

Summary - Comparison GBC Submitted Plan vs. GVG Proposals for the Town Centre.

Town Centre is a area stretching from A3 By-Pass in North to Old Town Bridge/Millmead in the South, and From Vacant North Street Site in East to Cathedral in the West.

	GVG	GBC Submitted Plan	Notes
Housing Number	3122	1541	
Retail SQ/M	26,620	50,600	GVG proposes a spread of smaller retail in town centre as opposed to a very large unit proposed in North Street.
Commercial Space SQ/M	56,863	3,000	

The GVG plans are predicated on a townscape 4 to 5 stories high. Detailed planning may show this limit can be varied to a higher level in places this could provide circa another dwelling 1000.

THE STUDY AREAS

GBC 2017 LOCAL PLAN

The areas listed below and on the plan opposite represent Town Centre policy areas set out within the Guildford borough Proposed Submission Local Plan: strategy and sites, June 2017.

- A1** The Plaza, Portsmouth Road
- A2** Guildford Cinema, Bedford Road
- A3** Land between Farnham Road and the Mount
- A5** Jewsons, Walnut Tree Close
- A6** North Street redevelopment
- A7** Land and buildings at Guildford railway station
- A8** Land west of Guildford railway station, Guildford Park Road
- A9** 77 to 83 Walnut Tree Close
- A10** Land for Sustainable Movement Corridor
- A11** Guildford Park Car Park, Guildford Park Road
- A13** Kernal Court, Walnut Tree Close
- A14** Wey Corner, Walnut Tree Close
- A15** Land at Guildford Cathedral, Alresford Road



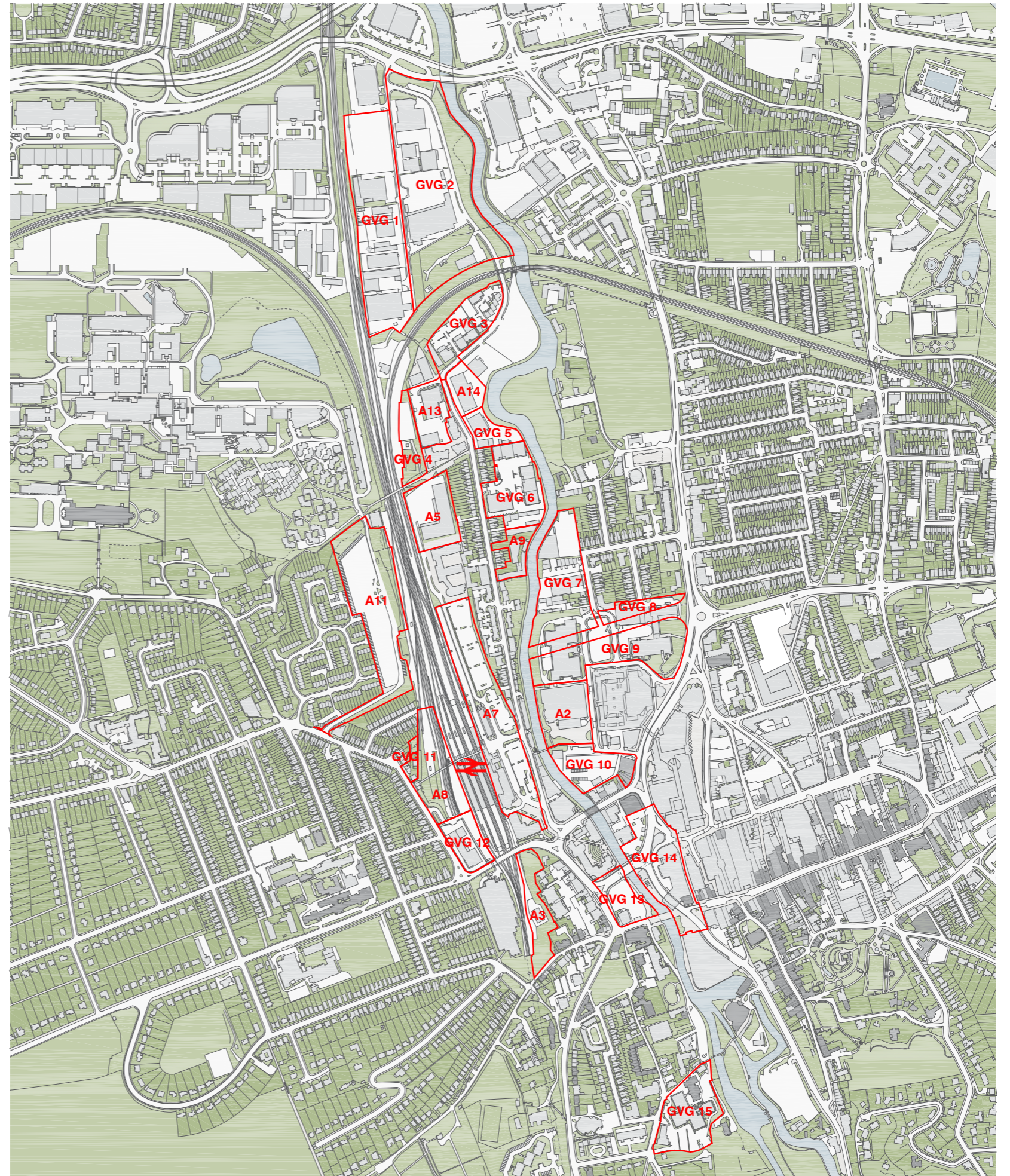
THE STUDY AREAS

GUILDFORD VISION GROUP

The areas listed below and on the plan opposite represent the areas of study with Guildford Vision Group's masterplan for Guildford Town Centre and immediate surroundings. Site prefixed with 'A' correspond to sites within the Guildford borough Proposed Submission Local Plan: strategy and sites, June 2017 and sites prefixed by GVG are unique to GVG's masterplan.

- A2** Guildford Cinema, Bedford Road
- A3** Land between Farnham Road and the Mount
- A5** Jewsons, Walnut Tree Close
- A7** Land and buildings at Guildford railway station
- A8** Land west of Guildford railway station, Guildford Park Road
- A9** 77 to 83 Walnut Tree Close
- A11** Guildford Park Car Park, Guildford Park Road
- A13** Kernal Court, Walnut Tree Close
- A14** Wey Corner, Walnut Tree Close

- GVG 1** Woodbridge Meadows West
- GVG 2** Woodbridge Meadows East
- GVG 3** Riverview, Walnut Tree Close
- GVG 4** Land between railway and Kernal Court
- GVG 5** Riverside Builder's Yard, Walnut Tree Close
- GVG 6** Riverside Business Centre, Walnut Tree Close
- GVG 7** Bedford Wharf Residential North, Mary Road
- GVG 8** Bedford Wharf Residential East, Margaret Road
- GVG 9** Bedford Wharf Civic Zone, Police and Courts
- GVG 10** Bedford Wharf South, Bedford Road
- GVG 11** Land adjacent to A8, Guildford Park Road
- GVG 12** Corner of Guildford Park Road and Farnham Road
- GVG 13** Town Wharf West
- GVG 14** Town Wharf East
- GVG 15** Millmead



Site Summary - Town Centre

The table below shows the key sites in the centre of Guildford. In many cases GVG and GBC plans overlap. In some cases, approval has been given e.g. The Solum Development on sites within the submitted plan. GVG also propose developing/ re-developing on other sites in the town centre these are documented as 'G' sites. Note redevelopment is enabled in the GVG master Planned Scheme by investment in new transport corridors.

Site	GVG Proposal	GBC Local Plan 2017	Planning Approved	Notes/Comments
A1 The Plaza, Portsmouth Rd Guildford				Council approved 100 retirement units, site currently up for sale with planning approval. For ease and completeness of comparison GVG who haven't considered site in detail accept GBC Local Plan figure.
Number of Dwelling Units	90	90	100	
A2 Guildford Cinema Bedford Rd				GVG propose relocating Cinema to North Street, why use a prime riverside site for a cinema?
Residential SQ/M	13377			
Parking - SQ/M	3744			
Retail SQ/M	802			
Food & Beverage SQ/M	1680	1000		
Number of Dwelling Units	144	0		
Number of Parking Spaces				
A3 - Land between Farnham Rd and Mount (Station)				GVG rather than 70 dwellings in a rail cutting propose use site for rail use and multi-storey parking, accessed from current Farnham Rd Car Park.
Parking - SQ/M	5600	Y		
Number of Dwelling Units		70		
Number of Parking Spaces	70	0		
A4 - Telephone Exchange Leapdale Rd Guildford				Withdrawn Site, GVG believe it should be redeveloped as part of a Town Centre masterplan as it is an empty site apart from a difficult to relocate communications hub.

Site	GVG Proposal	GBC Local Plan 2017	Planning Approved	Notes/Comments
A5 Jewsons Walnut Tree Close				GVG adds in new health facilities for the rise in central Guildford population
Health Centre/Hospital Facilities	1152			
Number of Dwelling Units	132	175		
Number of Parking Spaces				
A6 - North Street				GVG proposes significantly less retail on this site, with relocated cinema. Note the existing road plan is retained rather than an expensive rebuild across the whole site.
Retail SQ/M	20000	41000		
Food & Beverage SQ/M	4000	6000		
Office/Commercial SQ/M	10000			
Cinema Unit	6000			
Gym Unit		1		
Number of Dwelling Units	200	400		
Number of Parking Spaces				
A7 Land and buildings at Guildford Railway Station (East side)	Railway Station East			GVG proposals as opposed to the Solum Scheme provide a more balanced development at a lower scale/mass
Retail SQ/M	1331	1100	3427	
Food & Beverage SQ/M	1250	1500		
Office/Commercial SQ/M	6440		1877	
Station	1074			
Gym Unit	1	1	1	
Number of Dwelling Units	300	350	438	
Number of Parking Spaces	700		412	

Site	GVG Proposal	GBC Local Plan 2017	Planning Approved	Notes/Comments
A8 Land and Buildings at Guildford Station (West Side)	Railway Station West			Unlike the GBC plan GVG proposes using this site including providing a revamped West entrance to the station
Retail SQ/M	5750			
Food & Beverage SQ/M	668			
Station	2930			
Total GEA	35612			
Number of Dwelling Units	220			
Number of Parking Spaces	600			
A9 77-83 Walnut Tree Close				
Office/Commercial SQ/M		3000		
Open Space	Y			
Number of Dwelling Units	0	0		
Number of Parking Spaces				
A10 Land Allocated for Sustainable Movement Corridor				The Sustainable movement corridor is replaced by several corridors in GVG scheme.
A11 Guildford Park Car Park, Guildford Park Rd				GBC have approved planning permission.
Number of Dwelling Units	213	160	160	
Number of Parking Spaces	470	450	400	
A12 Bright Hill Car Park				
Number of Dwelling Units	40	40		
A13 Kernal Court, Walnut Tree Close				
Number of Dwelling Units	28	100		
Number of Student Units	128			
Site	GVG	GBC Local	Planning	Notes/Comments

	Proposal	Plan 2017	Approved	
A14 Wey Corner, Walnut Tree Close				
Care Home Unit	2184			
Nursery Unit	612			
Number of Dwelling Units	45	56		
Number of Parking Spaces			30	
Number of Retirement Units	26		56	
A15 Guildford Cathedral Arlesford Rd				For ease and completeness of comparison GVG who haven't considered site in detail accept GBC Local Plan figure
Number of Dwelling Units	100	100		
Sites below are additional sites proposed as part of GVG masterplan				
GVG 1 Woodbridge Meadows West				
Community Unit	1,920			
Number of Dwelling Units	817			
Number of Parking Spaces	500			
GVG 2 Woodbridge Meadows East				
Retail SQ/M	1,024			
Community Unit	1,986			
Number of Dwelling Units	472			
Number of Parking Spaces	300			
GVG 3 Riverview, Walnut Tree Close				
School Unit	14,672			

Site	GVG Proposal	GBC Local Plan 2017	Planning Approved	Notes/Comments
GVG 4 Land between railway and Kernal Court				
Number of Student Units	225			
GVG 5 Riverside Builder's Yard, Walnut Tree Close				
Care Home Unit	2,184			
Number of Dwelling Units	6			
Number of Retirement Units	26			
GVG 6 Riverside Business Centre, Walnut Tree Close				
Number of Dwelling Units	16			
Number of Parking Spaces				
GVG 7 Bedford Wharf, Residential North , Mary Rd - North of Bridge	Bedford Wharf North Residential Zone			
Retail SQ/M	300			
Food & Beverage SQ/M	600			
Total GEA	26,472			
Number of Dwelling Units	200			
GVG 8 Bedford Wharf, Residential East, Margaret Rd -North of Bridge	Bedford Wharf East Residential Zone			
Number of Dwelling Units	60			

Site	GVG Proposal	GBC Local Plan 2017	Planning Approved	Notes/Comments
GVG 9 Bedford Wharf, Civic Zone, Police & Courts	Civic Centre			A civic Quarter that will provide space for Police, Courts and GBC. SCC could also relocate to the County Town?
Food & Beverage SQ/M	1,389			
Civic Offices (Council, Police, Courts) SQ/M	41,554			
Number of Dwelling Units	34			
GVG 10 Bedford Wharf South, Bedford Rd - Cinema etc	Bedford Wharf South Leisure & Residential			
Food & Beverage SQ/M	1,000			
Hotel Unit	5,765			
Number of Dwelling Units	49			
GVG 11, Land adjacent to A8, Guildford Park Rd	Railway Station West			
Number of Dwelling Units	21			
Number of Parking Spaces				
GVG 12, Corner of Guildford Park Rd and Farnham Rd - Station West	Railway Station West			
Office/Commercial SQ/M	6,869			
Number of Dwelling Units	41			

Site	GVG Proposal	GBC Local Plan 2017	Planning Approved	Notes/Comments
GVG 13, Town Wharf West	Town Wharf West			
Arts Centre Unit	4,626			
GVG 14, Town Wharf East	Town Wharf East			
Retail SQ/M	3,034			
Food & Beverage SQ/M	4,490			
Number of Dwelling Units	101			
GVG 15, Millmead	Millmead			GVG propose redeveloping Millmead for housing as GBC is moved into new Civic Quarter
Retail SQ/M	2,428			
Number of Dwelling Units	93			
Number of Parking Spaces	118			

Summary of Major out of Town Centre Developments

Site	GBC Local Plan	Notes
A24 Slyfied Regeneration Project Guildford		GVG are concerned that infrastructure (Roads, Schools, Health Facilities is lacking in this proposal
Number of Dwelling Units	1500	
A25 Gosden Hill Farm		
Retail SQ/M	1100	
Office/Commercial SQ/M	10000	
School Unit	1	
School Unit	1	
Community Unit	1000	
Number of Dwelling Units	1700	
A26 Blackwell Farm Hogs Back Guildford		
Retail SQ/M	1160	
School Unit	1	
School Unit	1	
Community Unit	1050	
Office/Commercial SQ/M	30000	
Number of Dwelling Units	1500	
Number of Dwelling Units	1750	
A35 Wisley Airfield		Even with A3 improvements will this site have adequate transport infrastructure.
Retail SQ/M	1100	
School Unit	1	
School Unit	1	
Community Unit	1050	
Number of Retirement Units	100	
Number of Dwelling Units	2000	