

Statement of Common Ground

This is a statement of Common Ground between the following various interest groups (as listed) concerning suggested additional text to Draft Policy S3 and associated additional explanatory text. It is offered on the understanding that Draft Policy S3 would form part of a modified Local Plan that made additional (significant) allocations in urban areas/areas outside the Green Belt, areas outside the AONB or its setting.

The groups listed below are independent of each other. None of these independent signatories has any commercial or other vested interest in any development that may be proposed in the plan. Other parties have expressed support for these views but are unable to sign formally given the short time frame.

Groups:

Council for the Protection of Rural England

Parish councils

East Horsley Parish Council

Ockham Parish Council

Ripley Parish Council

West Horsley Parish Council

Residents Associations

Burrows Cross Area Residents Association

Ockham and Hatchford Residents Association

Campaign groups

Guildford Greenbelt Group

Normandy Action Group

Save Send Action Group

Wisley Action Group

Borough councillors

Colin Cross, Lovelace

Mike Hurdle, Send

David Reeve, Clandon and Horsley

Susan Parker, Send

Draft Policy S3: Delivery of development and regeneration within the Town Centre and urban areas

Introduction

4.1.12 The Council is committed to ensuring that the policies and allocations within the Local Plan are deliverable and its objectives are realised over the plan period.

4.1.13

The Evidence Base for the Local Plan (notably the Settlements Hierarchy Report and the Sustainability Appraisal) identifies the primary focus for development as Guildford Town Centre (Tier 1), the Guildford Urban Area (Tier 2), and Ash & Tongham Urban Area (Tier 3) sequentially in that order.

Green Belt sites can be considered only in exceptional circumstances so development of urban sites is a priority for the Council.

Development which will impact the AONB or its setting (even if within the urban areas) will be considered last. Only minor developments can be considered, and only in wholly exceptional circumstances. This would be in keeping with national planning policy, which states that AONB should have the "highest level of protection"

The Council is enabling the delivery of development through a range of proactive measures. These include:

- Driving and unlocking key development projects that form a basis for the delivery of the Local Plan (such as the Slyfield Area Regeneration Project / SARP, A24; North Street, A6; Guildford Park Road and Bright Hill car parks, A11 and A12);
- Use for housing of surface car park areas in the urban area as a priority
- Use of Town Centre sites as identified in the 2016 publication by GBC relating to Town Centre Regeneration
- With its delivery partners, playing a lead role in infrastructure interventions that realise growth and regeneration opportunities (such as the Sustainable Movement Corridor, new railways stations at Guildford West (Park Barn) and Guildford East (Merrow) and the new road bridge and footbridge over the rail line near Ash Station;
- Advancing and collaborating on key regeneration opportunities as part of the Guildford Town Centre Regeneration Strategy, which include leveraging its own landholdings as part of efforts to promote mixed use and higher density development supporting the vitality and vibrancy of the town centre.

4.1.14 In undertaking and further to these actions, the Council is committed to the use of a range of mechanisms at its disposal to support regeneration and the accelerated development of housing and mixed-use schemes. These include using, where appropriate, compulsory purchase powers, granting permission in principle, assisting in land assembly

and playing a coordinating role with its development partners around development opportunities.

4.1.15 The borough’s town centre and urban areas will form the key focus for these measures to support and accelerate growth in these sustainable locations and maximise the use of previously developed land. This will occur with careful attention to the Local Plan’s design policies, Development Management policies, the provisions of any possible future Area Action Plan, as well as relevant SPDs including guidance on strategic views into and out of the town centre which will help to guide the appropriate location, form, scale and massing of development in the town centre and urban areas.

DRAFT POLICY S3: Delivery of development and regeneration within the Town Centre and urban areas

Coordination of development in the Town Centre:

- A) 1. More efficient use of land and the acceleration of housing delivery
- 2. The inclusion of residential development as part of mixed-use schemes will be encouraged and supported.
- 3. Schemes that seek to make more efficient use of land for housing development, including as part of mixed-use schemes, will be supported. Active ground floor uses will be encouraged on busier streets.
- 4. In seeking to achieve more efficient use of land and/or accelerated housing delivery, the Council will where appropriate utilise mechanisms such as its compulsory purchase powers.

B) Development proposals will be required to seek opportunities to enable the future development potential of adjacent sites. In this regard:

- 1. Submissions for planning permission will be required, where appropriate, to demonstrate consideration of surrounding properties and their development potential as part of reflecting on the wider design context of the scheme;
- 2. Where proposals undermine such development potential without suitable justification they may be refused.

C) Delivery of town centre sites will be implemented according to the following trajectory:

	Town Centre	Urban Area (excl. Town Centre)	Total Town Urban Area (excl. Ash & Tongham)
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Years 1-5	TC ₁₋₅ _{min}	UA ₁₋₅ _{min}	TUA ₁₋₅ _{min}
Years 6-10	TC ₆₋₁₀ _{min}	UA ₆₋₁₀ _{min}	TUA ₆₋₁₀ _{min}
Year 11-15	TC ₁₁₋₁₅ _{min}	UA ₁₁₋₁₅ _{min}	TUA ₁₁₋₁₅ _{min}
Plan Period	TCPP _{min}	UAPP _{min}	TUAPP _{min}

Key – TC₁₋₅ (town centre delivery target for years 1-5) etc
 UA₁₋₅ (urban area outside the town centre for years 1-5) etc
 TTUA - Total town urban area (etc)

Reasoned justification

4.1.16 Our Corporate Plan (2018-2023) identifies regenerating and improving Guildford town centre and other urban areas as one of three strategic priorities supporting its “Place Making” theme. Key projects to support this and the delivery of the Local Plan include:

- (a) Facilitating the delivery of a major new mixed development in North Street
- (b) Implementing the vision of the Town Centre Regeneration Strategy and actively encouraging use of these sites for residential purposes
- (c) Improving the public realm, including surfaces, in key town centre areas
- d) an embargo on new surface parking in the Town Centre; new Town Centre parking should be underground or semi-underground

4.1.17 Whilst the Council will play a key coordinating role aimed at achieving delivery of development and regeneration, the private sector is central to this process. It is important that schemes that seek planning permission are conceived and designed in a manner that considers regeneration opportunities beyond the boundaries of the site. Collaboration between adjacent and surrounding property owners in the Guildford town centre, including efforts that seek to maximise regeneration opportunities through mutually supportive design elements, uses and access arrangements are supported.

4.1.18 The delivery of housing in the town centre adds to its vitality and vibrancy. The Council regards the town centre as critical in terms of meeting needs for main town centre uses. However, the creation of new housing opportunities in this location (and in urban areas more generally) is also regarded as desirable. Whilst the Local Plan has allocated sites for a wide variety of homes, as part of regeneration efforts more housing is likely to come

forward over the plan period. It is important that this occurs in a manner that makes the most of its central location and is thus developed at a suitably high urban density. Design should reflect heritage, design requirements and flooding considerations. There will be a presumption that protection of heritage and conservation area sites will seek to preserve heritage/local character as a priority.

4.1.19 Furthermore, mixed use development, which may retain or re-provide retail, leisure and employment uses in the town centre, in line with Local Plan policies, holds the potential to increase the intensity of development on sites. Including housing as part of careful redevelopment presents an opportunity to enhance the vitality of the town centre and increase delivery of homes in sustainable locations.