

1.0 Introduction

Why prepare a Local Plan?

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

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 A second plan was adopted in 1993 and has been replaced by this plan.

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

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

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

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

What does the Plan contain?

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

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

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

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

What stages are there in the preparation of the Plan?

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

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

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

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

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

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

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

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

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

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

What is the timescale of the Local Plan?

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