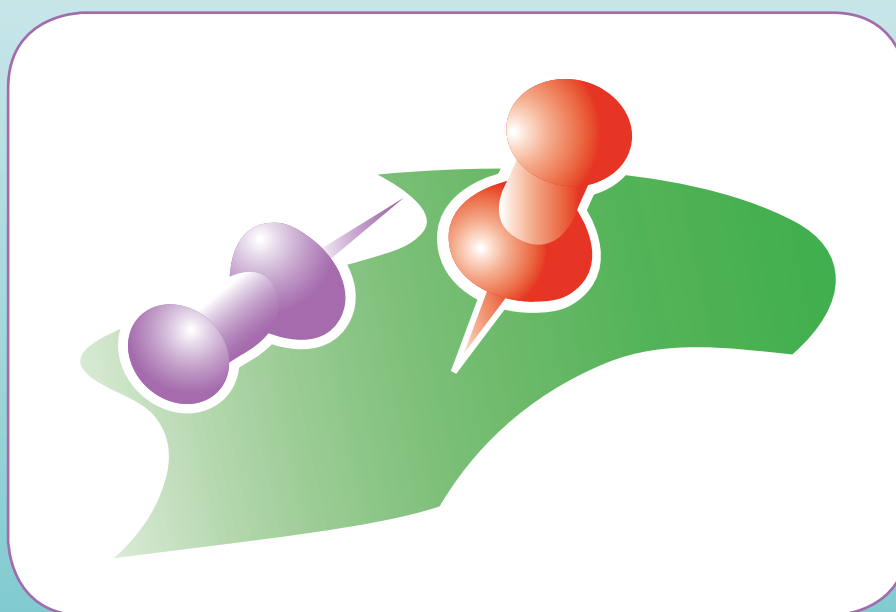


Site Allocations

Issues and Options Consultation Paper



SECTION A – All about Site Allocations

We would like your help to decide where new development should take place in Guildford Borough in the future.

We are preparing the Site Allocations Development Plan Document (DPD) as part of the Guildford Development Framework (GDF). We would like your opinions on the key issues and options for allocating land for future development and preservation.

Your views are very important to us. Help us plan the future of Guildford Borough by letting us know what you think.

This consultation runs from 21 November 2007 to 30 January 2008. All comments should be received by **30 January 2008**.

How to comment

You can comment by completing and returning the enclosed response form using the freepost envelope provided, or by completing the form online or downloading additional copies of the response form at www.guildford.gov.uk > Planning & Building Control > Consultations



To help you comment, you may wish to see more information about each site, which is available in the separate Site Proformas document.

How to view the related documents

The documents listed below are referred to throughout this consultation paper.

- Site Proformas (include a map, photograph and information about each site)
- Ward Maps (show all the suggested sites in each ward)
- Consultation Response Form
- Sustainability Appraisal Report
- Glossary of terms (available in Section D of this document)

You can view all of these documents online at www.guildford.gov.uk > Planning & Building Control > Consultations

You can view hard copies at Guildford, Horsley, Ash and mobile libraries and at the Planning Reception located on the second floor of our Millmead office, Guildford (opening hours Mon-Thurs: 8.30am – 5pm, Fri: 8.30am - 4.30pm).

Electronic copies are available on CD on request.

Copies of this document can be made available in different formats including different languages, Braille, large print and audio.
Call 01483 444661 for more information.

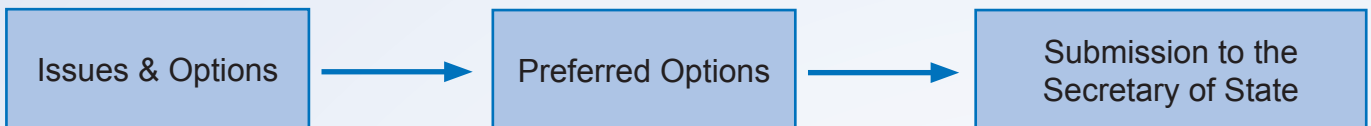
Background information

Under the Government's new planning system, we are producing the Guildford Development Framework (GDF), planning for the period until 2018 and beyond. The GDF is made up of a collection of documents which will gradually replace the Guildford Borough Local Plan (2003).

The Site Allocations Development Plan Document (DPD) is one of five DPD's being prepared as part of the GDF. Once adopted, the DPD's will be the starting point for determining any planning application.

1. Core Strategy
2. Site Allocations
3. Town Centre Area Action Plan
4. Slyfield Area Action Plan
5. Statement of Community Involvement (adopted in February 2007)

It is important to us that you are involved in the preparation of these documents. Each Development Plan Document (DPD) has key stages at which you have the opportunity to comment. Your comments help us prepare the next stage of the DPD. The key stages are;



After submission to the Secretary of State, the DPD is examined by a Planning Inspector, and if it is found to be sound, it is adopted for use by the Council.

What is the role of the Site Allocations DPD in the GDF?

The main, over-arching part of the GDF, called the Core Strategy, explains how the borough is likely to change in the next few years, and how this will happen. It sets out the long-term vision for the borough, through the 'spatial strategy', and identifies strategic policy criteria against which we can plan decisions about land use.

The Site Allocations DPD will identify the sites that will help achieve the aims of the Core Strategy. It will include:

- Areas for preservation and enhancement (for example, Sites of Nature Conservation Importance and areas of open space)
- Sites which will meet the broad spatial strategy for locating development set out in the Core Strategy (including land for housing, employment, business, retail, leisure, transport or a mix of these and other uses).

The Site Allocations DPD has to comply with the Core Strategy and regional and national planning policy. It is our aim to find the most sustainable sites for development, to preserve and enhance the distinct character of Guildford Borough while at the same time meeting local needs and national targets (for example, providing affordable housing).



Process

The table below shows the current stages and timetable of the Site Allocations DPD

Issues & Options consultation	21 November 2007 – 30 January 2008
Preferred Options consultation	January 2009 – February 2009
Submission to the Secretary of State	November 2009 – November 2010
Examination	November 2010
Adoption	February 2011

Prior to this Issues and Options stage of the consultation, we carried out 'Early Stakeholder and Community Engagement', during which we asked for suggestions for sites in Guildford Borough with development potential. This included sites for any land use (including land for housing, employment, business, retail, leisure, transport, other uses or a mix of these), which have potential to be developed.

Thank you to all those who suggested sites to us. We are now presenting those sites for comment. We are also keen to hear about any other sites in Guildford Borough that have not been suggested so far, which have potential to deliver development in the next 12 years. We will consult you again in 2008 on any additional sites that are put forward during this consultation.

[Please note](#)

Each site will be considered through assessments and your comments. However, the spatial approach of the Core Strategy is to locate new housing in the urban areas and village settlements of the borough, and to avoid development on greenfield areas. The Site Allocations DPD must conform with the Core Strategy.

Sustainability Appraisal

Sustainability Appraisal is used to test the documents we are preparing for the Guildford Development Framework (GDF), to ensure that they do not conflict with the aims of sustainable development. The Sustainability Appraisal (SA) Report considers the likely significant sustainability effects of the sites suggested on a series of economic, social and environmental objectives. The appraisal findings help us to understand which of the options are the most sustainable.

Appropriate Assessment

Appropriate Assessment is used to test the impact of the documents we are preparing on the Thames Basin Heath Special Protection Areas (TBH SPA) and Habitats Regulations. Appropriate Assessment will be carried out after this consultation to inform the selection of the Preferred Options.

Supporting evidence (research)

We have produced supporting evidence which informs the preparation of the documents in the GDF. The evidence referred to in this Issues and Options paper includes the borough's:

- Housing Potential Study (May 2006)
- Employment Needs Assessment (draft)
- Retail Needs Assessment (June 2006)
- Strategic Flood Risk Assessment (draft)
- PPG17 Audit of Open Space, Sport and Recreational Facilities (February 2006)
- Gypsy and Traveller Accommodation Assessment (May 2007)

Important notes about this document

This document is **not** a draft version of the Site Allocations DPD. It sets out the key issues that we believe should be considered when identifying land, and lists site options which have already been suggested to us for future development. ***It does not follow that if a site is included in this document, it will definitely be identified in the Site Allocations DPD. This document does not set out the Council's view on any site.*** We have to carry out many assessments and there are many planning constraints on development in Guildford Borough which we must take into account.

Development on land which is allocated in the final Site Allocations DPD for a specific use or uses will still need planning permission before work can begin.

Want to find out more..?

Please contact us for more information, visit our website at www.guildford.gov.uk > Planning & Building Control > Consultations or visit us at the Planning Reception, at our Millmead office.

Address:

The Planning Policy Team
Environmental Policy and Design
Guildford Borough Council
Millmead House
Millmead
Guildford
Surrey
GU2 4BB

Email: planningpolicy@guildford.gov.uk

Fax: 01483 444511

Telephone: 01483 444661



SECTION B – Helping you to comment

We would like to give you some background information on specific issues in Guildford Borough, to help you to comment on the sites and suggest any more.

Business



Key issues

Guildford Borough has experienced significant economic growth in the last 20 years. The number of people working in the borough has greatly increased, and the type of employment has changed from manufacturing and warehousing to service provision. This change has led Guildford to be identified as a 'regional hub' in the South East Plan, as it is a centre of economic activity and transport services.

In July - August 2006, responding to the Core Strategy Preferred Options consultation, you told us that poorly located employment sites should be used for housing. However, to maintain and promote Guildford's role as a regional hub, we will still need new commercial development. We will encourage commercial development in Guildford Town Centre and at strategic business sites (as identified in the Core Strategy). These are sustainable locations where people can travel to work by public transport.

Options

Please let us know what you think about the business sites suggested so far. If you are aware of any other sites which could be suitable for business/employment development, or poorly located employment sites which could potentially be redeveloped for housing or a mixed use, we would also like to hear about them.

Housing



Key issues

One of the most important roles of the GDF is to identify enough suitable land to develop for housing. The Government says we must accommodate future growth, and sets housing targets to help us to achieve this. Guildford Borough is currently working towards an average target of 322 dwellings each year (draft South East Plan).

National planning policy says that we have to identify enough 'deliverable' sites to meet the housing target for the next 15 years. The Site Allocations DPD will use information from the Housing Potential Study (May 2006), information gained from this Issues and Options consultation and future consultations (Preferred Options stage) to do this.

In spring 2005, as part of the Core Strategy Issues and Options consultation, a large proportion of you told us that you do not want areas of the Green Belt to be developed to meet the housing target. With these comments in mind, we are still aiming to meet our housing targets in the urban areas and identified village settlements of the borough. In your responses in 2005 you also emphasised the risks posed to the character of the borough by higher density developments in inappropriate locations. A fine balance must be struck between meeting housing targets in the built up areas and protecting the character of the area.

Housing - continued

Affordable housing is greatly needed in Guildford Borough. We have responded to your suggestions made during the Core Strategy Issues and Options consultation and have confirmed the proportion of affordable housing required from new development meeting the prescribed threshold is 35% (Infrastructure Supplementary Planning Document, 2006). We are also lowering the affordable housing thresholds in the Core Strategy. Although these are significant steps which are helpful, these alone will not meet the shortfall of affordable housing in the borough identified in the Housing Needs Survey update (2005).

Options

Please let us know what you think about the housing sites suggested so far, and if you are aware of any other sites which could be suitable for residential development (including affordable housing).

Gypsies, Travellers and Travelling Showpeople

Key issues

Since the 1994 abolition of the duty on local and county councils to provide Gypsy and Traveller sites, there has been a growing shortage of authorised sites. Most authorised sites are well run and integrated into the community. However, a shortage of authorised sites has led to problems in some areas with unauthorised encampments, which can cause distress and uncertainty for local communities, Gypsies and Travellers. The Government says that this problem will only be solved through both better enforcement and more site provision.



We, in common with all councils, must carry out an assessment of Gypsies' and Travellers' accommodation needs. We must also identify the location of appropriate sites through the Site Allocations DPD. If we do not do this, it could result in the Site Allocations DPD failing, by being labelled as 'unsound' by a Planning Inspector at the examination stage of the process. Sites within the Green Belt are normally inappropriate, but if no other sites are available, a sequential approach to site identification can be taken. Sites within and towards the edge of urban areas or settlements are more likely to be appropriate.

The Gypsy and Traveller Accommodation Assessment has identified a need to provide more accommodation in West Surrey. As a result, we will have to provide more pitches, which must be allocated through the Site Allocations DPD. Sites which have development potential for a residential land use may also be suitable Gypsy and Traveller sites.

Options

Please let us know if you think that any of the sites suggested for residential use could be suitable accommodation for Gypsy and Traveller or Travelling Showpeople pitches, or if there are any other sites that you are aware of which may be suitable.



Guildford Town Centre



Key issues

We are currently preparing the final submission draft of the Town Centre Area Action Plan, which focuses on the future of Guildford Town Centre and gives a template for allocating land for new development opportunities. The Town Centre is the most sustainable location for future development in the borough. The Area Action Plan identifies key development sites in the Town Centre which have development potential for a mix of uses.

Options

Please let us know if you are aware of any more potential development sites in Guildford Town Centre.

Transport and Traffic

Key issues

As the Local Planning Authority, we are able to make decisions about land use. We also prepare land use policies which can affect traffic and transport through the location of development. Surrey County Council (SCC) is the Highways Authority and is responsible for the highway network and improvements to current transport systems. We work with SCC to address transport issues in the borough.



We recognise that residents are concerned about the impact of new development on congestion in Guildford Town Centre and surrounding areas. To help tackle this we have adopted the Infrastructure SPD. This document explains the financial and other contributions we will seek from new development through planning obligations to make sure it is supported by appropriate infrastructure.

National planning policy identifies town centres as the most sustainable places to locate new development. With the policies in our Core Strategy we aim to steer development to the most sustainable locations of the borough.

In previous consultations you have also said that an increase of traffic levels in the borough would be a significant concern. We need to seek a balance between minimising traffic increase and its impact, and meeting the local and national requirements for new development.

As part of our work on traffic congestion, together with Surrey County Council, we are developing the Guildford Park and Ride Strategy. Current identified sites are at Merrow and the University, Manor Farm. An extension to the Artington Park and Ride site is due to be built in 2008. Work is progressing to identify a suitable site in the northern corridor, and this document includes the five sites under consideration.

Options

Please let us know if you are aware of any potential development sites in locations that you can get to without using a car.

Retail



Key issues

Guildford Town Centre has consistently been one of the most sought after retail locations in the country. An extension to the Friary Shopping Centre has been approved which will provide a replacement bus station, retail, professional and financial services, community services, restaurants and cafes. The Retail Needs Assessment (June 2006) welcomes the Friary extension and emphasises the importance of moving forward, “in retail terms, standing still is akin to decline” (p.8). The study recommends the local planning authority should await implementation of the Friary extension before its plans encourage another major retail development to meet the floor space guidelines identified for 2011 to 2016.

The principal challenge in planning for district centres is to promote and encourage the maximum number of retail units within the existing floor space, by preventing overprovision of non-retail uses, including services. New floorspace would not be promoted.

Options

Please let us know if you are aware of any potential town centre development sites which could accommodate a mix of uses, including retail, to maintain the level of retail services within the Borough.

Open Space, Sports and Recreational Provision

Key issues

In 2006 we carried out an audit of open space, sport and recreational facilities in the Borough (PPG17 audit). This showed that:

- There is enough accessible natural and semi natural green space;
- More allotments, community halls and built sports facilities may be needed;
- There is a shortfall of amenity open space, playing fields, parks and children’s playgrounds.



We would like to address the issues identified in the PPG17 audit and any future needs resulting from population increase. Land that is not often developed should also be considered through the Site Allocations process, for example, cemeteries and associated uses.

Options

Please let us know if you are aware of any sites that could be used for open space, sport and recreational facilities (including children’s playground facilities, cemeteries, allotments).



Other Issues

Deliverability

The sites which are suggested must have a high chance of being 'delivered' to be selected as Preferred Options (the next stage of the process). Any site which you suggest or wish to support as an option at this stage must, on further investigation following this consultation, have a realistic chance of being developed.

Flooding

Our Strategic Flood Risk Assessment will inform any decisions regarding allocating sites in areas of flood risk. We must consider all sites in areas of lowest flood risk before any site at risk of flooding. Some land uses will not be suitable in areas of high flood risk.

Special Protection Areas (SPA)

Areas in the north east and north west of the borough are covered by the Thames Basin Heaths Special Protection Area. In September 2006 we adopted the Special Protection Area 'Interim Avoidance Strategy' which aims to protect endangered birds from the risks posed to their habitat by an increase in the number of people living close by. Natural England (formerly English Nature) says that no development providing new units of residential accommodation should be allowed within 400m of a SPA.

Sustainability Appraisal

The Sustainability Appraisal report provides more information about the sustainability of the Site Allocations Issues and Options. The information in this report may help to inform your comments.

SECTION C - Sites suggested so far

Consultation regulations say that we must consult you on all of the sites suggested to us so far, even though some may have limited development potential. All sites selected as Preferred Options must be compliant with the Core Strategy's spatial approach (the development of previously developed land in urban areas and village settlements first). Sites where the suggested land use is not compliant with the Core Strategy will not be a priority when we select Preferred Options. If the suggested use is not compliant with the Core Strategy, you may suggest alternative uses which might comply during this consultation, using the response form provided.

The Core Strategy's spatial approach is to:

Location

- Locate development in sustainable locations on previously developed land.
- Ensure that the main focus for major development is in Guildford Town Centre.

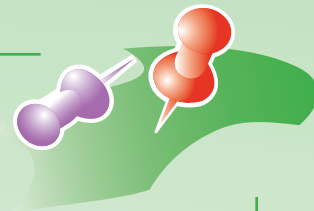
Residential/housing

- Meet the housing targets in the urban areas of Guildford, Ash and Tongham.
- In exceptional cases, allow small scale sites for affordable housing in the rural areas on sites adjacent or near to the settlement boundary.
- Sequentially meet the needs of Gypsies, Travellers and Travelling Showpeople by considering sites within the urban areas first, then the outskirts of urban areas and village settlements. In exceptional cases, if no suitable sites can be found in these locations, consider Green Belt/greenfield sites.

Any site which is suitable for residential development, may be suitable for affordable housing or Gypsy and Traveller accommodation.



SECTION C - continued



Economy

- Retain key strategic employment sites.
- Locate new business development in Guildford Town Centre and at key strategic employment sites.
- Allow the loss of up to 20% of poorly located, non-strategic employment land and buildings to other uses, and
- Help the diversification of Guildford's rural economy in a sustainable way.

Shopping

- Locate new retail development within the existing retail centres in this order of priority; Guildford Town Centre, District Centres, elsewhere in the identified shopping centres (small in scale).

Public Services/Facilities

- Locate leisure and culture uses that attract a large number of visitors within Guildford Town Centre.

Movement

- Locate major forms of traffic generating development in locations well-served, or capable of being well served, by cycling, walking and public transport. Five potential sites for a Park and Ride development on the northern corridor to Guildford are included in this document for consultation.

Environment

- Providing housing needs can be met within existing urban areas and village settlements, leave the Green Belt boundary unchanged (as it appears in the Local Plan 2003).
- Protect our high quality natural environment from inappropriate development.

Other Issues and Information

Sites of Nature Conservation Importance (SNCI) amendments

Surrey Nature Conservation Liaison Group has recommended changes to a number of existing SNCI boundaries, and some new SNCI's. These are listed separately, following the list of suggested sites, with further information in the Site Proforma document.

Sites with planning permission

The list includes some sites that already have planning permission. We will continue to include these sites on the list because having planning permission does not guarantee the development will start before the planning permission expires. It is important that we allocate key sites, even if permission has recently been granted, to safeguard any aspirations for the sites.

Important note about the list of sites

It does not follow that if a site is included in this document, it will be identified in the final Site Allocations Development Plan Document. We will consider and assess in detail the sites on this list and the sites you suggest in response to this consultation before the Preferred Options are selected. We will consult you on the Preferred Options as we move towards selection of sites to allocate.

The sites that have been suggested so far are listed overleaf. Some sites have been suggested more than once (but in some cases, with different site boundaries). These sites are listed once, alongside all corresponding reference numbers. You can find further information about each site (using the corresponding reference number) in the Site Proforma (including a site map, photograph, planning constraints and other details).



SECTION C - continued

If you would like to comment on any of the sites suggested to us so far, or would like to suggest any other potential development sites, please use the enclosed response form and post it back to us using the freepost envelope provided. You can continue on a separate sheet if necessary. Please note we will not accept responses without the covering front sheet. Alternatively, you can complete your response online at www.guildford.gov.uk > Planning & Building Control > Consultations.

Sites

Ref No.	Address	Ward	Suggested Land use
10	Land between Foreman Road and Grange Road, Ash	Ash South and Tongham	Residential
11	Land at Foreman Road, adjacent to Foreman Park, Ash	Ash South and Tongham	Residential
17	Land at The Croft, Foreman Road, Ash	Ash South and Tongham	Residential
20	3 Wandle Close, Ash Green, Aldershot, Hampshire, GU12 6JT	Ash South and Tongham	Residential
33, 64, 65	Land at Spoil Lane and Ash Green Lane, Tongham	Ash South and Tongham	Residential / Public Open Space (33), Residential (64, 65)
36	Land at Kingston House, 112 Poyle Road, Tongham	Ash South and Tongham	Residential
43	Land to rear of South Lane, Ash	Ash South and Tongham	Residential
45	Land South of Ash Lodge Drive, Ash and Tongham	Ash South and Tongham	Residential with Open Space and Community Facility
57	Land to the east of Foreman Road, Ash	Ash South and Tongham	Residential / Community Facilities
62	Grange Court, Grange Road	Ash South and Tongham	Residential
69	Spoil Lane & Ash Green Lane West, Tongham	Ash South and Tongham	Residential
79	Land adjacent to and to the north of Poyle Farm, Poyle Road, Tongham	Ash South and Tongham	Residential
87	Land adjoining St Paul's School, Tongham	Ash South and Tongham	Open to suggestions
106	Land at 109 South Lane, Ash	Ash South and Tongham	Residential
122	Land to the side and rear of Anglesey, White Lane, Ash Green, Surrey, GU12 6HN (Site A)	Ash South and Tongham	Residential
123	Land at Anglesey, White Lane, Ash Green, Surrey, GU12 6HN (Site B)	Ash South and Tongham	Residential
151	Ringmore, 13 Poyle Road, Tongham, Farnham, Surrey	Ash South and Tongham	Affordable Housing



Ref No.	Address	Ward	Suggested Land use
161	The Bungalow, Minley Nursery, Spoil Lane, Tongham, Farnham, GU10 1BP	Ash South and Tongham	Residential
166	Ash Bridge Caravan site, Ash Road, Guildford	Ash South and Tongham	Extension of current public Gypsy site to enable extra pitch capacity
192	Site at Oxenden Road	Ash South and Tongham	Open Space
143	Land at rear of 4,5 & 6 Castle Villas, Northcote Road	Ash Vale	Open Space
167	Stratford House, Stratford Road, Ash Vale	Ash Vale	Public / private Gypsy and Traveller site
198	Lysons Avenue, Ash Vale	Ash Vale	Employment uses
3	Ash Vale Sewage Treatment Works	Ash Vale	Employment / Residential
21	Land at Guilford Road, Ash	Ash Wharf	Residential
51	Land to the south and east of Guildford Road, Ash	Ash Wharf	Residential – urban extension to Ash
32, 135, 189	Former Green Man Public House, 93 London Road and land adjoining, Burpham	Burpham	Mixed use Retail / Residential and inclusion in Local Shopping Centre designation (32), Residential (135), Residential and Retail (189)
183	New Inn Lane, Burpham	Burpham	Residential
46, 221	Land at Gosden Hill Farm, north east Guildford	Burpham / Clandon and Horsley	Residential with a mix of other uses including employment, education, community, retail and park & ride facility (46), Residential (221)
2, 182	Government Buildings, Epsom Road, Guildford, GU1 2LD (DEFRA site)	Christchurch	Residential or other non employment uses (2), Residential (182)
77	Stoke Park Campus, Stoke Road, Guildford, Surrey, GU1 1EZ (Guildford College)	Christchurch	Education
92	Boxgrove School, Merrow	Christchurch	Open to suggestions
95	Land behind Spectrum	Christchurch	All Weather Playing Pitch
98	Stoke Park Bowling Greens	Christchurch	Indoor Tennis Courts
113	Land adjacent to Boxgrove Road railway bridge	Christchurch	Mini railway station
132	43 - 45 London Road, Guildford	Christchurch	Residential
133	Stoke Park Nursery	Christchurch	Residential
144	Land at Collingwood Crescent	Christchurch	Open Space
148	Land at Cunningham Avenue	Christchurch	Open Space
1	Norrels Meadow, Norrels Drive, East Horsley, KT24 5DL	Clandon and Horsley	Residential and Holiday Lodges



Ref No.	Address	Ward	Suggested Land use
13	Waterloo Farm, Ockham Road North, West Horsley	Clandon and Horsley	Residential
15	Land at Manor Farm, East Lane, East Horsley (Plot 1)	Clandon and Horsley	Residential
155	Land at Manor Farm, East Lane, East Horsley (Plot 2)	Clandon and Horsley	Residential
16	Bell and Colvill, Epsom Road, West Horsley	Clandon and Horsley	Include within West Horsley Settlement Boundary
24	Land at Bridge Cottage, Ripley Lane, West Horsley	Clandon and Horsley	Residential with possible Community Facilities
26	Land parcel no.136, Little Cranmore Lane, West Horsley	Clandon and Horsley	Residential
60	Land to the south of Lime Close and Woodstock and North of Bennett Way, West Clandon	Clandon and Horsley	Residential
61, 158	Land to the north of Bennett Way, West Clandon	Clandon and Horsley	Residential (61), Residential and Inclusion within West Clandon Settlement Boundary (158)
90	East Horsley Countryside Depot	Clandon and Horsley	Open to suggestions
117, 240	Land north of railway line and west of Ockham Road North	Clandon and Horsley	Residential, Retail, Employment, Leisure, Community Facilities (117), Residential by inclusion in the East Horsley Settlement Boundary (240)
139	Land off Ripley Lane	Clandon and Horsley	Residential
140	Land at Roundtree Farm, West Horsley	Clandon and Horsley	Residential
99	Former St Lawrence School Playing Fields, off Church Road Effingham	Effingham	Residential with small graveyard extension
164	The Home Farm Estate Plot A - Site north of Chester Road	Effingham	Public / private Gypsy and Traveller site
188	Grove House, St Teresa's School, Effingham	Effingham	Residential
238	The Home Farm Estate Plot C - Land between 77 and 80 Calvert Road	Effingham	Public / private Gypsy and Traveller site
239	The Home Farm Estate Plot D - Land between 67 and 75 Calvert Road	Effingham	Public / private Gypsy and Traveller site
215	Woodbridge Park Industrial Estate	Friary and St. Nicolas	Employment / Hotel
63, 85, 175, 219	Guildford Fire Station, Ladymead Guildford	Friary and St. Nicolas	Fire Station and Commercial or Residential (63), Open to suggestions (85), Residential (175), Residential or Hotel (219)



Ref No.	Address	Ward	Suggested Land use
8	Land rear of 77 – 121 Walnut Tree Close, Guildford	Friary and St. Nicolas	Residential
100	Land on either side of Walnut Tree Close near the bend	Friary and St. Nicolas	Residential
108, 109, 134, 211	Guildford Plaza (former CEGB / electricity board site)	Friary and St. Nicolas	Residential (108, 109, 134), Offices (211)
129, 214	Farnham Road Hospital, Guildford	Friary and St. Nicolas	Residential (129), Residential, Hotel, Retail, Office, Open Space (214)
149	Land south and rear of St Saviour's Rectory, Guildford	Friary and St. Nicolas	Open Space
172, 212, 218	Bellerby Theatre, Guildford Youth and Community Centre and neighbouring land and buildings	Friary and St. Nicolas	Residential (172), Residential, car park, community facilities, open space (212), Residential, Community, Public House, Office (218)
173, 207, 216	Bedford Road Car Park	Friary and St. Nicolas	Residential (173), Residential, Offices, Retail, Bar / Restaurant (207), Residential, Leisure, Retail, Offices, Hotel (216)
179, 208	Mary Road Car Park	Friary and St. Nicolas	Residential and parking (179), Short stay public car parking / Residential (208)
210, 217	Former Farnham Road Bus Station	Friary and St. Nicolas	Residential, offices, community, cultural, hotel or a mix of these uses (210), Residential, Hotel, Retail, Office, Open Space (217)
230	Telephone Exchange site, Leapale Lane	Friary and St. Nicolas	Open to suggestions (including retail, residential & commercial)
232	Bus Depot, Leas Road	Friary and St. Nicolas	Open to suggestions
233	Pembroke House, Mary Road	Friary and St. Nicolas	Open to suggestions
243	Land opposite High View Road	Friary and St. Nicolas	Burial Land
234	Site at Station View	Friary and St. Nicolas	Open to suggestions
205	Land bounded by North Street, Onslow Street and Leapale Road, Guildford	Friary and St. Nicolas	Retail, Residential, new Bus Station, Open Space
6	Old Basket Works, Sydenham Road	Holy Trinity	Residential / Commercial / Office
7, 236	Old Reservoir, Pewley Hill	Holy Trinity	Recreation / Community facilities / Open Space (7), Open to suggestion (236)



Ref No.	Address	Ward	Suggested Land use
68	The Old Basket Works, neighbouring yard, and derelict building to the rear, Sydenham Road, Guildford	Holy Trinity	Residential
86, 186	Family Centre, Warwicks Bench, Guildford	Holy Trinity	Open to suggestions (86), Residential (186)
88	Adult Education Centre and Harvey Gallery, Sydenham Road and corner site at Brodie Road	Holy Trinity	Open to suggestions
93	Pupil Referral Unit, Pewley Hill	Holy Trinity	Open to suggestions
96	Guildford Rowing Club, River Wey, Millbrook	Holy Trinity	Redevelopment of clubhouse
97	Shalford Park Changing Facilities	Holy Trinity	Development of changing rooms
121	Chantry Lodge, Pilgrims Way, Guildford, Surrey, GU4 8AW	Holy Trinity	Residential and removal from Green Belt
146	Land adjoining 2 Sydenham Road	Holy Trinity	Open Space
174, 213	Bright Hill Car Park	Holy Trinity	Residential and redeveloped car park (174), Residential & public car parking (213)
187	Adult Education Centre and Harvey Gallery, Sydenham Road	Holy Trinity	Residential
193	Reservoir at top of Pewley Hill	Holy Trinity	Open Space
206	Civic Hall	Holy Trinity	New Civic Hall, Residential, Office, Public Car Parking
209	Land adjoining the Electric Theatre	Holy Trinity	Offices, cultural, arts, community or educational use or a mix of such uses, with bar and restaurant ancillary uses
229	The Old Basket Works, neighbouring yard, derelict building to the rear, and houses at Poyle Terrace, Sydenham Road, Guildford	Holy Trinity	Open to suggestions
235	Land at London Road Station	Holy Trinity	Open to suggestions
244	1B Sydenham Road and rear car park	Holy Trinity	Residential
53, 54	Former Wisley Airfield	Lovelace	Mixed Residential and Commercial (53), Residentially led, mixed-use scheme (54)
55	Brick Kiln Copse	Lovelace	Green Belt / Woodland
91	Ripley smallholdings	Lovelace	Open to suggestions
104	Land north of former Wisley Airfield	Lovelace	Waste Treatment
157	Former Highland Nurseries, Portsmouth Road, Ripley, Surrey	Lovelace	Residential
159	RHS Garden Wisley, Woking, Surrey, GU23 6QB	Lovelace	Development of existing activities



Ref No.	Address	Ward	Suggested Land use
180	White Hart Court, Ripley	Lovelace	Residential and Parking
190	Land west of Ripley	Lovelace	Residential and / or commercial
72	Polesden Lane, Send	Lovelace / Send	Residential / Mixed Use (72)
84	Merrow Depot	Merrow	Open to suggestions
89	Thornchase Hostel / Special School, Merrow	Merrow	Open to suggestions
114	Land southwest of Merrow Lane railway bridge	Merrow	Mini railway station
130	Great Goodwin Drive, Merrow, Guildford	Merrow	Residential
136, 185	Merrow Depot and neighbouring land at Merrow Business Centre	Merrow	Residential (136), Residential & new Merrow Railway Station (185)
14	Land at Guildford Road, Normandy	Normandy	Residential / Mixed use and inclusion in the Green Belt Settlement Boundary
48	Rear of Alfriston House, Guildford Road, Normandy, GU3 2AR	Normandy	Residential
75	Land at Beech Lane, Normandy	Normandy	Residential
82	Land at Wanborough Station	Normandy	Residential
116	Former Vokes Site, Henley Park, near Normandy	Normandy	Retirement Care Village
194	Manor Fruit Farm, Normandy	Normandy	Open Space
241	Whittles Drive, Grassypiece Copse, Aldershot Road, Normandy	Normandy	Travelling Showpeople site, 12 - 15 pitches
76	Merrist Wood Campus, Worplesdon, Guildford, GU3 3PE	Normandy / Worplesdon	Education / Residential / Leisure & Recreational / Mixed use
165	Cobbett Close Gypsy and Traveller Caravan site, Cobbett Hill, Worplesdon, Guildford	Normandy / Worplesdon	Extension of current public Gypsy site to enable extra pitch capacity
50	Guildford Cathedral, Stag Hill, Guildford, GU2 7UP	Onslow	Cathedral Offices, Visitor Centre, Shop, Refectory, Residential, Environmental Improvements
83	Tesco Store, Egerton Road, Guildford	Onslow	District Shopping Centre / Extended Superstore
131	Land south of Royal Surrey Hospital adjoining Manor Farm	Onslow	Residential
178, 204	Guildford Park Car Park	Onslow	Residential and Parking (178), Housing / Public car parking and new public open space (204)



Ref No.	Address	Ward	Suggested Land use
171, 203, 220	Land and buildings at Guildford Railway Station	Onslow / Friary and St. Nicolas	Mixed-use development including residential (171) New station, housing and open space with offices / hotel / retail / leisure / cultural (203), Offices, Residential, Hotel, Leisure and Retail (220)
67	Land south of Ash Road (west off Bridge Mead), Pirbright	Pirbright	Residential / leisure & community facilities
170	Bisley Camp, Bisley, Brookwood, Surrey, GU24 0PB	Pirbright	Enhancement and update to existing uses including new offices, catering and retailing facilities, conference facilities, improved accommodation including hotel provision and replacement spectator and competitor accommodation
195	Grove Farm Nursery, Pirbright	Pirbright	Open Space
18	20 Send Barns Lane, Send, Woking, Surrey, GU23 7BP	Send	Increased Residential and inclusion within the Green Belt Settlement Boundary
22	Land at Polesdon Lane and Send Marsh Road, Send Marsh, Ripley	Send	Residential
25	Hillside Farm, Sandy Lane, Send, GU23 7AP	Send	Residential
27	Land to the west of Aldertons Farm, Send Marsh Road, Send Marsh (Plot A)	Send	Residential
28	Land to the west of Aldertons Farm, Send Marsh Road, Send Marsh (Plot B)	Send	Residential
29	Land to the west of Aldertons Farm, Send Marsh Road, Send Marsh (Plot C)	Send	Residential
30	Land south east of London Road, Send Marsh (Plot A)	Send	Commercial
31	Land south east of London Road, Send Marsh (Plot B)	Send	Residential
38	6 Send Barns Lane, Send, Woking	Send	Residential
52	Land off Heath Drive, Send	Send	Residential
58	Land at Send Hill, Send Hill, Send	Send	Residential
118, 163	Disused Sandpit, Send Hill, Send	Send	Affordable Housing (118), Public / private Gypsy and Traveller site (163)
120	Plot B - Harms Hatch, Broadmead Road, Send, Woking, Surrey	Send	Residential



Ref No.	Address	Ward	Suggested Land use
152	Land south east of London Road, Send Marsh	Send	Residential and Commercial and inclusion in the Settlement Boundary
184	Sandfields, Send	Send	Residential
5	Compton Sewage Treatment Works	Shalford	Residential
12	Land at Hornhatch Farm, New Road, Chilworth	Shalford	Residential / Mixed Use
56	Land off Priorsfield Road, Godalming, Surrey, GU7 2RQ	Shalford	Residential / Leisure / Community Facilities
81	Land at Shalford Station	Shalford	Residential
107	Former Astolat site at Peasmarsh	Shalford	Residential
112	Land adjacent to railway bridge north of Artington Park & Ride site	Shalford	Mini railway station
119	Land at and around Stonebridge Depot and Orchis Cottages	Shalford	Green Waste Recycling / Biomass preparation and storage
147	Land lying North of Station Road, Shalford	Shalford	Open Space
150	Parcel of Land between Tilthams Corner Road and Foxborough Road, Shalford, GU4	Shalford	Residential
153	Land at Littlebrook Cottage, Pound Place, Shalford, GU4 8HJ	Shalford	Affordable Housing
160	Artington Court, Old Portsmouth Road, Guildford, GU3 1LJ	Shalford	Residential and inclusion within Settlement Boundary
168	Land to the north of Stonebridge Depot, Shalford, Guildford	Shalford	Public / private Gypsy and Traveller site
94	Lockwood Day Centre	Stoke	Open to suggestions
105	Slyfield Industrial Estate: Land to the North East	Stoke	Waste Treatment, Storage and Transfer
111	Land adjacent to Lime Grove	Stoke	Mini railway station
137	Agricultural Hall, Bellfields Road, Stoke	Stoke	Residential
138	Woking Road Depot, Woking Road	Stoke	Residential
177	32-37, Oak Tree Drive, Guildford	Stoke	Residential
196	Thames Water Utilities Land at Slyfield Industrial Estate	Stoke	Industrial and / or waste related uses
197	Site at Moorfield Road, Slyfield Industrial Estate	Stoke	Business / Industrial / Warehousing
245	Slyfield Industrial Estate	Stoke	Residential, Sewerage Treatment Works, Employment, Waste, Allotments
181	Stoughton Grange Junior School, Grange Road	Stoughton	Residential and Nursing Home



Ref No.	Address	Ward	Suggested Land use
9	Shackleford Mushroom Farm	The Pilgrims	Identify as a Major Developed Site in the Green Belt
37	Home Farm, Hurtmore, GU8 6AD	The Pilgrims	Employment uses
66	Land at Home Farm, Peper Harow, Godalming, GU8 6BQ	The Pilgrims	Residential
73	Wanborough Village, Wanborough, Guildford, Surrey, GU3 2JR	The Pilgrims	Leisure and Community Facilities
74	Youth House, West Flexford Lane, Wanborough, Guildford	The Pilgrims	Residential
101	Elstead Road, Shackleford, Surrey	The Pilgrims	Affordable Housing
102	Coppice Cottage, Shackleford, Godalming, Surrey, GU8 6AX	The Pilgrims	Residential
103	Eashing Farm, Eashing	The Pilgrims	Mineral Extraction
4	Netley Mill Water Works (undeveloped areas)	Tillingbourne	Residential
39	Land at High View Road, Gomshall	Tillingbourne	Residential
41, 42	21 New Road (The Cottage) and 22 New Road (Jasmine Cottage), Gomshall, GU5 9LZ	Tillingbourne	Residential
47	Albury House, The Street, Albury, Guildford, GU5 9AE	Tillingbourne	Residential
80	Kitchen Garden, Upper Street, Shere	Tillingbourne	Residential and Community use
191	Station Approach site, Gomshall	Tillingbourne	Allotments
34	Tony Purslow Ltd, Aldershot Road, Guildford, GU2 8BX	Westborough	Residential
40, 176	Aldershot Road Allotment site (Westborough Allotments)	Westborough	Provision of 39 allotment plots (40), Residential and Open Space (176)
110	Land adjacent to Egerton Road Railway Bridge	Westborough	Mini railway station
19	Woodlands Farm Nursery / Reclamation, Wood Street Green, Wood Street Village, Guildford, GU3 3DU	Worplesdon	Residential
23	Land opposite Burpham Court Farm, Clay Lane, Guildford	Worplesdon	Residential
35	Land at Oak Hill, Wood Street Village, Guildford	Worplesdon	Residential
44	Land at Blanchards Hill, Jacobs Well	Worplesdon	Residential
49	Land at Tangley Place Farm and Keens Lane, Worplesdon	Worplesdon	Residential and Recreational Space possibly with Park and Ride facility
59	Ellis Family Yard, Whitmoor Common, off Burdenshot Road, Worplesdon, Guildford	Worplesdon	Residential



Ref No.	Address	Ward	Suggested Land use
70	Brookpond Smallholding, Whitmoor Common, Worplesdon	Worplesdon	Agricultural / Touring Caravans / Log Cabin
71	Stringers Barn, Salt Box Road, Guildford, GU4 7PX	Worplesdon	Open to suggestions
78, 128	Liddington Hall, Aldershot Road, Guildford	Worplesdon	Residential / Mixed use (78), Park and Ride (128)
115	Land at 148 Broad Street, Guildford	Worplesdon	Residential
124	Land at corner of Worplesdon Road and Tangley Lane, north west of Tangley Place	Worplesdon	Park and Ride
125	Land at Tangley Place Farm	Worplesdon	Park and Ride
126	Land at Keens Lane	Worplesdon	Park and Ride
127	Land at Saltbox Road	Worplesdon	Park and Ride
141, 142	Former Research Centre, Tangley Place	Worplesdon	Major Developed Site in the Green Belt (141), Removal from the Green Belt (142)
154	Land west of Tangley Place Farm	Worplesdon	Residential and Open Space
156	Land to north-west of Slyfield Industrial Estate	Worplesdon	Extension to Slyfield Industrial Estate
162	Land at rear and off Gravetts Lane, Guildford, Surrey, GU3 3JR	Worplesdon	Residential
242	Bonsai Centre, St Mary's Garden, Perry Hill, Worplesdon, Surrey, GU3 3RE	Worplesdon	Residential

Proposed changes to Sites of Nature Conservation Importance

Surrey Nature Conservation Liaison Group recommend increase / reduction in size of existing Sites of Nature Conservation Importance (SNCI), and new SNCIs, as follows:

Ref No.	Address	Ward	Proposed Land use
225	Land at Tongham and Ash	Ash South and Tongham / Ash Wharf	Amendments to SNCI boundary
226	Land at Gosden Hill Farm, north east Guildford	Burpham / Clandon and Horsley	Amendments to SNCI boundary
227	NW Guildford	Westborough / Worplesdon	Amendments to SNCI boundary
228	Land around Wisley Airfield	Lovelace	Amendments to SNCI boundary
247	Jacobs Well Village Pond	Worplesdon	New SNCI
248	Elm Corner Woods	Lovelace	New SNCI
249	Merrow Lane Woodland	Burpham	New SNCI
250	Hunts Copse	Lovelace	New SNCI



SECTION D – Glossary of Terms

(for more terms see the Planning Portal website – www.planningportal.gov.uk).

Affordable Housing (or sub-market housing)	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
Annual Monitoring Report (AMR)	A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.
Area Action Plan	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration) e.g. Town Centre Area Action Plan, Slyfield Area Action Plan.
Density	In the case of residential development, a measurement of the number of dwellings per hectare.
Development Plan Document (DPD)	<p>Development Plan Documents are prepared by local planning authorities and outline the key development goals of the Local Development Framework.</p> <p>Development Plan Documents include the Core Strategy, site-specific allocations of land and, where needed, Area Action Plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs.</p> <p>All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector’s binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs form an essential part of the Local Development Framework.</p>
Evidence Base	The information and data gathered by local authorities to support the “soundness” of the policy approach set out in Local Development Framework documents, including physical, economic, and social characteristics of an area.
Green Belt (not to be confused with Green Field)	<p>A designation for land around certain cities and towns, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt is to:</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • preserve the setting and special character of historic towns • assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>Green Belts are defined in a local planning authority’s Development Plan (Guildford’s is currently shown on maps of the Local Plan 2003).</p>
Green Field Land	Land (or a defined site), usually farmland, that has not previously been developed.
Local Development Documents (LDDs)	These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs make up the LDF and collectively deliver the spatial planning strategy for the local planning authority’s area.
Local Development Framework (LDF)	<p>The Local Development Framework (LDF) is a term used to describe a folder of documents, which includes all the local planning authority’s Local Development Documents. An LDF is comprised of:</p> <ul style="list-style-type: none"> • Development Plan Documents (which form part of the statutory development plan) • Supplementary Planning Documents

Local Development Framework (continued)	<p>The Local Development Framework will also comprise of:</p> <ul style="list-style-type: none"> • the Statement of Community Involvement • the Local Development Scheme • the Annual Monitoring Report <p>We call the LDF the Guildford Development Framework (GDF).</p>
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with government and reviewed every year.
Site of Nature Conservation Importance (SNCI)	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
Soundness	A Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's Statement of Community Involvement.
Spatial Planning	<p>Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.</p> <p>This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.</p>
Spatial Vision	A brief description of how the area will be changed at the end of a plan period.
Special Protection Area (SPA)	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species, for example, the Thames Basin Heaths Special Protection Areas (TBH SPA).
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.
Supplementary Planning Document (SPD)	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The government has set out four aims for sustainable development in its strategy A Better Quality of Life, a Strategy for Sustainable Development in the UK.</p> <p>The four aims, to be achieved simultaneously, are:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth and employment.



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