

Christchurch ward

List of sites

Ref no	Address	Suggested Land Use
2	Government Buildings, Epsom Road, Guildford, GU1 2LD (DEFRA site)	Residential or other non employment uses
182	Government Buildings, Epsom Road, Guildford, GU1 2LD (DEFRA site)	Residential
77	Stoke Park Campus, Stoke Road, Guildford, Surrey, GU1 1EZ (Guildford College)	Education
92	Boxgrove School, Merrow	Open to suggestions
95	Land behind Spectrum	All Weather Playing Pitch
98	Stoke Park Bowling Greens	Indoor Tennis Courts
113	Land adjacent to Boxgrove Road railway bridge	Mini Railway Station
132	43-45 London Road, Guildford	Residential
133	Stoke Park Nursery	Residential
144	Land at Collingwood Crescent	Open Space
148	Land at Cunningham Avenue	Open Space

See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at www.guildford.gov.uk/planningpolicy > Guildford Development Framework > Site Allocations.

Site reference number	2	
Site address	Government Buildings, Epsom Road, Guildford, GU1 2LD (DEFRA site)	
Suggested land use	Residential or other non employment uses	
Number of comments received	14	
Number of respondents in agreement with the suggested land use	11	79%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- Support for residential use only.
- Support based on the development being of a satisfactory layout and design, complying with environmental considerations and being compatible with the character of the area.
- This is a good site for residential development as long as there is no encroachment onto the Merrow Downs.

Most common objections

- The development should not include retail development, especially as the future trend is towards online shopping.
- The development will increase traffic on the Epsom Road and Boxgrove Road junction.
- The proposal conflicts with the Council's walk to work policy.
- It is a busy junction and careful thought will be needed to provide safe access.

Local information gathered

The site backs onto the Merrow Down, which is registered common land where protected species are present.

Any additional relevant information

One respondent commented that the proposed land use of 'other non-employment uses' is too vague.

Alternative use suggestions

- Residential use only

Site reference number	182	
Site address	Government Buildings, Epsom Road, Guildford, GU1 2LD (DEFRA site)	
Suggested land use	Residential	
Number of comments received	15	
Number of respondents in agreement with the suggested land use	14	93%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- Support based on the development being of a satisfactory layout and design, complying with environmental considerations and being compatible with the character of the area.
- This is a good site for residential development as long as there is no encroachment onto the Merrow Downs.
- This site has the potential to make a significant contribution towards Guildford Borough Council's housing target.

Most common objections

- The development will increase traffic and congestion at the Epsom Road and Boxgrove Road junction.
- It is a busy junction and careful thought will be needed to provide safe access.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions were made that were different to the proposed land use.

Site reference number	77	
Site address	Stoke Park Campus, Stoke Road, Guildford, Surrey, GU1 1EZ (Guildford College)	
Suggested land use	Education	
Number of comments received	9	
Number of respondents in agreement with the suggested land use	5	56%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

- Any further development must be of a satisfactory layout and design, comply with environmental considerations, provide a satisfactory level of car parking, and be compatible with the character of this area.
- Development would contribute towards achieving the College's objectives.

Most common objections

- Concern at the impact of development on the adjoining Historic Park.
- It is important to avoid overdevelopment of an already highly developed site.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

If the site were to become surplus to the College's requirements, it should be re-incorporated into the main part of Stoke Park.

Site reference number	92	
Site address	Boxgrove School, Merrow	
Suggested land use	Open to suggestions	
Number of comments received	13	
Number of respondents in agreement with the suggested land use	4	31%
Number of respondents suggesting alternative uses	5	

Most common supporting comments

Most supporting comments make land use suggestions (listed below).

Most common objections

- The current infrastructure is not adequate to cater for more residential development.
- Development will cause traffic problems.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

- Educational use
- Residential
- Affordable housing
- School play area
- A new local clinic or day centre providing services to the elderly local people and the three local schools for immunisations.
- Increase to the local school's playing field and recreational space.
- Community use

Site reference number	95	
Site address	Land behind Spectrum	
Suggested land use	All weather playing pitch	
Number of comments received	11	
Number of respondents in agreement with the suggested land use	1	9%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

No supporting comments were made.

Most common objections

- The increase in housing densities in Guildford Town Centre means the retention of open space is vital.
- The open space is needed to make sure the ancient woodland adjacent is protected.
- Loss of and impact on valued woodland.
- Open air pitches are available elsewhere in the borough.
- The suggested use does not justify the loss of the woodland.

Local information gathered

- The trees provide important screening to protect views.
- The site is a wildlife habitat.
- The woodland acts as a noise barrier between the A3 and residential areas.
- There is a public footpath and marked trail running through the area.

Any additional relevant information

None applicable.

Alternative use suggestions

- Maintain the current use.

Site reference number	98	
Site address	Stoke Park Bowling Greens	
Suggested land use	Indoor tennis courts	
Number of comments received	23	
Number of respondents in agreement with the suggested land use	5	22%
Number of respondents suggesting alternative uses	7	

Most common supporting comments

The majority of agreements were highly conditioned, for instance only if the bowling greens are not being used and tennis facilities may be better used.

Most common objections

- Loss of Protected Open Space.
- The increase in housing densities in Guildford Town Centre means the retention of open space is vital.
- If tennis courts are needed they should be open air.
- Indoor tennis courts by their location, bulk and materials would have a seriously detrimental effect upon Stoke Park and the character of the area.
- The site is currently a valuable asset which at present is underused.

Local information gathered

- There are 800 members of the club and is fairly secure.
- Club membership at the bowling club has fallen over recent years and a synthetic all-weather bowling green could help rekindle interest.

Any additional relevant information

There is considerable concern from those who responded regarding the suggested loss of this community facility.

Alternative use suggestions

- Indoor bowling club and all weather bowling green
- Open air tennis courts

Site reference number	113	
Site address	Land adjacent to Boxgrove Road railway bridge	
Suggested land use	Mini railway station	
Number of comments received	18	
Number of respondents in agreement with the suggested land use	7	39%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- Such railway stations would relieve road and parking congestion considerably since many people would no longer need to drive in to Guildford.
- A forward looking solution to the town traffic problems, making use of existing infrastructure.

Most common objections

- There is no drop off area.
- There is a limited amount of land available for development.
- This site would not be cost effective with London Road Station so close.
- There is no parking available – care would need to be given to the impact on street parking nearby.
- The site is too close to London Road Station to justify a train stopping.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

- Leave as it is at present.

Site reference number	132	
Site address	London Road, Guildford	
Suggested land use	Residential	
Number of comments received	10	
Number of respondents in agreement with the suggested land use	5	50%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- Agreement based on the suggested use remaining in keeping with the existing layout of the houses on site.
- Agreement based on compliance with the Guildford Residential Design Guide.

Most common objections

- Development would cause a detrimental impact on the character of the surrounding area.
- Development would cause a negative impact on the openness of Stoke Park.
- Increase flood risk by adding to run off.
- A higher density would add to traffic congestion on London Road which is already excessive during rush hour periods.

Local information gathered

- There is a shortage of family housing with gardens.
- Flooding is already a problem at the bottom of Stoke Park and near the Lido.

Any additional relevant information

None applicable.

Alternative use suggestions

- Leave it as present.
- Family housing.

Site reference number	133	
Site address	Stoke Park Nursery	
Suggested land use	Residential	
Number of comments received	22	
Number of respondents in agreement with the suggested land use	3	14%
Number of respondents suggesting alternative uses	8	

Most common supporting comments

- Agreement based on the site not being developed for flats (low density housing more appropriate).

Most common objections

- The increase in housing densities in Guildford Town Centre means the retention of open space is vital.
- Increase in the amount of traffic and congestion.
- Loss of parking for those using the recreational facilities.
- The development would not be in keeping with the character of the area.
- Residents would be too close to events taking place on Stoke Park.
- Increase flood risk elsewhere.

Local information gathered

- Access to the site can only be from Nightingale Road; a narrow road with street parking which is often extremely congested, especially at rush hour.
- Any development must only be one storey high.
- The plot contains the scout and guide huts which are well used community facilities, and should be retained.
- Guildford's Planning Policy Guidance Note 17 Audit reports a shortage of amenity open space in the borough.
- Run off and associated flooding is already a problem at the bottom of Stoke Park and near the Lido.

Any additional relevant information

None applicable.

Alternative use suggestions

- Retain current use
- Incorporate as part of Stoke Park
- Car parking spaces for Stoke Park users
- Community use
- Horticultural
- Covered tennis courts

Site reference number	144	
Site address	Land at Collingwood Crescent	
Suggested land use	Open Space	
Number of comments received	10	
Number of respondents in agreement with the suggested land use	8	80%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- The site is an important green space within the estate.
- The site is an important facility for local residents.

Most common objections

No opposing comments were made.

Local information gathered

- The site is known locally as The Copse.
- It is an excellent area for wildlife.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions were made.

Site reference number	148	
Site address	Land at Cunningham Avenue	
Suggested land use	Open Space	
Number of comments received	12	
Number of respondents in agreement with the suggested land use	8	67%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- It is a valuable recreation area for the surrounding estate.
- It is the only clearly available open space for use by the immediate neighbourhood.

Most common objections

No opposing comments were made.

Local information gathered

- The site is locally known as Boxgrove Green
- The site is regularly used by residents associations and neighbourhood watch groups for summer social events.

Any additional relevant information

None applicable.

Alternative use suggestions

- Youth facilities