



STAG HILL GUILDFORD

COMMENTS ON THE EMERGING
GUILDFORD LOCAL PLAN

THE CATHEDRAL CHURCH
OF THE HOLY SPIRIT
GUILDFORD

JULY 2016





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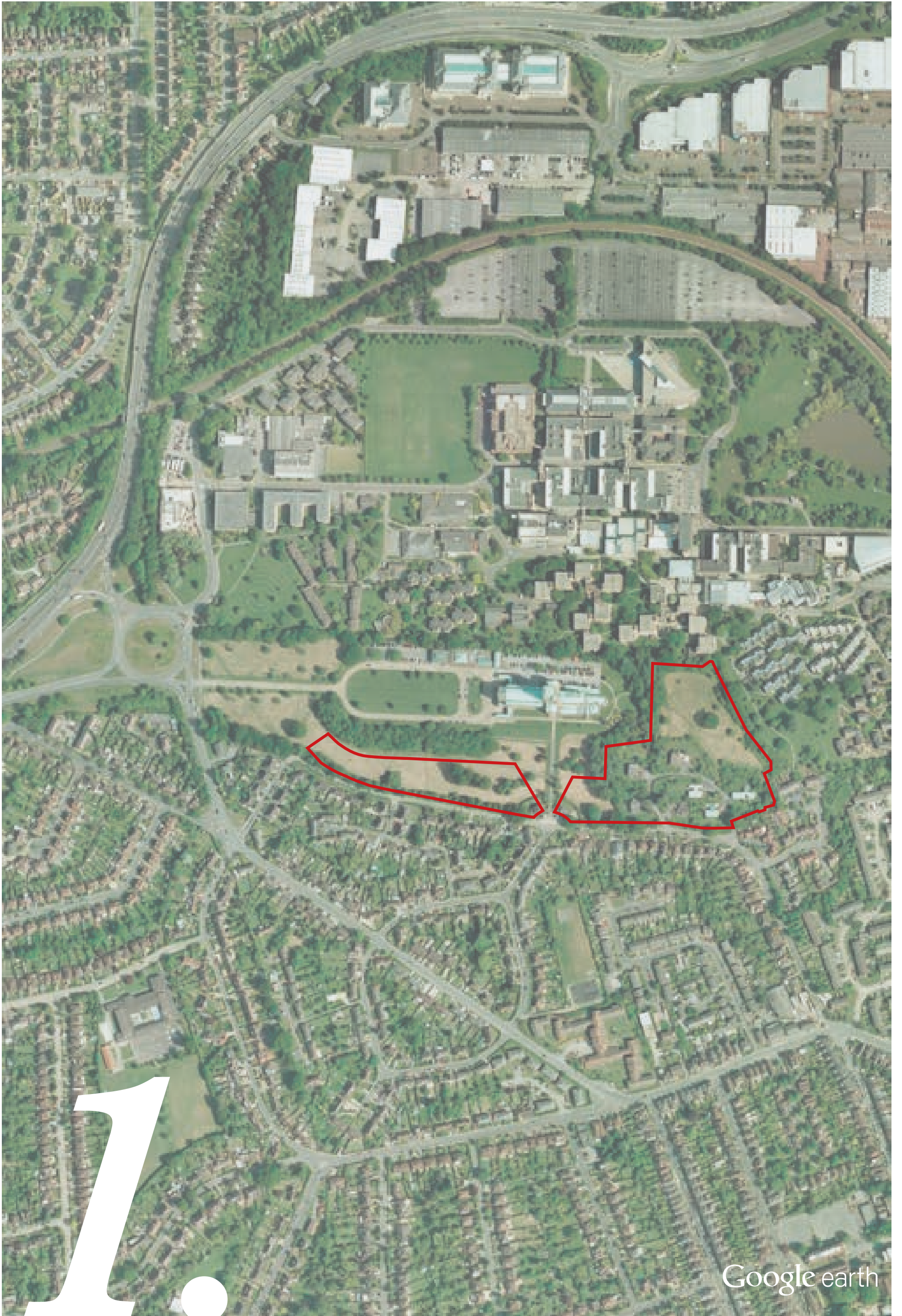
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PROJECT CODE	00710
CREATED BY	LS
CHECKED BY	IF
ISSUE TYPE	FOR COMMENT
ISSUED ON	15 JULY 2016

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1.



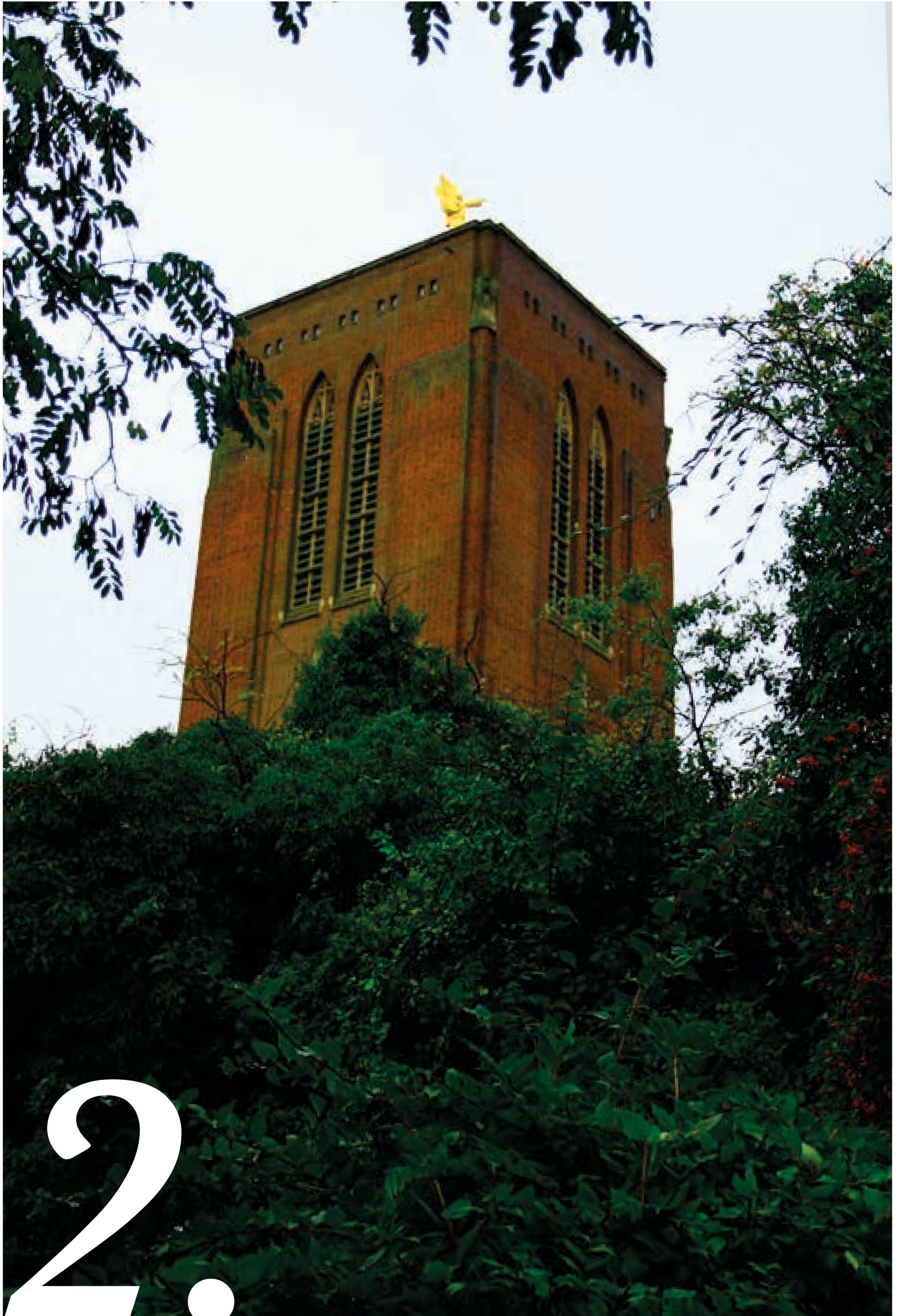
INTRODUCTION

The joint applicants Linden Homes and The Cathedral Church of the Holy Spirit, Guildford submitted a detailed planning application for the development of 134 new, private and affordable homes (net increase of 127 homes) on land that forms part of Stag Hill, Guildford to the Council in October 2015 (Planning Application reference: 15/P/02284). This application remains undetermined. Guildford Borough Council (GBC) has now released its Proposed Submission Local Plan: Strategy and Sites document June 2016 for consultation. This emerging plan contains various policies, justifying text and a site allocation relating to part of Stag Hill that all have a relationship to the submitted, and live residential planning application and the remaining Stag Hill estate.

The joint applicants consider that GBC have underestimated the potential site capacity of the emerging site allocation reference A15. These comments will initially provide general observations on various parts of the emerging plan and secondly will seek to qualify why it is considered the draft allocation should be altered to better reflect a level of site development capacity that equals the level of development detailed in the currently submitted planning application. Reference will also be made to the location where the Cathedral wishes to undertake potential replacement development of existing Cathedral facilities and accommodation associated with its 20/20 Vision Strategy.

The residential proposals for Stag Hill and these representations arise from a long term desire by the Cathedral to implement "The Guildford Cathedral 20/20 Strategy" and with regard to creating a financial endowment to secure the Cathedral's long term financial position.

This submission is accompanied by various plans and images that support the in principle allocation of land that forms part of Stag Hill as being suitable and appropriate for residential development. The brochure will also seek to contest that further consideration should be given to the contents of the site allocation A15 itself and specifically that the identified proposal site can be developed to a greater level (134 homes - 38 dwellings per hectare) than that currently suggested in the draft plan (100 homes - 28 dwellings per hectare) reflecting the level of appropriate development detailed in the currently submitted residential planning application.



2.

THE CATHEDRAL & THE GUILDFORD CATHEDRAL 2020 STRATEGY



Guildford was made a diocese in its own right in 1927 and work on the new Cathedral, designed by Sir Edward Maufe, began 9 years later. Construction was interrupted by the second World War and the Cathedral was finally completed and consecrated on 17 May 1961. The Cathedral stands on the pinnacle of Stag Hill and is a Grade II* listed building built out of solid red brick. It immediately overlooks the University of Surrey to the north and residential suburbs to the south and south east, leading to the town centre. The bricks the Cathedral were constructed of were made from clay taken from Stag Hill itself, resulting in a significant remodelling of the original local landscape.

The original vision for the Cathedral was to be the hub of a vibrant ministry that included education, social and pastoral elements and these important aspirations have yet to be fully realised. Guildford Cathedral's aspirational plan combines development of part of the Stag Hill site for much needed market and affordable housing with the preservation and enhancement of the Grade II listed Cathedral building and remaining open areas of the estate. The completion of this work will create a vibrant "Cathedral Quarter" where people can live, work and participate in cultural and community activities, thus completing the architect, Edward Maufe's, original masterplan vision.

The proposed transformation seeks to enable this important community asset to consolidate and extend its ministry in terms of creating new enhanced facilities for visitors, staff and the local community also enhancing linkages to the town centre. The strategy known as the Guildford Cathedral 2020 strategy, is based on a 7 year plan which also aims to establish a financial future for the Cathedral through sensitive development for new housing on part of the Stag Hill estate. Proceeds from the sale of the land will help protect the sustainability of the Cathedral and fund the replacement of the now obsolete ancillary buildings to the northwest of the Cathedral with enhanced modern facilities

A range of options are being considered by the Cathedral which include integrated complex facilitating new activities, offering space for adult learning, public debate, youth activities, and social care and a new Refectory which will offer a welcoming place to meet socially and an attractive venue for evening events. There may also be new visitor welcome area will include state-of-the-art interpretative resources telling the story of Guildford Cathedral, focusing on the 200,000 "brick-givers", through whose generosity the Cathedral was constructed, as well as giving access to an archive of oral history recording the recollections of the craftsmen who created this impressive building. In addition, there will be opportunity for enhanced public realm. The Cathedral is fully aware of the sensitivities associated with implementation of the Guildford Cathedral 2020 strategy. It is therefore a priority for the Cathedral to ensure that the setting and character of the listed Cathedral and its prominent position is fully respected.

The Cathedral has been working on its 20/20 Vision Plan and how best to achieve long term financial security for in excess of ten years and the plans have been very carefully thought through and extensively consulted on. The Cathedral Fabric Commission for England recently endorsed the residential development plan proposals which are now before Guildford Borough Council as a submitted planning application. The Cathedral is acutely aware of the sensitivity of promoting residential development on part of its estate holdings across Stag Hill. An extremely diligent process was undertaken to identify and select Linden Homes as the Cathedral's preferred development partner regarding the creation of a new residential Cathedral quarter. Following extensive discussions with local residents, GBC, the CFCE, Historic England and other important local stakeholders, the applicants completed an extensive site constraints and opportunity analysis to fix an appropriate approach to the application masterplan layout. This exercise has also included comprehensive and complex engineering assessment work to ensure the integrity of Stag Hill is fully protected and how the engineering constraints impact on masterplan site layout. In addition, an extensive visual impact and landscape assessment was completed to ensure new development has a minimal impact on the setting and appearance of the listed Cathedral and the verdant character of the Stag Hill mound.

The planning application for 134 new homes is therefore the result of a long and detailed consultation, technical and planning review process and the applicants are convinced it is the optimum way of sensitively developing Stag Hill whilst meeting the Cathedral's requirements to create a financial endowment and a new inclusive residential community that better connects the Cathedral to the Guildford's urban area. At the centre of these representations is a request that GBC recognise the development merits associated with the planning application masterplan amending the Stag Hill site allocation reference A15 to reflect an increased development capacity of circa 134 new dwellings. It is this level of development that the applicants have thoroughly tested and which is considered sensitively optimises the application site capacity to accommodate new homes for a new sustainable residential quarter that also provides the necessary financial endowment required to underpin the Cathedral's long term financial security. A reduced level of development will not generate a sufficient level of site value failing to solve the Cathedral's financial problems.

Consequently, the applicants approach to development can be regarded as being appropriate in scale leading to no significant harm to the listed Cathedral or its setting and also generating sufficient value to secure the Cathedral's long term financial future. It is therefore a carefully well designed and sensitive masterplan that clearly demonstrates enabling development of this scale can be successfully undertaken within such a sensitive location.



GENERAL OBSERVATIONS ON THE PROPOSED SUBMISSION LOCAL PLAN: STRATEGY AND SITES JUNE 2016

Guildford retains a distinct physical character reflecting different periods of growth including the construction of the Cathedral during the 20th Century. Guildford benefits from a wealth of older and more recent built heritage, a historic core, green spaces, a growing economic sector also focused on an expanding Surrey University and technology sector. It has experienced a rise in population by 5.7% between 2001 and 2011 and has the second largest population of the 11 Surrey districts with approximately half of the boroughs residents living in the town.

The many opportunities Guildford provides generates a significant demand for a wide variety of new and specialist housing types. This reflects the fact that Guildford continues to be an extremely attractive location to live, driving demand for smaller properties, family homes, rental properties and owner occupation. Similarly, given the limited supply of new homes, considerable need continues to exist for both affordable and specialist housing, including different tenure typologies such as social housing for rent, intermediate housing/shared equity and affordable rent.

EMERGING SPATIAL VISION AND POLICY S2

The Emerging Spatial Vision on page 19 of the draft plan is generally felt to be correct and supported especially relating to the identification of residential development targets for Guildford's urban area. In particular it is welcomed that through Policy S2: Borough wide strategy, GBC recognise that the focus for growth should be within the town centre and urban areas of Guildford town and that the smaller allocated sites such as the identified draft Local Plan allocation for Stag Hill reference A15 should be developed to contribute towards the Borough's housing land over the first five years of the planned period.

The local housing situation has continued to cause problems for existing residents wanting to relocate within their local communities, for younger people wanting to buy in the town and regarding the inward migration of others who wish to live in Guildford. Guildford's housing problems also have a direct impact on the local economy as it is becoming increasingly difficult for local private and public sector employers to retain and recruit staff.

Housing must also compete with other land use demands across the town and it is recognised by GBC that available brownfield sites capable of sustaining development within the existing settlement area are scarce. This has the consequence of placing considerable pressure on GBC to consider the release of sensitive greenbelt land or countryside beyond Guildford's urban area. Consequently, the best possible use of land within the urban area must be made but in a sensitive way that also respects built heritage, the town's character and other important features such as open space. However, the issue of scarce land, an increasing population and the need to promote a sustainable local economy means challenging decisions will need to be made to ensure Guildford continues to prosper and that the sensitive countryside and greenbelt are given the best possible protection from development.

The majority of local residents reside within the town boundary reflecting a desire to be close to a wide range of local facilities and amenities. This pattern is unlikely to change, suggesting the new Local Plan needs to very carefully consider how best to identify opportunities for new housing within Guildford's urban areas making the best possible use of those well located opportunity sites felt able to contribute to meeting local housing need such as that detailed in the emerging site allocation A15 for Stag Hill.

Optimising sustainable sites within Guildford's urban area such as that suggested for Stag Hill is likely to be the most sustainable solution to delivering new housing in terms of housing strategy. Support is also given to the Emerging Local Plan objective to provide more market and affordable homes, family dwellings, smaller homes for those wishing to purchase their first property or downsizing and to encourage development of mixed communities that possess a sense of place and a local identity. These aspirations very closely reflect the Cathedral's 20/20 Vision Statement for the creation of a new Cathedral quarter on and around Stag Hill. Consequently, this submission contests that the draft allocation A15 should be redrafted to better reflect the Cathedral's aspirations concerning the creation of a well-designed new Cathedral quarter containing both new homes and facilities for the Cathedral.

Guildford Cathedral is not only one of the most important institutions within the borough, but it is also of regional significance and the carefully worked up 20/20 Vision prepared by the Diocese places a considerable emphasis on enhancing the connectivity of the Cathedral to Guildford's town centre and surround urban area. To achieve this and to ensure the long term financial stability of the Cathedral it is necessary to create a new residential quarter and this is a sound planning objective that is reflected in the currently submitted planning application for 134 new dwellings. The general Local Plan aspiration to make the best possible use of appropriate located sites within the urban area for new housing is supported. This policy objective is reflected in the proposed Cathedral residential masterplan layout which also respects emerging policy requirements to protect important landscape and heritage assets. This approach is reflected in the submitted Stag Hill residential planning application which achieves a good quality residential masterplan layout whilst also protecting and enhancing the verdant character of the mound and the setting of the listed building.

HOUSING POLICIES: HOMES FOR ALL

The policy objective for housing mix is supported especially concerning confirmation that new development should provide housing which looks to meet the needs as set out in the latest Strategic Housing Market Assessment (SHMA). Both Linden Homes and Guildford Cathedral recognise the merits in encouraging schemes to meet the SHMA local area needs assessment which currently suggests for Guildford an emphasis on delivering smaller size family dwellings and affordable homes with less demand for four bedroom market. It is also considered to be a sound planning policy objective that whilst residential densities must have accord to local area context and character, schemes must make the most efficient use of land.

GENERAL OBSERVATIONS ON THE PROPOSED SUBMISSION LOCAL PLAN: STRATEGY AND SITES JUNE 2016

POLICY H2: AFFORDABLE HOMES

This submission requests that in order to ensure Emerging Policy H2 better reflects the aspirations and objectives of the NPPF and NPPG that some reference within the body of the policy is made to a recognition that the Council accepts that where applicants are not able to meet the required levels of affordable housing, applications will need to be accompanied by a detailed viability assessment. It is generally considered to be a sound approach to indicate that subject to discussions on viability, a cascade mechanism may be appropriate to assist with delivering a scheme.

Para 4.4.54 identifies the importance of the Cathedral in the Borough: *“Other attractions in the borough include the River Wey and Dapdune Wharf Visitors Centre, Guildford Cathedral, Watts Gallery, The Hogs Back Brewery, Ash Museum, the Basingstoke Canal and the Blackwater Valley.”*

Policy E6: ‘The leisure and visitor experience’ states:

“We will continue to develop a high quality visitor experience to increase the contribution that tourism, arts, cultural heritage and sport make to our quality of life and social and cultural well-being. To achieve this we will support:

- the provision of new and enhanced leisure and visitor attractions, including arts and cultural facilities, in accordance with the sequential test outlined in the NPPF for main town centre uses”*

The improved connectivity of town centre to Cathedral as a result of the development proposal helps meet this objective, i.e. enhancement of an existing ‘attraction’.

Policy E7: ‘Guildford town centre’ includes a statement that in 2033 the town centre will have: *“more effective routes within and across the town centre for pedestrians and cyclists”*. This development proposal fits in with this objective.

The explanatory text also states at para 4.4.77: *“As the most sustainable location in the borough, Guildford town centre is the most suitable location for the larger developments of town centre uses, and for housing.”* Development in and around the Cathedral (i.e. within easy walking distance of the town centre) is therefore a way of delivering sustainable development.

POLICY D1: MAKING BETTER PLACES

The criteria for larger scale developments relating to design and place making are generally supported.

In addition, these representations make the following observations on this policy suggesting the following changes to the policy criteria should be made and these are underlined in the revised policy script below:-

“Residential developments of 25 or more dwellings must:

- Be designed to facilitate and promote walking, providing a high quality environment for pedestrians, and where possible allowing short walking distances to amenities.*
- Create places that are easy to get to and through foster active lifestyles, are easy to understand and navigate, and feel safe during the day and night and*
- Provide convenient and safe routes through the development and to nearby areas for pedestrians and cycles”*

The submitted Stag Hill planning application for 134 new dwellings has been designed to meet the aims and criteria of policy D1 as amended above.

These representations have considered the various policies and supporting text outlined and detailed in section 4.6 Infrastructure Policies of the emerging plan. It is felt important to identify that the site allocation reference A15 for Stag Hill and with regard to the submitted Stag Hill planning application for 134 new homes comprise and satisfies various policy criteria within this chapter. These representations therefore make it clear that the following policy criteria is supported and that the submitted planning application is entirely in compliance with the relevant criteria.

Policy I2 ‘Supporting the Department for Transport’s “Road Investment Strategy”’ highlights the importance of the A3 and the need for developments adjacent to it (and other large sites) to take account of any emerging proposals by Highways England. We have engaged with HE at an early stage, the TA has been developed in consultation with them and they have raised no objection to the planning application.

Policy I3 ‘Sustainable transport for new developments’ sets out expectations for new development. The scheme complies with these as follows:

<ul style="list-style-type: none"> • provide high-quality, safe and direct routes within permeable layouts that strengthen, facilitate and encourage short distance trips by walking and cycling 	Proposed layout specifically seeks to improve connectivity of the town to the Cathedral
<ul style="list-style-type: none"> • provide secure, accessible and convenient cycle parking 	Scheme will include safe and secure cycle parking in line with SCC’s requirements
<ul style="list-style-type: none"> • protect, enhance and improve existing cycle and walking routes, to ensure the effectiveness and amenity of these routes 	A specific aim of the scheme
<ul style="list-style-type: none"> • secure appropriate improvements to public and community transport, including infrastructure and park and ride requirements 	The scheme will bring forward improvements to local walking and cycling routes - this is currently being discussed and agreed with SCC
<ul style="list-style-type: none"> • provide off-street vehicle parking for both residential and non-residential developments at a level which reduces the likelihood of overspill parking on the public highway where there is a clear and compelling justification that it is necessary to manage the Local Road Network 	The scheme fully complies with local parking standards
<ul style="list-style-type: none"> • within areas of on-street parking stress, as identified by the Vehicle Parking Supplementary Planning Document, planning permission for residential developments resulting in a net increase in housing will be subject to a planning obligation to require that future occupants will not be eligible for on street residents parking permits 	n/a
<ul style="list-style-type: none"> • provide a Travel Plans where significant amounts of movement are generated 	A Travel Plan has been produced and is being agreed with SCC
<ul style="list-style-type: none"> • facilitate the use of ultra low emission vehicles 	The scheme will include the provision of charging points for electric vehicles
<ul style="list-style-type: none"> • provide for the needs of people with disabilities by all modes of transport, wherever possible, and 	The scheme has been designed to ensure an appropriate gradient route to and from the Cathedral through the site
<ul style="list-style-type: none"> • contribute to the delivery of the route of the proposed Sustainable Movement Corridor in the town of Guildford where appropriate. 	the scheme will bring forward improvements to local walking and cycling routes - this is currently being discussed and agreed with SCC

GENERAL OBSERVATIONS ON THE PROPOSED SUBMISSION LOCAL PLAN: STRATEGY AND SITES JUNE 2016

DRAFT SITE ALLOCATION POLICY A15: LAND AT GUILDFORD CATHEDRAL, ALRESFORD ROAD, GUILDFORD

As currently drafted the Emerging Policy allocation reference A15 confirms the in principle support for using part of Stag Hill for residential development and this aspiration is supported. The draft allocation proceeds to suggest with little to no qualification that the identified proposal site has a development capacity of approximately 100 new dwellings (28 dwellings per hectare). This submission contests that GBC is incorrect in their assessment of the site's suggested residential development capacity. A qualified assessment of site development capacity is set out in the currently submitted planning application for 134 new dwellings (net increase of 127 homes) which corresponds to a similar development area to the one identified within this draft allocation. Therefore, this submission requests that site allocation A15 is amended to show an enhanced level of site development potential as proposed in the submitted planning application for circa 134 new homes (38 dwellings per hectare).

Criteria 1 of the site allocation states the following transport requirements:

"Pedestrian routes through the site connecting to the existing footpath system in Cathedral owned land which also enables access to the University of Surrey's Stag Hill campus". This requirement is supported and it is extremely helpful that there is acknowledgement pedestrian routes are specifically "n Cathedral owned land"

rather than the aspirational requirement for new routes through University land to the east.

This representation would also like to make a comment with regard to the suggested requirements criteria bullet point 4, protected existing trees and mature hedges of significance. This site allocation seems to adopt a different approach with regard to trees and mature hedges of significance when compared to other emerging site allocations which suggest that proposals will retain *"valuable trees where possible, particularly at site boundaries"*. In some cases, the drafting within various allocations goes onto to say proposals should have *"no unacceptable impact on trees"*.

Commenting on trees and hedgerows it is apparent there is clearly some variance in terminology between how the various site allocations are drafted regarding this particular issue which seems to bear no relation to the specific characteristics of the different allocation sites and which it is thought will lead to a greater level of subjectivity being applied to assessments of which trees might be considered significant or valuable within the various emerging site allocation policies. This variance could lead to misunderstanding and conflict between applicants and GBC. These representations therefore request that a standard approach is taken on this topic for site proposal A15 and potentially all other site allocations which states;

- Proposals should retain valuable trees where possible, particularly at site boundaries and proposals should have no unacceptable impact on trees worthy of preservation.

It is also apparent that policy allocation A15 relating to Stag Hill does not define or quantify any criteria for the determination of *"significance"* with regard to the preservation of trees and hedgerows. Significance could relate to arboricultural importance or alternatively visual, landscape, commemorative, historical or ecological significance or some or all of these. The policy should be altered to qualify what is meant by the word significance in the context of site allocation A15 otherwise this could lead to misunderstanding and conflict.

In addition the protection of *"existing trees and mature hedges of significance"* does not comply with the terminology used in the NPPF, or in the policy on trees and development (NE5) in the existing Guildford Local Plan (2003), which states that development will not be permitted if it would *"damage or destroy*

trees protected by a Tree Preservation Order or in a conservation area".

At present there are only five trees covered by a TPO on the Stag Hill allocation/application site. The adoption of proposed policy A15 as currently drafted which emphasises trees of significance should be protected significantly widens the criteria against which trees on this site should be protected, from the current five to a large and (in view of the inconsistent and undefined criteria) a difficult to define number. This is likely to make it extremely difficult to optimise an appropriate development capacity for the allocation/application site. This submission contests that the use of the word *"significance"* should be deleted and alternatively the protection of trees should comply with the NPPF terminology and the approach currently used by GBC in policy NE5 in its adopted but dated existing Guildford Local Plan 2003.

The following elements of this submission will set out a case for why it is considered that the proposal site can accommodate a greater level of residential development equal to approximately 134 new dwellings.



HISTORICAL CONTEXT



SITE HISTORY

Designed by Edward Maufe and built between 1936 and 1961, Guildford Cathedral stands in a prominent location at the top of Stag Hill overlooking the town of Guildford and the University of Surrey campus adjacent. The existing residential neighbourhoods on the lower slopes of Stag Hill to the south of the Cathedral were built in the years following the First World War.

The 20th Century Cathedral has an interesting history of land conveyance, set out in the detailed timeline below. The Cathedral's Architect, Maufe, won the competition for the Cathedral design in 1932. At the time of the competition the Cathedral was planned for the area of land at the pinnacle of Stag Hill, indicated in purple shading on the plan to the left. Additional land, shown in blue, was acquired by the Cathedral in 1936 when the building's first foundations were being laid – this land now forms the prominent southern and western approaches to the Cathedral.

CATHEDRAL TIMELINE - LAND CONVEYANCE

1927	Guildford diocese created - the designated parish church soon became too small for the congregation and the decision was made to build a Cathedral
1930s	Economic depression in the UK - Cathedral fund raising project was assisted by a donation of 2.4ha of land at the top of Stag Hill. The Hill was a former hunting ground, and was donated by the 5th Earl of Onslow
1932	Architecture Competition held for the design of the Cathedral - won by Edward Maufe
1936	Foundations laid and east end of Cathedral was partially built Construction was disrupted by WWII
1942	Richard Bedford Bennett, ex-Prime Minister of Canada, bought and gave 8.9ha of land surrounding Stag Hill
1952	Building work resumed Fundraising for building work began; £250,000 target; Buy-A-Brick campaign introduced, the bricks were made of clay from Stag Hill itself
1952 - 1961	200,000 people donated the equivalent of 12p each to "buy a brick".
1954	Chancel opened
1961	Cathedral Consecrated
1964	Nave opened
1965	University of Surrey acquired 30 hectares of greenfield land from Guildford Cathedral, Guildford Borough Council and the Onslow Village Trust
1966	Cathedral building projects complete University of Surrey officially opened
1970	University of Surrey Campus fully operational
1970s	Cathedral Close Built
1998	Some Cathedral land at the south-eastern edge sold to Bryant Homes to develop Scholars Walk

Key

- Cathedral Land pre 1936
- Cathedral Land acquired in 1936
- Land donated to Cathedral in 1942
- Land donated to Cathedral in 1943
- Land acquired by Bryant Homes in 1998
- 2012 Cathedral Land Boundary
- 2014 Site for proposed development

HISTORICAL CONTEXT



THE GROWTH OF GUILDFORD

The town of Guildford has grown substantially through the 20th Century, as demonstrated on the maps across these pages. Guildford Cathedral was planned in the 1930s and construction was completed in 1961 following WWII. The city grew towards the Cathedral lands before and following its construction, upon completion the Cathedral grounds were fringed by neighbourhoods to the south. Shortly thereafter, land to the north of the Cathedral was given to the University of Surrey to develop in the 1970s, and a large campus was established to the north and northeast of the site.

- Key
-  The Site
 -  Roads
 -  Rail
 -  River Wey



1873



1934- Residential development extends considerably to the south west and north west of Guildford towards Onslow Village and directly south of Stag Hill.



1947- Cathedral has been partially built on top of Stag Hill

HISTORICAL CONTEXT



1897- Guildford Town extends to the south west



1920- Guildford Town grows further to the west beyond the hospital



1975-76- The University has been built on land provided by Guildford Cathedral, Guildford Borough Council, and the Onslow Village Trust



1993 - Development extends to the west of the A3



5

GUILDFORD CATHEDRAL QUARTER



OUTLINE AND DRAFT SITE ALLOCATION POLICY A15

In the emerging Draft Site Allocation Policy A15, Stag Hill is identified as an appropriate site for residential development. We agree with this allocation given the site's sustainable location and proximity to existing neighbourhoods. However, from our understanding of the site, we believe the allocation for 100 dwellings (28 dwellings per hectare) underrates the potential for the site to become an active neighbourhood which could foster significant public benefit. Our understanding has come from a 3 year design process with input from technical experts, the local planning authority, local stakeholders and community groups, and the general public. Further to this design process we submitted a detailed planning application to Guildford Borough Council in October 2015. The comprehensive scheme aims to establish a new and vibrant residential quarter with 134 homes (38 dwellings per hectare) on Stag Hill, reconnecting the Cathedral with Guildford and ensuring not only a financial legacy for the Cathedral, but a future with people at its core. A series of principles were determined through the collaborative design process and have been carried through to the submitted proposals. These principles, set out on the following pages, demonstrate why we believe 134 homes is the appropriate number to establish a successful community on Stag Hill, and also show how we have optimised the scheme for the benefit of Guildford, the Cathedral, and the public.



Artist's Impression of the Cathedral Green at the top of the eastern slopes



Artist's Impression of the Cathedral Green at the top of the eastern slopes



Artist's Impression of the view looking west along the rising street in the proposed development

GUILDFORD CATHEDRAL QUARTER

CONNECTIONS



LAND USE



GUILDFORD CATHEDRAL QUARTER



PROPOSED SITE ALLOCATION A15 AND DESIGN CASE

The site is an appropriate and sustainable location for residential development due to its connections and proximity to the train station, Guildford Town Centre, and the A3. The site is edged by existing residential neighbourhoods to the south and southeast, and by the University of Surrey campus and dormitories to the north and northeast. Development of a new residential neighbourhood on the southern and eastern slopes of Stag Hill, as outlined in the redline plan on page 14, will form a natural transition from the existing residential neighbourhoods.

Stag Hill's topography and existing mature tree belt along its perimeter naturally require a sensitive development approach, and the Grade II* listed status of the Cathedral building as a heritage asset and local landmark demands that the Cathedral's setting is not harmed by new development.

We believe the site has capacity for more than the 100 new dwellings identified in the draft allocation. The comprehensive scheme submitted for planning in October 2015 was developed over 3 years (see design process on page 18) and informed by a design team of experts in the field of development in collaboration with the local planning authority, stakeholders, and the wider Guildford community. Numerous masterplan and viability options have been explored, the final submitted layout resulting from rigorous investigation of engineering requirements, viability analysis, and an understanding of the Guildford market.

Over the 3 year design process from the initial bid to detailed planning submission, we explored masterplans for schemes ranging from 160 units to 134 units. These numbers were not arbitrary, the evolving layout was informed by engineering expertise and testing – achieving the appropriate balance between the engineering and construction solutions required when building into a hill, and delivering a residential quarter with an appropriate mix of homes for the Guildford community.

The aim of the development proposal is to establish a new vibrant residential led quarter on Stag Hill, enhancing the Cathedral's connection and relationship to the wider Guildford area, town centre and railway station.

The submitted planning application for 134 homes has been technically assessed, a Landscape and Visual Impact Appraisal was prepared by Neil Tully Associates to demonstrate the proposals do not lead to any significant harm or loss of the listed Cathedral.

The new Cathedral Quarter is a unique offer in Guildford; the homes have required bespoke design and planning to suit the landscape and setting of the Cathedral. The sloping site offers the opportunity to accommodate parking below buildings and landscaped terraces, allowing for an efficient form of development. Homes are well proportioned, with gardens, terraces and new living arrangements for the local market.

The site's area is 3.54 hectares; our proposed scheme has a density of 38 dwellings per hectare, which is appropriate for the site's location on the edge of the town centre.



GUILDFORD CATHEDRAL QUARTER

Constraints & Opportunities

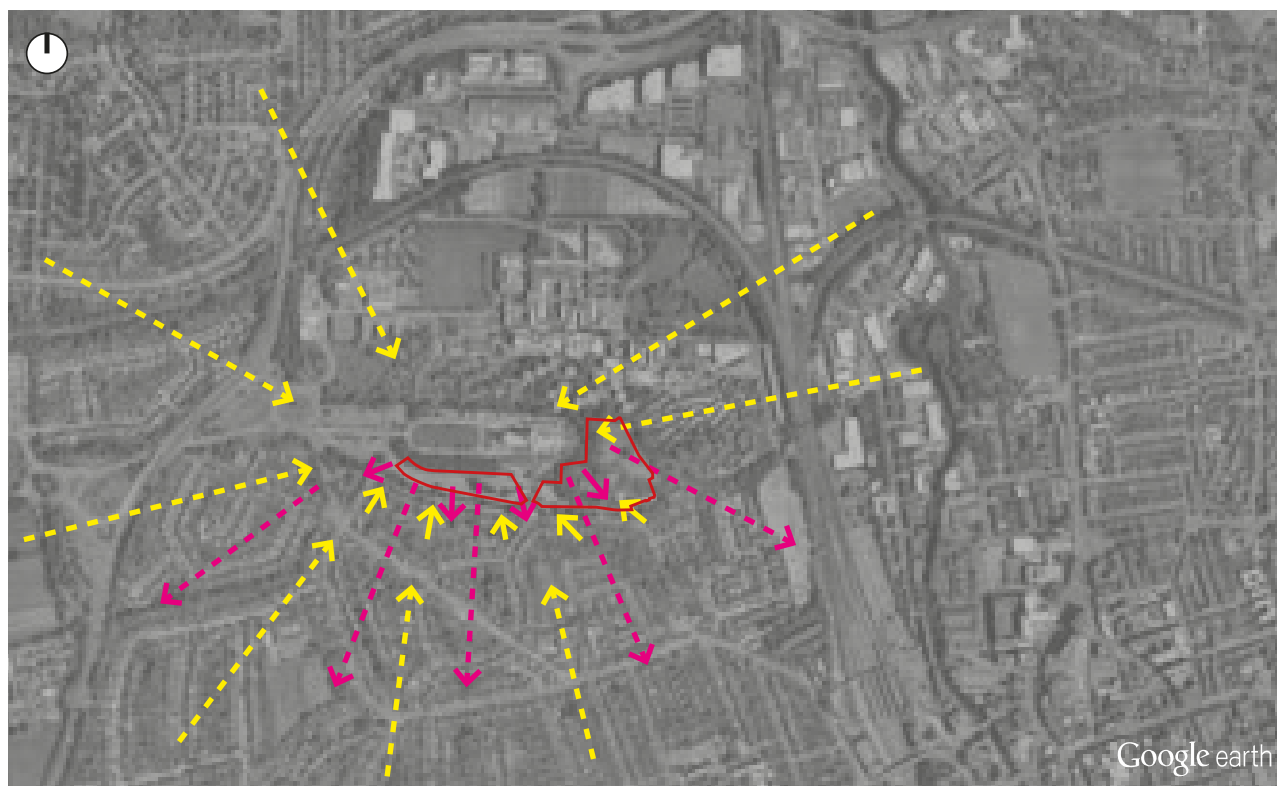


SITE BOUNDARY

The site is approximately 3.54 hectares







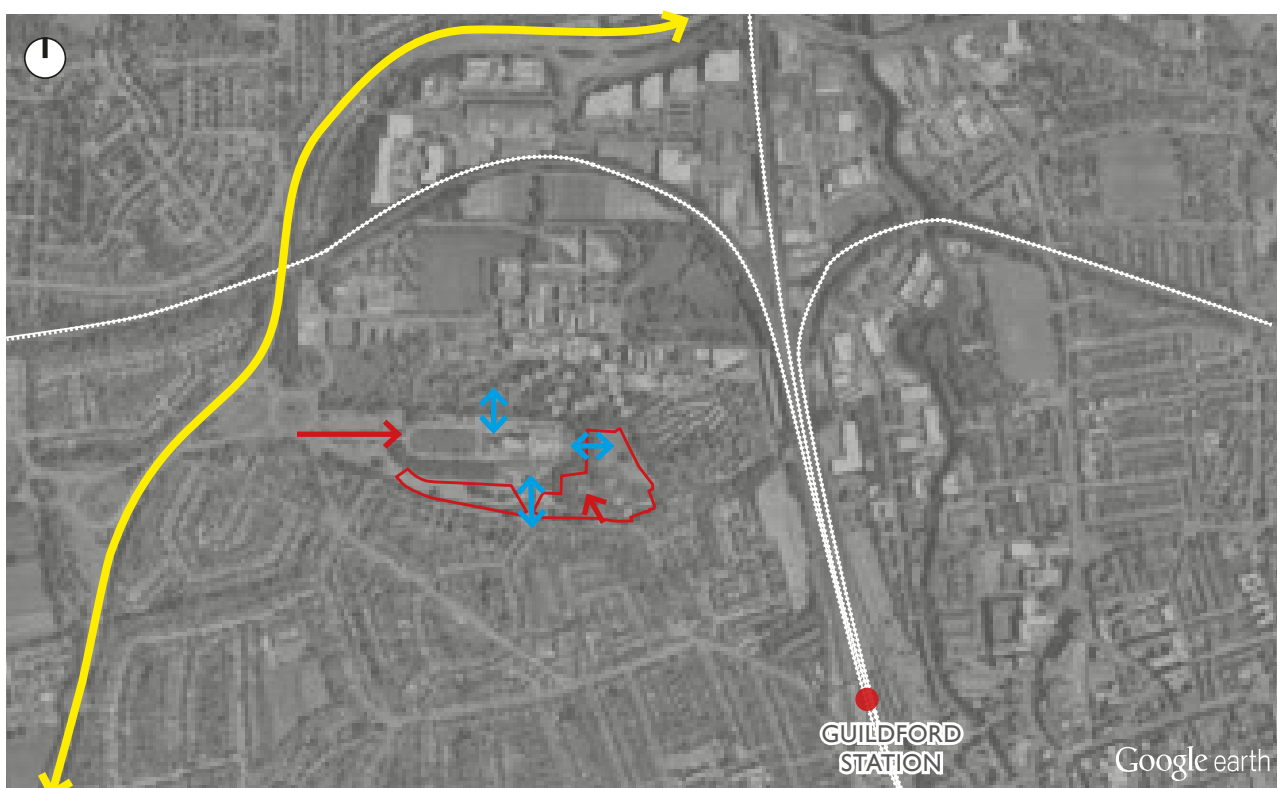
The Site



VIEWS

The site enjoys views out to the surrounding area and across Guildford. The site can also be viewed from the surrounding area with the Cathedral being a predominant feature on the skyline.





-  Short views towards site
-  Long views towards site
-  Short view out of site
-  Long views out of site

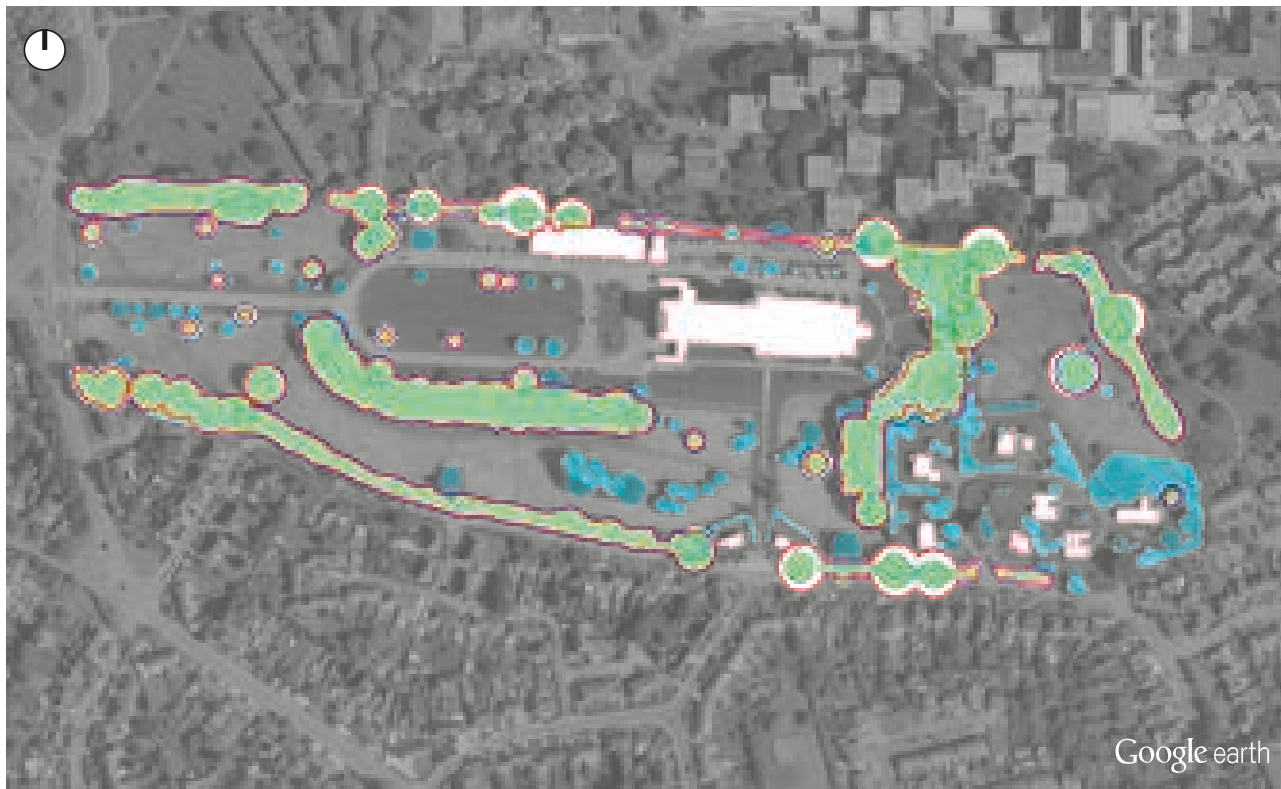


VEHICULAR & PEDESTRIAN LINKS

There is currently only pedestrian access directly on to the site with the exception of a localised access road to a small area of housing known as Cathedral Close which forms part of the site.

There are also a number of pedestrian accesses on to the site from all directions; the key ones being from the east and south via Ridgemount Road.

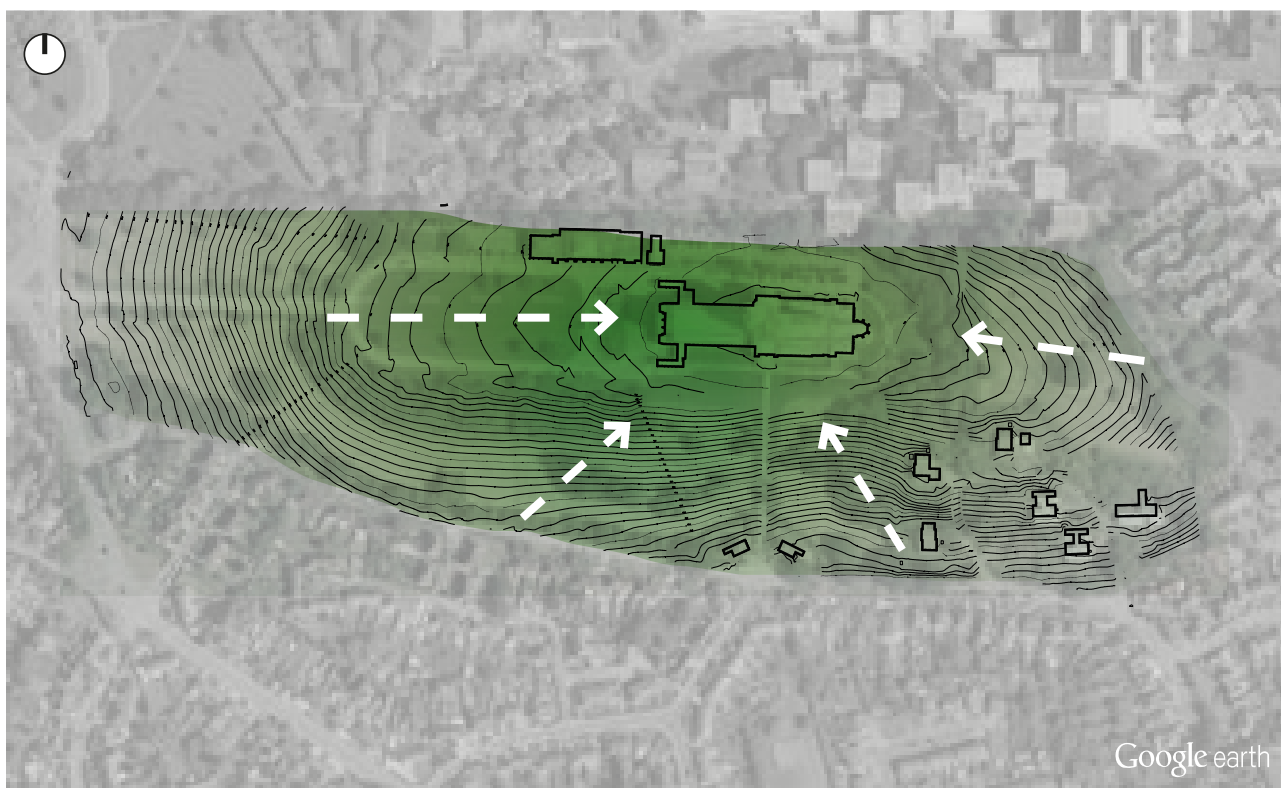
-  Railway Line
-  A Road (A3)
-  Existing pedestrian access
-  Existing vehicular access point



EXISTING TREES

There are a number of existing trees on the site, predominantly to the boundary edges.

- Mature landscaping
- Young trees / hedgerows



TOPOGRAPHY

The site has a complicated topography and slopes up towards the Cathedral.



EXISTING BUILDINGS

The Clergy housing comprising 7 dwellings are currently located on the site.

- Existing Building

GUILDFORD CATHEDRAL QUARTER

Design Process

STAGE 1 - BID December 2012

Project Awarded to Linden Homes and Design Team

STAGE 2 – DESIGN DEVELOPMENT 2013 to 2014

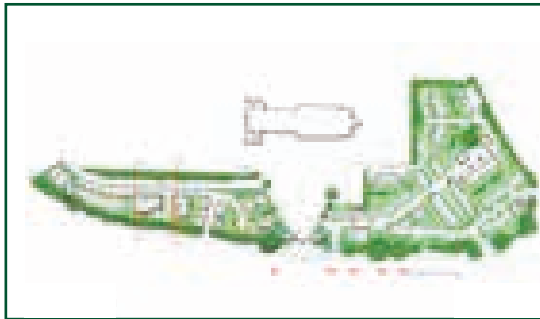
Design Development and Collaboration with Guildford Borough Council, key stakeholders, the local community, and the comprehensive design team

DESIGN EVOLUTION

December 2012 Bid



November 2013



September 2014



GUILDFORD BOROUGH COUNCIL

Pre-app meeting
12th May 2014

Heritage Meeting
14th July 2014

Pre-app meeting
07th August 2014

VIA Meeting
04th September
2014

Pre-app meeting
07th October 2014

LOCAL STAKEHOLDERS

Engagement Meeting
09th July 2014

Meeting with Guildford Society
07th October 2014

COMMUNITY ENGAGEMENT

Public Exhibition
09-10th Sept. 2014

HISTORIC ENGLAND

Heritage Meeting
14th July 2014

CATHEDRAL'S FABRIC COMMISSION FOR ENGLAND

Heritage Meeting
14th July 2014

CATHEDRAL CHAPTER, FABRIC ADVISORY COMMITTEE, CATHEDRAL CLOSE RESIDENTS

Cathedral Close Residents Consultation
14th July 2014

Chapter & FAC meeting
02nd Sept. 2014

Cathedral Close Residents Consultation
02nd Oct. 2014

STAGE 3 – DESIGN DEVELOPMENT & PLANNING SUBMISSION
July to October 2015

Submission of Detailed Planning Application
Resubmission of drawings requested by GBC

STAGE 4 – POST PLANNING SUBMISSION
December 2015 to 2016

On-going discussions with GBC

October 2014



October 2015



December 2015



Pre-app meeting
28th July 2015

Pre-app meeting
27th August 2015

Heritage Meeting
21st Sept. 2015

Presentation
to Committee
Members
14th Oct. 2015

Submission of
Detailed Planning
Application
30th Oct. 2015

Re-submission of
Detailed Planning
Application
12th Dec. 2015

Meeting
03rd Feb. 2016

Viability Meeting
15th June 2016

Engagement
Meeting
09th Sept. 2015

Pre-app meeting
27th August 2015

Heritage Meeting
21st Sept. 2015

Heritage Meeting
21st Sept. 2015

Submission
of Planning
Application
Documents to
CFCE
12th Oct. 2015

Application
Approved by CFCE
12th Oct. 2015

Viability Meeting
15th June 2016

Viability Meeting
15th June 2016

Cathedral
Close Residents
Presentation
17th Dec. 2015

PROJECT ON HOLD

GUILDFORD CATHEDRAL QUARTER

The Submitted Masterplan





Key

- Site Boundary
- ① Entrance to development
- ② Cathedral Steps
- ③ The Bank
- ④ The Green
- ⑤ Existing footpath to Cathedral
- ⑥ Shared surface street leading to Cathedral apse
- ⑦ Existing gatehouses to southern Cathedral grounds
- ⑧ Entrance to Cathedral Close
- ⑨ Shared surface street
- ⑩ Shared surface cloister
- ⑪ Cathedral Close Green
- ⑫ Apartment blocks with garden terraces over podium

The planning submission proposal provides the following mix of new homes:

CATHEDRAL QUARTER:

Private Tenure:

81 homes total

10 no.	1 bed flats
14 no.	2 bed flats
4 no.	2 bed houses
20 no.	3 bed houses
33 no.	4 bed houses

Affordable Tenure:

37 homes total

13 no.	1 bed flats
12 no.	2 bed flats
6 no.	2 bed houses
6 no.	3 bed houses

CATHEDRAL CLOSE:

16 homes for the clergy

6 no.	1 bed flats
1 no.	2 bed flat
2 no.	3 bed houses
5 no.	4 bed houses
2 no.	5 bed houses

Overall Number of Proposed Homes
134 homes



GUILDFORD CATHEDRAL QUARTER

THE VISION & BENEFIT

A series of principles were determined through the collaborative design process, and have been carried through to the submitted proposals. These principles demonstrate how we have optimised the scheme for the benefit of the Cathedral, Guildford and the public.

1. CATHEDRAL QUARTER

- A vision for a new, vibrant community at the top of Stag Hill, acting as a gateway which socially and physically reconnects the town of Guildford to its Cathedral



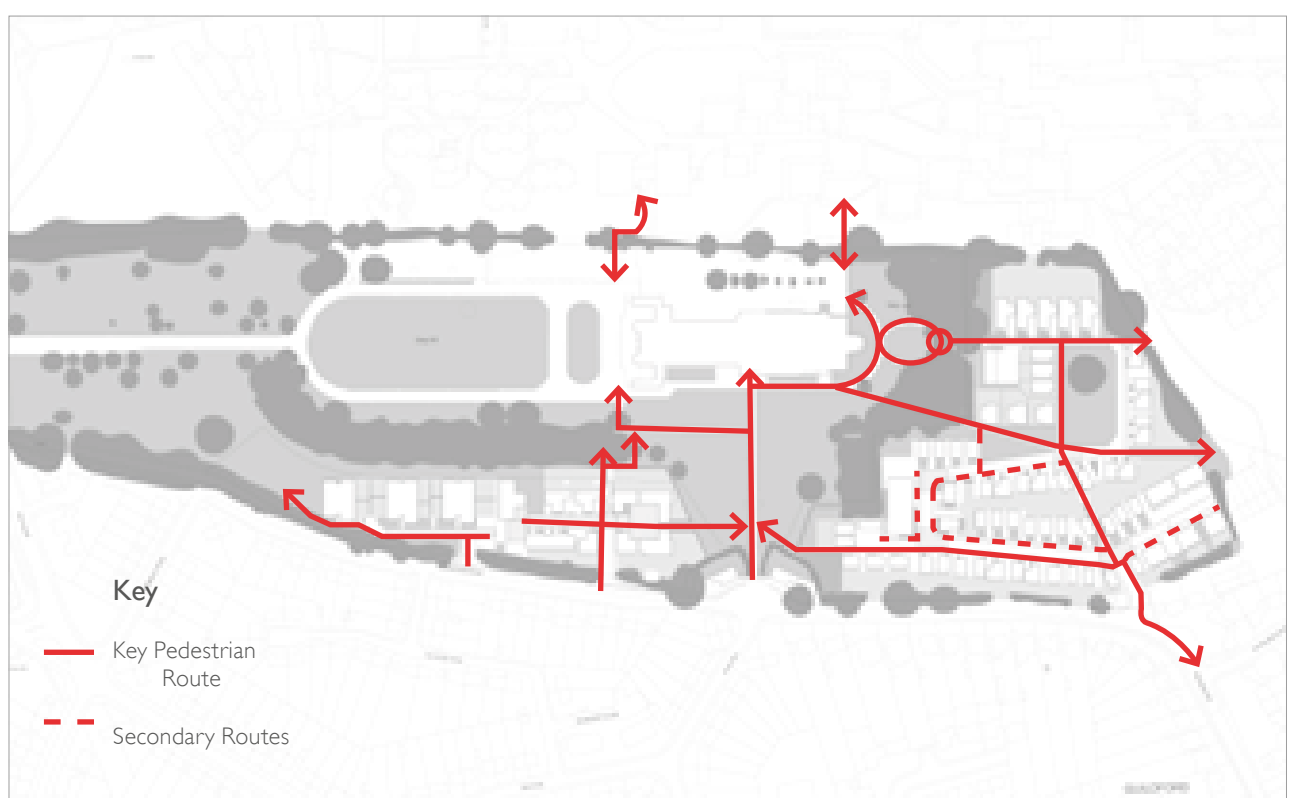
2. CATHEDRAL SETTING

- An extensive Landscape and Visual Impact Appraisal was carried out to assess the design. Draft appraisals were prepared to inform and change the design so the right visual approach was adopted for the submitted scheme
- A strategy was adopted to retain the mature trees and landscape within and along the perimeter of the site
- Ridgelines of the proposed buildings are set below the line of existing trees, preserving the 'green necklace' framing the base of the Cathedral in long distance views
- The development will enable improvements to be made to key spaces around the Cathedral and the remaining undeveloped parts of Stag Hill



3. CONNECTIONS

- The provision of enhanced permeability routes through the site and Cathedral grounds, improving connectivity to the surrounding local area, town centre and railway station.
- The provision of pedestrian and cycle routes along gentle gradients within the new neighbourhood as an alternative to the existing steep routes which significantly discourages the use of the existing footpath and cycle network
- New and improved pedestrian and cycle links along well lit, signed routes



4. CATHEDRAL CLOSE

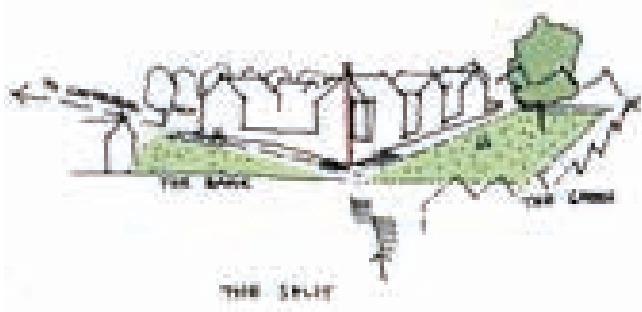
- a new, modern and appropriately sized Cathedral Close with a better relationship to the Cathedral, encouraging fellowship and a stronger relationship with the church



community

5. KEY SPACES

- A new Cathedral Green and Bank (at the top of the eastern slope)
- Improvements to the southern green
- Improvements to the western approach
- A site wide amenity strategy



6. LANDSCAPE STRATEGY

- A series of interconnected open spaces, pathways and shared surfaces which together form a green network across the application site and the main areas of the Cathedral grounds.
- A comprehensive site landscape, amenity, and recreational strategy across the Cathedral Grounds, making the currently underused Open Space a high quality and accessible space for the general public

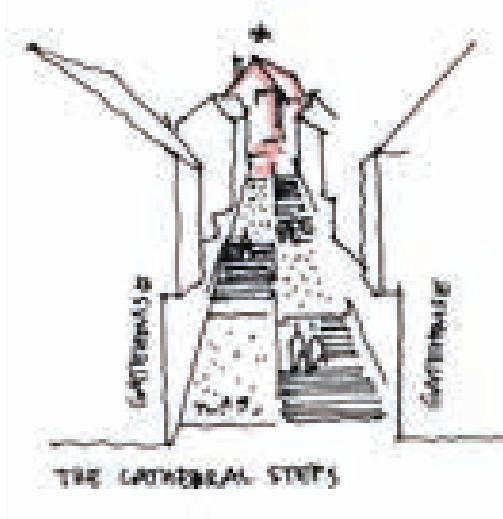




GUILDFORD CATHEDRAL QUARTER

7. WAYFINDING

- Focal buildings are positioned along key pedestrian routes to lead people through the development naturally
- Improvements will be made to existing routes with lighting and signage



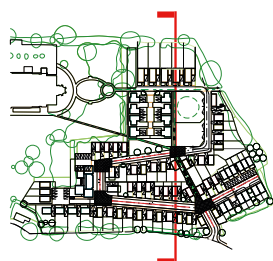
8. PHASED PLACEMAKING

- The delivery of an appropriate quantum of mixed tenure housing on the western parcel, alongside the new Cathedral close to relocate the clergy, in the first phase of development



9. BESPOKE HOME TYPOLOGIES

- Bespoke designs were created to deal with the unique site constraints and engineering



requirements and solutions

10. SENSE OF PLACE AND IDENTITY

- The proposed development has a carefully articulated roofscape to fit in harmoniously with the rest of the Guildford
- The layout was planned with detached housetypes to create visual breaks and reflect the local grain
- Proposed buildings are clustered in character areas and speak to the architectural language of the Cathedral and/or local area in the appropriate places



11. DELIVERING QUALITY

- High quality, robust materials were specified
- Aspect and views were considered in the planning of each home
- The spatial character and interface of the home and the public spaces within the development were designed to promote active and social communal spaces



12. ENABLING THE PRESERVATION AND ENHANCEMENT OF THE CATHEDRAL AND ITS GROUNDS

- Economically
- Physically
- Socially





CONCLUSIONS

Draft Site Allocation A15

Linden Homes and the Cathedral of the Holy Spirit, Guildford welcome Guildford Borough Council's draft allocation of land forming part of Stag Hill for new residential development. This emerging site allocation is fundamental to securing the long term financial stability of the Cathedral and in terms of implementing its 20/20 vision that has aspirations to see additional Cathedral facilities provided adjacent to the Cathedral for religious, pastoral and educational purposes and as a way of moving forward to further implement Maufe's grand designs for a vibrant 20th century Cathedral in this location.

The need is now to ensure that the Cathedral has a long term financial future, the opportunity to implement its 20/20 vision and with regard to the very important objective of creating a new residential quarter around the Cathedral to significantly improve connectivity with the surrounding areas of Guildford, the town centre and railway station. This is why considerable work has been undertaken by the Cathedral and their development partners Linden Homes regarding the design of a sustainable, carefully thought through and robust masterplan. The applicants analysis identifies a sensitive scheme that seeks to optimise the development potential of the identified site allocation area and in a way that minimises any disruption to the setting and visual prominence of the Cathedral itself and the verdant appearance of the mound on which the Cathedral sits. This work confirms the draft site allocation is able to accommodate a greater level of development capacity than currently suggested and these representations respectively request that the identified number is amended to reflect the 134 new homes (net increase of 127 homes) proposed in the submitted planning application.

