into effect on 18th September 2006, also fulfils an important role in seeking to resolve at the local level issues relating to protection of Special Protection Areas (SPA).
- 3.10 Until the Area Action Plans and Core Strategy are adopted, the saved policies of the Local Plan will continue to serve these functions, supplemented in some cases by development briefs or Supplementary Planning Guidance (SPG) documents produced under the former planning system.

Repetition of National and Regional Policies & Issues to which the Secretary of State will have particular regard

3.11 The Protocol confirms that saved policies should avoid simple repetition of national and regional policies. Table 1 identifies the reasons why policies are required, where these are considered locally distinctive and as such higher-level guidance is insufficient. The text also highlights those policies which support issues prioritised by Government; for example, policies supporting housing delivery (particularly affordable housing) and detailing the extent of the Green Belt designation in the Borough.

Table 1 – Reasoned justification for saving policies beyond 2007

Part 1 (i) Saved policies which it is intended are replaced by the GDF Core Strategy in 2008					
	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
G1 General standards of development – G1 (1) Parking Provision, G1 (6) Flood Protection, G1 (9) Energy Conservation	✓	✓	✓	✓	G1 (1) Parking Provision aims to manage the availability of car parking in such a way as to discourage reliance on the car, mirroring PPG 13: Transport, which states that 'levels of parking provided in association with development will promote sustainable transport choices'
					G1 (6) Flood Protection sets out the potential risks new development can have as regards flooding, all of which reflect the guidance included in PPS 25: Development and Flood Risk
					G1 (9) Energy Conservation shares PPS 1: Delivering Sustainable Development goal of promoting 'resource and energy efficient buildings' within new development
					This policy is in general conformity with RPG9 (The Regional Planning Guidance for the South East) Policies INF1, T3, and INF4
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
					G1 (1) Parking Provision and G1 (9) Energy Conservation provide strategic policy guidance on which Infrastructure SPD expands
					G1 General standards of development provides strategic policy guidance on which Sustainable Development and Construction SPD expands
G1 (1) Parking Provision provides strategic policy guidance on which Parking Vehicle Standards SPD expands					
G1 (9) Energy Conservation promotes renewable energy					
G6 Planning benefits	✓	✓	✗	✓	G6 Planning Benefits enables the Borough Council to seek from developers the provision of suitable planning benefits. These usually relate to the provision or contribution towards infrastructure or facilities on or off the development site. Generally these benefits will be achieved through the use of planning obligations made under Section 106 of the Town and Country Planning Act 1990 and Circular 05/2005.
					Provides strategic policy guidance on which Infrastructure SPD expands

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
G12 Location of development	✓	✓	✓	✓	G12 Location of Development is predominantly concerned with ensuring, as far as possible, that all new development is highly accessible by means other than the private car, thus encouraging walking, cycling and public transport use. Such an approach is consistent with PPG 1: Delivering Sustainable Development, which aims to 'reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development' and is also in line with PPG 13: Transport, of which sustainable transportation methods is also a central theme
					This policy is in general conformity with RPG9 Policy Q1
					This policy has regard to the content of section 'Traffic, Environment, Sustainability, and Transport' and 'Disadvantaged and vulnerable people' from the Guildford Borough Community Plan
					Provides strategic policy guidance on which Infrastructure SPD expands
					Provides strategic policy guidance on which the Sustainable Development and Construction SPD expands
H4 Housing in urban areas	✓	✓	✓	✓	H4 Housing in urban areas identifies the basic criteria by which planning permission will be given for residential development in urban areas, and is in conformity the directions set out in PPS 3: Housing
					This policy is in general conformity with RPG9 Policy H4
					This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003
					This policy supports the delivery of housing
H6 Replacement dwellings in the countryside	✓	✓	✓	✓	H6 Replacement dwellings in the countryside aims to ensure that any replacement dwellings in rural areas have due regard to the existing context and special character of the surrounding landscape. This reflects PPS 7: Sustainable Development in Rural Areas, which states that 'all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness'. This policy is also consistent with PPG 2: Green Belts
					This policy is in general conformity with RPG9 Policy H4
					This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003
					This policy supports the delivery of housing

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
H9 Extensions to dwellings in the countryside	✓	✓	✓	✓	<p>H9 Extensions to dwellings in the countryside aims to ensure that any residential extensions in rural areas have due regard to the existing context and special character of the surrounding landscape. This reflects PPS 7: Sustainable Development in Rural Areas, which states that 'all development in rural areas should be well designed and inclusive, in keeping and scale with its location, and sensitive to the character of the countryside and local distinctiveness'. This policy is also consistent with PPG 2: Green Belts</p> <p>This policy is in general conformity with RPG9 Policies H4 and Q7</p> <p>This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports the delivery of housing</p>
H11 Affordable housing	✓	✓	✓	✓	<p>H11 Affordable Housing outlines the way in which the Borough Council will secure affordable housing in new development as exceptions to normal policy, and is in accordance with the guidance contained in PPS 3: Housing</p> <p>This policy is in general conformity with RPG9 Policy H4</p> <p>This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p> <p>This policy supports the delivery of housing</p>
H12 Affordable housing for local needs in rural areas	✓	✓	✓	✓	<p>H12 Affordable housing for local needs in rural areas identifies the criteria by which affordable housing will be assessed in rural areas, and is in accordance with the guidance set contained in PPS 3: Housing</p> <p>This policy is in general conformity with RPG9 Policy H4</p> <p>This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports the delivery of housing</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
H13 Gypsy caravan sites	✓	✓	x	✓	<p>H13 Gypsy caravan sites outlines the criteria by which gypsy caravan sites will be assessed, and is consistent with national policy contained in ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites</p> <p>This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports the delivery of housing</p>
H14 Sites for travelling showpeople	✓	✓	x	✓	<p>H14 Sites for travelling showpeople outlines the criteria by which gypsy caravan sites will be assessed, and is consistent with national policy contained in ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites</p> <p>This policy has regard to the 'Housing' objectives of Guildford Borough Community Plan 2003</p> <p>This policy supports the delivery of housing</p>
Proposal E1 Allocation of business, industrial and warehousing land	✓	✓	✓	✓	<p>Proposal E1 Allocation of business, industrial and warehousing land identifies several areas of land upon which development of this type will be granted. This proposed allocation of land is consistent with PPG 4: Industrial and Commercial Development and Small Firms which states that 'one of the Government's key aims is to encourage continued economic development in a way which is compatible with its stated environmental objectives'</p> <p>This policy is in general conformity with RPG9 Policy RE5</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
E2 Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the green belt	✓	✓	✓	✓	<p>E2 Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the green belt is consistent with the general content of PPG 4: Industrial and Commercial Development and Small Firms as regards the control of such development. This policy is also consistent with PPG 2: Green Belts</p> <p>This policy is in general conformity with RPG9 Policy RE5</p> <p>This policy has regard to the 'Business and Economy' and 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration and also relates to the extent of Green Belt boundaries within Guildford borough.</p>
E3 Safeguarding existing and allocated business, industrial and warehousing land	✓	✓	✓	✓	<p>E3 Safeguarding existing and allocated business, industrial and warehousing land is consistent with the general content of PPG 4: Industrial and Commercial Development and Small Firms</p> <p>This policy is in general conformity with RPG9 Policy RE5</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
E4 Restraint on business, industrial and warehousing employment development	✓	✓	✓	✓	E4 Restraint on business, industrial and warehousing employment development is consistent with the general content of PPG 4: Industrial and Commercial Development and Small Firms
					This policy is in general conformity with RPG9 Policy RE5
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
M1 Parking provision	✓	✓	✓	✓	M1 Parking provision sees it as the responsibility of the developer to help provide facilities which assist in the provision of public transport, pedestrians, cyclists and park and ride schemes to minimise the amount of car parking required. This approach is consistent with PPG 13: Transport, which aims to ensure that 'levels of parking provided in association with development will promote sustainable transport choices'
					This policy is in general conformity with RPG9 Policy T3
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
					Provides strategic policy guidance on which Parking Vehicle Standards SPD expands
S2 Additional retail development in Guildford town centre	✓	✓	✓	✓	S2 Additional retail development in Guildford town centre also emphasises the need to focus retail development within the boundaries of the Town Centre, and is consistent with guidance set out in PPS 6: Planning for Town Centres
					This policy is in general conformity with RPG9 Policy Q5
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
S7 Guildford town centre specialist shopping areas	✓	✓	✓	✓	S7 Guildford town centre specialist shopping areas considers the acceptability of other retail development within the Town Centre such as food and drink uses and financial and professional services, as well as the loss of shopping areas uses. Whilst this policy provides greater detail than envisaged in PPS 6: Planning for Town Centres, it is still consistent with its guidance that Local Planning Authorities should 'set out a spatial vision and strategy for the network and hierarchy of centres, including local centres, within their area, setting out how the role of different centres will contribute to the overall spatial vision for their area (please note, the shopping frontages are being reviewed through the Town Centre Area Action Plan; primary and secondary frontages only are shown in the latest, Preferred Options draft).
					This policy is in general conformity with RPG9 Policy Q5
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
RE8 Farm diversification (including farm shops)	✓	✓	✓	✓	RE8 Farm diversification (including farm shops) lays out the criteria by which economic activities on a farm will be permitted, this fulfilling the guidance within PPS 7: Sustainable Development in Rural Areas that obliges that Local Authorities should set out 'the criteria to be applied to planning applications for farm diversification projects'. This policy is also supported by the booklet Rural Diversification – A Guide to the Planning System (GBC, 2005)
					This policy is in general conformity with RPG9 Policy Q7
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
R1 Loss of land and facilities for sport and recreation	✓	✓	✓	✓	R1 Loss of land and facilities for sport and recreation indicates that the Borough Council will resist the loss of land and facilities which accommodate sport and recreation activities, a stance echoed within PPG 17: Planning for Open Space, Sport and Recreation, which states that 'existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements'
					This policy is in general conformity with RPG9 Policies E6 and Q2
					This policy has regard to the 'Culture' and 'Health' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
R2 Recreational open space provision in relation to large new residential developments	✓	✓	✓	✓	R2 Recreational open space provision in relation to large new residential developments addresses the need for the provision of recreational space for new large residential development, and relates to PPS 3: Housing which aims to ensure new residential development 'provides, or enables good access to, community and green and open amenity and recreational space'. This policy is also consistent with PPG 17: Planning for Open Space, Sport and Recreation
					This policy is in general conformity with RPG9 Policy Q2
					This policy has regard to the 'Culture' and 'Health' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
					This policy supports the delivery of housing
R3 Recreational open space provision in relation to new small residential developments	✓	✓	✓	✓	R3 Recreational open space provision in relation to new small residential developments addresses the need for the provision of recreational grounds for new small residential development, and again relates to PPS 3: Housing. This policy is also consistent with PPG 17: Planning for Open Space, Sport and Recreation
					This policy is in general conformity with RPG9 Policy Q2
					This policy has regard to the 'Culture' and 'Health' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
					This policy supports the delivery of housing

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
R4 Recreational open space provision in relation to new commercial developments	✓	✓	✓	✓	<p>R4 Recreational open space provision in relation to new commercial developments illustrates the need for commercial developments to provide areas of landscaped amenity open space of an appropriate size, scale and character within or adjacent to the development, in line with PPG 17: Planning for Open Space, Sport and Recreation, which promotes the retention of, and new establishment of open space.</p> <p>This policy is in general conformity with RPG9 Policy Q2</p> <p>This policy has regard to the 'Culture' and 'Health' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p> <p>This policy supports economic development and regeneration</p>
R5 Protection of open space	✓	✓	✓	✓	<p>R5 Protection of open space aims to ensure the protection of important open space from inappropriate development detrimental to its character or function. This approach reflects the protective stance of PPG 17: Planning for Open Space, Sport and Recreation</p> <p>This policy is in general conformity with RPG9 Policy E6</p> <p>This policy has regard to the 'Health' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p>
NE1 Potential Special Protection Areas (pSPA) and Candidate Special Areas of Conservation (cSAC)	✓	✓	✓	✓	<p>NE1 Special Protection Areas (SPA) and Special Areas of Conservation (SAC) resist proposals, which are likely to destroy or have an adverse effect on SPA or SAC. This policy is consistent with PPS 9: Biodiversity and Geological Conservation</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance with which the Thames Basin Heath Special Protection Area is additionally amplified in the Interim SPA Avoidance Strategy, September 2006</p> <p>Provides strategic policy guidance on which Infrastructure and Sustainable Development and Construction SPD's expand</p>

Part 1 (i) continued - Saved policies which it is intended are replaced by the GDF Town Centre Area Action Plan

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
S3 Provision of small retail units (class A1)	✓	✓	✓	✓	<p>S3 Provision of small retail units (class A1) aims to both retain existing small retail units and also allow the development of new ones, pointing out their positive impacts of giving independent traders the opportunity to benefit from a central location whilst also enhancing the character of Guildford's Town Centre. Such an approach helps achieve the goal set out in PPS 6: Planning for Town Centres to encourage 'a wide range of services in a good environment'</p> <p>This policy is in general conformity with RPG9 Policies Q5 and Q1</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
S4 Guildford town centre primary shopping area	✓	✓	✓	✓	<p>S4 Guildford town centre primary shopping area identifies Guildford's retail core and sets out to ensure the area remains exclusively for retail use. This complies with PPS 6: Planning for Town Centres guidance that advises Local Planning Authorities should 'set out a spatial vision and strategy for the network and hierarchy of centres, including local centres, within their area, setting out how the role of different centres will contribute to the overall spatial vision for their area'</p> <p>This policy is in general conformity with RPG9 Policies Q5 and Q1</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
S5 Guildford town centre secondary shopping areas	✓	✓	✓	✓	<p>S5 Guildford town centre secondary shopping areas identifies secondary frontages for retail development within the Town Centre and what development will be permitted within them. This complies with PPS 6: Planning for Town Centres guidance that Local Planning Authorities should 'set out a spatial vision and strategy for the network and hierarchy of centres, including local centres, within their area, setting out how the role of different centres will contribute to the overall spatial vision for their area'</p> <p>This policy is in general conformity with RPG9 Policies Q5 and Q1</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
S6 Guildford town centre tertiary shopping areas	✓	✓	✓	✓	<p>S6 Guildford town centre tertiary shopping areas identifies tertiary areas for retail development within the Town Centre and what development will be permitted within them. Whilst this policy provides greater detail than envisaged in PPS 6: Planning for Town Centres, it still consist with its guidance that Local Planning Authorities should 'set out a spatial vision and strategy for the network and hierarchy of centres, including local centres, within their area, setting out how the role of different centres will contribute to the overall spatial vision for their area (please note, the shopping frontages are being reviewed through the Town Centre Area Action Plan; primary and secondary frontages only are shown in the latest, Preferred Options draft).</p> <p>This policy is in general conformity with RPG9 Policies Q5 and Q1</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
Proposal GT1 Land at Bedford Road opposite the Odeon cinema	✓	✓	✓	✓	<p>Proposal GT1 Land at Bedford Road opposite the Odeon cinema identifies this site for a range of potential development and follows PPS 1: Delivering Sustainable Development, which states that a responsibility of planning is 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life'. The policy also supports PPS 6:Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB</p> <p>This policy is in general conformity with RPG9 Policies Q5</p> <p>This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
Proposal GT2 Former Farnham Road bus depot	✓	✓	✓	✓	<p>Proposal GT2 Former Farnham Road bus depot identifies this site for potential development and follows PPS 1: Delivering Sustainable Development which states that a responsibility of planning is 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life'. The policy also supports PPS 6:Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB</p> <p>This policy is in general conformity with RPG9 Policies Q5</p> <p>This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>

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Proposal GT3 Bellerby theatre, Leapale Lane	✓	✓	✓	✓	<p>Proposal GT3 Bellerby theatre, Leapale Lane identifies this site for potential development and follows PPS 1: Delivering Sustainable Development which states that a responsibility of planning is 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life'. The policy also supports PPS 6: Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB</p> <p>This policy is in general conformity with RPG9 Policies Q5</p> <p>This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
Proposal GT8 Land and buildings at Guildford railway station	✓	✓	✓	✓	<p>Proposal GT8 Land and buildings at Guildford railway station identifies this site for potential development and follows PPS 1: Delivering Sustainable Development which states that a responsibility of planning is 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life'. The policy also supports PPS 6: Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB</p> <p>This policy is in general conformity with RPG9 Policies Q5</p> <p>This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>

Part 1 (i) continued - Saved policies which it is intended are replaced by the Site Allocations Local Development Document					
	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
H2 Housing Proposal	✓	✓	✓	✓	<p>H2 Housing Proposal identifies Bright Hill Car Park, Bright Hill as a proposed housing development and is inline with PPS3: Housing, which requires that Local Planning Authorities identify 'broad locations and specific sites that will enable continuous delivery of housing'</p> <p>This policy is in general conformity with RPG9 Policy H5</p> <p>This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003</p>
H3 Housing / Open Space	✓	✓	✓	✓	<p>H3 Housing / Open Space identifies two sites (Allotments, Woodside Road, Guildford and the land rear of Great Goodwin Drive, Merrow, Guildford) for development for a mix of housing and open space. This policy is consistent with both PPS3: Housing, which states the need for Local Planning Authorities to identify 'broad locations and specific sites that will enable continuous delivery of housing', and also PPG17: Planning for Open Space, Sport and Recreation, which highlights the need for Local Planning Authorities to identify 'opportunities for new open space'</p> <p>This policy is in general conformity with RPG9 Policy H5</p> <p>This policy has regard to the 'Housing' and 'Health' objectives of the Guildford Borough Community Plan 2003</p>
Part 1 (ii) Saved policies which GBC does not propose to replace through either the GDF Core Strategy or Town Centre Area Action Plan (to be replaced through future Local Development Documents)					
	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
G1 General standards of development – G1 (2) Transport Provision, Access, Highway Layout and Capacity, G1 (3) Protection of Amenities enjoyed by occupants of buildings, G (4) Access for people with disabilities, G1 (5) Crime prevention, G1 (7) Land drainage and	✓	✓	✓	✓	<p>G1 (2) Transport Provision, Access, Highway Layout and Capacity states that new development must ensure 'satisfactory access and highway layout is provided and the traffic generated by the development is compatible with the local road network' and that 'appropriate provision has been made for pedestrian, cyclist and public transport facilities', all of which is consistent with guidance laid out in PPG 13: Transport</p> <p>G1 (3) Protection of Amenities enjoyed by occupants of buildings seeks to prevent 'unneighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution, dust and smell' and is consistent with PPS 1: Delivering Sustainable Development, which states that the 'condition of our surroundings has a direct impact on the quality of life'. This approach is consistent with planning guidance 'By Design: Urban Design in the Planning System – Towards Better Practice'</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
public utility infrastructure, G1 (8) Light Pollution, G1 (10) Conservation of water resources, G1 (11) Development on or close to contaminated land, G1 (12) Safeguarding and enhancement of the landscape and existing natural features, G1 (13) Mixed Use	✓	✓	✓	✓	<p>G1 (4) Access for people with disabilities reflects the aims of PPS 1: Delivering Sustainable Development, which states that Plan policies should 'address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities', and is consistent with the Disability and Discrimination Act 1995</p> <p>G1 (5) Crime prevention echoes PPS 1: Delivering Sustainable Development, which states that good design can help to 'create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion'. This approach is consistent with planning guidance set out in 'By Design: Urban Design in the Planning System – Towards Better Practice'</p> <p>G1 (7) Land drainage and public utility infrastructure is in general conformity with PPS 1: Delivering Sustainable Development, which aims to 'ensure that infrastructure and services are provided to support new and existing economic development and housing'</p> <p>G1 (8) Light Pollution is consistent with PPG 23: Planning and Pollution Control which emphasises how the 'Government attaches great importance to controlling and minimising pollution', and is also in line with PPS 1: Delivering Sustainable Development, which states that 'planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole'</p> <p>G1 (10) Conservation of water resources illustrates what a scarce resource water is, and in line with the general sustainable approach found within National Planning Policy, sets out how major new developments should give consideration to how they might conserve water, and how lesser developments can use water more economically.</p> <p>G1 (11) Development on or close to contaminated land illustrates the need for care when developing on or close to contaminated land and is consistent with PPS 23: Planning and Pollution Control, which promotes such development stating that 'where land is affected by contamination, development can provide an opportunity to address the problem for the benefit of the wider community and bring the land back into beneficial use'</p> <p>G1 (12) Safeguarding and enhancement of the landscape and existing natural features outlines the high priority the Council places on protecting and improving natural features and is consistent with PPS 9: Biodiversity and Geological Conservation, which aims to ensure 'biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development'</p> <p>All elements of Policy G1 are in general conformity with RPG9 Policies Q1, T1, INF2, and E1</p> <p>G1 (2) Transport Provision, Access, Highway Layout and Capacity, G1 (7) Land drainage and public utility infrastructure, G1 (11) Development on or close to contaminated land, G1 (12) Safeguarding and enhancement of the landscape and existing natural features and G1 (13) Mixed Use all provide strategic policy guidance on which Infrastructure SPD expands</p> <p>All elements of this policy have regard to the 'Traffic, Environment, Sustainability, and Transport' and 'Disadvantaged and vulnerable people' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy aims to safeguard water resources</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
G2 Development of new utility infrastructure	✓	✓	✓	✓	<p>G2 Development of new utility infrastructure states that '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' and is in general conformity with PPS 1: Delivering Sustainable Development, which underlines the need to 'ensure that infrastructure and services are provided to support new and existing economic development and housing'</p> <p>This policy provides strategic policy guidance on which Infrastructure SPD expands</p> <p>This policy is in general conformity with RPG9 Policies INF2, INF3, and INF4</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport', 'Housing', and 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy relates to providing the infrastructure necessary to support housing</p>
G3 Development concerning hazardous substances	✓	✗	✗	✓	<p>G3 Development concerning hazardous substances outlines how developments associated with the use, movement or storage can pose a potential risk to health or safety of those using the site. It advises that the Council will consult the Health and Safety Executive about the siting and risk of such proposals when considering a planning application for such a development. This policy is consistent with Circular 04/00: Planning controls for hazardous substances</p>
G4 Development in the vicinity of hazardous substances	✓	✗	✗	✓	<p>G4 Development in the vicinity of hazardous substances outlines how developments in the vicinity of a site used for the storage, use or transport of hazardous substances would be unacceptable if there would be a risk to the safety of its users. This policy is consistent with Circular 04/00: Planning controls for hazardous substances</p>
G5 Design code	✓	✓	✓	✓	<p>G5 Design code is made up of ten subsections, all of which contain guidance on good design, from layout, scale and proportion to materials and landscaping. All of the guidance contained within this policy runs closely with the positive attitude contained within PPS 1: Delivering Sustainable Development which states that 'good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning'. This policy is also consistent with planning guidance, 'By Design: Urban Design in the Planning System – Towards Better Practice'</p> <p>This policy is in general conformity with RPG9 Policies Q2 and Q3</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
G7 Shop front design	✓	✗	✓	✓	<p>G7 Shop front design states that planning permission for either new shopfronts or alterations to existing shopfronts will only be granted providing the design, colour, materials and detailing respects the existing building and its setting. This policy is consistent with PPG 19: Outdoor Advertisement Control</p> <p>This policy is in general conformity with RPG9 Policy Q2</p>
G8 Advertisements	✓	✗	✓	✓	<p>G8 Advertisements aims to ensure the display of an advertisement does not have an adverse impact on the interests of public safety or amenity within the area it is displayed. This policy is consistent with PPG 19: Outdoor Advertisement Control. This policy is important for protecting the view of areas of historic character which are outside conservation areas but which are of particular local distinctiveness. The policy also assists in regulating the display of advertisements on sites adjacent to locally listed buildings, which are outside of conservation areas. Furthermore, the policy provides the context to a planning guidance note for the public currently being produced concerning banners in prominent sensitive local areas such as Guildford High Street.</p> <p>This policy is in general conformity with RPG9 Policy Q2</p>
G9 Projecting signs in the High Street	✓	✗	✓	✓	<p>G9 Projecting signs aims to protect the view of the Downs rising above the Mount beyond the High Street, highlighted in several evidential sources as a precious view. The cluttering of this view by projecting signs in the High Street has been avoided hitherto by the strict adherence to this policy. The policy also provides background to a planning guidance note for the public currently being produced concerning banners in prominent sensitive local areas like the High Street. This policy is consistent with PPG 19: Outdoor Advertisement Control</p> <p>This policy is in general conformity with RPG9 Policy Q2</p>
G10 Telecommunications	✓	✗	✗	✓	<p>G10 Telecommunications explains the criteria by which telecommunications development will be permitted planning permission and is consistent with PPG 8: Telecommunications</p>
G11 The corridor of the River Wey and the Guildford and Godalming navigations	✓	✓	✓	✓	<p>G11 The corridor of the River Wey and the Guildford and Godalming navigations appreciates the special character of this area and the need to protect from inappropriate development, and is in conformity with PPS 9: Biodiversity and Geological Conservation which emphasises the importance of 'sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites'</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p>
G13 Green travel plans	✓	✓	✓	✓	<p>G13 Green travel plans outlines how major travel generating developments will be expected to be accompanied by Green Travel Plans, and reflects the overall aims of PPG 13: Transport to 'secure mobility in a way that supports sustainable development'. It is also consistent with PPG 2: Green Belts, and PPS 7: Sustainable Development in Rural Areas</p> <p>This policy is in general conformity with RPG9 Policy T2</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
					Provides strategic policy guidance on which Infrastructure SPD expands
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands
H5 Retention of existing housing stock	✓	✓	✓	✓	Provides strategic policy guidance on which Sustainable Development and Construction SPD expands This policy is in general conformity with RPG9 Policy H2 This policy has regard to the 'Housing' and 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003 This policy supports the delivery of housing
H7 Conversions	✓	✓	✓	✓	H7 Conversions sets out the conditions under which planning permission will be granted for the conversion of houses into additional dwellings, houses in multiple occupation or hostels, and is consistent with PPS 3: Housing This policy is in general conformity with RPG9 Policy H5 This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003
H8 Extensions to dwellings in the urban areas	✓	✓	✓	✓	H8 Extensions to dwellings in the urban areas sets out the conditions under which planning permission will be granted for extensions to dwellings in urban areas, and is consistent with PPS 3: Housing This policy is in general conformity with RPG9 Policy H5 This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003
H15 Home Farm, Effingham	✓	✓	✓	✓	H15 Home Farm, Effingham aims to replace current dwellings in the local area, which are of a temporary nature, but have become legally established, with more appropriate, permanent dwellings. This policy is consistent with PPS 3: Housing, as well as the environmental and design objectives of PPS 1: Delivering Sustainable Development This policy is in general conformity with RPG9 Policy H5 This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003 This policy supports the delivery of housing
E5 Homeworking	✓	✓	x	✓	E5 Homeworking sets out the criteria by which planning permission will be needed / granted for homeworking proposals and is consistent with the guidance contained within PPG 4: Industrial, Commercial Development and Small Firms which recognises that 'many small businesses and other non-residential uses are started by people working in their own homes, and technological innovations are likely to increase the incidence of home-working'. This policy is also consistent with PPG 13: Transport This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003 Provides strategic policy guidance on which Sustainable Development and Construction SPD expands

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
M2 Long stay parking within Guildford town centre	✓	✓	✓	✓	<p>M2 Long stay parking within Guildford town centre states that 'planning permission will not be given for additional long stay car parks in the town centre' and reflects view held within PPG 13: Transport that 'reducing the amount of parking in new development (and in the expansion and change of use in existing development) is essential, as part of a package of planning and transport measures, to promote sustainable travel choices'</p> <p>This policy is in general conformity with RPG9 Policy T3</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which the Vehicle Parking Standards SPD expands</p>
M3 Park and ride sites	✓	✓	✓	✓	<p>M3 Park and Ride sites covers the criteria by which applications for Park and Ride sites will be assessed and is consistent with PPG 13: Transport, which aims to 'help to reduce some of the need for car journeys' and 'enable people to make sustainable transport choices'. This Policy is also consistent with PPG 2: Green Belts, which states that 'Park and Ride development is not inappropriate in Green Belts' so long as certain criteria are met.</p> <p>This policy is in general conformity with RPG9 Policy T5</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>
M4 Provision for buses	✓	✓	✓	✓	<p>M4 Provision for buses aims to ensure that major new development is designed so as to allow access to bus services and also outlines the importance of public transport to Guildford. This is consistent with PPG 13: Transport, which aims to 'help to reduce some of the need for car journeys' and 'enable people to make sustainable transport choices'</p> <p>This policy is in general conformity with RPG9 Policy T5</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>
M5 Rail network and interchange facilities	✓	✓	✓	✓	<p>M5 Rail network and interchange facilities outlines the circumstances under which the Borough Council will support applications for improvements to railway infrastructure, including the provision of new railway stations and interchange facilities, and also outlines the general importance of planning for cyclists and pedestrians. This is consistent with PPG 13: Transport, which aims to 'help to reduce some of the need for car journeys' and 'enable people to make sustainable transport choices'</p> <p>This policy is in general conformity with RPG9 Policy T5</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
M6 Provision for cyclists and pedestrian	✓	✓	✓	✓	<p>M6 Provision for cyclists and pedestrian shows specific routes along which the council will undertake or promote measures to encourage cycling and identifies the need for improved pedestrian links within Guildford. This approach is consistent with PPG 13: Transport, which aims to 'help to reduce some of the need for car journeys' and 'enable people to make sustainable transport choices'</p> <p>This policy is in general conformity with RPG9 Policy T4</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p> <p>Provides strategic policy guidance on which both the Guildford Cycling Strategy 2004 / 05 and the Guildford Walking Strategy expand</p>
M7 Access from Walnut Tree Close to the railway station	✓	✓	✓	✓	<p>M7 Access from Walnut Tree Close to the railway station states that 'the Borough Council will safeguard the provision of an alternative road link from Walnut Tree Close to Guildford railway station', reflecting PPG 13: Transport which aims to 'protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements'</p> <p>This policy is in general conformity with RPG9 Policy T5</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>
M8 Guildford to Cranleigh movement corridor	✓	✓	✓	✓	<p>M8 Guildford to Cranleigh movement corridor states that this route 'will be protected from development in view of its importance as a movement corridor', reflecting PPG 13: Transport which aims to 'protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements'</p> <p>This policy is in general conformity with RPG9 Policy T1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>
S8 District Shopping Centres	✓	✓	✓	✓	<p>S8 District Shopping Centres identifies the criteria for designating District Shopping Centres, and identifies Station Parade, East Horsley and Wharf Road, Ash as being such areas. This policy is consistent with PPS 6: Planning for Town Centres which emphasises the need for Local Planning Authorities to 'identify the centres within their area where development will be focused, as well as the need for any new centres of local importance, and develop strategies for developing and strengthening centres within their area'</p> <p>This policy is in general conformity with RPG9 Policy RE5</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
S9 Local Shopping Centres	✓	✓	✓	✓	S9 Local Shopping Centres identifies all the designated Local Shopping Centres in the Borough, and outlines how these function and contribute to their areas, and is supported by PPS 6: Planning for Town Centres which states that a 'network of local centres in an authority's area is essential to provide easily accessible shopping to meet people's day-to-day needs'
					This policy is in general conformity with RPG9 Policy RE10
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
S10 Neighbourhood shops	✓	✓	✓	✓	S10 Neighbourhood shops identifies the need to meet the daily shopping needs of local communities, and sets out the criteria by which planning applications affecting these would be tested. This policy is consistent with PPS 6: Planning for Town Centres which states that Local Planning Authorities should be 'assessing where deficiencies exist in the provision of local convenience shopping and other facilities which serve people's day-to-day needs and identifying opportunities to remedy any deficiencies in provision'. This policy is also in line with PPS 7: Sustainable Development in Rural Areas
					This policy is in general conformity with RPG9 Policy RE10
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
Proposal GT5 Woodbridge Park industrial estate	✓	✓	✓	✓	Proposal GT5 Woodbridge Park industrial estate sets aside this site for predominantly employment use, and is in line with PPS 1: Delivering Sustainable Development which sees 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life' as central role of planning. The policy also supports PPS 6: Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB. This policy is also consistent with PPG 4: Industrial and Commercial Development and Small Firms
					This policy is in general conformity with RPG9 Policy RE5
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
Proposal GT6 Farnham Road Hospital	✓	✓	✓	✓	Proposal GT6 Farnham Road Hospital sets aside this site for either residential, community or hotel use, and is in line with PPS 1: Delivering Sustainable Development which sees 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life' as central role of planning. The policy also supports PPS 6: Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB.
					This policy is in general conformity with RPG9 Policy RE5
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration as well as the delivery of housing

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
Proposal GT7 Ladymead fire station	✓	✓	✓	✓	<p>Proposal GT7 Ladymead fire station sets aside this site for either residential or hotel use, and is in line with PPS 1: Delivering Sustainable Development which sees 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life' as central role of planning. The policy also supports PPS 6: Planning for Town Centres, PPG 2: Green Belts and PPS 7: Sustainable Development in Rural Areas, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB.</p> <p>This policy is in general conformity with RPG9 Policy RE5</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration as well as the delivery of housing</p>
RE1 Extent of the Green Belt	✓	✓	✓	✓	<p>RE1 Extent of the Green Belt describes the area the Green Belt covers within the Guildford Borough, and follows the guidance in PPG 2: Green Belts, which states that 'up-to-date approved boundaries are essential, to provide certainty as to where Green Belt policies do and do not apply and to enable the proper consideration of future development options'</p> <p>This policy is in general conformity with RPG9 Policy E3</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy relates to the extent of Green Belt boundaries within Guildford borough</p>
RE2 Development within the Green Belt	✓	✓	✓	✓	<p>RE2 Development within the Green Belt outlines what development will be deemed inappropriate within the Borough's Green Belt, and is referred to in Policy RE3 (hence its omission would weaken the other policy). The policy is in accordance with PPG 2: Green Belts. Policy RE2 represents a central tenet of the Local Plan's central strategy, which should be retained to ensure continuity and consistency of approach with the spatial direction set out in the emerging Core Strategy, recognising Guildford's distinctive position having some 89% of its Borough designated as Green Belt.</p> <p>This policy is in general conformity with RPG9 Policy E3</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan.</p>
RE3 Identified settlements in the Green Belt	✓	✓	✓	✓	<p>RE3 Identified settlements in the Green Belt lists existing settlements within the Green Belt, and is consistent with PPG 2: Green Belts which outlines the need to identify villages within the Green Belt and give guidance on how to treat them as regards further development</p> <p>This policy is in general conformity with RPG9 Policy E3</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy relates to the extent of Green Belt boundaries within Guildford borough</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
RE4 Countryside beyond the Green Belt	✓	✓	✓	✓	RE4 Countryside beyond the Green Belt suggests that development in the countryside beyond the Green Belt will generally be resisted except for a handful of specific developments types, reflecting the firm stance taken in PPS 7: Sustainable Development in Rural Areas which states that 'new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled'
					This policy is in general conformity with RPG9 Policy E1
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
					This policy relates to the extent of Green Belt boundaries within Guildford borough
RE5 Area of Outstanding Natural Beauty (AONB)	✓	✓	✓	✓	RE5 Area of Outstanding Natural Beauty (AONB) states that the Surrey Hills Area of Outstanding Natural Beauty is to be subject to rigorous protection, and is consistent with PPS 7: Sustainable Development in Rural Areas, which state that AONB should be subject to 'the highest status of protection in relation to landscape and scenic beauty'
					This policy is in general conformity with RPG9 Policy E1
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
RE6 Area of Great Landscape Value (AGLV)	✓	✓	✓	✓	RE6 Area of Great Landscape Value (AGLV) states that all development within the AGLV 'should be consistent with the intention of protecting the distinctive character of the area'. The AGLV allows the Borough to highlight landscapes that it considers to be of great local value, which is advocated by PPS 7: Sustainable Development in Rural Areas that states that 'the Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally'. Continued use of RE6 will be supported by the Landscape Character Assessment. Such assessments are encouraged by PPS7
					This policy is in general conformity with RPG9 Policy E1
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
RE7 Protection of the best and most versatile agricultural land	✓	✓	✓	✓	RE7 Protection of the best and most versatile agricultural land aims to ensure that this land remains undeveloped unless certain criteria are met. This is consistent with the advice set out in PPS 7: Sustainable Development in Rural Areas
					This policy is in general conformity with RPG9 Policy E8
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003

	Consistent with current national	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
RE9 Re-use and adaptation of rural buildings to employment, community or recreational use	✓	✓	✓	✓	RE9 Re-use and adaptation of rural buildings to employment, community or recreational use sets out the criteria under which rural buildings may be adapted or re-used for employment, community or recreational use. This is in keeping with the advice contained in PPS 7: Sustainable Development in Rural Areas, which states that Local Planning Authorities should formulate 'policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses'. This policy is also consistent with PPG 4: Industrial and Commercial Development and Small Firms
					This policy is in general conformity with RPG9 Policy Q8
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration
RE10 Re-use of rural buildings for residential use	✓	✓	✓	✓	RE10 Re-use of rural buildings for residential use sets out the criteria under which rural buildings may be re-used for residential use. This is in keeping with the advice contained in PPS 7: Sustainable Development in Rural Areas, which states that Local Planning Authorities should formulate 'policy criteria for permitting the conversion and re-use of buildings in the countryside for economic, residential and any other purposes, including mixed uses'. This policy is also consistent with PPS 3: Housing
					This policy is in general conformity with RPG9 Policy Q7
					This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003
					This policy supports the delivery of housing
RE11 New agricultural dwellings	✓	✓	✓	✓	RE11 New agricultural dwellings sets out the circumstances under which a permanent dwelling for an agricultural or forestry worker in the countryside will be granted planning permission. The strict restrictions contained within this policy reflect PPS 7: Sustainable Development in Rural Areas, which states Local Planning Authorities should 'strictly control new house building (including single dwellings) in the countryside'. The policy also supports PPG 2: Green Belts (70% of Guildford Borough is Green Belt)
					This policy is in general conformity with RPG9 Policy H4
					This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003
					This policy supports the delivery of housing
RE12 Temporary housing accommodation in the countryside for an agricultural or forestry worker	✓	✓	✓	✓	RE12 Temporary housing accommodation in the countryside for an agricultural or forestry worker sets out the circumstances under which a temporary dwelling for an agricultural or forestry worker in the countryside might be granted planning permission. The rather tight restrictions contained within this policy reflect PPS 7: Sustainable Development in Rural Areas, which states Local Planning Authorities should 'strictly control new house building (including single dwellings) in the countryside'
					This policy is in general conformity with RPG9 Policy H4
					This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003
					This policy supports the delivery of housing

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
RE13 New agricultural buildings	✓	✓	✓	✓	RE13 New agricultural buildings sets out the criteria that proposals for new agricultural buildings will have to meet, and is consistent with PPS 7: Sustainable Development in Rural Areas
					This policy is in general conformity with RPG9 Policy Q7
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
RE14 Extension of residential curtilages into the countryside	✓	✓	✓	✓	RE14 Extension of residential curtilages into the countryside states that 'permission will not usually be granted for the extension of residential curtilages into the countryside' 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'. This is consistent with one of the central aims contained within PPS 7: Sustainable Development in Rural Areas to ensure the 'continued protection of the open countryside for the benefit of all'
					This policy is in general conformity with RPG9 Policy E1
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
RE15 Major developed sites in the Green Belt	✓	✓	✓	✓	RE15 Major developed sites in the Green Belt outlines under what circumstances either the infilling or redevelopment of major developments within the Green Belt would be permitted, and is consistent with PPG 2: Green Belts
					This policy is in general conformity with RPG9 Policy E3
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' and 'Business and Economy' objectives of the Guildford Borough Community Plan 2003 This policy relates to the extent of Green Belt boundaries within Guildford borough
HE1 Proposals which affect listed buildings	✓	✗	✗	✓	HE1 Proposals which affect listed buildings sets out the conditions under which alterations and additions to listed buildings would be permitted, and is consistent with the advice contained in PPG 15: Planning and the Historic Environment
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands
HE2 Changes of use of listed buildings	✓	✗	✗	✓	HE2 Changes of use of listed buildings sets out the conditions under which the change of use of a listed building would be permitted, and is consistent with the advice contained in PPG 15: Planning and the Historic Environment
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands
HE3 The demolition of listed buildings	✓	✗	✗	✓	HE3 The demolition of listed buildings states that 'planning permission will not be granted for any development which would require the whole or part demolition of a listed building'. This approach is consistent with the advice contained in PPG 15: Planning and the Historic Environment
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
HE4 New development which affects the setting of a listed building	✓	✗	✗	✓	<p>HE4 New development which affects the setting of a listed building states that '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', and is consistent with the advice contained in PPG 15: Planning and the Historic Environment</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>
HE5 Advertisements on listed buildings	✓	✗	✗	✓	<p>HE5 Advertisements on listed buildings outlines the conditions under which the display of an advert on a listed building would be given consent, and is consistent with the guidance set out in PPG 19: Outdoor Advertisement Control which states that 'any advertisement displayed on, or close to, a listed building or scheduled monument does not detract from the integrity of the building's design, historical character or structure, and does not spoil or compromise its setting'. This policy is in broad compliance with PPG 15: Planning and the Historic Environment but importantly adds to this to provide stronger, local control: whilst the wording of PPG15 indicates that certain signs on historic buildings are "seldom appropriate", this does not alone provide a sufficiently strong basis for Guildford Borough Council's successful, stringent handling of signage proposals to historic buildings. PPG15 sets out this advice as more of a suggestion than a guide. As such, Policy HE5 is crucial to effective local level control of signage on listed buildings and its saving would endorse Guildford Borough Councils strong policy stance on this issue.</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>
HE6 Locally listed buildings	✓	✗	✗	✓	<p>HE6 Locally listed buildings allows for local authorities to protect those buildings, which whilst not meriting statutory listed status, are seen to have important local significance. This is consistent with PPG 15: Planning and the Historic Environment, which states that 'it is also open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures'</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>
HE7 New development in conservation areas	✓	✓	✓	✓	<p>HE7 New development in conservation areas outlines what considerations an applicant must take into account when applying for a new development in a conservation area. This guidance is consistent with that set out in PPG 15: Planning and the Historic Environment. However, the Policy provides more locality specific detail. through its references to particular elements of character which are not individually specified in PPG 15. Omission of this policy would leave the Borough Council in a weakened position with regard conservation practice in conservation areas, lacking a firm local level policy, at a time when the Borough Council is seeking to strengthen its conservation area practices, for example through a phased programme of conservation area character appraisals (which commenced in 2003). Guildford has 38 conservation areas.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
HE8 Advertisements in conservations areas	✓	✓	✓	✓	<p>HE8 Advertisements in conservation areas states that within conservation areas 'advertisements, where permitted, are of a modest nature and complement the character of an area'. This policy is consistent with PPG 19: Outdoor Advertisement Control and also PPG 15: Planning and the Historic Environment, which states that 'local planning authorities may wish to adopt advertisement control policies as part of their duty to formulate and publish proposals for the preservation and enhancement of conservation areas'. As for Policy HE&, omission of this policy would leave the Borough Council in a weakened position with regard conservation practice (specifically advertisement control) in conservation areas, at a time when the Borough Council is seeking to strengthen its conservation area practices, for example through a phased programme of conservation area character appraisals (which commenced in 2003). Guildford has 38 conservation areas.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>
HE9 Demolition in conservation areas	✓	✓	✓	✓	<p>HE9 Demolition in conservation areas sets out the criteria by which a planning application to demolish a building in a conservation area will be assessed, and is consistent with PPG 15: Planning and the Historic Environment. It is noted that PPG15 supports the provision of local level policy such as this, stating that it is 'particularly important that an authority's policies for its conservation areas, insofar as they bear on the exercise of development controls, should be set out in the local plan'. Policy HE9 is an important component of the suite of local policies which expand PPG15 at the Guilford borough level.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>
HE10 Development which affects the setting of a conservation area	✓	✓	✓	✓	<p>HE10 Development which affects the setting of a conservation area states that 'The Borough Council will not grant permission for development which would harm the setting of a conservation area, or views into or out of that area'. This approach is consistent with PPG 15: Planning and the Historic Environment, which states that it is 'particularly important that an authority's policies for its conservation areas, insofar as they bear on the exercise of development controls, should be set out in the local plan'. As explained above, retention of this policy would endorse the Borough Council's strong stance on protection of the historic environment and its commitment, as demonstrated through its programme of conservation area character appraisals.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
HE12 Historic parks and gardens	✓	✓	✓	✓	<p>HE12 Historic parks and gardens fulfils an important function in linking Guildford Borough's local list or "Gazetteer" of historic parks and gardens, set up in liaison with Surrey County Council, with development control practice. No suitable alternative policy guidance exists in either PPG 15: Planning and the Historic Environment or PPG 16: Archaeology and Planning to relate these specific historic landscape and townscape elements. Without this policy, the protection of these sites would be weakened, with only the Landscape Character Assessment able to supply background evidence on the subject. References to Historic Parks and Gardens in PPG 15 concern only those sites on the English Heritage Register of Parks and Gardens, crucially not those referred to by local listings. Even then, no statutory controls exist specific to those sites on the EH Register. Loss of this policy would weaken the protection afforded to historic landscapes and gardens</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>
NE2 Sites of Special Scientific Interest	✓	✓	✓	✓	<p>NE2 Sites of Special Scientific Interest aims to protect such sites from harmful development, and is consistent with PPS 9: Biodiversity and Geological Conservation which states that 'where a proposed development on land within or outside a SSSI is likely to have an adverse effect on an SSSI (either individually or in combination with other developments), planning permission should not normally be granted'. The Policy provides an important link to the information provided on the Proposals Map concerning SSSI's, which will remain in place.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p> <p>Provides strategic policy guidance on which the Sustainable Development and Construction SPD expands.</p>
NE3 Local and non-statutory sites	✓	✓	✓	✓	<p>NE3 Local and non-statutory sites states that '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', and reflects the attitudes contained in PPS 9: Biodiversity and Geological Conservation. This Policy also provides an important local link to the phased resurveys of key SNCI sites, which the Council is undertaking as a part of the GDF Evidence Base, and the list of local sites set out at Annex 4 of the Local Plan.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Infrastructure SPD expands</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
NE4 Species protection	✓	✓	✓	✓	NE4 Species protection has the role of safeguarding those animal and plant species that are protected under British Law from potentially threatening developments. This policy is consistent with PPS 9: Biodiversity and Geological Conservation which states that 'planning authorities should refuse permission where harm to the species or their habitats would result unless the need for, and benefits of, the development clearly outweigh that harm'
					This policy is in general conformity with RPG9 Policy E2
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands
NE5 Development affecting trees, hedges and woodlands	✓	✓	✓	✓	NE5 Development affecting trees, hedges and woodlands respects the high amenity value of trees, hedges and woodlands and aims to protect them from treat of felling or unsympathetic development. It is consistent with the subsections 'Ancient Woodland and Other Important Natural Habitats' and 'Networks of Natural Habitats' contained in PPS 9: Biodiversity and Geological Conservation
					This policy is in general conformity with RPG9 Policy E2
					This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands
NE6 Undesignated features of nature conservation interest	✓	✓	✓	✓	NE6 Undesignated features of nature conservation interest is in place to allow the Council to protect undesignated sites where there is found to be significant wildlife interest. This is consistent with the aim of PPS 9: Biodiversity and Geological Conservation to protect wildlife species and their habitats
					This policy is in general conformity with RPG9 Policy E2
					This policy has regard to the Traffic, 'Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
					Provides strategic policy guidance on which Sustainable Development and Construction SPD expands
R6 Intensification of recreational use	✓	✓	✓	✓	R6 Intensification of recreational use states that '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', thus following the advice set out in PPG: 17 Sport and Recreation that 'local authorities should seek opportunities to improve the value of existing facilities'. This policy is also consistent with PPS 1: Delivering Sustainable Development
					This policy is in general conformity with RPG9 Policy Q2
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
R7 Built facilities for recreational use	✓	✓	✓	✓	<p>R7 Built facilities for recreational use states that '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'. This positive approach to planning for new recreational facilities reflects that of PPG: 17 Sport and Recreation which sees open spaces, sport and recreation as all underpinning 'people's quality of life'</p> <p>This policy is in general conformity with RPG9 Policy Q2</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p>
R8 Golf courses	✓	✓	✗	✓	<p>R8 Golf courses outlines the criteria under which the development of golf facilities will be permitted, and is consistent with in both principles PPG 2: Green Belts and PPG 17: Sport and Recreation</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p>
R9 Noisy sports, adventure games and similar activities	✓	✓	✗	✓	<p>R9 Noisy sports, adventure games and similar activities considers under what circumstances recreational development which generates noise will be granted planning permission, and is consistent with PPG 24: Planning and Noise</p> <p>This policy has regard to the 'Business and Economy' and 'Culture' objectives of the Guildford Borough Community Plan 2003</p>
R10 Water based recreational activities	✓	✓	✗	✓	<p>R10 Water based recreational activities outlines the circumstances under which the use of existing or man made water areas for recreational activities will be permitted. This is consistent with the guidance contained in subsection 'Sport and Recreation Requiring Natural Features and Water' from PPG 17: Sport and Recreation</p> <p>This policy has regard to the 'Culture' objectives of the Guildford Borough Community Plan 2003</p>
R11 Blackwater valley	✓	✓	✓	✓	<p>R11 Blackwater valley explains the presence of a strategic open gap in the area in order to avoid the coalescence of settlements, and is a policy whose content is advocated by PPS 7: Sustainable Development in Rural Areas that states that 'the Government recognises and accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally'</p> <p>This policy is in general conformity with RPG9 Chapter 12: Sub-Regional Areas</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p>
R12 Non-commercial horse related development	✓	✓	✗	✓	<p>R12 Non-commercial horse related development outlines the criteria by which planning applications for which non-commercial horse related development will be assessed, and is consistent with PPS 7: Sustainable Development in Rural Areas</p>
R13 Commercial horse related development	✓	✓	✓	✓	<p>R13 Commercial horse related development outlines the criteria by which planning applications for which commercial horse related development will be assessed, and is consistent with PPS 7: Sustainable Development in Rural Areas which states that 'horse riding and other equestrian activities are popular forms of recreation in the countryside that can fit in well with farming activities and help to diversify rural economies'</p> <p>This policy is in general conformity with RPG9 Policy RE10</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
T1 Arts and entertainment in urban areas and identified settlements	✓	✓	✓	✓	<p>T1 Arts and entertainment in urban areas and identified settlements identifies the criteria planning proposals for arts and entertainment facilities in urban areas and other identified will have to meet to be granted permission. This guidance is consistent with PPS 6: Planning for Town Centres</p> <p>This policy is in general conformity with RPG9 Policy RE11</p> <p>This policy has regard to the 'Culture' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
T2 Safeguarding arts and entertainment facilities	✓	✓	✓	✓	<p>T2 Safeguarding arts and entertainment facilities aims to ensure that the loss of arts and entertainment facilities is resisted, and is consistent with PPS 6: Planning for Town Centres</p> <p>This policy is in general conformity with RPG9 Policy RE11</p> <p>This policy has regard to the 'Culture' objectives of the Guildford Borough Community Plan 2003</p>
T3 New hotels, guesthouses and other overnight accommodation in urban areas	✓	✓	✓	✓	<p>T3 New hotels, guesthouses and other overnight accommodation in urban areas outlines under what circumstances the said development types will be granted planning permission, and is in line with the guidance contained in Good Practice Guidance on Planning for Tourism</p> <p>This policy is in general conformity with RPG9 Policy RE11</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p> <p>This policy supports economic development and regeneration</p>
T4 Safeguarding hotels, guest houses and other overnight accommodation	✓	✓	✓	✓	<p>T4 Safeguarding hotels, guest houses and other overnight accommodation aims to resist the loss of the said development types, and is in line with the guidance contained in Good Practice Guidance on Planning for Tourism</p> <p>This policy is in general conformity with RPG9 Policy RE11</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p>
T5 Change of use to guest houses and other overnight accommodation	✓	✓	✓	✓	<p>T5 Change of use to guest houses and other overnight accommodation outlines the circumstances under which a change of use to the said developments will be permitted, and is in line with the guidance contained in Good Practice Guidance on Planning for Tourism</p> <p>This policy is in general conformity with RPG9 Policy RE11</p> <p>This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003</p>
T6 Static recreational caravans and chalets in the countryside	✓	✓	✓	✓	<p>T6 Static recreational caravans and chalets in the countryside states that 'planning permission will not be granted for new or extensions to existing static recreational caravan or chalet sites in the countryside', and is consistent with Good Practice Guidance on Planning for Tourism</p> <p>This policy is in general conformity with RPG9 Policy RE11</p>
T7 Loss of recreational caravan and camping sites	✓	✓	✓	✓	<p>T7 Loss of recreational caravan and camping sites states that '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', and is consistent with Good Practice Guidance on Planning for Tourism</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
					This policy is in general conformity with RPG9 Policy RE11 This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
T8 New sites for touring caravans and tents	✓	✓	✓	✓	T8 New sites for touring caravans and tents outlines the circumstances under which planning applications for new sites for touring caravans and tents, or extensions to existing ones will be permitted, and is consistent with Good Practice Guidance on Planning for Tourism This policy is in general conformity with RPG9 Policy RE11 This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
CF1 Provision of new community facilities	✓	✓	✓	✓	CF1 Provision of new community facilities outlines the circumstances under which the development, expansion or change of use of premises for community facilities in urban areas or identified settlements will be authorised, and is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities' This policy is in general conformity with RPG9 Policy Q6 This policy has regard to the 'Disadvantaged and vulnerable people' objectives of the Guildford Borough Community Plan 2003 Provides strategic policy guidance on which Infrastructure SPD expands
CF2 Loss of community facilities	✓	✓	✓	✓	CF2 Loss of community facilities states that 'the Borough Council recognises the importance of existing community buildings and uses' and aims to resist the loss of these. This is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities' This policy is in general conformity with RPG9 Policy Q6 This policy has regard to the 'Disadvantaged and vulnerable people' objectives of the Guildford Borough Community Plan 2003 Provides strategic policy guidance on which Infrastructure SPD expands
CF3 Pre-school education	✓	✓	✓	✓	CF3 Pre-school education outlines the criteria under which planning permission will be granted for nursery schools, play groups and crèche facilities, and is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities' This policy is in general conformity with RPG9 Policy Q6 This policy has regard to the 'Culture' and 'Disadvantaged and vulnerable people' objectives of the Guildford Borough Community Plan 2003 Provides strategic policy guidance on which Infrastructure SPD expands

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
CF4 Expansion of schools	✓	✓	✓	✓	CF4 Expansion of schools outlines the criteria under which planning permission will be granted for the expansion of schools, and is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities'
					This policy is in general conformity with RPG9 Policy Q6
					This policy has regard to the 'Culture' and 'Disadvantaged and vulnerable people' objectives of the Guildford Borough Community Plan 2003
					Provides strategic policy guidance on which Infrastructure SPD expands
CF5 Care in the community	✓	✓	✓	✓	CF5 Care in the community outlines the criteria under which planning permission will be granted for the change of use of dwellings to homes providing care and rehabilitation treatment. This is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities'
					This policy is in general conformity with RPG9 Policy Q6
					This policy has regard to the 'Disadvantaged and vulnerable people' objectives of the Guildford Borough Community Plan 2003
CF6 Hospital related development	✓	✓	✓	✓	CF6 Hospital related development states that 'planning permission will be granted for hospital related development on land at Manor Farm'. This is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities' and 'improve facilities'
					This policy is in general conformity with RPG9 Policy Q6
					This policy has regard to the 'Health' objectives of the Guildford Borough Community Plan 2003

Part 2 - Saved policies which GBC does not wish to extend beyond the 3 years saved period

	Consistent with current national	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
Proposal GT4 Seaboard site, Woodbridge Road	✓	✓	✓	✓	<p>Proposal GT4 Seaboard site, Woodbridge Road is consistent with PPS 1: Delivering Sustainable Development which sees 'making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life' as central role of planning. The policy also supports PPS6, PPG2 and PPS7, by assisting concentration of development within urban areas, thereby supporting the safeguarding of environmentally sensitive land such as Green Belt, AONB.</p> <p>This policy is in general conformity with RPG9 Policies Q5</p> <p>This policy has regard to the 'Business and Economy' and 'Housing' objectives of the Guildford Borough Community Plan 2003</p> <p>However, as this site has already been fully developed in accordance with this policy, this policy is no longer necessary and need not be saved beyond 2007</p>
Proposal U1 University of Surrey	✓	✗	✗	✓	<p>Proposal U1 University of Surrey outlines the criteria under which the University can expand into the Land at Manor Farm, and is consistent with PPS 1: Delivering Sustainable Development which states that Local Planning Authorities should seek to 'improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities'</p> <p>However, this policy has been generally overtaken by the development progress. Since the adoption of the Local Plan 2003 a development brief for the site has been adopted, outline planning permission granted, and a Masterplan agreed. Furthermore, the 5 expansion requirements contained within the policy have at this stage been met, and therefore this policy is no longer necessary and need not be saved beyond 2007.</p>
HE11 Scheduled ancient monuments and other sites and monuments of national importance	✓	✓	✓	✓	<p>HE11 Scheduled ancient monuments and other sites and monuments of national importance states that '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'. This policy repeats advice set out in paragraph 27 of PPG 16: Archaeology and Planning', and therefore can be dispensed with as there is sufficient guidance contained in PPG16. Therefore, this policy is no longer necessary and need not be saved beyond 2007. It is noted that the list of scheduled ancient monuments, county sites of archaeological importance and areas of high archaeological potential will remain as an information resource in Appendix 3 of the Local Plan.</p> <p>This policy is in general conformity with RPG9 Policy E1</p> <p>This policy has regard to the 'Traffic, Environment, Sustainability, and Transport' objectives of the Guildford Borough Community Plan 2003</p> <p>Provides strategic policy guidance on which Sustainable Development and Construction SPD expands</p>

	Consistent with current national policy?	Regard to Community Plan for the area?	In general conformity with the RSS?	Necessary & do not merely repeat national or regional policy?	Additional Comments
H10 New residential development	x	✓	✓	✓	H10 New residential development sets out desired density levels for new residential development. However, it is not in line with the new national guidance on housing contained in PPS 3: Housing, and therefore, this policy is no longer necessary and need not be saved beyond 2007
					This policy is in general conformity with RPG9 Policy H4
					This policy has regard to the 'Housing' objectives of the Guildford Borough Community Plan 2003
					This policy supports the delivery of housing
H1 Housing provision	✓	✓	✓	✓	H1 Housing Provision sets out the number of dwellings the Borough must provide between 1 October 1998 and 31 March 2006 and relates directly to PPS 3: Housing, which states that Local Planning Authorities should set out 'their policies and strategies for delivering the level of housing provision'. However, the time period for this policy has now expired, and therefore this policy is no longer necessary and need not be saved beyond 2007
					This policy is in general conformity with RPG9 Policy H3
					This policy has regard to the 'Housing' objectives of Guildford Borough Community Plan 2003
					This policy supports the delivery of housing
S1 Major new retail development	✓	✓	✓	✓	S1 Major new retail development sets out the sequential approach for locating major new retail development, giving preference to Town Centre sites. However, PPS 6: Planning for Town Centres (2005) overrides this policy, and therefore this policy is no longer necessary and need not be saved beyond 2007
					This policy is in general conformity with RPG9 Policy Q5
					This policy has regard to the 'Business and Economy' objectives of the Guildford Borough Community Plan 2003
					This policy supports economic development and regeneration

4. Additional Guidance

4.1 Along with the Local Development Plan policies set out within Table 1 - and whilst recognising that the legislation does not make formal provision for saving of development plan components other than the policies themselves - the Council wishes to continue to rely upon several SPG (Supplementary Planning Guidance) and Design Briefs. These are as follows:

- SPG Residential Extensions –September 2003
- SPG Telecommunications –March 2004
- SPG Residential Design –July 2004
- SPG Shopfront Design and Security in Historic Areas
- SPG Advertisements & Signs –June 2004
- SPG Open Space – April 2002

- Design Brief Bellerby Theatre, Victoria Court & North Place Day Centre –July 2002
- Design Brief Bedford Road –October 2000
- Design Brief Farnham Road (former bus station site) –March 1994
- Design Brief Farnham Road Hospital –March 1995
- Design Brief Stag Hill, UNiS –March 1994
- Design Brief University of Surrey Manor Park –November 2003
- Design Brief North St/Commercial Rd/Leapale Rd –2004

4.2 The Council also intends to rely after September 2007 on that the Proposals Maps, central strategy explanation and relevant paragraphs of text supporting the policies of the Guildford Borough Local Plan (2003).

5. Conclusions

5.1 The Borough Council requests that the Secretary of State considers the reasoned justification set out in this document and makes a 'direction' that the requested policies are saved until their replacement by a relevant Local Development Document(s) of the Guildford Development Framework.

5.2 The Council further requests that continued use of other identified elements of the former planning system be endorsed, including Proposals Maps, Supplementary Planning Guidance, the Local Plan central strategy and supporting text to each policy saved.