

## Sites

The purpose of these site policies is to allocate land for a range of uses to support the vision and objectives of the Local Plan. The policies consider sites within the whole of the borough, and allocate land for development including for housing, employment, retail and infrastructure (including allotments).

Each policy lists the land uses that are acceptable on the identified land, alongside specific requirements and opportunities for future development proposals. Each site is identified on a corresponding map, and is also shown on the Local Plan proposals maps (appendix H). Detailed information about the infrastructure required to support specific development proposals, including when it will be delivered, is listed in the Infrastructure Schedule (appendix C) or the latest Infrastructure Delivery Plan, with the Land Availability Assessment (LAA) also providing further information about the deliverability of sites and potential timescales.

Phasing of sites across the plan period is not proposed in the site policies. Allocated sites are encouraged to progress development proposals as soon as possible, to help provide housing in the earlier stages of the plan period, to help boost housing supply. Equally, where allocated sites have been identified as likely to deliver in the later years of the plan period due to constraints, if these are resolved sooner, development proposals are encouraged.

All site allocations require planning permission prior to development. Allocating these sites does not grant planning permission for development, however, it does identify the principle of development and uses.

Further detailed information about these sites is available in the LAA, which forms part of the Local Plan evidence base. The LAA site reference number is shown on the site policy, for ease of cross referencing.

### Key Evidence

- NPPF
- Land Availability Assessment
- Green Belt and Countryside Study
- Strategic Flood Risk Assessment
- Surface Water Management Plan / Study

### Monitoring Indicators

Number of planning permissions granted on allocated sites

Number of new homes delivered on allocated sites

Number of other types of homes (including traveller accommodation) delivered on allocated sites

Quantum of non-residential uses delivered on allocated sites

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
Guildford Town Centre				
A1	The Plaza, Portsmouth Road, Guildford	Friary and St Nicolas	Homes (C3)	90
A2	Cinema, Guildford	Friary and St Nicolas	Cinema (D2) and food and drink (A3-A5)	
A3	Land between Farnham Road and the Mount, Guildford	Friary and St Nicolas	Homes (C3)	70
A4	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A5	Jewsons, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	175
A6	North Street redevelopment, Guildford	Friary and St Nicolas	Comprehensive mixed use redevelopment	400
A7	Land and buildings at Guildford railway station, Guildford	Friary and St Nicolas	Comprehensive mixed use redevelopment	350
A8	Land west of Guildford railway station, Guildford Park Road, Guildford	Friary and St Nicolas	Guildford platform capacity scheme	
A9	Land to the rear of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford	Friary and St Nicolas	Offices (B1a)	
A10	Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford	Christchurch	Sustainable Movement Corridor	
A11	Guildford Park Car Park, Guildford Park Road, Guildford	Onslow	Homes (C3) and multi storey car park	160
A12	Bright Hill Car Park, Sydenham Road, Guildford	Holy Trinity	Homes (C3)	40
<u>A60</u>	<u>White Lion Walk, High Street, Guildford</u>	<u>Holy Trinity</u>	<u>Homes (C3) and retail floorspace (A1)</u>	<u>50</u>
Guildford urban area				
A13	Kernal Court, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	100
A14	Wey Corner, Walnut Tree Close, Guildford	Friary and St Nicolas	Homes (C3)	56
A15	Land at Guildford Cathedral, Alresford Road, Guildford	Onslow	Homes (C3)	100

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
A16	Land between Gill Avenue and Rosalind Frankin Close, Guildford	Onslow	Homes (C3)	450
A17	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	Onslow	Hospital related development	
A18	Land at Guildford college, Guildford	Christchurch	Student accommodation (sui generis) and D1 floorspace	
A19	Land at Westway, off Aldershot Road, Guildford	Westborough	Homes (C3)	38
A20	Former Pond Meadow School, Guildford	Westborough	Community hub and homes (C3)	10
A21	Aldershot Road allotments, Guildford	Westborough	Allotments	
A22	Land north of Keens Lane, Guildford	Worplesdon	Homes (C3) and care home (C2)	150
A23	Land north of Salt Box Road, Guildford	Worplesdon	Burial ground	
A24	Slyfield Area Regeneration Project, Guildford	Stoke	Mixed use development	1000
A25	Gosden Hill Farm, Merrow Lane, Guildford	Burpham and Clandon and Horsley	Mixed used development	1,8700
A26	Blackwell Farm, Hogs Back, Guildford	Shalford and Worplesdon	Mixed used development	1,500
<a href="#">A26a</a>	<a href="#">Land for access road between A31 Farnham Road and Blackwell Farm, Hogs Back, Guildford</a>	<a href="#">Shalford</a>	<a href="#">Access road</a>	
A59	New rail station at Guildford West (Park Barn)	Westborough, Onslow and Worplesdon	New rail station	
<b>Ash and Tongham</b>				
A27	Warren Farm, White Lane, Ash Green	Ash South and Tongham	Homes (C3)	58
A28	Land to the east of White Lane, Ash Green	Ash South and Tongham	Homes (C3)	62
A29	Land to the south and east of Ash and Tongham	Ash South and Tongham, Ash Wharf	Homes (C3) and new road and footbridge	1,750

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
A30	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A31	Land north east of Spoil Lane, Tongham	Ash South and Tongham	Allotments	
<u>Godalming Urban Area</u>				
<u>A61</u>	<u>Land at Aaron's Hill, Godalming</u>	<u>Pilgrims</u>	<u>Homes (C3)</u>	<u>200</u>
Previously Developed Land in the Green Belt				
A32	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford	Shalford	Homes (C3)	116
A33	The University of Law, Guildford	Shalford	Student accommodation (sui generis)	
A34	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
New settlement				
A35	Former Wisley airfield, Ockham	Lovelace	Mixed used development	2,000
Villages				
A36	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A37	Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley	Clandon and Horsley	Homes (C3)	40
A38	Land to the west of West Horsley	Clandon and Horsley	Homes (C3)	135
A39	Land near Horsley railway station, Ockham Road North, East Horsley	Clandon and Horsley	Homes (C3)	100
A40	Land to the north of West Horsley	Clandon and Horsley	Homes (C3)	120
A41	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A42	Clockbarn Nursery, Tannery Lane, Send	Send	Homes (C3)	60
A43	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	Send and Lovelace	Homes (C3) and Travelling Showpeople plots (sui generis)	<del>400</del> <u>550</u>

Site Allocation	Site	Ward	Allocated uses	Gross number of homes (approx.) over the plan period
A43a	Land for new north facing slip roads to/ from A3 at Send Marsh/ Burnt Common	Send and Clandon and Horsley	New northbound on-slip to the A3 trunk road from A247 Clandon Road and a new southbound off-slip from the A3 trunk road to A247 Clandon Road	
A44	Land west of Winds Ridge and Send Hill, Send	Send	Homes (C3) and traveller pitches (sui generis)	40
A45	Land at the rear of the Talbot, High Street, Ripley	Lovelace	Homes (C3) and retail floorspace (A1-A4)	26
A46	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A47	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A58	Land around Burnt Common warehouse, London Road, Send	Send	Employment floorspace (B1c, B2, B8)	
<a href="#">A62</a>	<a href="#">Land at Hornhatch Farm, adjoining New Road, Chilworth</a>	<a href="#">Shalford</a>	<a href="#">Homes (C3)</a>	<a href="#">80</a>
<a href="#">A63</a>	<a href="#">Land west of Alderton's Farm, Send Marsh Road, Send</a>	<a href="#">Send</a>	<a href="#">Homes (C3)</a>	<a href="#">120</a>
<a href="#">A64</a>	<a href="#">Land between Glaziers Lane and Strawberry Farm, Flexford</a>	<a href="#">Normandy</a>	<a href="#">Homes (C3)</a>	<a href="#">105</a>
<b>Traveller and Travelling Showpeople Accommodation</b>				
A48	Intentionally blank	Intentionally blank	Intentionally blank	Intentionally blank
A49	Palm House Nurseries, Normandy	Normandy	Traveller pitches (sui generis)	6
A50	Whittles Drive, Normandy	Normandy	Travelling Showpeople plots (sui generis)	14
A51	Land at Cobbetts Close, Worplesdon	Worplesdon	Traveller pitches (sui generis)	20
A52	Four Acre Stables, Aldershot Road, Worplesdon	Worplesdon	Traveller pitches (sui generis)	6
A53	Roundoak, White Hart Lane, Wood Street Village	Worplesdon	Traveller pitches (sui generis)	1

<b>Site Allocation</b>	<b>Site</b>	<b>Ward</b>	<b>Allocated uses</b>	<b>Gross number of homes (approx.) over the plan period</b>
A54	Lakeview, Lakeside Road, Ash Vale	Ash Vale	Traveller pitches (sui generis)	4
A55	The Orchard, Puttenham Heath Road, Puttenham	The Pilgrims	Traveller pitches (sui generis)	2
A56	Valley Park Equestrian, East Shalford Lane, Shalford	Shalford	Traveller pitches (sui generis)	5
A57	The Paddocks, Rose Lane, Ripley	Lovelace	Traveller pitches (sui generis)	4

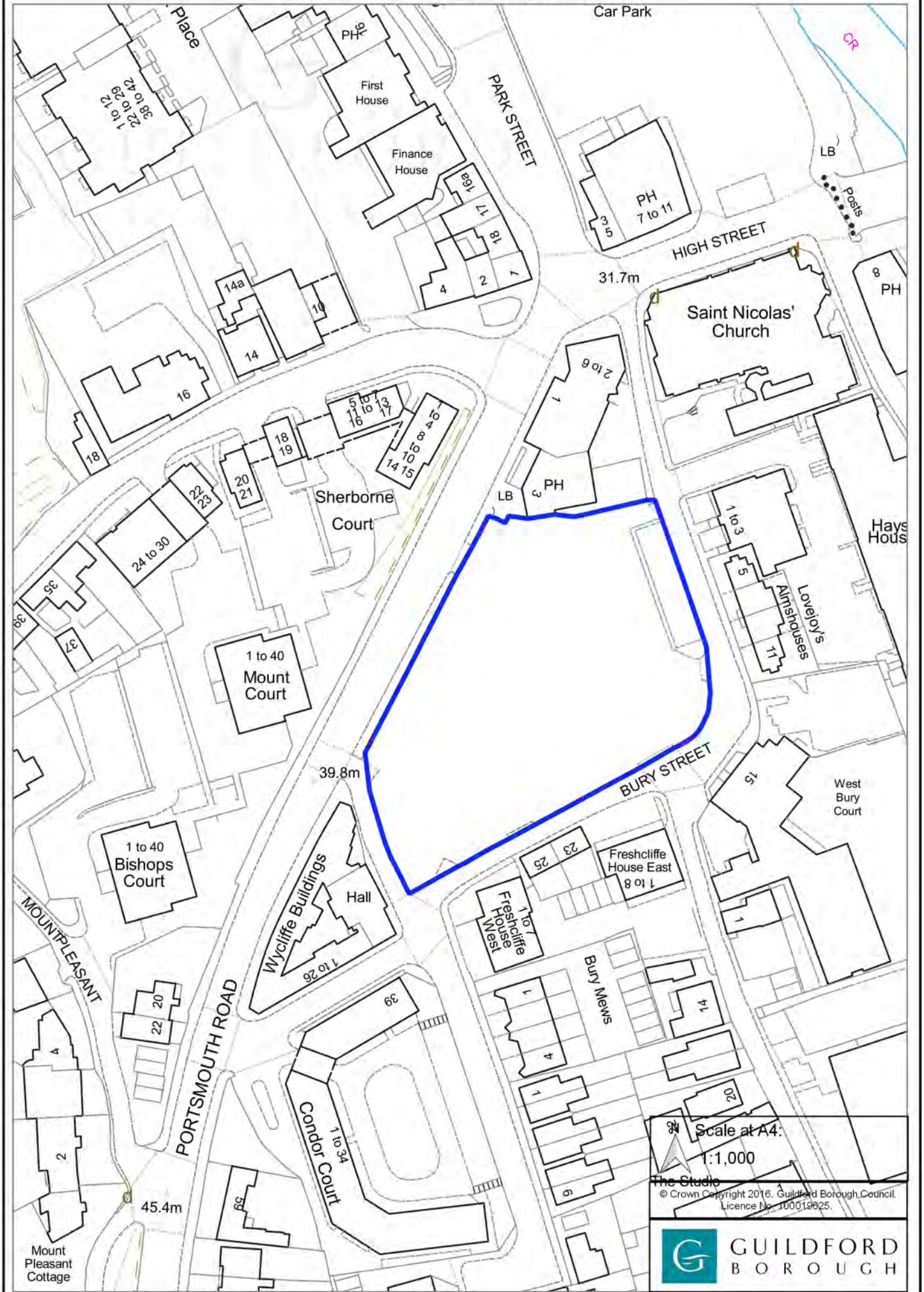
## **POLICY A1: The Plaza, Portsmouth Road, Guildford**

Allocation	The site is allocated for approximately 90 homes (C3) or accommodation for older people (C2)
Requirements	<ol style="list-style-type: none"> <li>(1) Development proposals must be sensitive to the scale and heights of nearby Listed Buildings, and views of the church tower (St Nicolas Church, Bury Street, Guildford) and views into and out of surrounding conservation areas</li> <li>(2) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA</li> <li>(3) Avoid development within flood zone 2 (medium risk)</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) This triangular plot lends itself to an innovative design to address the street scene on all elevations</li> <li>(2) Improvements and reinstatement for pedestrian access and public realm</li> <li>(3) Help to reduce flood risk in the local area</li> </ol>

### Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Private landowner
Area (size)	0.38 ha
Existing use	Vacant
LAA reference	Site 134
Key considerations	<ol style="list-style-type: none"> <li>(1) Close proximity to Listed Buildings</li> <li>(2) Within the Millmead and Portsmouth Road Conservation Area</li> <li>(3) Views on the skyline from the Conservation Area</li> <li>(4) Flood risk (a small part of the site is within flood zone 2 – medium risk)</li> <li>(5) Principal Aquifer</li> </ol>

# The Plaza, Portsmouth Road, Guildford



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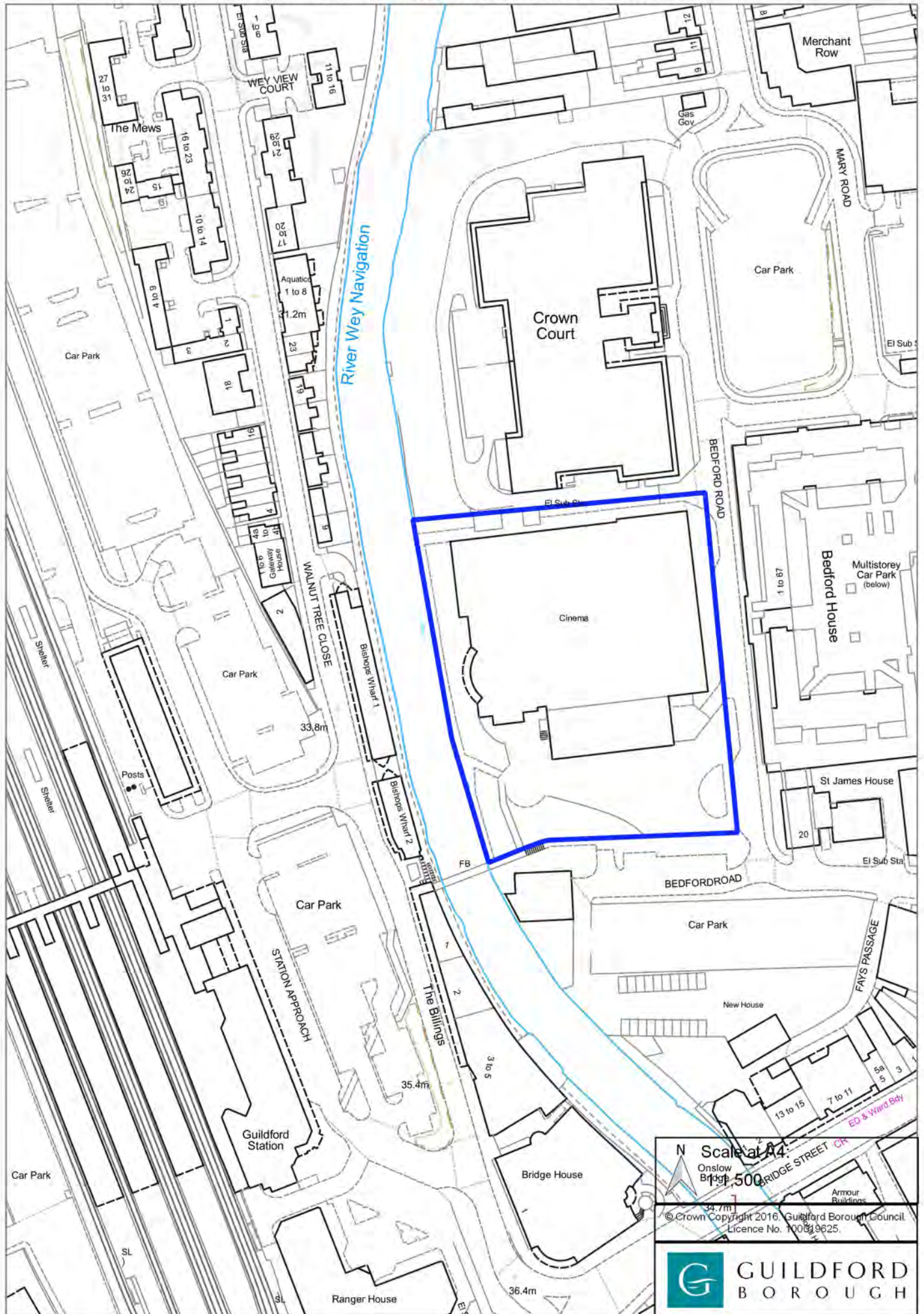
## **POLICY A2: Guildford Cinema, Bedford Road, Guildford**

Allocation	The site is allocated for a cinema (D2) with 3 to 5 additional screens and approximately 1000 sq m of additional food and drink floor space (A3-A5)
Requirements	<ol style="list-style-type: none"> <li>(1) Achieve flood risk betterment on site by moving and/or reducing the footprint of the building, and incorporating appropriate flood risk reductions measures, and have regard to the recommendations of the Level 2 SFRA</li> <li>(2) Raised levels, linking the development to Bedford road at the east of the site, in order to gain safe access and egress from the site</li> <li>(3) No increase in flood risk on site or elsewhere</li> <li>(4) Improve the relationship between the built form and the river setting</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Improve the quality of the land around the building, public realm, and enjoyment of the riverside, creating a welcoming and well used public space</li> <li>(2) Improve the links along the river and to and from the town centre and to and from the railway station</li> <li>(3) Contemporary design approach, whilst respecting the proximity to the River Wey, the Bridge Street Conservation Area and the industrial nature of the warehouse buildings opposite, views from the Town Centre and setting of listed buildings</li> <li>(4) Reduce flood risk elsewhere</li> </ol>

### Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Guildford Borough Council is the freehold landowner
Area (size)	0.8 ha
Existing use	Cinema (D2), food and drink (A3) and protected open space
LAA reference	Site 2229
Key considerations	<ol style="list-style-type: none"> <li>(1) High flood risk</li> <li>(2) Public open space</li> <li>(3) Proximity to conservation area and listed buildings</li> <li>(4) Within a district heat priority area</li> </ol>

# Guildford Cinema, Bedford Road, Guildford



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 Onslow Bridge  
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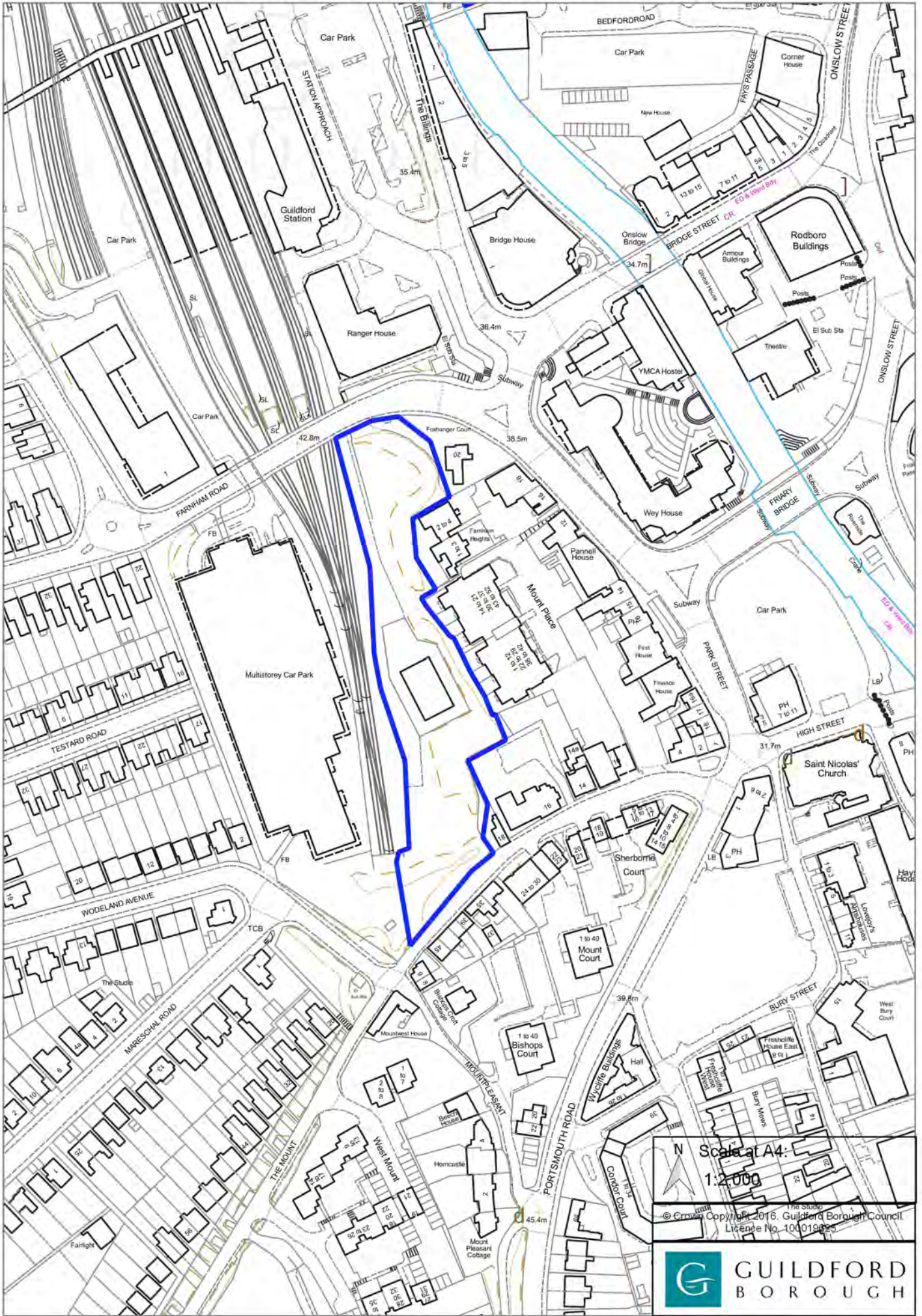
## **POLICY A3: Land between Farnham Road and the Mount, Guildford**

Allocation	The site is allocated for approximately 70 homes (C3)
Requirements	<ul style="list-style-type: none"> <li>(1) A car free site <del>with a legal agreement preventing residents from applying for a resident's parking permit</del></li> <li>(2) Limited vehicular access to the site to be provided for refuse collection and removal vehicles</li> <li>(3) Relocation of the signal box, if operationally required</li> <li>(4) Relaxation of the s.52 agreement limitations</li> <li>(5) Pedestrian access from Farnham Road and The Mount</li> <li>(6) Retain valuable trees where possible, particularly at site boundaries</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Innovative design, taking account of minimising the impact on residents of noise from the railway lines and amenity of neighbouring properties</li> <li>(2) Access improvements (potentially with re-build of Farnham Road Bridge)</li> </ul>

### Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Network Rail
Area (size)	0.64 ha
Existing use	Old quarry and signal box
LAA reference	Site 2181
Key considerations	<ul style="list-style-type: none"> <li>(1) Vehicular access</li> <li>(2) Close proximity to Guildford railway station</li> <li>(3) Site shape and topography</li> <li>(4) Setting of listed buildings on The Mount</li> <li>(5) Character of the Conservation Area</li> <li>(6) Impact of development on trees</li> <li>(7) Potential contamination</li> <li>(8) Noise impacts, due to proximity to railway lines</li> <li>(9) Northern part of site in SPZ1</li> <li>(10) Principal Aquifer</li> </ul>

# Land between Farnham Road and the Mount, Guildford



## Policy A4

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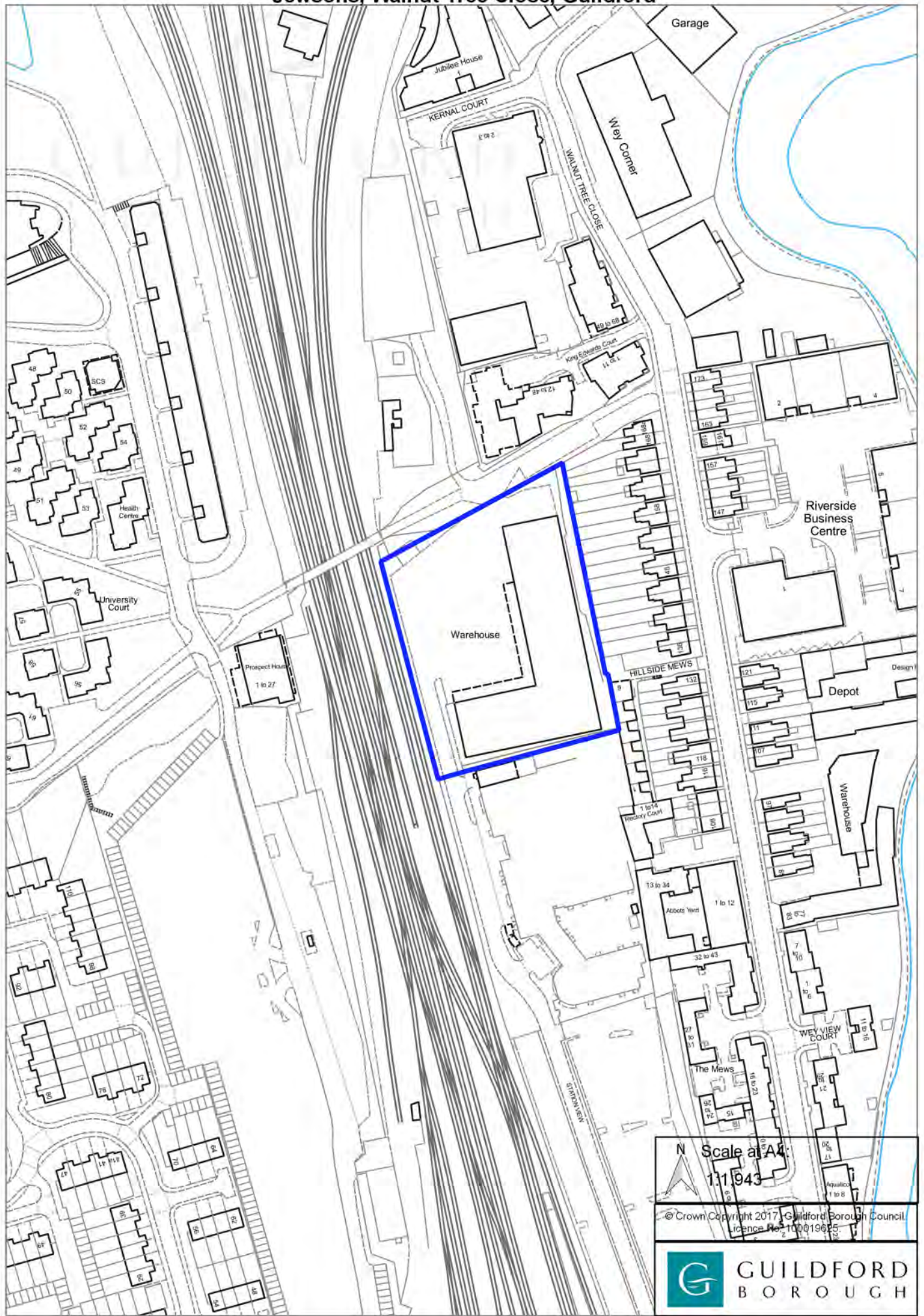
## **POLICY A5: Jewsons, Walnut Tree Close, Guildford**

Allocation	The site is allocated for approximately 175 homes (C3)
Requirements	<ol style="list-style-type: none"> <li>(1) Work closely with Guildford Borough Council, Surrey County Council and Network Rail to ensure that the proposed layout does not prevent the replacement of Yorkie's Bridge and the provision of the Sustainable Movement Corridor</li> <li>(2) A direct pedestrian and cycle route will be provided through the site from the Yorkies Bridge access road to Station View as part of the Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document. This will comply with the requirements of the Equality Act 2010.</li> <li>(3) Vehicular access to the site will be from Station View</li> <li>(4) Contribute towards improving the character of the area, and encouraging use of the Sustainable Movement Corridor</li> <li>(5) Integrated green infrastructure, helping to improve street frontages</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Respond positively and innovatively to the changing character of this area</li> </ol>

### Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.74 ha
Existing use	Buildings merchant (sui generis)
LAA reference	Site 1107
Key considerations	<ol style="list-style-type: none"> <li>(1) Heavily developed site, lacking any landscaping or green space</li> <li>(2) Sustainable Movement Corridor</li> <li>(3) Potential contamination</li> <li>(4) SPZ1</li> </ol>

# Jewsons, Walnut Tree Close, Guildford



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## POLICY A6: North Street redevelopment, Guildford

Allocation	<p>The site is allocated for a comprehensive mixed use redevelopment with an additional:</p> <ol style="list-style-type: none"> <li>(1) <del>Minimum of</del> <u>Approximately</u> 41,000 sq m (gross) comparison retail floorspace <u>or a figure that is consistent with subsequent updates to the Guildford Retail and Leisure studies</u></li> <li>(2) Approximately 6,000 sq m food and drink (A3) and drinking establishments (A4)</li> <li>(3) <del>Up to</del> <u>Approximately</u> 400 homes (C3)</li> <li>(4) Provision of 1 gym (D2)</li> </ol>
Requirements	<p><u>Office provision</u></p> <ol style="list-style-type: none"> <li>(1) A minimum of 5,500 sq m of existing office (B1a) floorspace will be retained</li> </ol> <p><u>Design, vitality and connectivity</u></p> <ol style="list-style-type: none"> <li>(2) Development must respond to the context set by the surrounding street pattern and historic environment, including the adjacent Conservation Area, through the need for high quality design and materials, with particular care of massing, heights and roofscapes</li> <li>(3) If demonstrated through the Design and Access Statement that providing the proposed scale of development on site is not consistent with good design then the proposed residential quantum should be reduced so that retail needs are met</li> <li>(4) Design to enhance and respond to the existing historic shopping core and;             <ol style="list-style-type: none"> <li>(a) Improve connectivity with High Street and lanes, and</li> <li>(b) Improve underused areas, and</li> <li>(c) Improve the public realm</li> </ol> </li> <li>(5) Provide a varied roofscape, minimising the impact on the skyline to protect views in and out of the site</li> <li>(6) Mix day and night time uses to add to vitality of area</li> <li>(7) 24 hour access to public streets and squares</li> </ol> <p><u>Bus interchange</u></p> <ol style="list-style-type: none"> <li>(8) Bus interchange facilities presently provided at Guildford bus station on the site are to be provided in a suitable alternative arrangement to be located either partly or wholly on or off site</li> <li>(9) If alternative arrangement involves on-street provision of bus stops and waiting facilities within the town centre, consideration is required of interactions with other uses such as North Street market, vehicular access and parking, movement and crossings for pedestrians, and the quality, character and setting of the town centre environment</li> </ol> <p><u>Transport</u></p> <ol style="list-style-type: none"> <li>(10) Stopping up and/or Traffic Regulation Orders to restrict certain vehicle types on Commercial Road and Woodbridge Road (between North Street and Leapale Road)</li> <li>(11) Mitigation measures, including those achieving modal shift to sustainable modes of transport, to accommodate the increased</li> </ol>

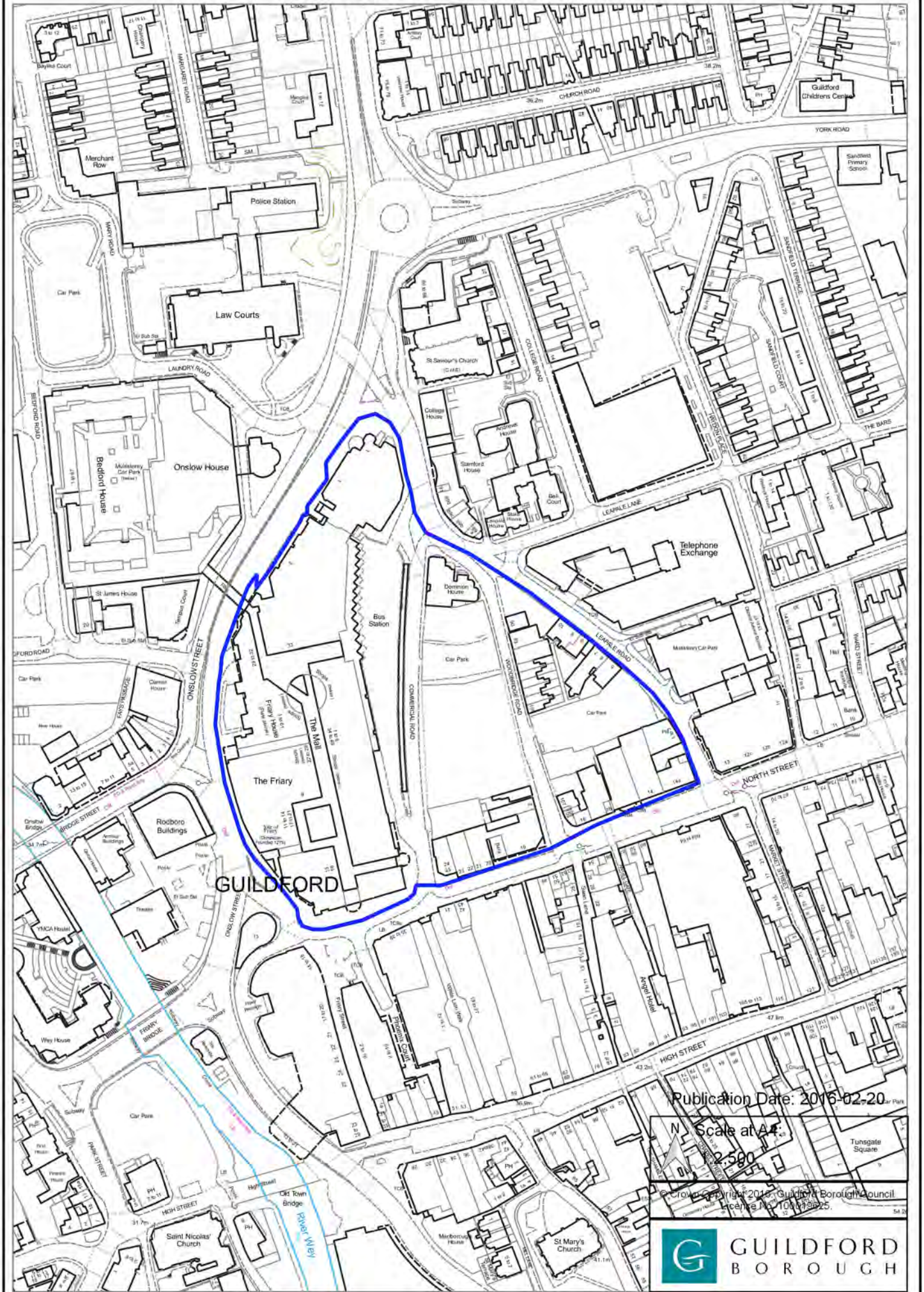


	<p>travel demand from the development, and changes to the town centre network for private traffic, deliveries, and buses</p> <p><u>Flood risk</u>  (12) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA  (13) Avoid development of more or highly vulnerable uses in flood zone 2 (medium risk) and flood zone 3 (high risk)</p> <p><u>Assessments</u>  (14) Including;  (a) Retail impact assessment  (b) Environmental Impact Assessment</p>
Opportunities	(1) This site offers a major opportunity to reinforce Guildford's comparison retail offer, provide town centre housing, to create new squares and streets, and to improve the appearance of North Street (2) Help to reduce flood risk in the local area

### Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Mixed ownership. Guildford Borough Council owns the freehold, and M&G has a long leasehold over much of the site
Area (size)	3.47 ha
Existing use	Retail (comparison), residential flats, restaurants and cafes, offices, bus station, surface car parks, basement car park and servicing, and vacant land
LAA reference	Site 205
Key considerations	(1) Design, vitality and pedestrian connectivity (2) Maintaining suitable bus interchange facilities in Guildford town centre (3) Listed building at 17 North Street, Guildford (4) Adjacent to Town Centre Conservation area (5) Flood risk (6) Within a district heat priority area (7) <u>If the forecast requirements for retail and leisure uses in the latest Retail and Leisure Study are updated in future either by the Council or by a study agreed by the Council then the balance of allocated uses for this site will be adjusted accordingly.</u>

# North Street redevelopment, Guildford



GUILDFORD

Publication Date: 2016-02-20

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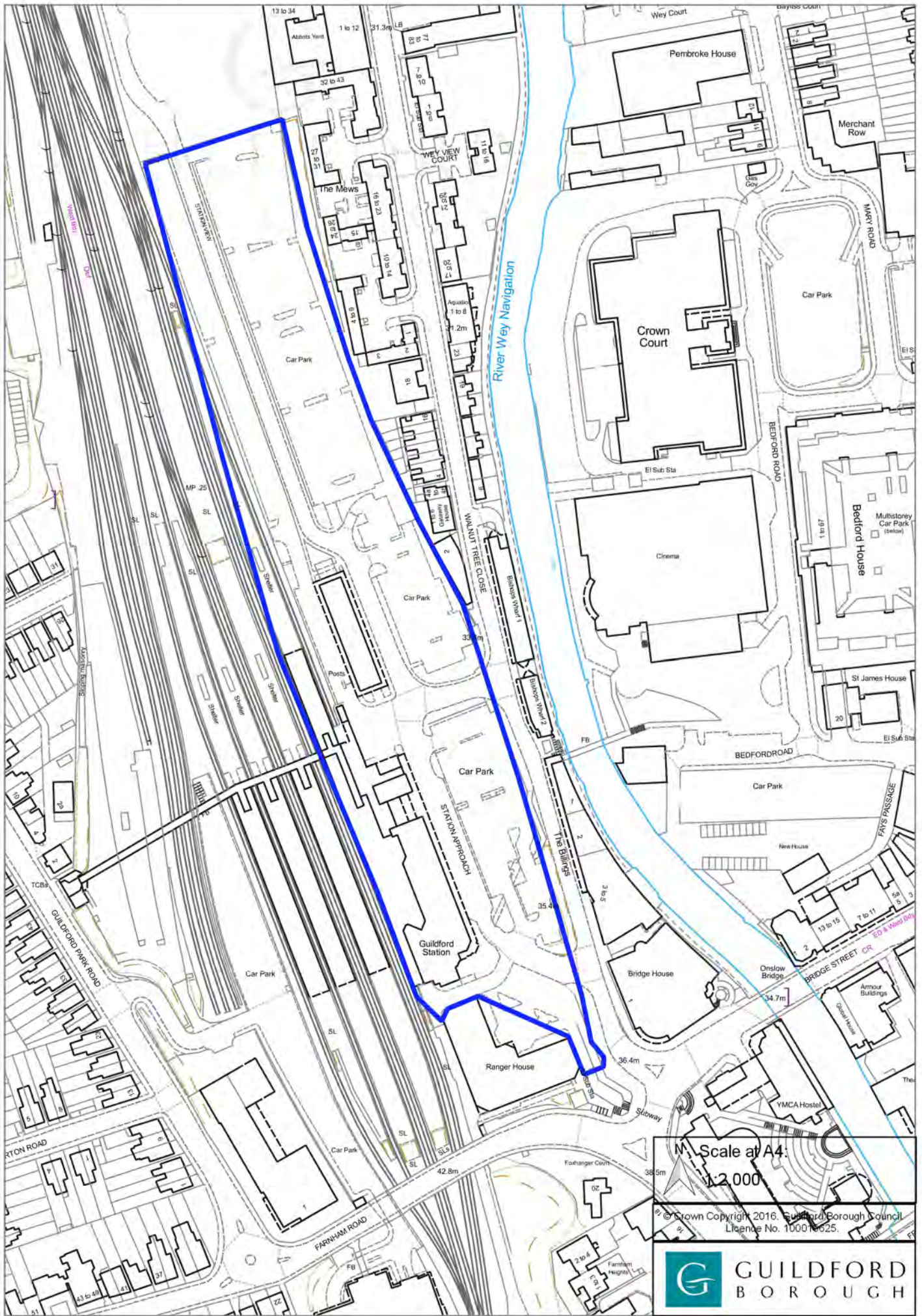
## POLICY A7: Land and buildings at Guildford railway station, Guildford

Allocation	<p>The site is allocated for a comprehensive mixed use redevelopment to include:</p> <ol style="list-style-type: none"> <li>(1) Approximately 438 homes (C3), and</li> <li>(2) Approximately 2,838sqm of retail, financial &amp; professional service, food and drink and leisure (A1/A2/A3), and</li> <li>(3) Approximately 1,635sqm of office space (B1/Sui Generis)</li> </ol>
Requirements	<ol style="list-style-type: none"> <li>(1) Improved transport and interchange facilities having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> <li>(2) The station has its primary access from Walnut Tree Close. Any redeveloped scheme for this site must cater for all of the following:             <ol style="list-style-type: none"> <li>(a) Pedestrians, including those crossing from the west side of the railway via the present station footbridge</li> <li>(b) Cyclists</li> <li>(c) Buses</li> <li>(d) Taxis</li> <li>(e) Drop-off ('kiss and ride')</li> <li>(f) Short-stay car parking</li> <li>(g) Long-stay car parking</li> </ol> </li> <li>(3) Site layout to focus on ensuring that pedestrians and cyclists are directed towards use of Walnut Bridge (which is to be replaced) when travelling to the town centre</li> <li>(4) Site layout will be compatible with the proposals for the Sustainable Movement Corridor or, subject to timing, not compromise the future provision of the Sustainable Movement Corridor, including maintaining access along Station View access road to the direct pedestrian and cycle route provided through the redevelopment of the Policy A5 site</li> <li>(5) Consideration of strategic long distant views including setting of listed buildings on skylines and views in and out of nearby conservation areas</li> <li>(6) Achieve flood risk betterment, appropriate mitigation and flood risk management and have regard to the recommendations of the Level 2 SFRA</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) This is a previously developed site, with strong transport links, in the town centre. It is a very sustainable location for new development, and efficient use of this land should be made. This should not be to the detriment of the character of the area</li> <li>(2) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land</li> </ol>

## Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Network Rail
Area (size)	2.2 ha
Existing use	Railway station, including offices and retailing, and associated car and cycle parking
LAA reference	Site 171
Key considerations	<ol style="list-style-type: none"><li>(1) Sustainable Movement Corridor</li><li>(2) The replacement of Walnut Bridge to reinforce the alternative pedestrian route, and provide a route for cyclists, from the station to town centre away from Bridge Street</li><li>(3) Potential contamination</li><li>(4) Heritage and conservation</li><li>(5) Flood risk (a small part of the site is within flood zone 2 – medium risk, part of the northern area of the site is at surface water flood risk)</li><li>(6) SPZ1</li></ol>

# Land and buildings at Guildford railway station, Guildford



## POLICY A8: Land west of Guildford railway station, Guildford Park Road, Guildford

Allocation	This site is allocated for a 'Guildford platform capacity' scheme involving additional platforms and layout changes at Guildford railway station as proposed in the Wessex Route Study
Requirements	<ol style="list-style-type: none"> <li>(1) Maintain sufficient space to enable the additional platforms and layout changes to be achieved as required to accommodate future growth in train frequency and passenger movements</li> <li>(2) Existing access to the railway station from the west is maintained</li> <li>(3) Consideration of strategic long distant views including setting of listed buildings on skylines and views in and out of conservation areas</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) In combination with realising the Guildford platform capacity scheme, there is an opportunity to redevelop this site for housing and/or commercial uses and the retention of some station car parking</li> <li>(2) Create a new pedestrian and cycle route on the west side of the railway tracks between the Guildford Park Car Park site and this site, with an onward connection into the existing or an improved pedestrian bridge linking to the Land and buildings at Guildford railway station site (this could also serve as a maintenance access to the signal box adjacent to Guildford Park Car Park)</li> <li>(3) Provision of a bus / rail interchange on the west side of the railway clear of Guildford Park Road</li> </ol>

### Description

Location	Guildford Town Centre
Ward	Friary and St Nicholas
Ownership	Network Rail
Area (size)	1.02 ha
Existing use	Surface car park, footbridge access to the train station, Network Rail operational buildings, vehicular access to Farnham Road car park, railway sidings
LAA reference	Site 2332
Key considerations	<ol style="list-style-type: none"> <li>(1) Noise (proximity to railway lines)</li> <li>(2) Potential contamination and remediation</li> <li>(3) SPZ1</li> </ol>

# Land west of Guildford railway station, Guildford Park Road, Guildford



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**POLICY A9: Land to the rear of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford**

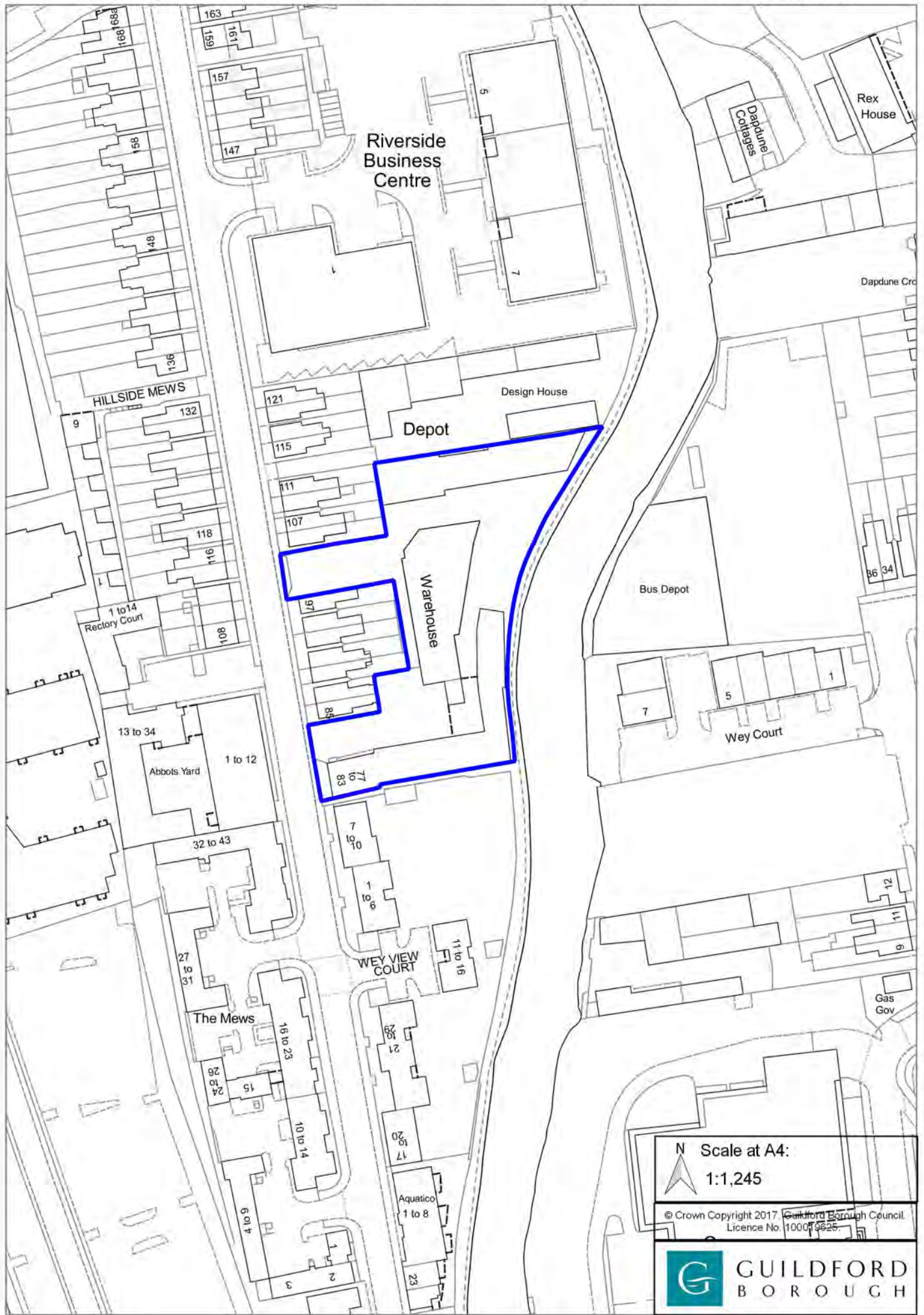
Allocation	The site is allocated for approximately 3,000 sq m of offices (B1a)
Requirements	<ul style="list-style-type: none"> <li>(1) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA</li> <li>(2) No increase in flood risk on site or elsewhere and no increase in development vulnerability</li> <li>(3) Consideration of views in and out of the adjacent river Wey Conservation Area</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) This is a previously developed site, with strong transport links, in the town centre. It is a very sustainable location for new development, and efficient use of this land should be made, taking all available opportunities to reduce flood risk in the local area</li> <li>(2) Potential facilitation of/ contribution to Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> <li>(3) Improve the links along the river and to and from the town centre</li> <li>(4) Contemporary design approach, whilst respecting the proximity to the River Wey</li> <li>(5) Improve views from Walnut Tree Close to the River Wey and provide pedestrian access through the site to the towpath</li> <li>(6) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land</li> </ul>

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.37 ha
Existing use	Business (B1) and warehouses (B8)
LAA reference	Site 8
Key considerations	<ul style="list-style-type: none"> <li>(1) Corridor of the River Wey</li> <li>(2) Flood risk</li> <li>(3) Previously developed land close to Guildford railway station</li> <li>(4) SPZ1</li> </ul>



Land to the rear of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford



N Scale at A4:  
1:1,245

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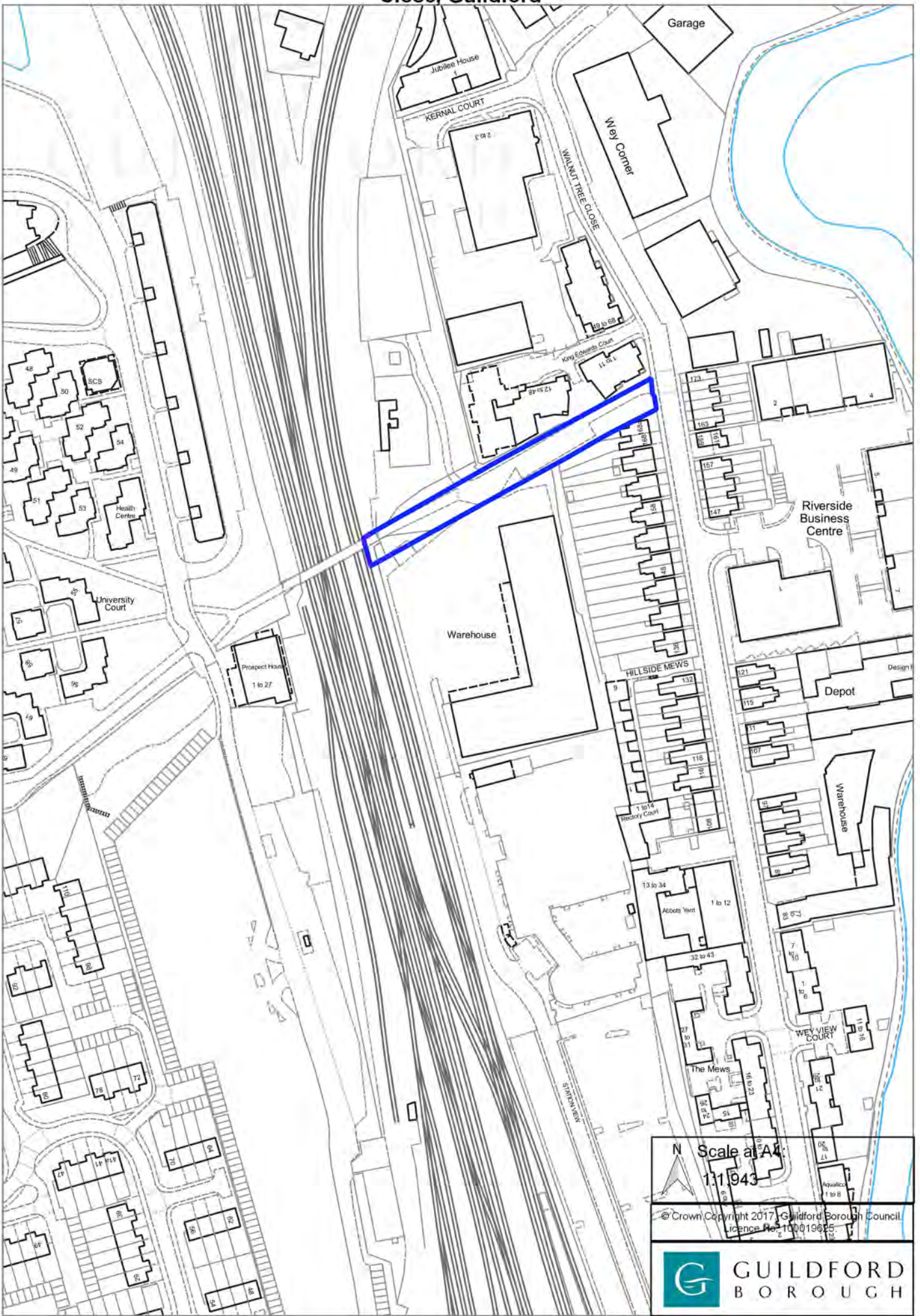
**POLICY A10: Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford**

Allocation	This site is allocated for a Sustainable Movement Corridor: Town Centre Phase 2 scheme to accompany the replacement of Yorkie's Bridge
Requirements	(1) Site to be used for Sustainable Movement Corridor: Town Centre Phase 2 scheme, having regard to the Sustainable Movement Corridor Supplementary Planning Document (2) Access to the Jewsons, Walnut Tree Close, Guildford site is maintained for pedestrians

Description

Location	Guildford Town Centre
Ward	Friary and St Nicolas
Ownership	Part private and part unregistered
Area (size)	0.15 ha
Existing use	Access road to Yorkie's Bridge and builders merchant (sui generis)
LAA reference	N/A
Key considerations	(1) Sustainable Movement Corridor (2) Potential contamination

# Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford



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1:1,943  
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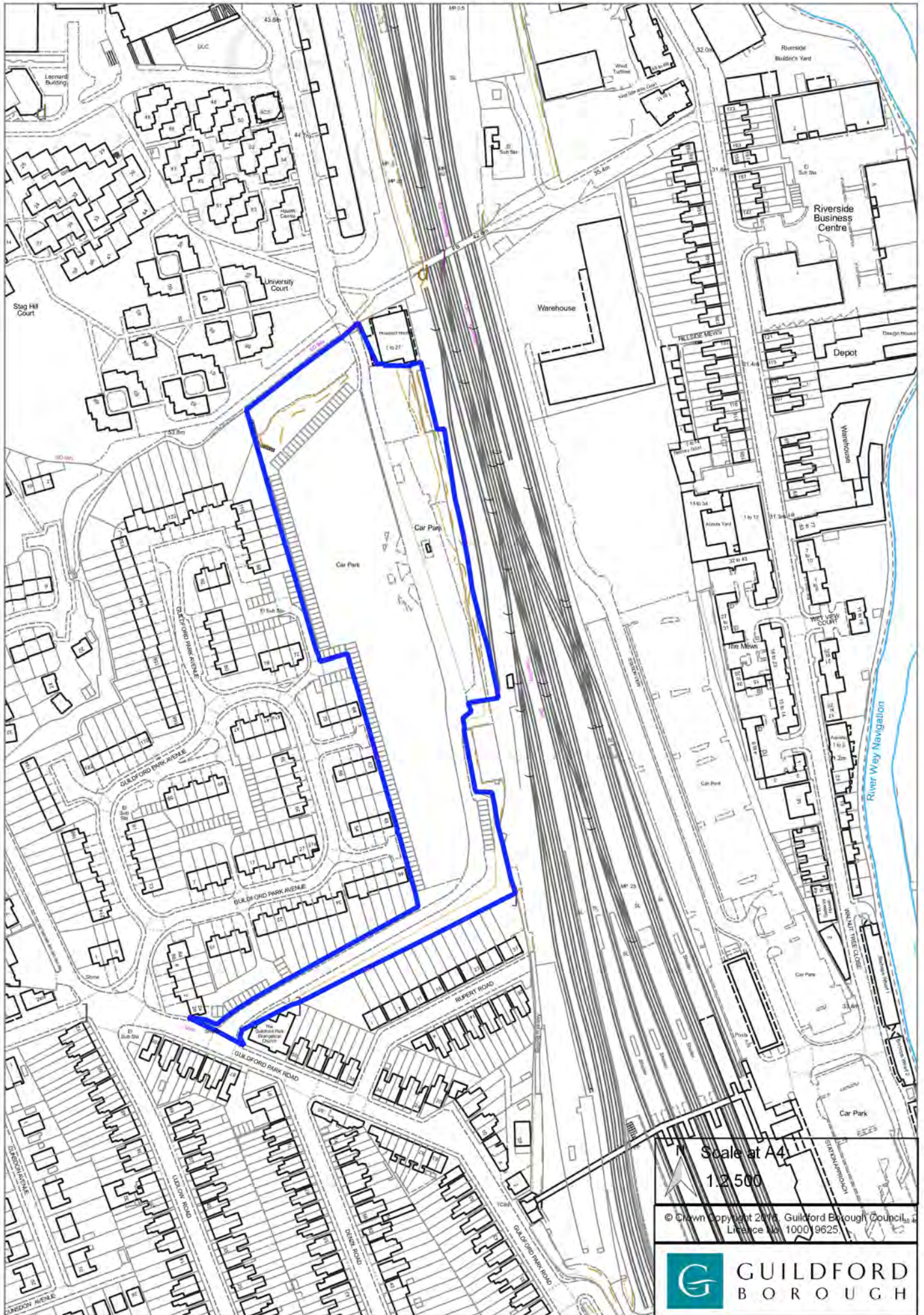
## POLICY A11: Guildford Park Car Park, Guildford Park Road, Guildford

Allocation	The site is allocated for approximately 160 homes (C3) and a multi storey car park (with approximately 450 parking spaces)
Requirements	<ul style="list-style-type: none"> <li>(1) Preserve important views, including from the Castle across to the Cathedral</li> <li>(2) A through route for buses maintained</li> <li>(3) Retention of public car parking</li> <li>(4) Incorporate route for the Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Provide additional affordable homes</li> <li>(2) Improvements to landscaping and biodiversity given the full extent of hardstanding on this site</li> <li>(3) Create the connection to a new pedestrian and cycle route between this site and the Land west of Guildford railway station site</li> </ul>

### Description

Location	Guildford Town Centre
Ward	Onslow
Ownership	Guildford Borough Council
Area (size)	2.12 ha
Existing use	Surface car park and garages
LAA reference	Site 178
Key considerations	<ul style="list-style-type: none"> <li>(1) Noise (proximity to railway lines)</li> <li>(2) Potential contamination and remediation</li> <li>(3) SPZ1</li> </ul>

# Guildford Park Car Park, Guildford Park Road, Guildford



Scale at A4  
1:2,500

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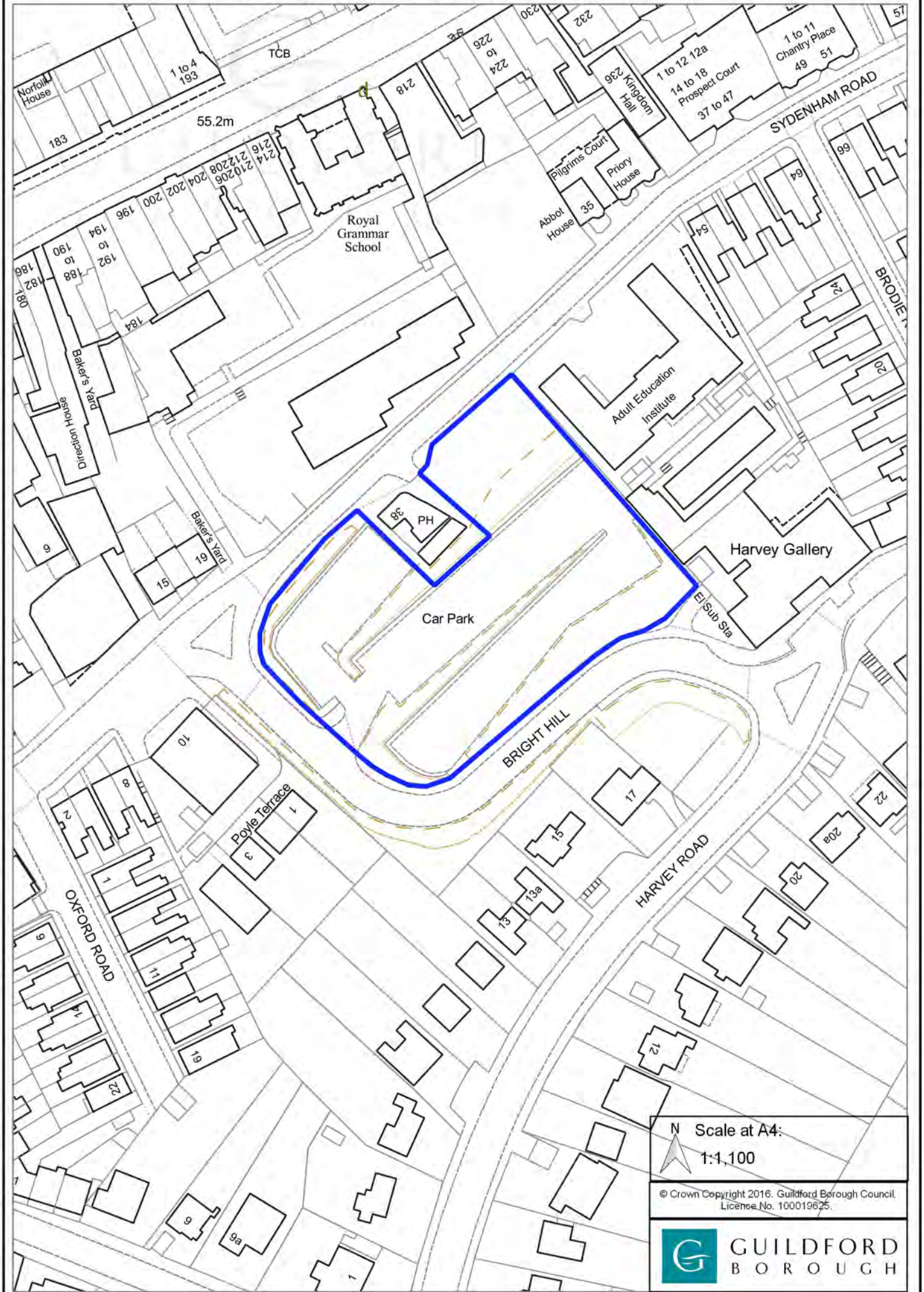
## **POLICY A12: Bright Hill Car Park, Sydenham Road, Guildford**

Allocation	The site is allocated for approximately 40 homes (C3)
Requirements	(1) Retain as much public car parking as possible (2) Preserve important views from the top of the site across Guildford, and of the Cathedral
Opportunities	(1) Improvements to landscaping and biodiversity given the full extent of hardstanding on this site

### Description


Location	Guildford Town Centre
Ward	Holy Trinity
Ownership	Guildford Borough Council
Area (size)	0.47 ha
Existing use	Temporary car park
LAA reference	Site 174
Key considerations	(1) Visually prominent elevated site (2) Views (3) Conservation area (4) Quantity of public parking (5) Setting of locally listed buildings (6) Within a district heat priority area (7) SPZ1

# Bright Hill Car Park, Sydenham Road, Guildford



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1:1,100

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## **POLICY A60: White Lion Walk, High Street, Guildford**

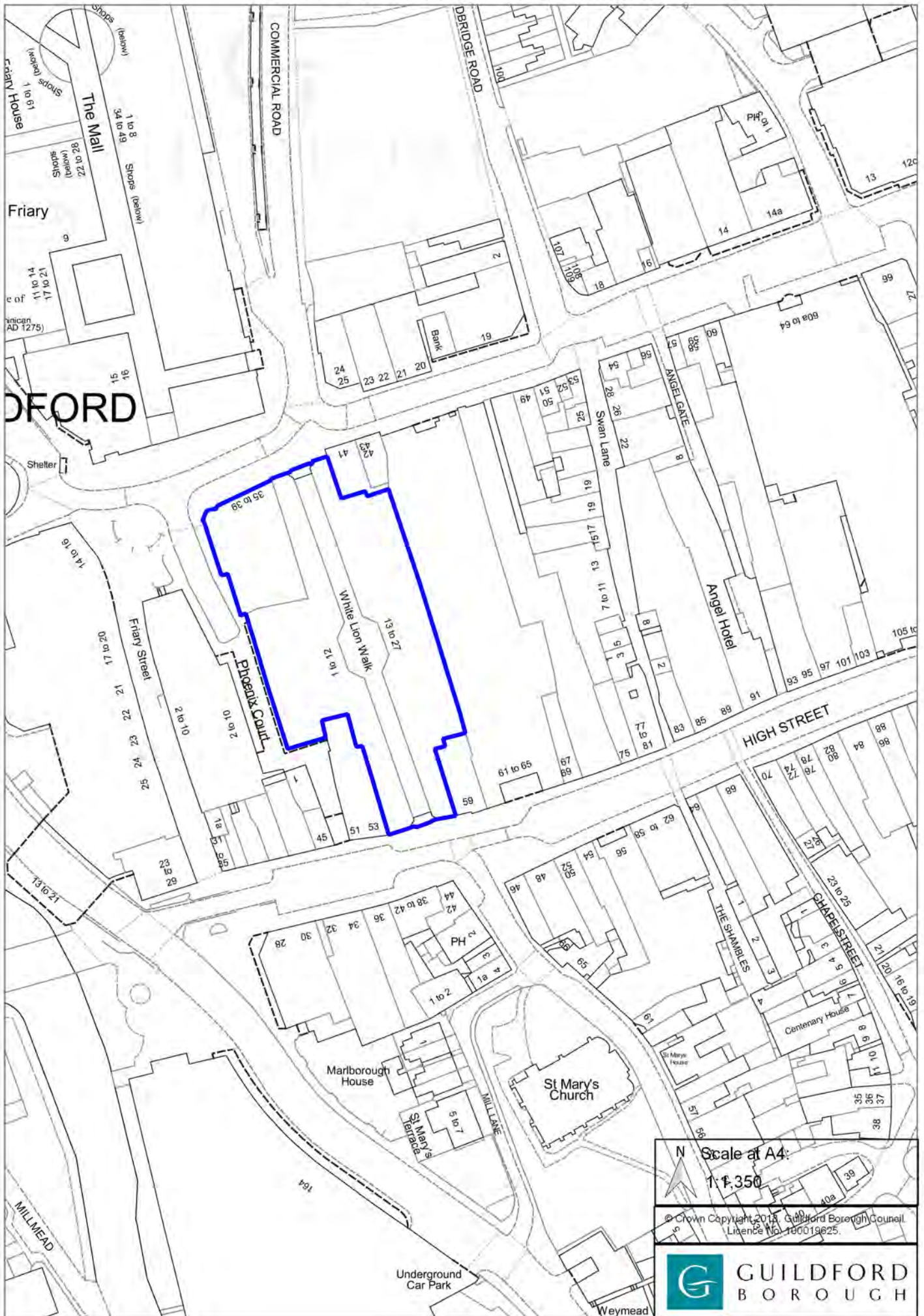
<u>Allocation</u>	<u>The site is allocated for a mixed-use redevelopment, comprising approximately 50 homes (C3) and comparison retail floorspace (A1)</u>
<u>Requirements</u>	<ul style="list-style-type: none"> <li>(1) <u>Retail uses on the ground floor with active frontages</u></li> <li>(2) <u>Residential uses on upper floors</u></li> <li>(3) <u>Access to residential units from both High Street and North Street</u></li> <li>(4) <u>Retain contribution to secondary shopping frontage</u></li> <li>(5) <u>Retain the existing walk-through from North Street to the High Street</u></li> <li>(6) <u>A car free site for the residential development</u></li> </ul>
<u>Opportunities</u>	<ul style="list-style-type: none"> <li>(1) <u>An element of food and drink (A3) and drinking establishments (A4)</u></li> <li>(2) <u>Re-provide the existing retail floorspace on the site with larger, more commercially viable retail units on the ground floor</u></li> </ul>

### Description

<u>Location</u>	<u>Guildford Town Centre</u>
<u>Ward</u>	<u>Holy Trinity</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>0.39 ha</u>
<u>Existing use</u>	<u>Mixture of retail uses</u>
<u>LAA reference</u>	<u>Site 2370</u>
<u>Key considerations</u>	<ul style="list-style-type: none"> <li>(1) <u>Conservation Area</u></li> <li>(2) <u>Town Centre Secondary Shopping Area</u></li> <li>(3) <u>Circulation/amenity space for residential units</u></li> <li>(4) <u>Setting of locally listed buildings</u></li> <li>(5) <u>Within a district heat priority area</u></li> <li>(6) <u>SPZ1</u></li> </ul>



# White Lion Walk, High Street, Guildford



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1:1,350  
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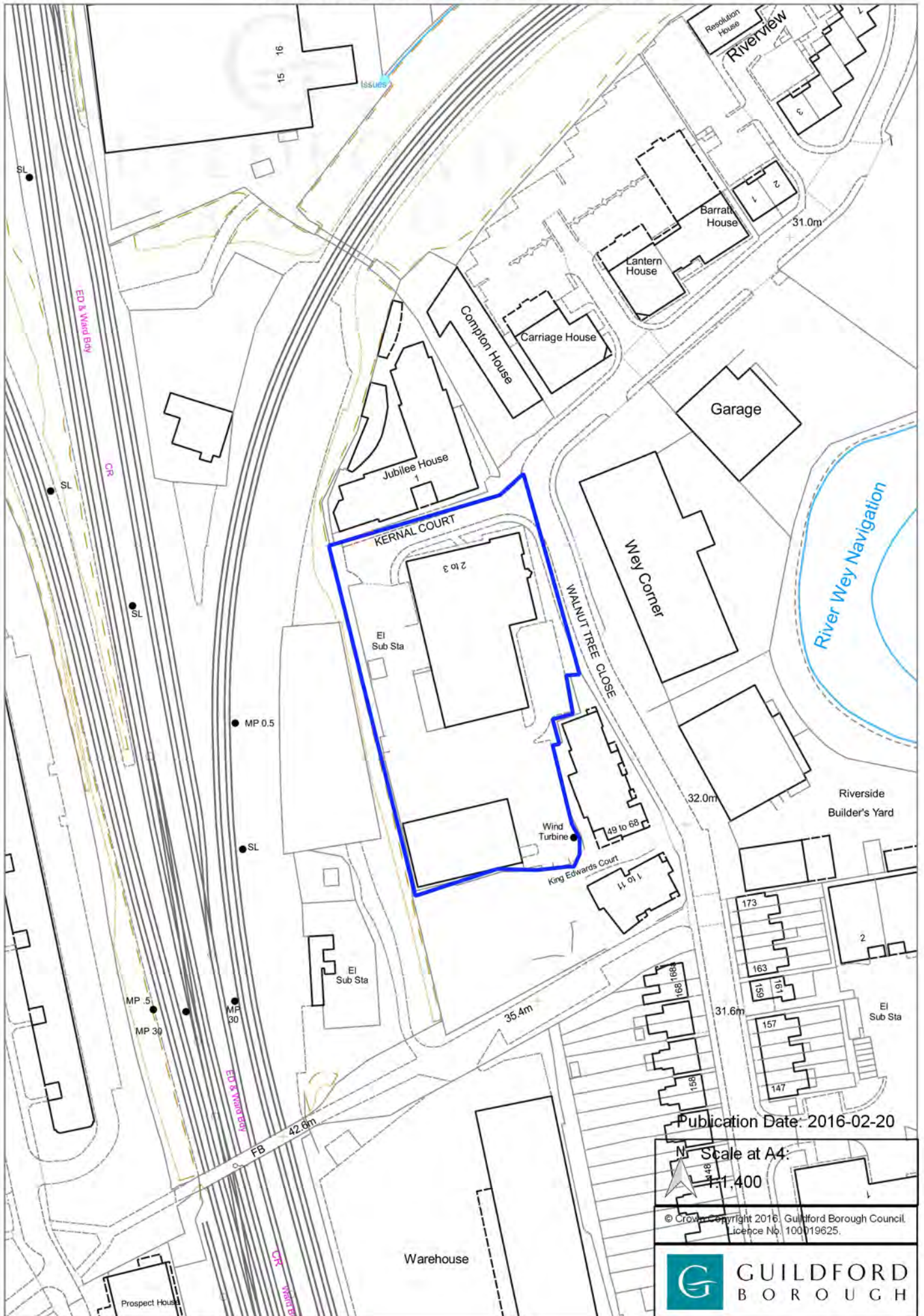
## **POLICY A13: Kernal Court, Walnut Tree Close, Guildford**

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	(1) Design to respond positively to the changing character of this area, whilst being sensitive to the Corridor of the River Wey
Opportunities	<ul style="list-style-type: none"> <li>(1) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land</li> <li>(2) Contemporary design approach, whilst respecting the proximity to the River Wey</li> <li>(3) Help reduce flood risk in this area</li> <li>(4) Potential facilitation of/ contribution to Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> </ul>

### Description

Location	Guildford Urban Area
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.55 ha
Existing use	Warehouse (B8) and industrial (B1c)
LAA reference	Site 2183
Key considerations	<ul style="list-style-type: none"> <li>(1) This area of Guildford is currently changing in character from primarily industrial to residential (including student accommodation), through a series of planning permissions on individual sites</li> <li>(2) Proximity to the Corridor of the River Wey</li> <li>(3) Flood risk in this area. Although the site is outside of the modelled flood extents for flood zone 2 and 3 (medium and high risk of fluvial flooding), land in relative close proximity to this site is within flood zone 2 and 3</li> <li>(4) SPZ1</li> </ul>

# Kernal Court, Walnut Tree Close, Guildford



Publication Date: 2016-02-20

Scale at A4:

1:1,400

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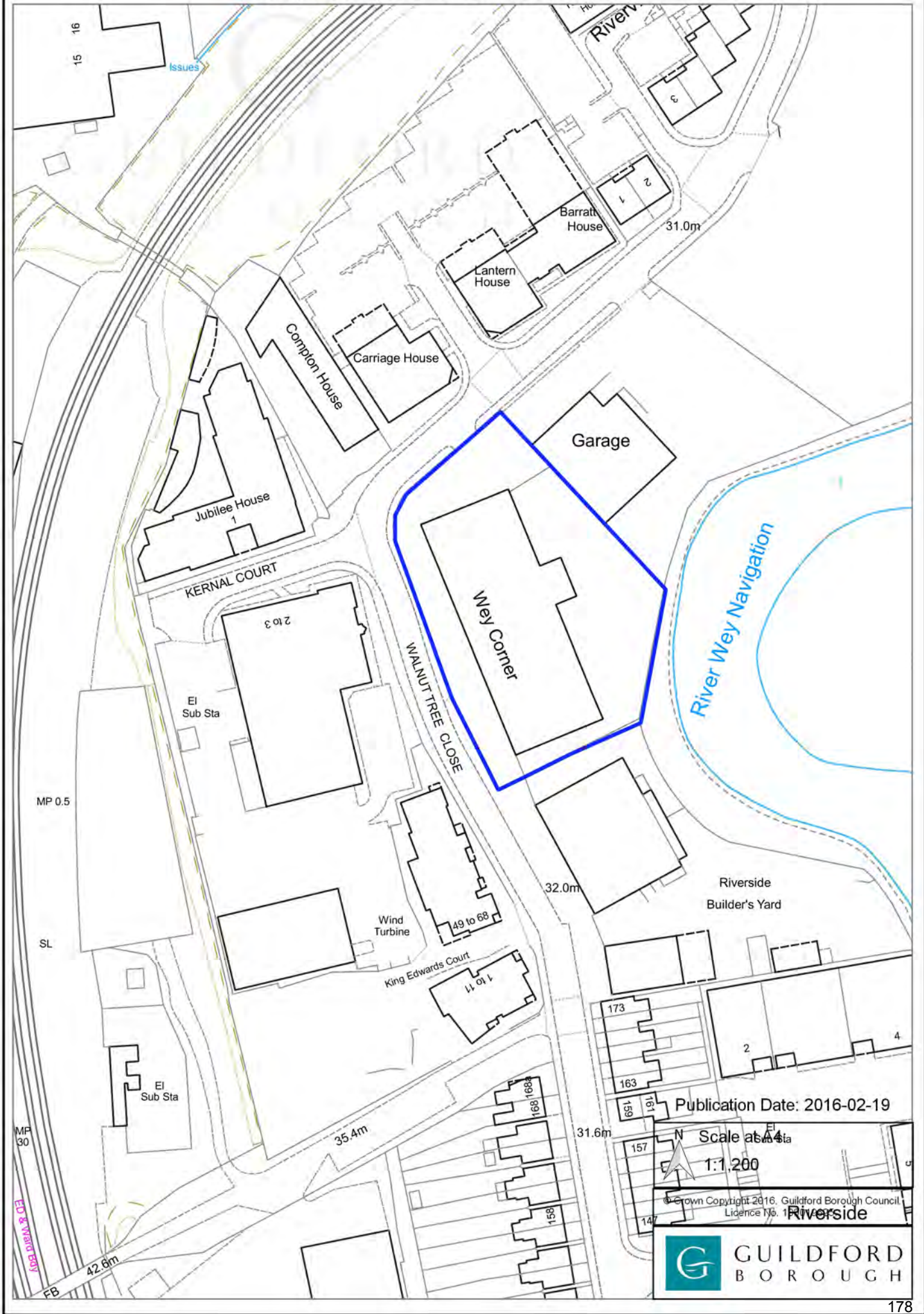
## **POLICY A14: Wey Corner, Walnut Tree Close, Guildford**

Allocation	The site is allocated for approximately 56 homes (C3)
Requirements	<ul style="list-style-type: none"> <li>(1) Design to respond positively to the changing character of this area, whilst being sensitive to the Corridor of the River Wey</li> <li>(2) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Improve green infrastructure provision on site to help improve the character of the area, given the extent of previously developed land</li> <li>(2) Contemporary design approach, whilst respecting the proximity to the River Wey and the Corridor of the River Wey</li> <li>(3) Provide a landscaped edge to the towpath pulling development away from the River Wey</li> <li>(4) Help to reduce flood risk in the local area</li> </ul>

### Description

Location	Guildford Urban Area
Ward	Friary and St Nicolas
Ownership	Private
Area (size)	0.38 ha
Existing use	Trade sales (a sui generis use) with a storage and distribution use (Class B8) and business use (B1)
LAA reference	Site 2226
Key considerations	<ul style="list-style-type: none"> <li>(1) Proximity to the River Wey</li> <li>(2) Corridor of the River Wey</li> <li>(3) Flood risk</li> <li>(4) SPZ1</li> </ul>

# Wey Corner, Walnut Tree Close, Guildford



River Wey Navigation

Publication Date: 2016-02-19

Scale at A4  
1:1,200

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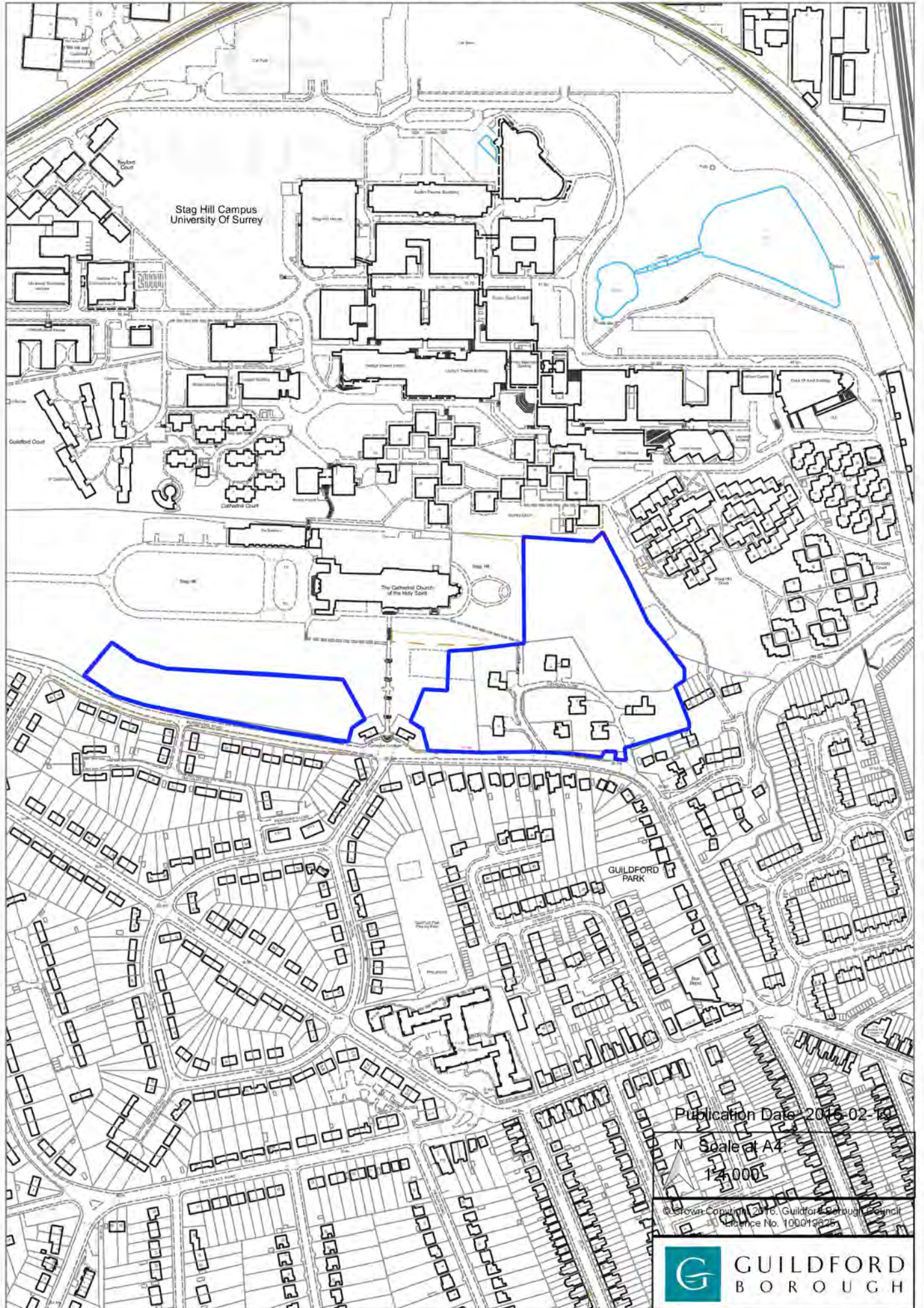
## POLICY A15: Land at Guildford Cathedral, Alresford Road, Guildford

Allocation	The site is allocated for approximately 100 homes (C3)
Requirements	<ol style="list-style-type: none"> <li>(1) 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</li> <li>(2) Retain strategically important views of the Cathedral and its setting across the town</li> <li>(3) Sensitive to the setting of the Grade II* listed building (Guildford Cathedral)</li> <li>(4) A holistic approach to the landscaping of the site to include no unacceptable impact on existing trees or mature hedges</li> <li>(5) The loss of greenfield requires provision of sufficient integral green infrastructure to enable connectivity of spaces and habitats</li> <li>(6) Whilst there will be an overall loss of open space, development proposals should incorporate attractive pockets of open space and green infrastructure within the development site, linking to green spaces outside of the site and helping to lessen the impact of the loss</li> </ol>

### Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Guildford Cathedral
Area (size)	3.28 ha
Existing use	Open space and residential properties
LAA reference	Site 50
Key considerations	<ol style="list-style-type: none"> <li>(1) The setting of the grade II* Listed Building, on approaches and access</li> <li>(2) Views, particularly from the setting of town centre Conservation Areas and listed buildings</li> <li>(3) Design and impact of scale, heights and form of development</li> <li>(4) Impact of any development on green mound and silhouette of the Cathedral both day and night time from wide surrounding area</li> <li>(5) Loss of open space</li> <li>(6) Mature hedge (running along Ridgemount and Alresford Road)</li> <li>(7) Surrounding urban context</li> <li>(8) Adjacent to a district heat priority area</li> <li>(9) Partly in SPZ1</li> </ol>

# Land at Guildford Cathedral, Alresford Road, Guildford



## POLICY A16: Land between Gill Avenue and Rosalind Franklin Close, Guildford

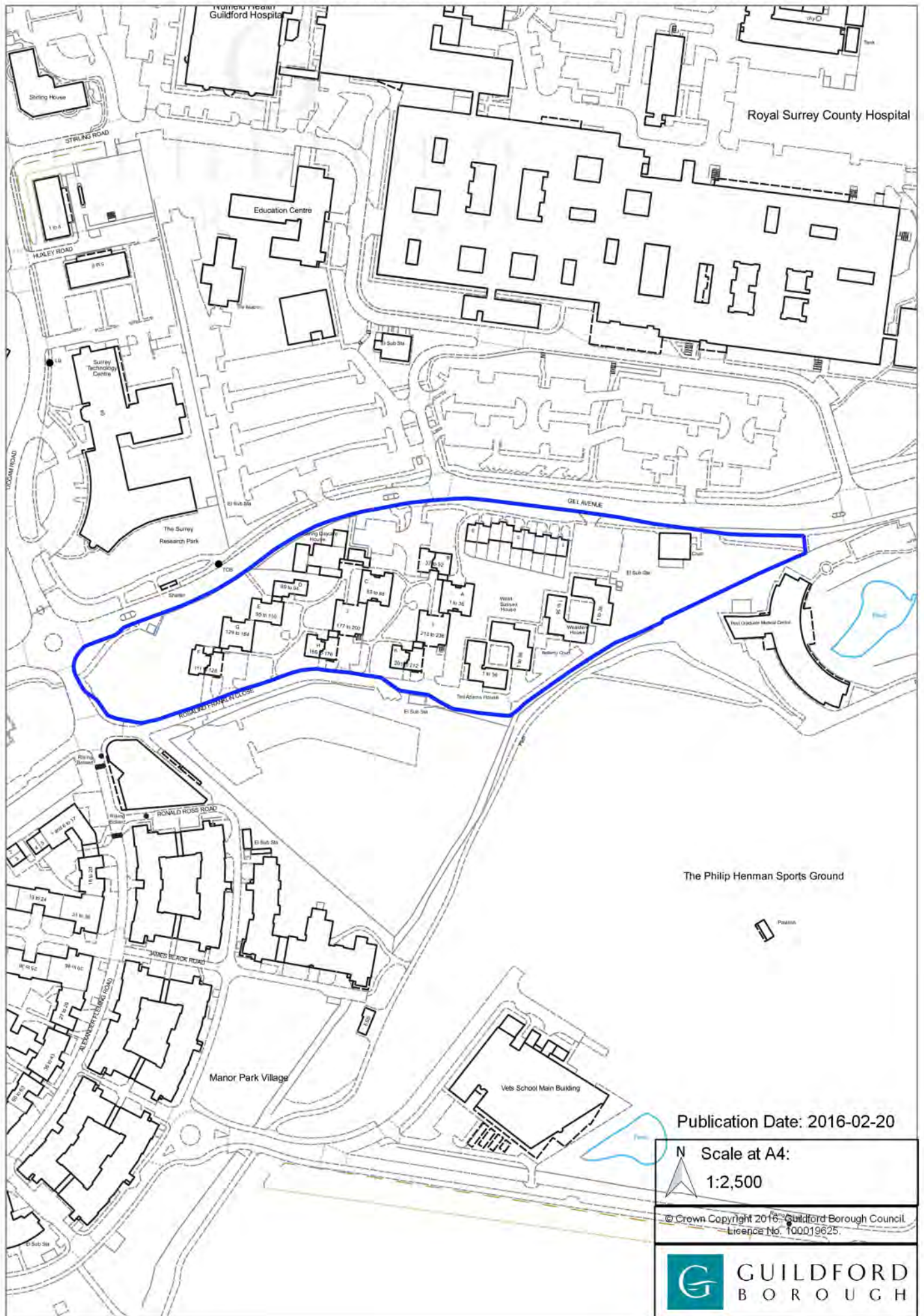
Allocation	The site is allocated for approximately 450 homes (gross) (C3), potentially including some student accommodation (C3 or sui generis)
Requirements	<ul style="list-style-type: none"> <li>(1) Current accessibility and movement for emergency vehicles to the hospital is maintained</li> <li>(2) Work closely with Guildford Borough Council and Surrey County Council to ensure that the proposed layout does not prevent the provision of the Sustainable Movement Corridor having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> <li>(3) Contribute towards encouraging use of the Sustainable Movement Corridor</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Provision of student accommodation (C3 or sui generis)</li> <li>(2) Encourage cycling and pedestrian movements from the site</li> </ul>

### Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Royal Surrey County Hospital
Area (size)	2.36 ha
Existing use	Residential (C3)
LAA reference	Site 2331
Key considerations	<ul style="list-style-type: none"> <li>(1) Accessibility for emergency vehicles</li> <li>(2) Making efficient use of the site</li> <li>(3) There are 389 existing properties on this site</li> <li>(4) Within a district heat priority area</li> </ul>



# Land between Gill Avenue and Rosalind Franklin Close, Guildford



**POLICY A17: Land south of Royal Surrey County Hospital,  
Rosalind Franklin Close, Guildford**

Allocation	The site is allocated for hospital related development. This is uses which support the operation of the Royal Surrey County Hospital, including medical facilities and accommodation for staff
Requirements	<ul style="list-style-type: none"> <li>(1) Development to be hospital related</li> <li>(2) Work closely with Guildford Borough Council and Surrey County Council to ensure that the proposed layout does not prevent the provision of the Sustainable Movement Corridor, having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> <li>(3) Contribute towards encouraging use of the Sustainable Movement Corridor</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Staff accommodation</li> <li>(2) Medical facilities</li> <li>(3) Encourage cycling and pedestrian movements from the site</li> </ul>

Description

Location	Guildford Urban Area
Ward	Onslow
Ownership	Royal Surrey County Hospital
Area (size)	1.3 ha
Existing use	Temporary car park for hospital use
LAA reference	Site 131
Key considerations	<ul style="list-style-type: none"> <li>(1) Usage of temporary car park</li> <li>(2) Impact on local road network</li> <li>(3) Within a district heat priority area</li> </ul>

# Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford



Publication Date: 2016-02-20

N Scale at A4:  
1:2,500

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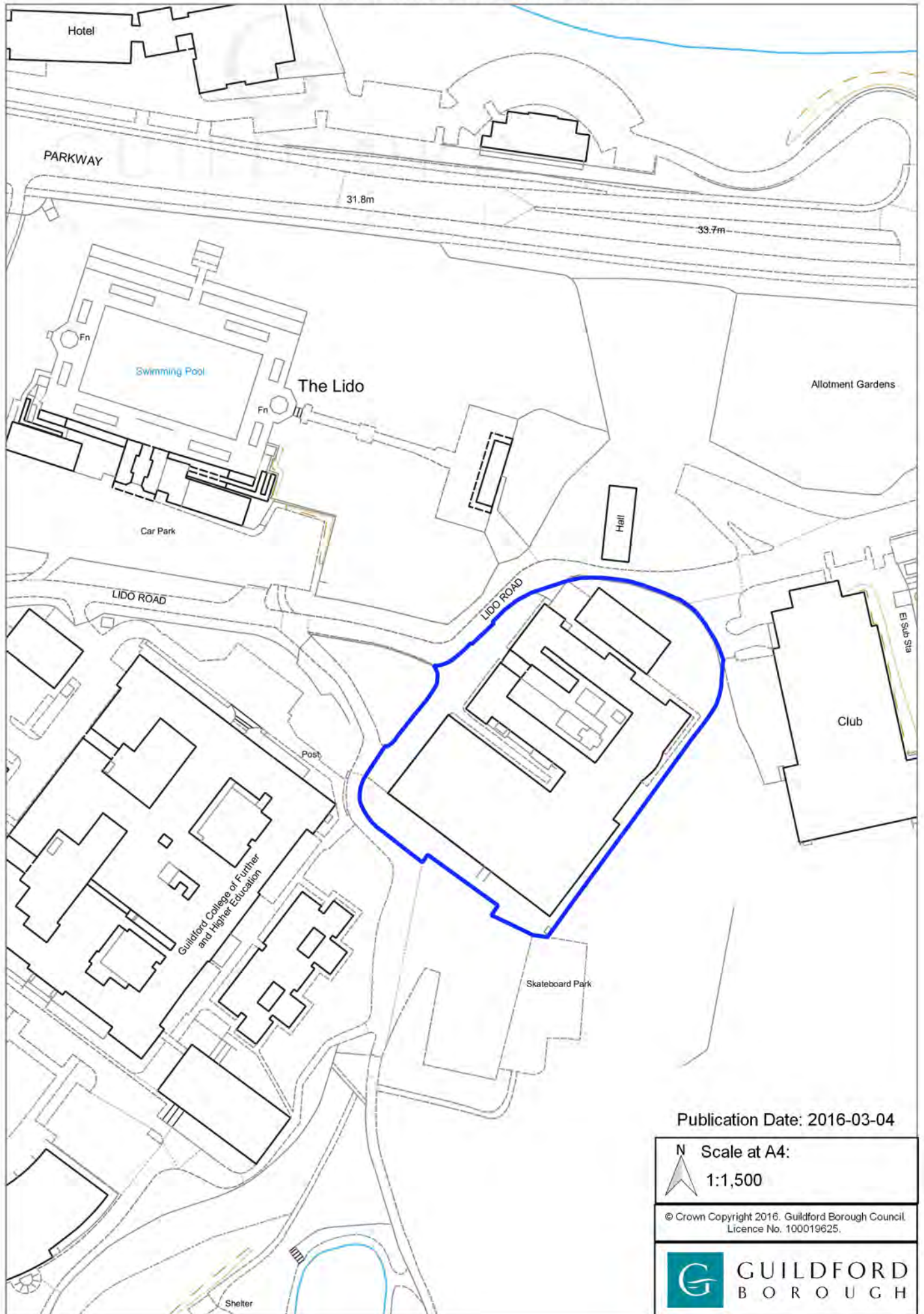
## **POLICY A18: Land at Guildford College, Guildford**

Allocation	The site is allocated for approximately 200 student bedspaces (sui generis) and at least 500 sq m of D1 floor space
Requirements	<ol style="list-style-type: none"> <li>(1) Height of proposed buildings to respect local character and be sensitive to the scale and heights of Listed Buildings nearby, and the transition from the development to parkland</li> <li>(2) Appropriate separation between the D1 use and the residential use, to avoid issues regarding noise</li> <li>(3) The D1 floor space must be a functional and attractive space, likely to attract market interest. It will have sufficient supporting facilities, such as car parking, to enable it to be viable and long lasting, helping the community to meet its daily needs locally now and in the future</li> <li>(4) Retain the Protected Open Space</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Seek street frontages and pedestrian access routes (deter backs / rear boundary treatments on street views)</li> </ol>

### Description

Location	Guildford Urban Area
Ward	Christchurch
Ownership	Guildford College
Area (size)	0.7 ha
Existing use	Education (D1)
LAA reference	Site 2323
Key considerations	<ol style="list-style-type: none"> <li>(1) Close proximity to Stoke Park</li> <li>(2) Boundary treatments backing onto Stoke Park</li> <li>(3) Impact of development on setting of listed buildings, parkland setting and views</li> <li>(4) Lido Road area – setting of locally listed building and listed war memorial on green island</li> <li>(5) Protected Open Space</li> <li>(6) SPZ1</li> </ol>

# Land at Guildford College, Guildford



Publication Date: 2016-03-04

N Scale at A4:  
1:1,500

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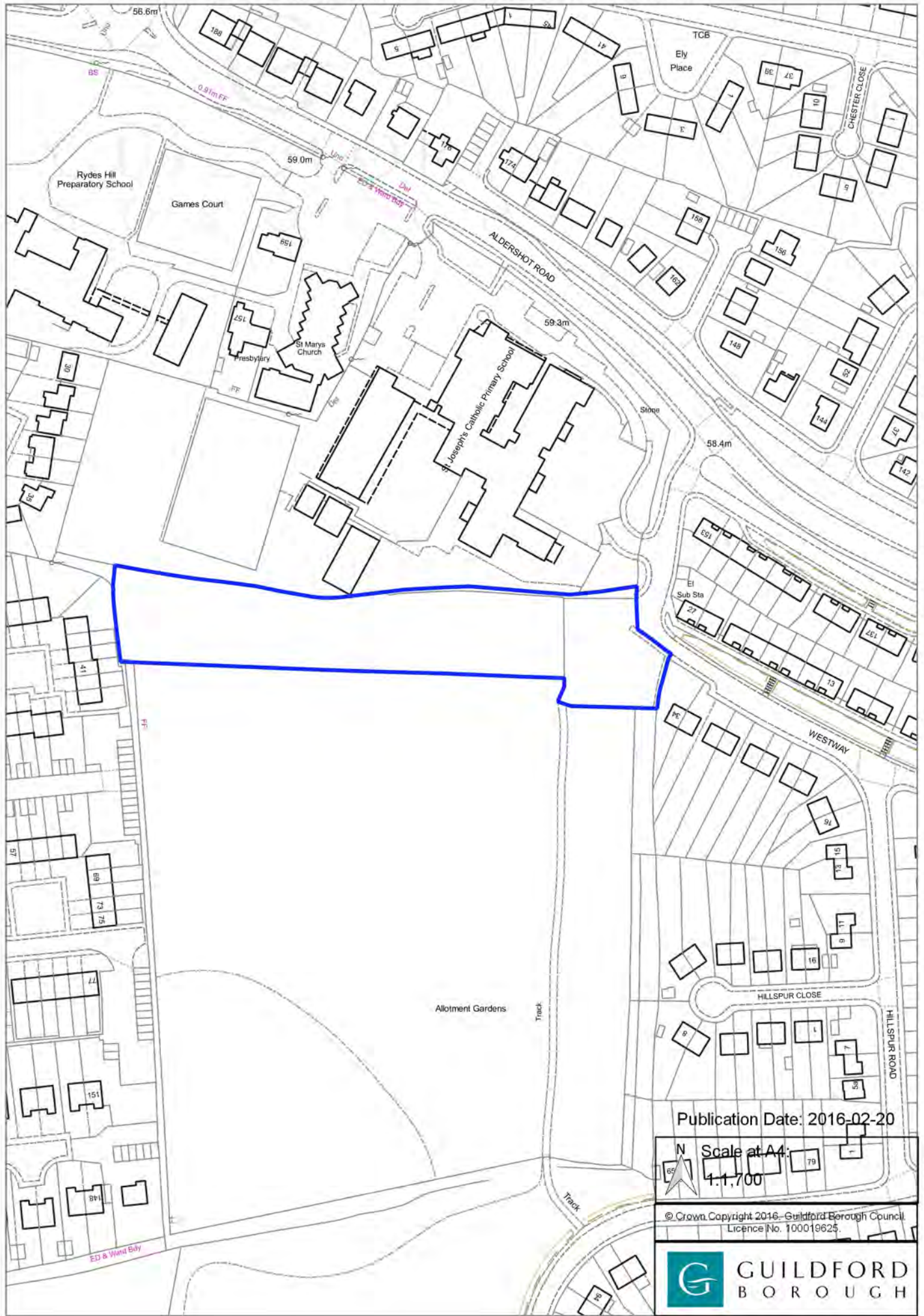
## **POLICY A19: Land at Westway, off Aldershot Road, Guildford**

Allocation	The site is allocated for approximately 38 homes (C3)
Requirements	(1) Considerable regard to design and scale, as the site is an unusual elongated shape sandwiched between a primary school and allotments (2) Design to take account of rights and easements, as referred to below (key considerations), as long as the allotments are in use
Opportunities	(1) Improve green infrastructure provision on site to help the visual transition from allotments to developed area

### Description

Location	Guildford Urban Area
Ward	Westborough
Ownership	The land is for sale
Area (size)	0.56 ha
Existing use	Temporary private car park
LAA reference	Site 34
Key considerations	(1) With regards to rights and easements, an area at the entrance of the site has full and free passage and running of services, the right to pass and re-pass and the right to park a maximum of six motor vehicles in the allocated parking spaces, as long as the allotments are in use. A design of a development scheme needs to take this into account

# Land at Westway, off Aldershot Road, Guildford



Publication Date: 2016-02-20

Scale at A4:  
1:1,700



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## POLICY A20: Former Pond Meadow School, Pond Meadow, Guildford

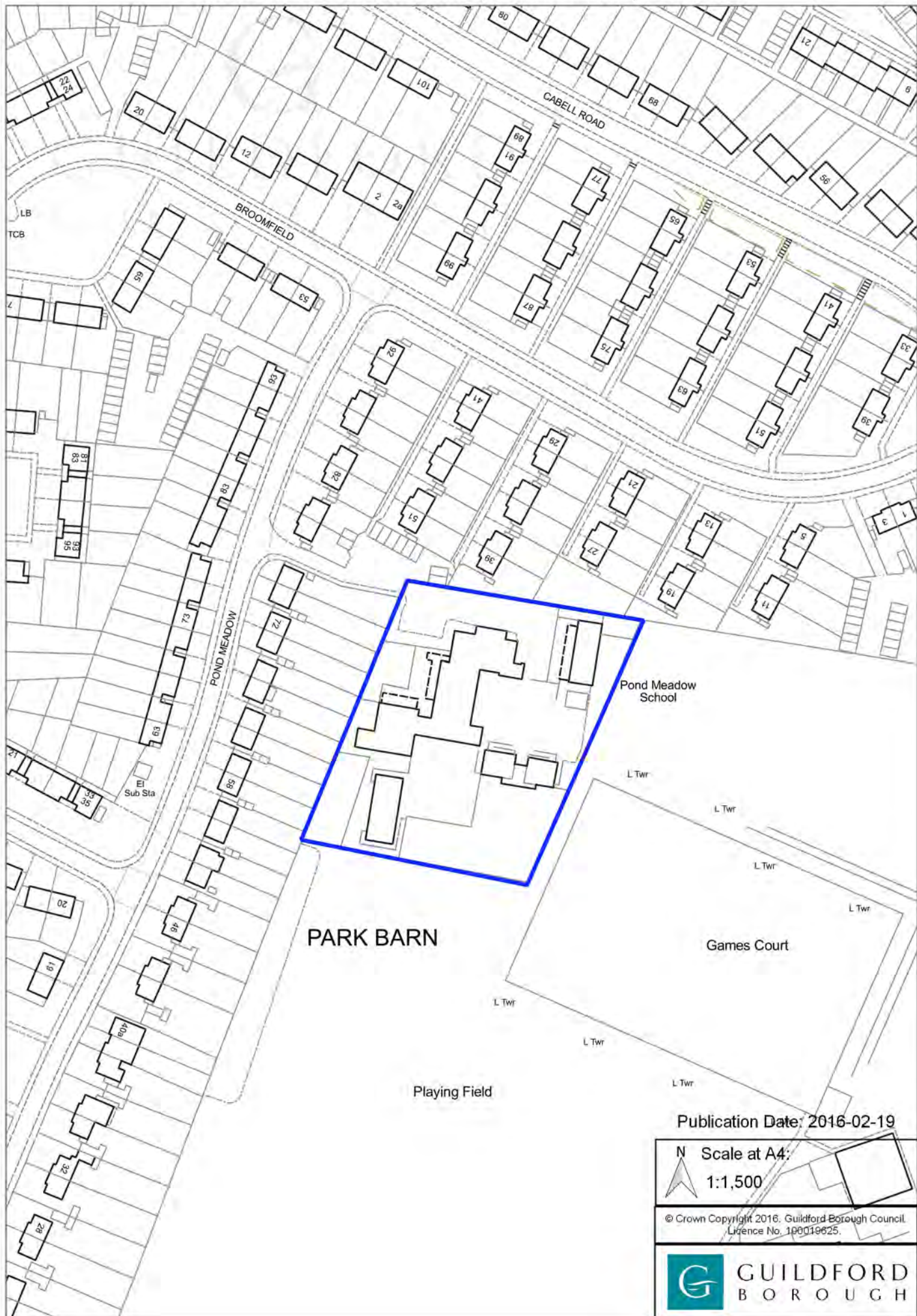
Allocation	The site is allocated to provide a community hub providing approximately : (1) 800 sq m of medical centre (D1), and (2) 800 sq m of youth and community centre (D1) (3) To assist with funding the redevelopment of this vacant former school site for a community hub, the site is also allocated for approximately 10 homes (C3)
Requirements	(1) Viability information in support of the quantity of new homes
Opportunities	(1) Help the local community to meet its day to day needs in the local area, without the need to travel (2) Whilst there will be an overall loss of open space on the former school site, this site has been fenced off and unused for many years

### Description

Location	Guildford Urban Area
Ward	Westborough
Ownership	Surrey County Council
Area (size)	0.6 ha
Existing use	Vacant school buildings (D1)
LAA reference	1584
Key considerations	(1) Community benefit (2) Vacant site (3) Protected open space



# Former Pond Meadow School, Pond Meadow, Guildford



Publication Date: 2016-02-19

N Scale at A4:  
1:1,500

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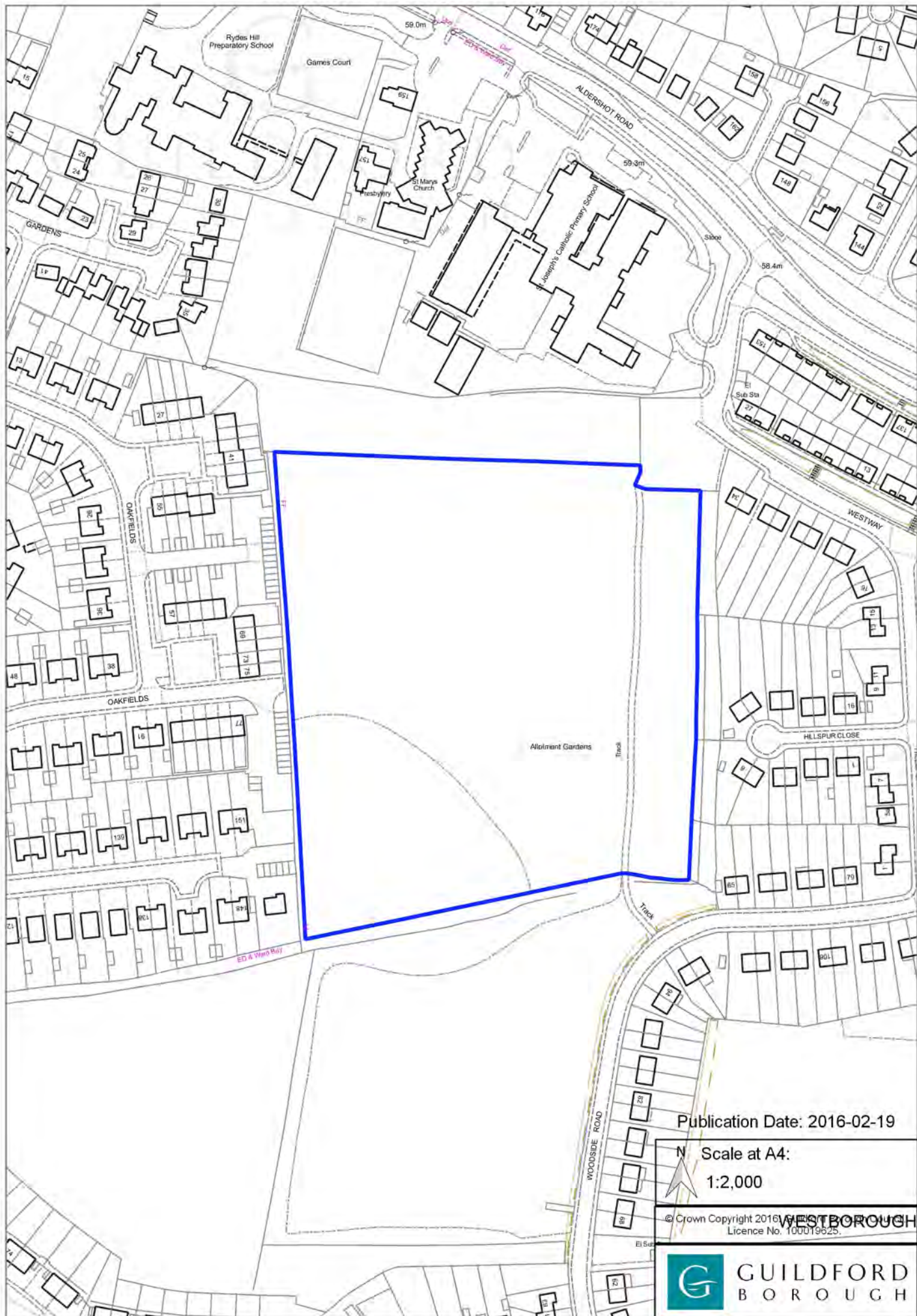
## **POLICY A21: Aldershot Road allotments, Guildford**

Allocation	The site is allocated for additional allotments
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### Description

Location	Guildford Urban Area
Ward	Westborough
Ownership	Guildford Borough Council
Area (size)	3 ha
Existing use	Open space and allotments
LAA reference	Site 176
Key considerations	Protected open space

# Aldershot Road allotments, Guildford



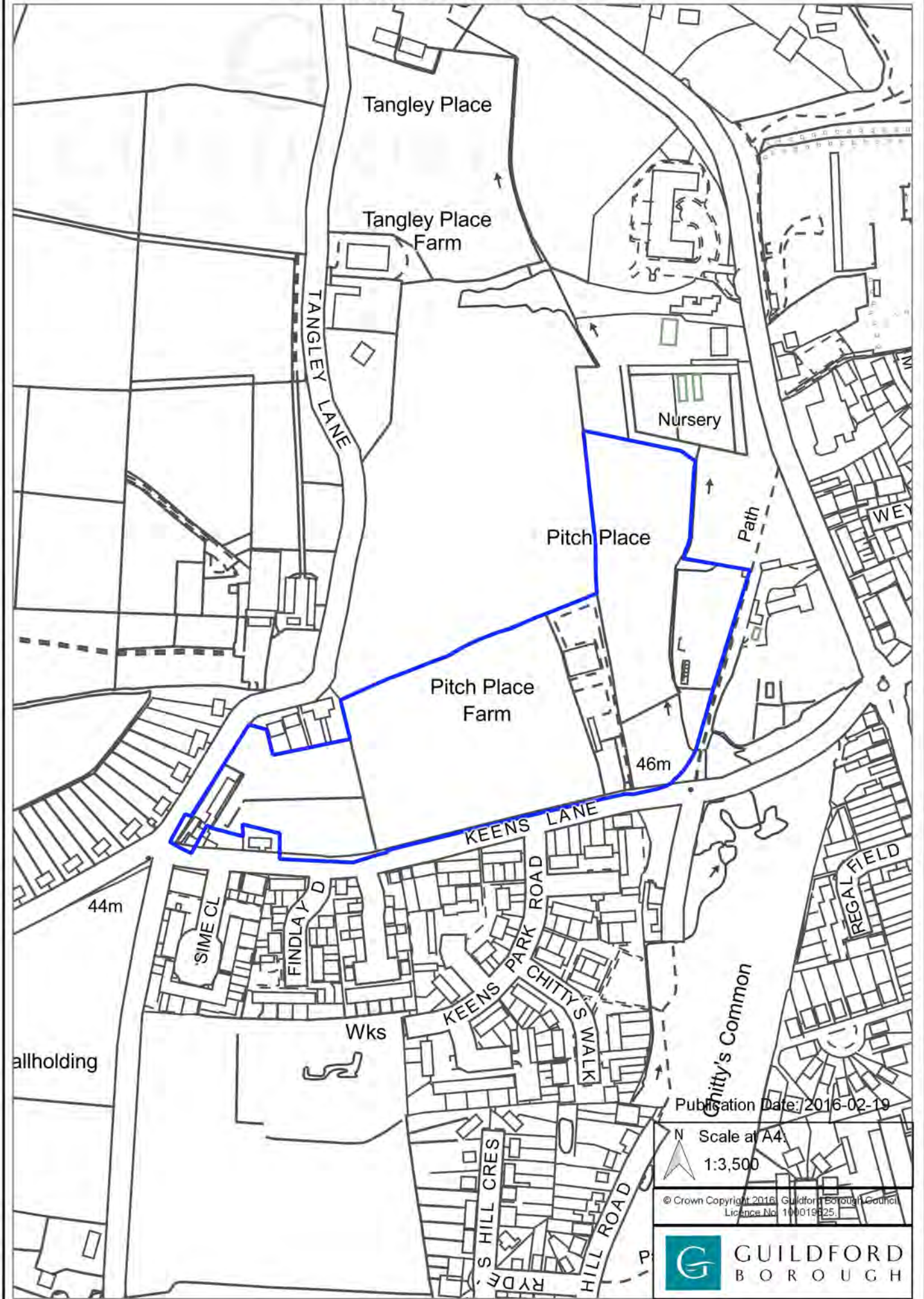
## POLICY A22: Land north of Keens Lane, Guildford

Allocation	The site is allocated for approximately 150 homes (C3), including some self-build and custom house building plots and a care home (C2) with approximately 60 beds
Requirements	<p>(1) The care home will be located within 400m of the Thames Basin Heaths SPA, subject to agreement with Natural England that it will have no adverse effects on the integrity of the SPA. In order to avoid adverse effects:</p> <p>(a) No staff accommodation will be permitted within 400m of the SPA, and</p> <p>(b) Any new car parks must not increase access to the SPA and must provide sufficient certainty that it will be utilised by the care home only, and</p> <p>(c) The use class of the property to be limited to that of C2 with occupants of only limited mobility such that they are unlikely to access the Thames Basin Heaths SPA for recreation, and</p> <p>(d) A covenant will be placed on the care home restricting pets.</p> <p>(2) Design and layout to reflect the transition from urban to greenfield</p>
Opportunities	<p>(1) Appropriate green infrastructure enhancements, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA</p> <p>(2) Encourage cycling and pedestrian movements from the site</p>

### Description

Location	Guildford Urban Area
Ward	Worplesdon
Ownership	Private
Area (size)	5.25 ha
Existing use	Fields, grazing and stables
LAA reference	Site 126
Key considerations	<p>(1) Impact of development on the Thames Basin Heaths SPA</p> <p>(2) Setting of a listed building</p>

Land north of Keens Lane, Guildford



Publication Date: 2016-02-19

N Scale at A4:  
1:3,500

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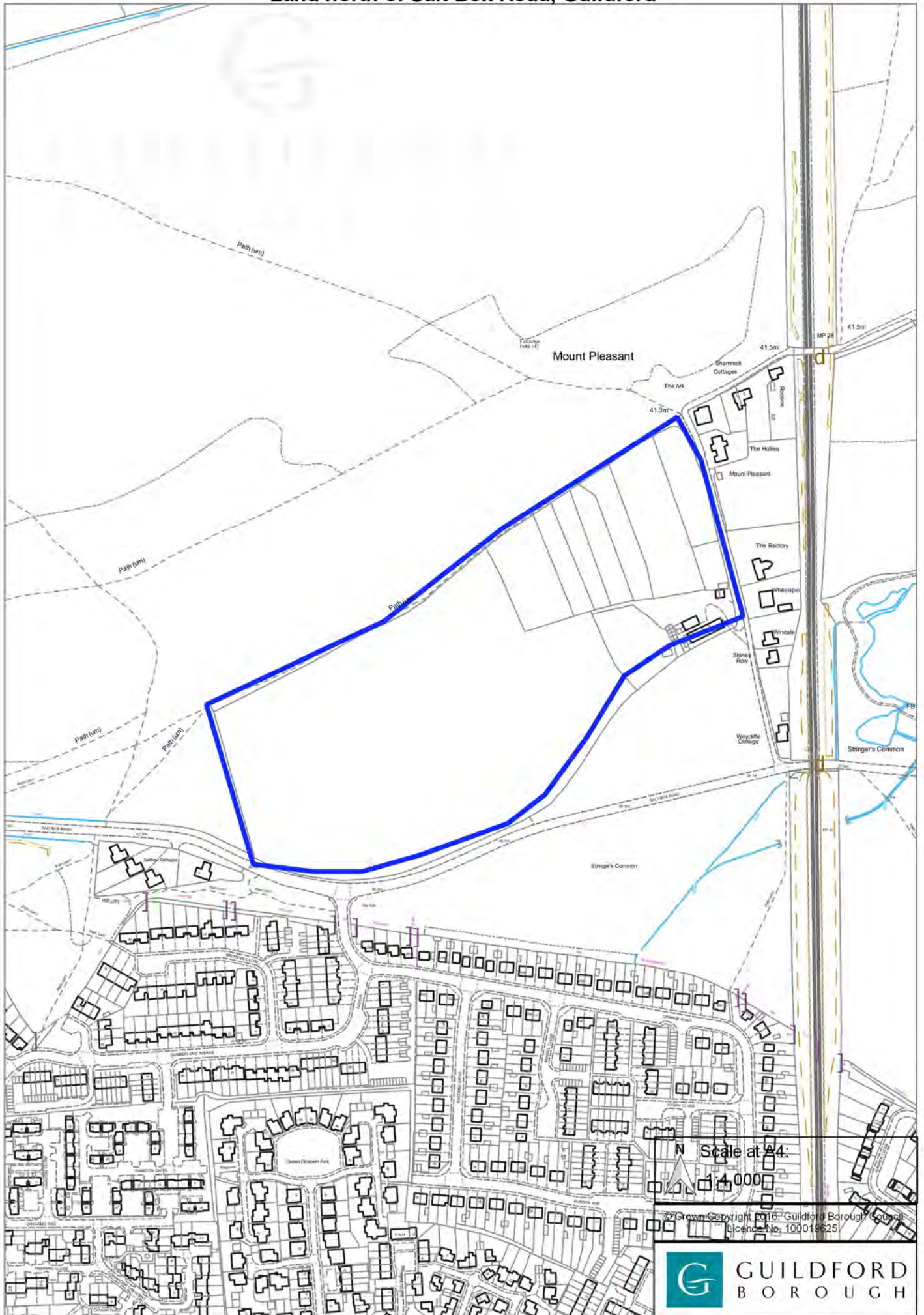
## **POLICY A23: Land north of Salt Box Road, Guildford**

Allocation	The site is allocated for a burial ground with a new site access and appropriate supporting facilities
Requirements	<ol style="list-style-type: none"> <li>(1) A small off-street car park, strictly limited to genuine visitors to the burial ground (enforced)</li> <li>(2) Sufficient car parking to ensure no overspill of parked cars onto Salt Box Road</li> <li>(3) Appropriate measures to discourage access from the burial ground or car park to the Thames Basin Heath SPA, and ensure there is no increase in recreational pressure within the SPA</li> <li>(4) An application level Habitat Regulations Assessment</li> </ol>
Opportunities	(1) Green infrastructure enhancements given the site is surrounded by SNCI, and within 400m of the Thames Basin Heaths SPA

### Description

Location	Guildford Urban Area
Ward	Worplesdon
Ownership	Private
Area (size)	7.88 ha
Existing use	Field
LAA reference	Site 2018
Key considerations	<ol style="list-style-type: none"> <li>(1) Impact of development on the Thames Basin Heaths SPA (the site is within 400m)</li> <li>(2) Impact of development on the surrounding Site of Special Scientific Interest (SSSI)</li> <li>(3) Provision of car parking</li> <li>(4) Site is a proposed burial ground; special consideration is required regarding the depth to groundwater. Please refer to the Environmental Agency's Groundwater protection position statements guidance.</li> </ol>

# Land north of Salt Box Road, Guildford



## POLICY A24: Slyfield Area Regeneration Project, Guildford

Allocation	<p>This is a mixed use redevelopment site, allocated for:</p> <ol style="list-style-type: none"> <li>(1) Approximately 1,500 homes of which 1,000 homes (C3) will be delivered within the plan period and</li> <li>(2) 6 Gypsy and Traveller pitches and</li> <li>(3) Approximately 6,500 sq m Light industrial (B1c) / Trade counters (B8) and</li> <li>(4) New council waste management depot (relocated on site) and</li> <li>(5) New or enhanced waste management facilities (including a waste transfer station and a community recycling centre) and</li> <li>(6) New sewage treatment works and</li> <li>(7) Community facilities (D1)</li> </ol>
Requirements	<p><u>Transport strategy</u></p> <ol style="list-style-type: none"> <li>(1) <del>Other off-site highway works to mitigate the impacts of the development Interventions will be required which address the potential highway performance issues which could otherwise result from the development, including on A320 Woking Road. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions, from development of this site</del></li> <li>(3) <del>Developer to provide</del> <u>The provision of</u> the northern route section of the Sustainable Movement Corridor <del>on the site on-site,</del> and <del>make</del> a necessary and proportionate contribution to delivering the northern route section <del>on the Local Road Network off-site,</del> both having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> </ol> <p><u>Other infrastructure</u></p> <ol style="list-style-type: none"> <li>(2) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation</li> <li>(4) Appropriate financial contribution to enable expansion of Weyfield Primary Academy by additional 1FE – 2FE</li> <li>(5) Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA</li> <li>(6) Sensitive design at site boundaries that has significant regard to the transition from urban to Green Belt, particularly with regards to the open fields between Clay Lane and the site, and the visual setting of the Navigations and the River Wey Conservation Area</li> <li>(7) Green corridors and linkages to habitats outside of the site, given the site's proximity to greenfield, natural floodplain and SNCI</li> </ol>

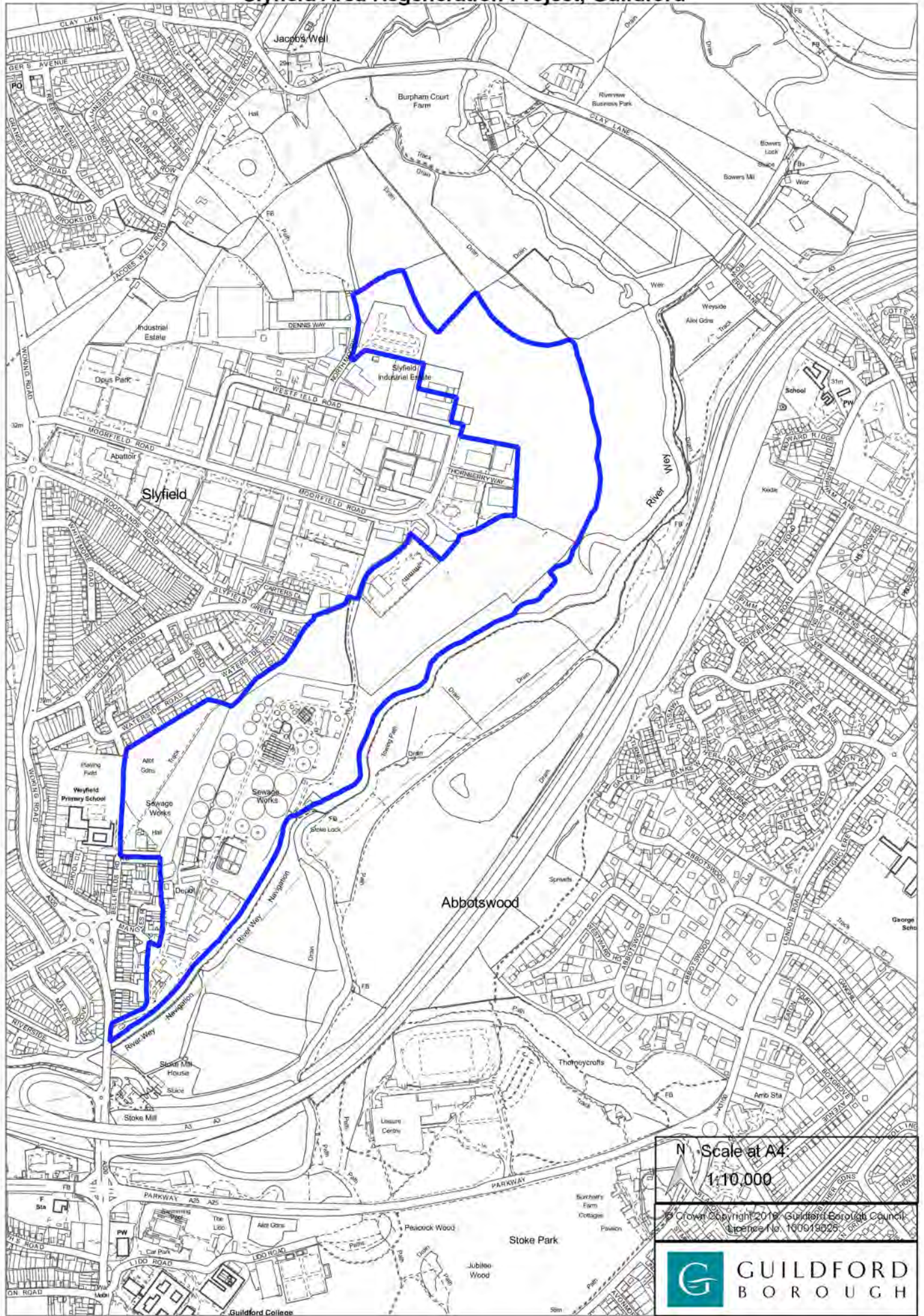


	<p><u>Traveller pitches</u></p> <p>(8) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)</p> <p>(9) Once completed, the pitches will be provided to the registered provider <del>at nil-cost</del>, for the Local Authority to allocate the occupancy and manage</p> <p>(10) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required</p> <p>(11) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all</p> <p>(12) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(13) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted</p> <p>(14) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed</p> <p>(15) <u>Create unique places that combine the highest standards of good urban design with well designed streets and spaces</u></p> <p>(16) <u>Incorporate high quality architecture that responds to the unique context of the site</u></p>
Opportunities	<p>(1) Reduce flood risk on site and elsewhere</p> <p>(2) Potential to provide access to the site from A320 Woking Road, Bellfields Road, Slyfield Green and Woodlands Road</p> <p>(3) Potential to serve the light industrial (B1c)/trade counters from a vehicular connection to the permitted 'internal access road between Westfield Road and Moorfield Road' highway layout (Planning permission reference 16/P/01704)</p> <p><del>(4) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</del></p> <p><del>(5) Incorporate high quality architecture that responds to the unique context of the site</del></p> <p><del>(6) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</del></p>

## Description

Location	Guildford Urban Area
Ward	Stoke
Ownership	The land is owned principally by Guildford Borough Council and Thames Water with Surrey County Council having a minority interest
Area (size)	40 ha
Existing use	Sewage treatment works, former landfill site, Council depot, community hall and allotments
LAA reference	Site 245
Key considerations	<ol style="list-style-type: none"><li>(1) The site is subject to abnormal costs</li><li>(2) 11 ha of the site is allocated for waste management purposes in the Development Plan for the area (under Policy WD2 of the SWP)</li><li>(3) The site borders a Local Nature Reserve, Site of Nature Conservation Interest (SNCI) and a small area of ancient woodland</li><li>(4) Allotments</li><li>(5) Flood Risk</li><li>(6) Design</li><li>(7) Green Infrastructure</li><li>(8) Potential air quality issues</li><li>(9) SPZ1 and historic landfill on part of site</li></ol>

# Slyfield Area Regeneration Project, Guildford



N Scale at A4  
1:10,000  
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## POLICY A25: Gosden Hill Farm, Merrow Lane, Guildford

Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> <li>(1) Approximately <del>2,000</del><u>1,800</u> homes of which a minimum of 1,700 homes (C3) will be delivered within the plan period, including some specialist housing and self-build plots and</li> <li>(2) <del>8-6</del> Gypsy and Traveller pitches and</li> <li>(3) Approximately 10,000 sq m of employment floorspace (B1a/b) and</li> <li>(4) Approximately 500 sq m of comparison retail (A1) in a new Local Centre and</li> <li>(5) Approximately 600 sq m of convenience retail (A1) in a new Local Centre and</li> <li>(6) Approximately 550 sq m services in a new Local Centre (A2 –A5) and</li> <li>(7) Approximately 500 sq m of community uses in a new Local Centre (D1) and</li> <li>(8) A primary school (D1) (two form entry) and</li> <li>(9) A secondary school (D1) (four form entry, of which two forms are needed for the housing on the site, and the remainder for the wider area)</li> </ol>
Requirements	<p><u>Transport strategy</u></p> <ol style="list-style-type: none"> <li>(1) An improved junction on the A3 comprising the relocated A3 southbound off-slip, a new A3 southbound on-slip and connection via a new roundabout to the A3100, with associated infrastructure on the A3100 corridor within Burpham</li> <li>(2) <del>Deliberative process of consideration to be undertaken as part of the development management process of Any proposals for the development of the site should have regard to</del> the potential opportunity to provide an all movements junction of the A3 trunk road with the A3100 London Road, the B2215 London Road and the A247 Clandon Road. Land could potentially be required <u>to be safeguarded</u> for the provision of a connector road to the B2215 London Road/A247 Clandon Road</li> <li>(3) Land and park and ride facility of a sufficient scale as required by projected demand and in order to operate without public subsidy in perpetuity</li> <li>(4) <del>Developer to provide</del> <u>The provision of</u> the eastern route section of the Sustainable Movement Corridor <del>on the site on-site,</del> and <del>make</del> a necessary and proportionate contribution to delivering the eastern route section <del>on the Local Road Network off-site, both</del> having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> <li>(5) <del>The provision of extended and/or new bus services A significant bus network</del> to serve the site and <u>which will also serve the key destinations including the existing</u> eastern suburbs of Guildford and the town centre</li> <li>(6) <del>Provide permeability</del> for pedestrians and cyclists into and from the development, <del>especially from the urban area of Guildford</del></li> <li>(7) Land <u>made available for and necessary and proportionate contribution to delivering</u> Guildford East (Merrow) railway station, <u>and necessary and proportionate contribution towards the provision of the station working with Network Rail and Surrey</u></li> </ol>

- ~~County Council as the land owner to the south of the railway line~~
- (8) ~~Other off-site highway works to mitigate the impacts of the development Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions~~

#### Other infrastructure

- (9) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation
- (10) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building; early years provision; open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development
- (11) Secondary educational need will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account. The associated off site playing fields must be dual use and secured through the planning application process. The location of a secondary school should be carefully considered so as to ensure convenient access from the proposed Park and Ride / public transport.
- (12) Bespoke SANG to avoid adverse effects on the integrity of the SPA (See the IDP for further information)
- (13) Green corridors and linkages to habitats outside of the site, and the adjoining SNCI
- (14) ~~Reduce~~Minimise surface water flood risk through appropriate mitigation, to ensure that run-off from the site is no greater than run-off rates from the site before development

#### Traveller pitches (public)

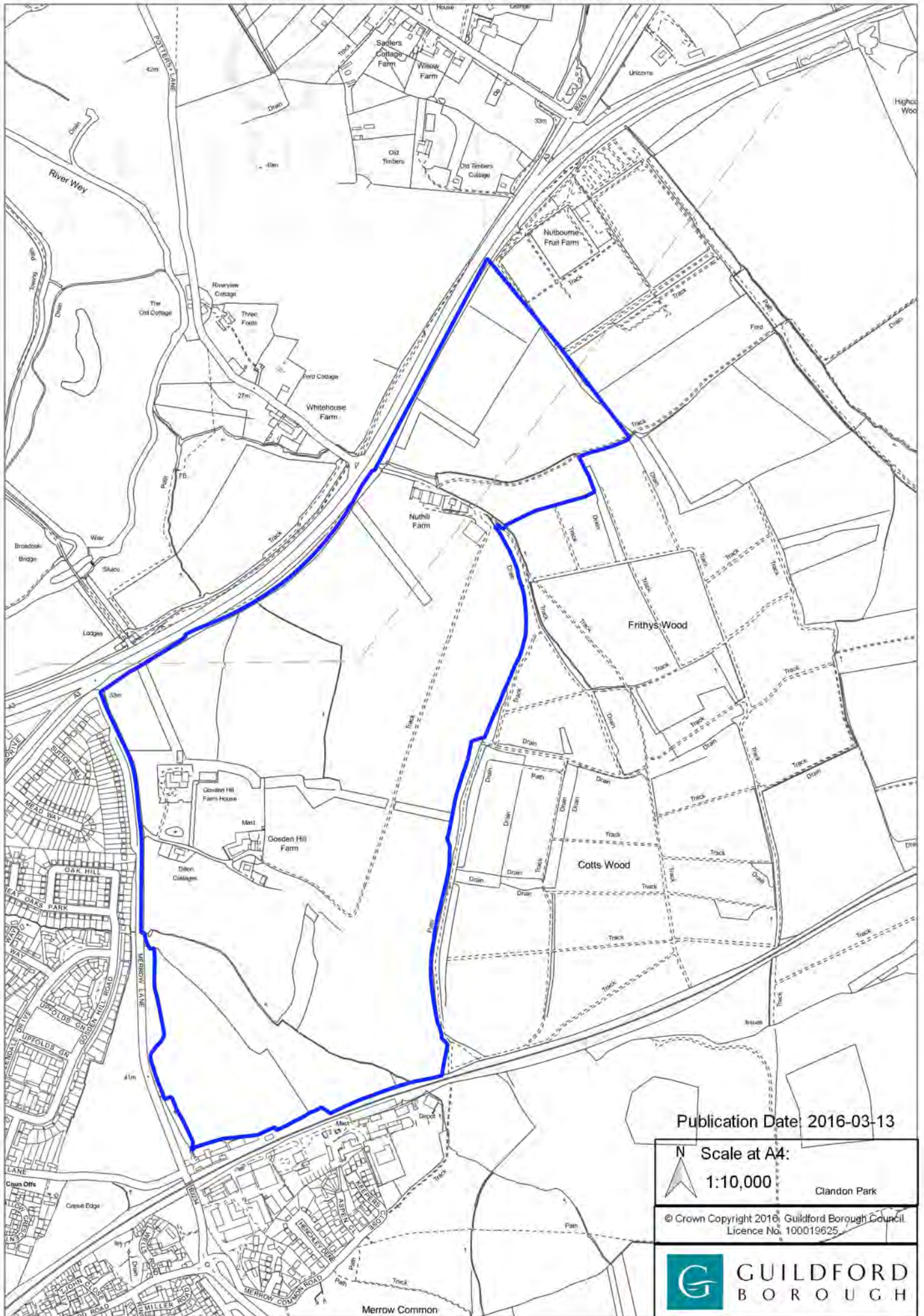
- (15) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)
- (16) Once completed, the pitches will be provided to the registered provider ~~at nil cost~~, for the Local Authority to allocate the occupancy and manage
- (17) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required
- (18) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all

	<p>(19) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(20) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted</p> <p>(21) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed</p> <p><u>Other issues</u></p> <p>(22) The employment floorspace (B1a/b) to be split over two parts of the site. When developed the new employment area on the north side of the site is expected to deliver a new HQ building of around 7,000 sq m and will be treated as an Office and Research &amp; Development Strategic Employment Site. Employment on the remainder of the site is likely to be delivered as part of the new local centre</p> <p>(23) Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield</p> <p>(24) In order to ensure that sufficient separation is maintained between the site and Send Marsh, part of the site adjacent to the A3, will need to remain open as a green buffer</p> <p>(25) <u>Increased landscaped buffer/strategic planting with frontage development set back from the A3 with significant additional measures to mitigate the visual impact of development in this location</u></p> <p>(26) <u>Create unique places that combine the highest standards of good urban design with well-designed streets and spaces</u></p> <p>(27) <u>Incorporate high quality architecture that responds to the unique context of the site</u></p> <p>(28) <u>Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</u></p>
Opportunities	<p><del>(1) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</del></p> <p><del>(2) Incorporate high quality architecture that responds to the unique context of the site</del></p> <p>(3) Potential to provide a through route within the site to divert the B2234 to form a more direct link to the A3 at the improved junction</p> <p><del>(4) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</del></p> <p>(5) <u>Reduce the risk of flooding elsewhere as far as practicable</u></p> <p>(6) <u>Provide land on-site which would form part of the future route of a connector road to the B2215 London Road/A247 Clandon Road, and so realise an all movements junction of the A3 trunk road with the A3100 London Road, the B2215 London Road and the A247 Clandon Road.</u></p>

## Description

Location	Guildford Urban Area
Ward	Burpham and Clandon and Horsley
Ownership	Private
Area (size)	89 ha
Existing use	Farmland
LAA reference	Site 46
Key considerations	<ul style="list-style-type: none"><li>(1) A Tree Preservation Order covers the site</li><li>(2) A small Area of Ancient Woodland towards the central part of the site</li><li>(3) Borders a Site of Nature Conservation Importance (SNCI) to the east of the site</li><li>(4) Burpham Neighbourhood plan</li><li>(5) Potential air quality issues</li></ul>

# Gosden Hill Farm, Merrow Lane, Guildford



Publication Date: 2016-03-13

N Scale at A4:  
1:10,000  
Clandon Park

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## POLICY A26: Blackwell Farm, Hogs Back, Guildford

Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> <li>(1) Approximately 1,800 homes of which a minimum of 1,500 homes (C3) will be delivered within the plan period, including some specialist and self-build plots and</li> <li>(2) 6 Gypsy and Traveller pitches and</li> <li>(3) Approximately <del>35,000</del> <u>30,000</u> sq m of employment (B1) on a 10-11 ha extension to the Surrey Research Park <u>of which a minimum of 30,000 sq m will be delivered within the plan period</u> and</li> <li>(4) Approximately 500 sq m of comparison retail (A1) in a new Local Centre and</li> <li>(5) Approximately 660 sq m of convenience retail (A1) in a new Local Centre and</li> <li>(6) Approximately 550 sq m services in a new Local Centre (A2 –A5) and</li> <li>(7) Approximately 500 sq m of community uses in a new Local Centre (D1) and</li> <li>(8) A primary school (D1) (two form entry) and</li> <li>(9) A secondary school (D1) (up to six form entry, of which two forms are needed for the housing on the site, and the remainder for the wider area) and</li> <li>(10) That part of the site south of land parcel H2 as identified in the Green Belt and Countryside Study is allocated solely for access and the junction with the A31 Farnham Road</li> </ol>
Requirements	<p><u>Transport strategy</u></p> <ol style="list-style-type: none"> <li>(1) Vehicular access to the site allocation will be via the existing or a realigned junction of the A31 <del>and the Down Place access road, which will be signaled (see Policy A26a)</del>, and from the site to Egerton Road, preferably via Gill Avenue</li> <li><del>(2) The design of the improved Down Place access road or a new adjacent parallel access road will be sympathetic to its setting variously within the AONB and AGLV. The impacts of this road will be minimised through the retention and enhancement of tree cover in this area and landscaping</del></li> <li>(3) A through vehicular link which will be controlled is required via the above accesses between the A31 Farnham Road and Egerton Road to provide a new route for employees and emergency services to the Surrey Research Park, the University of Surrey's Manor Park campus and the Royal Surrey County Hospital, as well as a choice of vehicular access for the new residents/occupiers. This will reduce impact on the A31/A3 junction, in advance of the delivery of Highways England's A3 Guildford scheme</li> <li>(4) <del>Developer to provide</del> <u>The provision of</u> the western route section of the Sustainable Movement Corridor <del>on the site on-site</del>, and <del>make</del> a necessary and proportionate contribution to delivering the western route section <del>on the Local Road Network off-site</del>, both having regard to the Sustainable Movement Corridor Supplementary Planning Document</li> <li>(5) <u>The provision of extended and/or new bus services</u> <del>A significant bus network</del> to serve the site and <u>which will also serve the key destinations including the existing</u> western suburbs of Guildford</li> </ol>

and the town centre

- (6) ~~Provide permeability~~ for pedestrians and cyclists into and from the development, ~~especially from the urban area of Guildford~~
- (7) Necessary and proportionate contribution ~~to delivering towards the provision of the~~ Guildford West (Park Barn) railway station ~~working with Network Rail, Royal Surrey County Hospital and Guildford Borough Council as the land owners to the south and north of the railway line respectively~~
- (8) ~~Other off-site highway works to mitigate the impacts of the development~~ Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions

#### Other infrastructure

- (9) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation
- (10) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building, open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development
- (11) Secondary educational need will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account. The associated off site playing fields must be dual use and secured through the planning application process. The location of a secondary school should be carefully considered so as to ensure convenient access via public transport and from the urban area of Guildford.
- (12) Green corridors and linkages to habitats outside of the site, and the adjoining SNCI
- (13) ~~Reduce~~Minimise surface water flood risk through appropriate mitigation, to ensure that run-off from the site is no greater than run-off rates from the site before development
- (14) Bespoke SANG to avoid effects on the integrity of the SPA (See the IDP for further information)

#### Traveller pitches

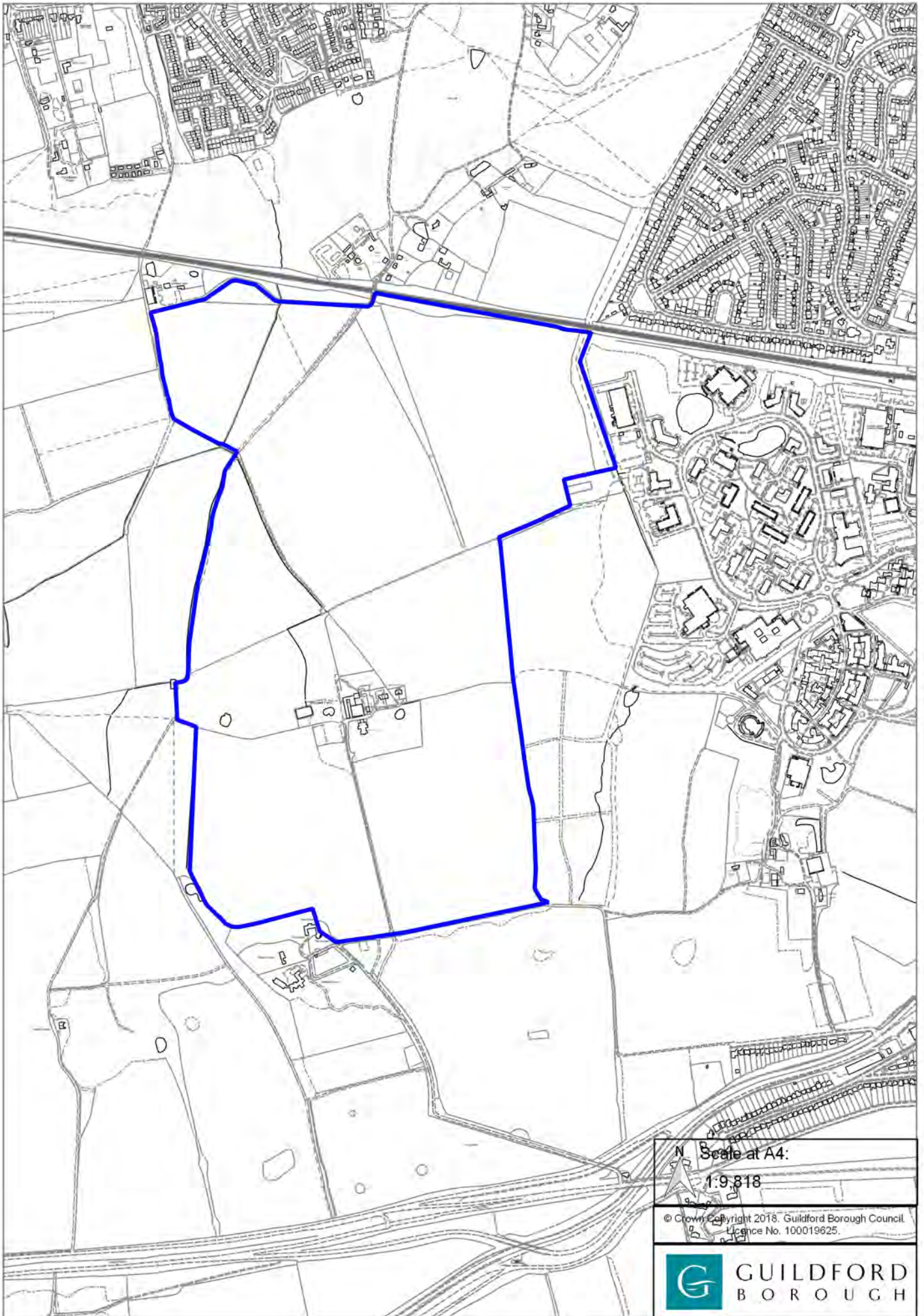
- (15) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)
- (16) Once completed, the pitches will be provided to the registered provider ~~at nil cost~~, for the Local Authority to allocate the occupancy and manage
- (17) Traveller pitches should reflect modern Traveller lifestyles. They

	<p>should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required</p> <p>(18) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all</p> <p>(19) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(20) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted</p> <p>(21) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed</p> <p><u>Other issues</u></p> <p>(22) Both the existing Surrey Research Park and the new extension will be together treated as an Office and Research &amp; Development Strategic Employment Site</p> <p>(23) Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield</p> <p><u>(24) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</u></p> <p><u>(25) Incorporate high quality architecture that responds to the unique context of the site</u></p> <p><u>(26) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</u></p>
Opportunities	<p><del>(1) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</del></p> <p><del>(2) Incorporate high quality architecture that responds to the unique context of the site</del></p> <p><del>(3) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</del></p> <p><del>(4) Reduce the risk of flooding elsewhere as far as practicable</del></p>

### Description

Location	Guildford Urban Area
Ward	Shalford and Worplesdon
Ownership	Private
Area (size)	86 ha
Existing use	Farmland
LAA reference	Site 311
Key considerations	<p>(1) AONB</p> <p>(2) AGLV</p> <p>(3) Ancient woodland</p> <p>(4) Access</p> <p>(5) Surface water flood risk</p> <p>(6) Principal Aquifer</p> <p>(7) Policy E4: Surrey Research Park</p> <p>(8) Potential air quality issues</p>

# Blackwell Farm, Hogs Back, Guildford



N  
Scale at A4:  
1:9,818  
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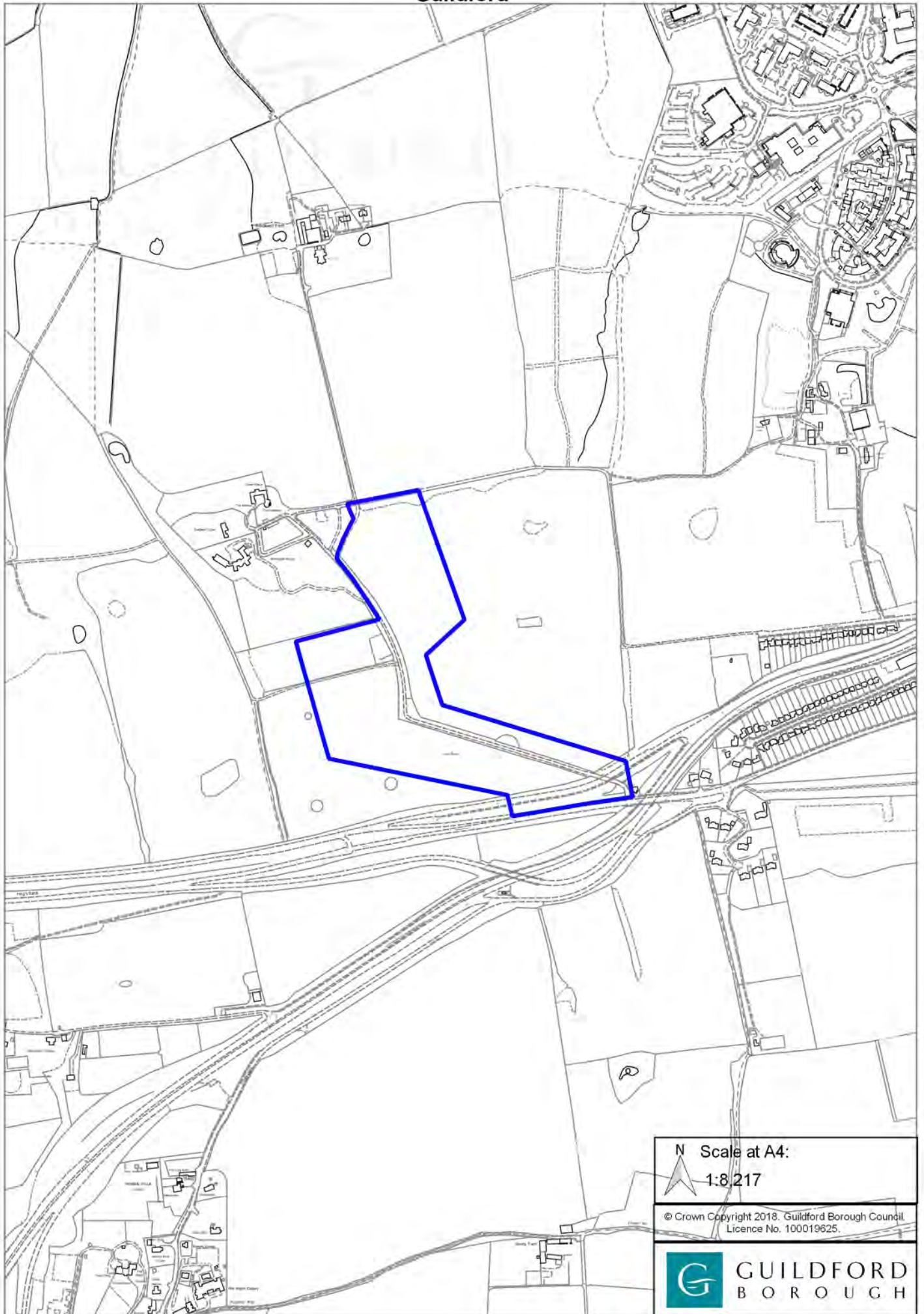
## **POLICY A26a: Land for access road between A31 Farnham Road and Blackwell Farm, Hogs Back, Guildford**

<u>Allocation</u>	<u>The site is allocated for an access road and associated landscaping between the A31 Farnham Road and the Blackwell Farm site (Policy A26).</u>
<u>Requirements</u>	<ol style="list-style-type: none"> <li>(1) <u>The access road will connect the A31 Farnham Road to the Blackwell Farm site (Policy A26).</u></li> <li>(2) <u>The access road will represent an improvement of the existing access road to Down Place, a new road or a combination of both.</u></li> <li>(3) <u>Junction of the access road with the A31 Farnham Road will be signalised.</u></li> <li>(4) <u>The design of the access road, including its junction, will be sympathetic to its setting within and adjacent to the AONB and within the AGLV. The objective will be to achieve the best landscape and design solution, taking into account the topography, the existing trees, the need for additional landscaping, and the needs of all users, including walkers and cyclists as well as vehicles entering and leaving the site.</u></li> <li>(5) <u>Mitigation measures to reduce the landscape impact. This will include sensitive lighting, buffer planting, a construction management plan to avoid disturbance to wildlife during critical species periods, and a maintenance plan to ensure the establishment of proposed planting and the ongoing health of the existing landscape.</u></li> <li>(6) <u>No other development will be permitted within this site.</u></li> </ol>
<u>Opportunities</u>	(1) <u>Following completion of the site and through a subsequent Local Plan review, to return it to Green Belt to provide defensible and easily recognisable boundaries</u>

### Description

<u>Location</u>	<u>Guildford Urban Area</u>
<u>Ward</u>	<u>Shalford</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>11.67 ha</u>
<u>Existing use</u>	<u>Farmland</u>
<u>LAA reference</u>	<u>Site 311</u>
<u>Key considerations</u>	<ol style="list-style-type: none"> <li>(1) <u>AONB</u></li> <li>(2) <u>AGLV</u></li> <li>(3) <u>Ancient woodland</u></li> <li>(4) <u>Potential air quality issues</u></li> </ol>

Land for access road between A31 Farnham Road and Blackwell Farm, Hogs Back, Guildford



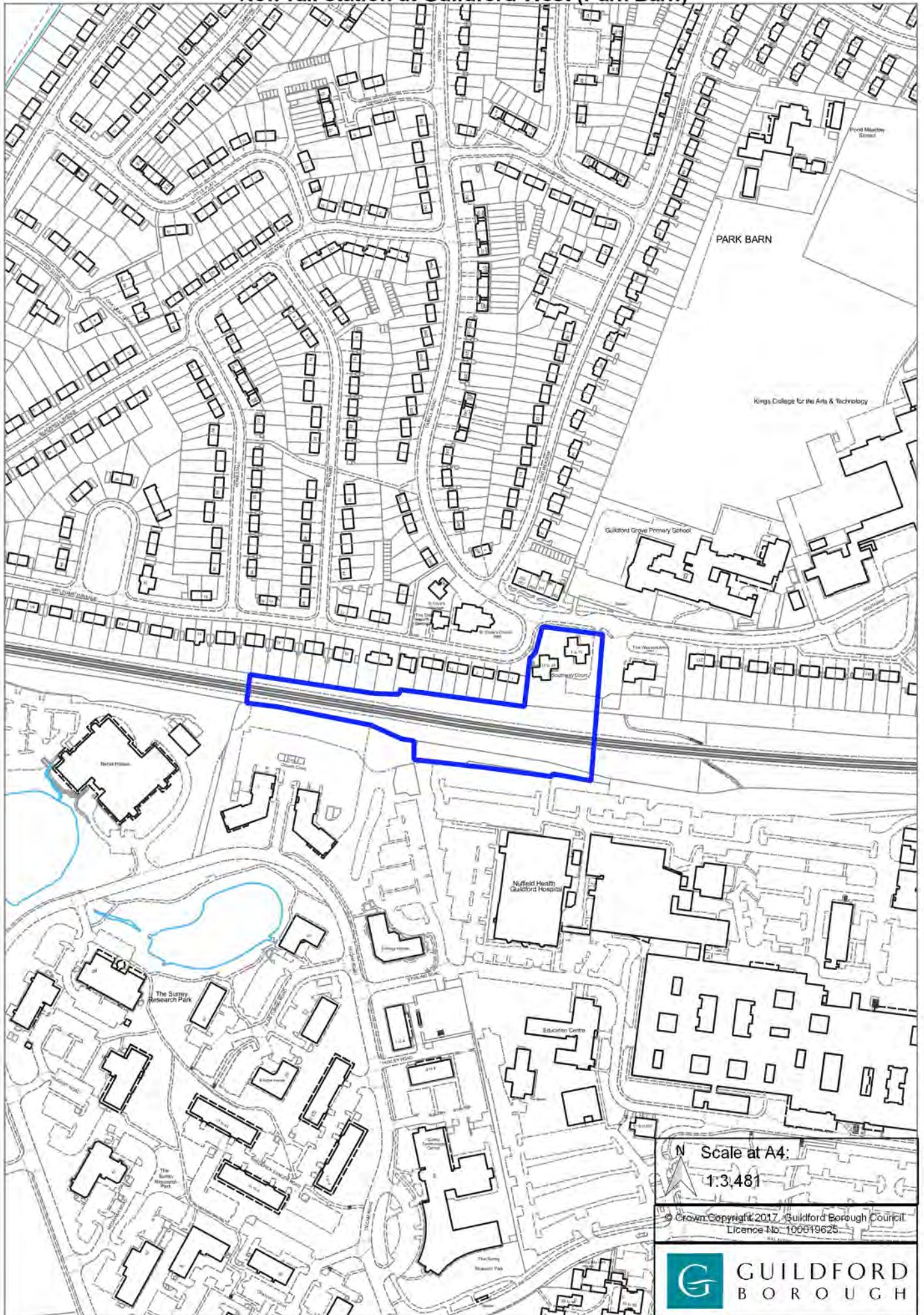
## **POLICY A59: New rail station at Guildford West (Park Barn)**

Allocation	This site is allocated for a new rail station on the North Downs Line, adjacent to the Royal Surrey County Hospital
Requirements	<ol style="list-style-type: none"> <li>(1) Site to be used for a new rail station, as per Appendix C Infrastructure Schedule</li> <li>(2) Drop-off facility for 'kiss and ride' fronting on to Southway and/or Applegarth Avenue, with access for pedestrians and cyclists via the permitted access between Southway Court and the former Apple Tree public house site</li> <li>(3) To the south of the site allocation, facility for taxis, buses, disabled parking and 'kiss and ride' would need to be provided on the Royal Surrey County Hospital estate, with a connection to the Local Road Network. This site policy does not allocate land for this requirement</li> <li>(4) Reprovision of affordable homes at Southway Court</li> </ol>
Opportunities	(1) Link to the Sustainable Movement Corridor

### Description

Location	Guildford urban area
Ward	Westborough, Onslow and Worplesdon
Ownership	Network Rail, Guildford Borough Council and Royal Surrey County Hospital
Area (size)	1.14 ha
Existing use	Network Rail operational land, residential properties and associated car parking, wooded bank bordering a car park on the Royal Surrey County Hospital estate
LAA reference	N/A
Key considerations	<ol style="list-style-type: none"> <li>(1) Vehicular access</li> <li>(2) Tree Preservation Order</li> </ol>

# New rail station at Guildford West (Park Barn)



N Scale at A4:  
1:3,481

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## **POLICY A27: Warren Farm, White Lane, Ash Green**

Allocation	The site is allocated for approximately 58 homes (C3)
Requirements	(1) Ensure that sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits (2) Sensitive design at site boundaries that has regard to the transition from village to greenfield
Opportunities	(1) Green corridors and linkages to habitats outside of the site, particularly with regards to the adjoining SNCI

### Description

Location	Village
Ward	Ash South and Tongham
Ownership	Private
Area (size)	2.87 ha
Existing use	Fields and vehicular storage
LAA reference	Site 2001
Key considerations	(1) Tree preservation order to the south east of the site (2) Semi natural ancient woodland and SNCI at southern and eastern perimeter of site (3) Area of Great Landscape Value to the south of the site

# Warren Farm, White Lane, Ash Green



Publication Date: 2016-02-26

N Scale at A4:  
1:2,000

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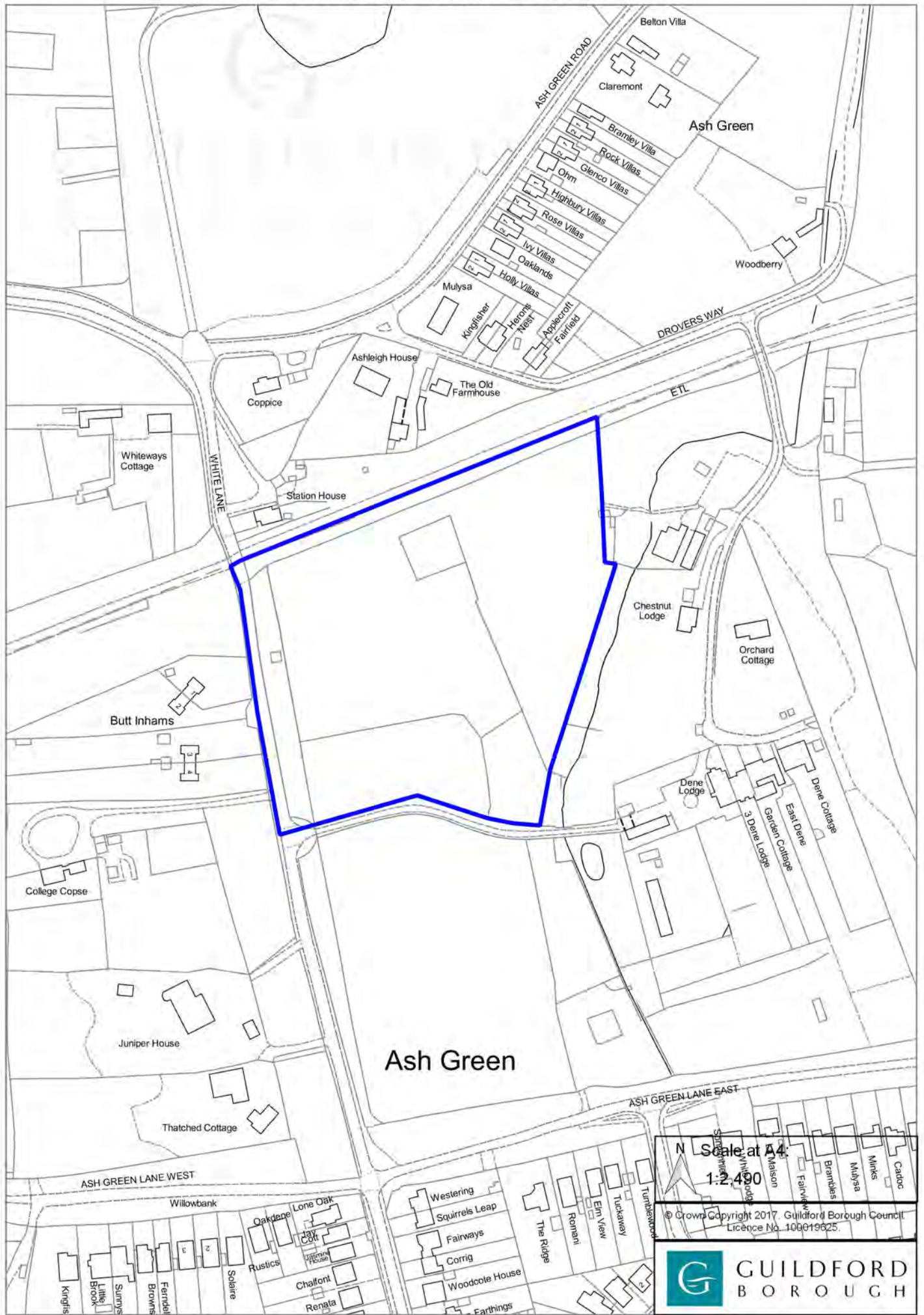
## **POLICY A28: Land to the east of White Lane, Ash Green**

Allocation	The site is allocated for approximately 62 homes (C3)
Requirements	<ul style="list-style-type: none"> <li>(1) Ensure that sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits</li> <li>(2) Sensitive design at site boundaries that has regard to the transition from urban to rural</li> <li>(3) No unacceptable impact on trees and ancient woodland</li> <li>(4) Recognition of the historic location of Ash Green village</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) A mix of homes (C3) and accommodation for older people (C2) could be appropriate for this site</li> <li>(2) Green corridors and linkages to habitats outside of the site, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA</li> </ul>

### Description

Location	Ash and Tongham Urban Area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	2.85 ha
Existing use	Pasture land
LAA reference	Site 2002
Key considerations	<ul style="list-style-type: none"> <li>(1) Impact of development on trees and ancient woodland</li> <li>(2) Edge of urban area – transition from urban to rural</li> </ul>

# Land to the east of White Lane, Ash Green



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## POLICY A29: Land to the south and east of Ash and Tongham

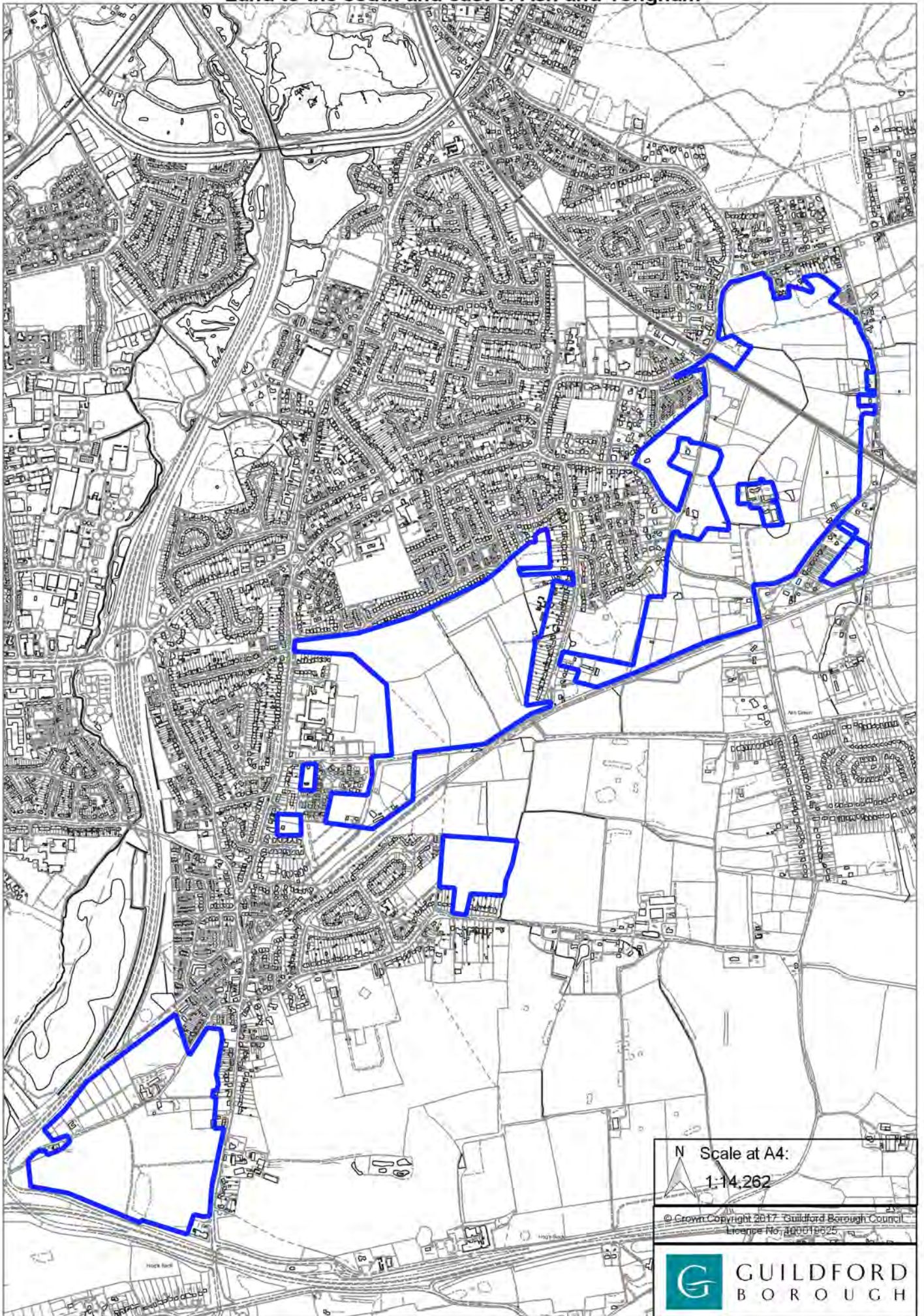
Allocation	<p>This is a strategic location for development</p> <p>The site is allocated for approximately 1,750 homes, including some self-build and custom house building plots (C3)</p>
Requirements	<ol style="list-style-type: none"> <li>(1) Appropriate financial contributions to enable expansion of Ash Manor Secondary School by additional 1FE</li> <li>(2) Appropriate financial contributions towards expansion of existing GP provision in the area or land and a new building for a new GPs surgery</li> <li>(3) Ensure that sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits</li> <li>(4) Appropriate surface water flooding mitigation measures, with specific regard to the Ash Surface Water Study</li> <li>(5) Where likely to produce positive outcomes, and it is reasonable to do so, work with landowners of nearby development sites to help reduce surface water flooding in the local area</li> <li>(6) Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village. The properties along Ash Green Road <del>have historically been considered to</del> form part of Ash Green village. <del>Whilst this land is now proposed to be included within the Ash and Tongham urban area, p</del>Proposals for the land west of this road <del>must should</del> respect the historical context of this area <u>by preventing the coalescence of Ash, Tongham and Ash Green. Any development as a whole will not be of a size and scale that would detract from the character of the rural landscape.</u> This <del>should</del><u>must</u> include the provision of a green buffer that <del>seeks to</del> <u>maintains a sense of</u> separation between <del>the any</del> proposed new development and the properties fronting onto Ash Green Road. This will also help soften the edges of the strategic development location and provide a transition between the built up area and the countryside beyond</li> <li>(7) Sensitive design at site boundaries that has regard to the transition from urban to rural</li> <li>(8) Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. <u>Views to and from this heritage asset, including their approach from White Lane, must be protected</u></li> <li>(9) Land and provision of a new road bridge which will form part of the A323 Guildford Road, with an associated footbridge, to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station</li> <li>(10) Proposed road layout or layouts to provide connections between both the individual development sites within this site allocation and between Ash Lodge Drive and Foreman Road, providing a through road connection between Ash Lodge Drive and Foreman Road, in order to maximise accessibility and to help alleviate congestion on the A323 corridor</li> <li>(11) The loss of greenfield requires provision of sufficient integrated green infrastructure to enable connectivity of spaces and habitats between land parcels within this site, and to outside of this site</li> </ol>

	(12) Green buffer to minimise potential noise and air quality issues adjacent to the A31 and A331
Opportunities	(1) Green corridors and linkages to habitats outside of the site, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA

### Description

Location	Urban area
Ward	Ash South and Tongham and Ash Wharf
Ownership	Private (multiple)
Area (size)	96 ha
Existing use	Fields
LAA reference	Site 2247
Key considerations	<ul style="list-style-type: none"> <li>(1) Loss of greenfield land</li> <li>(2) Surface water flooding</li> <li>(3) Listed buildings</li> <li>(4) Height and layout of road bridge and footbridge</li> <li>(5) Through road connection between both the individual development sites within this site and between Ash Lodge Drive and Foreman Road</li> <li>(6) Edge of urban area – transition from urban to rural</li> <li>(7) The historical location of Ash Green</li> <li>(8) A number of Tree Preservation Orders</li> <li>(9) Area of High Archaeological Potential</li> <li>(10) Adjoining ancient woodland on some boundaries</li> <li>(11) Potential noise and air quality issues</li> <li>(12) Proximity to ancient woodland/SNCI</li> </ul>

Land to the south and east of Ash and Tongham



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## **Policy A30**

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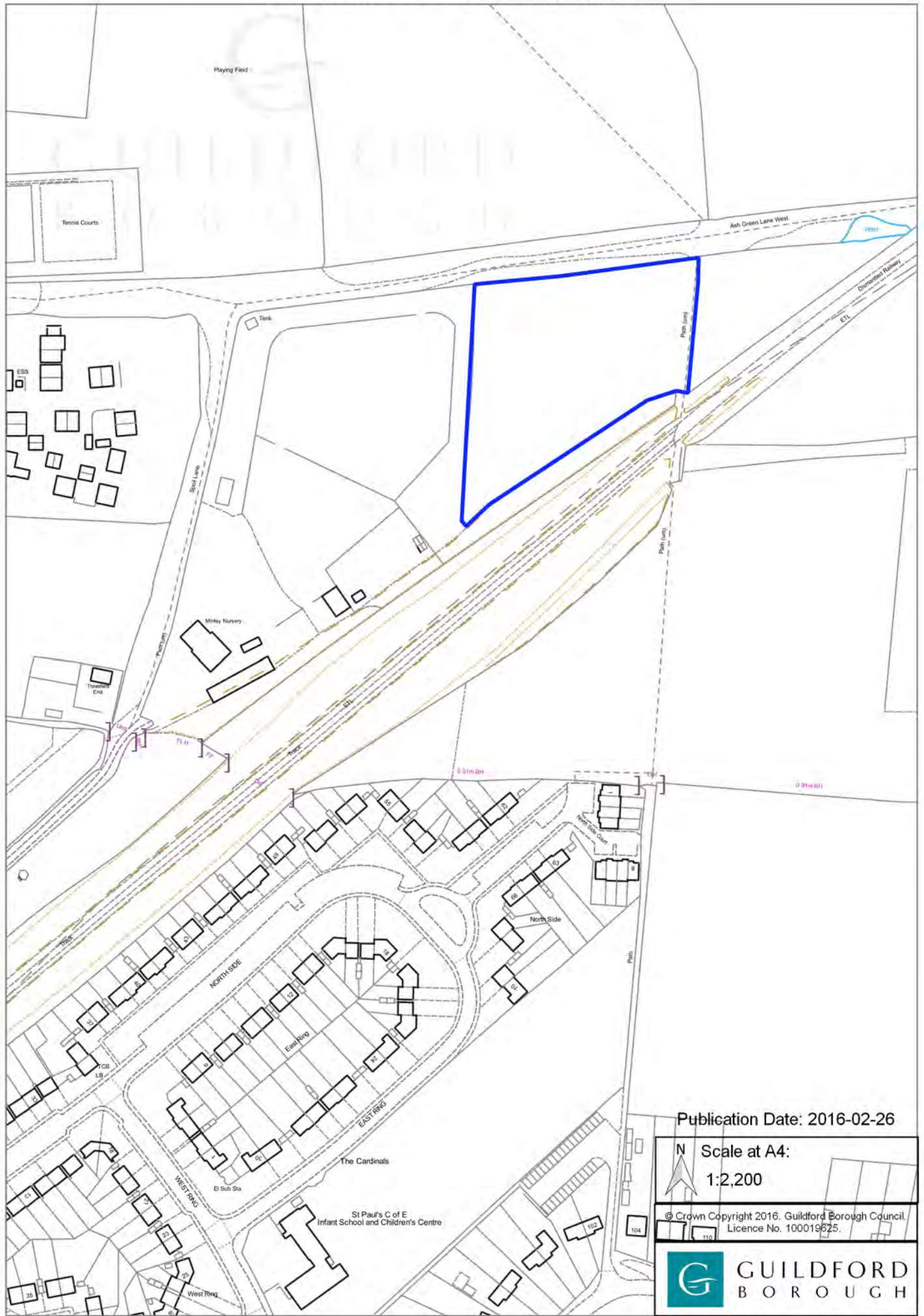
## **POLICY A31: Land north east of Spoil Lane, Tongham**

Allocation	The site is allocated for allotments
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### Description

Location	Ash and Tongham Urban Area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	0.76 ha
Existing use	Green space
LAA reference	Site 2341
Key considerations	(1) Tree Preservation Orders

# Land north east of Spoil Lane, Tongham



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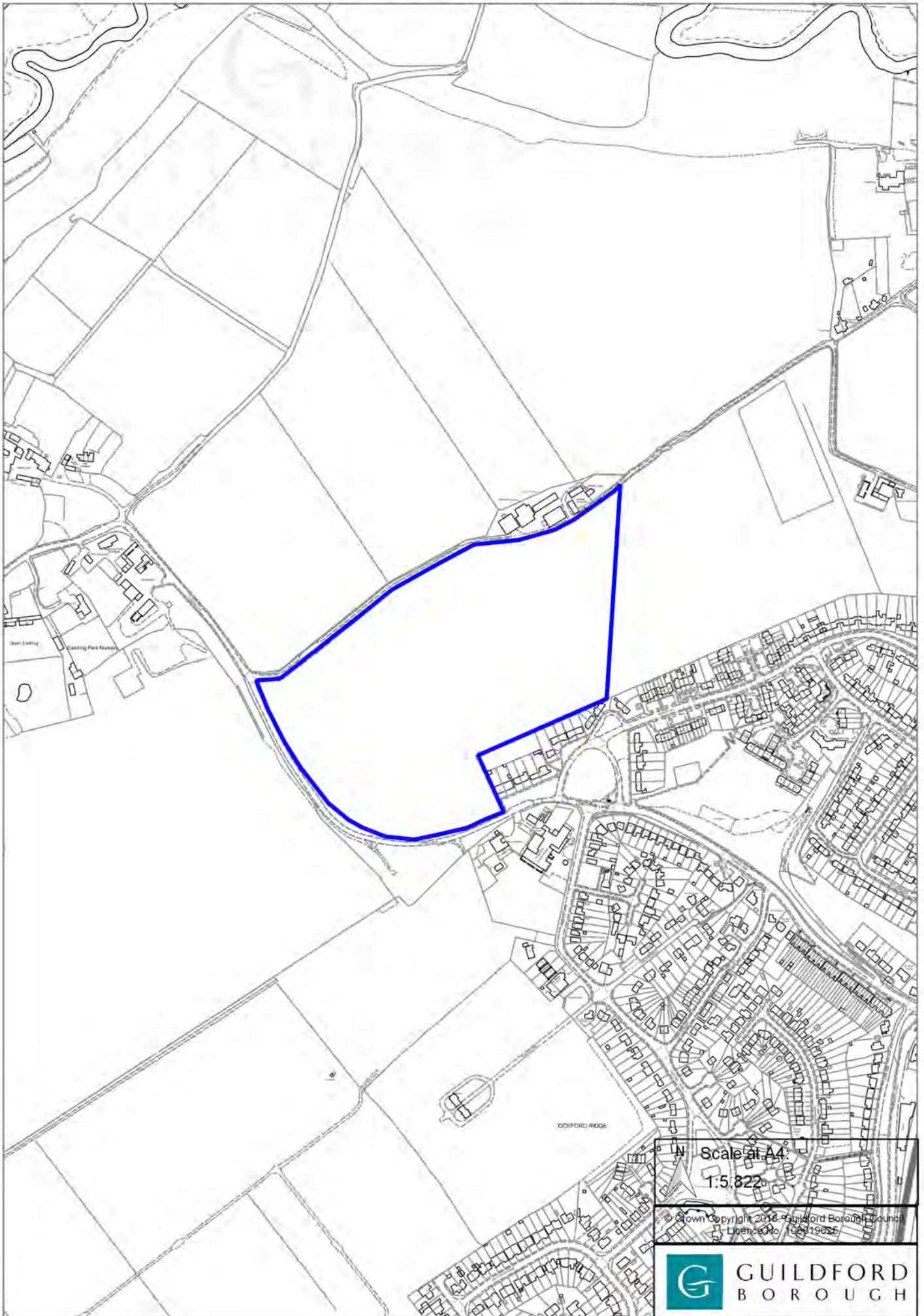
## **POLICY A61: Land at Aaron's Hill, Godalming**

<u>Allocation</u>	<u>This site is allocated for approximately 200 homes (C3), including some self-build and custom house building plots</u>
<u>Requirements</u>	<ul style="list-style-type: none"> <li>(1) <u>Comprehensive masterplanning of the site to ensure that development is successfully integrated with the adjoining development site within Waverley borough and the surrounding landscape context</u></li> <li>(2) <u>Improve the bridleway connecting Halfway Lane and New Way (in Waverley borough) for pedestrians and cyclists</u></li> <li>(3) <u>Avoid adverse impacts of development on the Wealden Heaths SPA through appropriate avoidance measures potentially including SANG</u></li> <li>(4) <u>An application level Habitat Regulations Assessment</u></li> <li>(5) <u>Agreement with Natural England that the development will have no adverse impact on the Wealden Heaths SPA</u></li> <li>(6) <u>Sensitive design at site boundaries that has significant regard to the transition from urban to greenfield</u></li> </ul>
<u>Opportunities</u>	<ul style="list-style-type: none"> <li>(1) <u>Green corridors and linkages to habitats outside of the site</u></li> <li>(2) <u>Encourage connections with services and facilities in Godalming</u></li> </ul>

### Description

<u>Location</u>	<u>Godalming</u>
<u>Ward</u>	<u>Pilgrims</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>9.3 ha</u>
<u>Existing use</u>	<u>Fields</u>
<u>LAA reference</u>	<u>Site 2254</u>
<u>Key considerations</u>	<ul style="list-style-type: none"> <li>(1) <u>Wealden Heaths SPA</u></li> <li>(2) <u>Cross boundary site</u></li> <li>(3) <u>Impact on landscape (AGLV)</u></li> <li>(4) <u>Green Infrastructure</u></li> <li>(5) <u>Positive linkages with Green Oak Primary School</u></li> </ul>

# Land at Aaron's Hill, Godalming



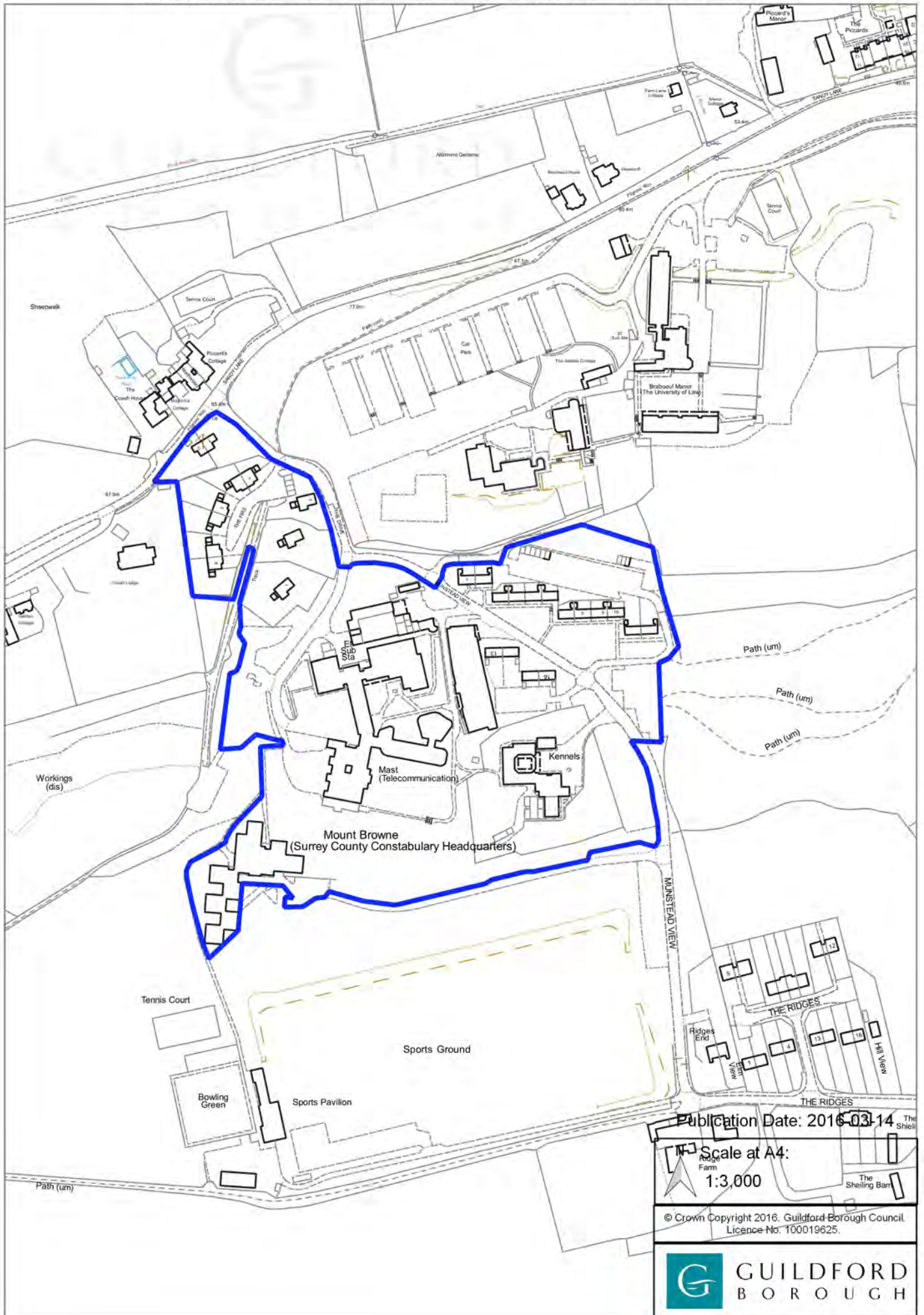
## **POLICY A32: Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford**

Allocation	The site is allocated for approximately 116 homes, including some self-build and custom house building plots (C3)
Requirements	<ol style="list-style-type: none"> <li>(1) Provide positive benefit in terms of landscape and townscape character and local distinctiveness and have regard to the identified landscape character areas</li> <li>(2) Have regard to the character of the adjacent conservation area and views in and out of the River Wey Conservation Area</li> </ol>

### Description

Location	Outside of a village (previously developed land in the Green Belt)
Ward	Shalford
Ownership	Surrey Police
Area (size)	5.9 ha
Existing use	Mixed use (including employment uses B1a and B1b)
LAA reference	Site 1164
Key considerations	<ol style="list-style-type: none"> <li>(1) Area of Outstanding Natural Beauty</li> <li>(2) Sustainable transport given the site's proximity to Guildford Town Centre</li> <li>(3) Proximity to SSSI</li> <li>(4) Adjoining ancient woodland</li> <li>(5) Adjacent to St Catherine's Conservation Area</li> </ol>

# Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford



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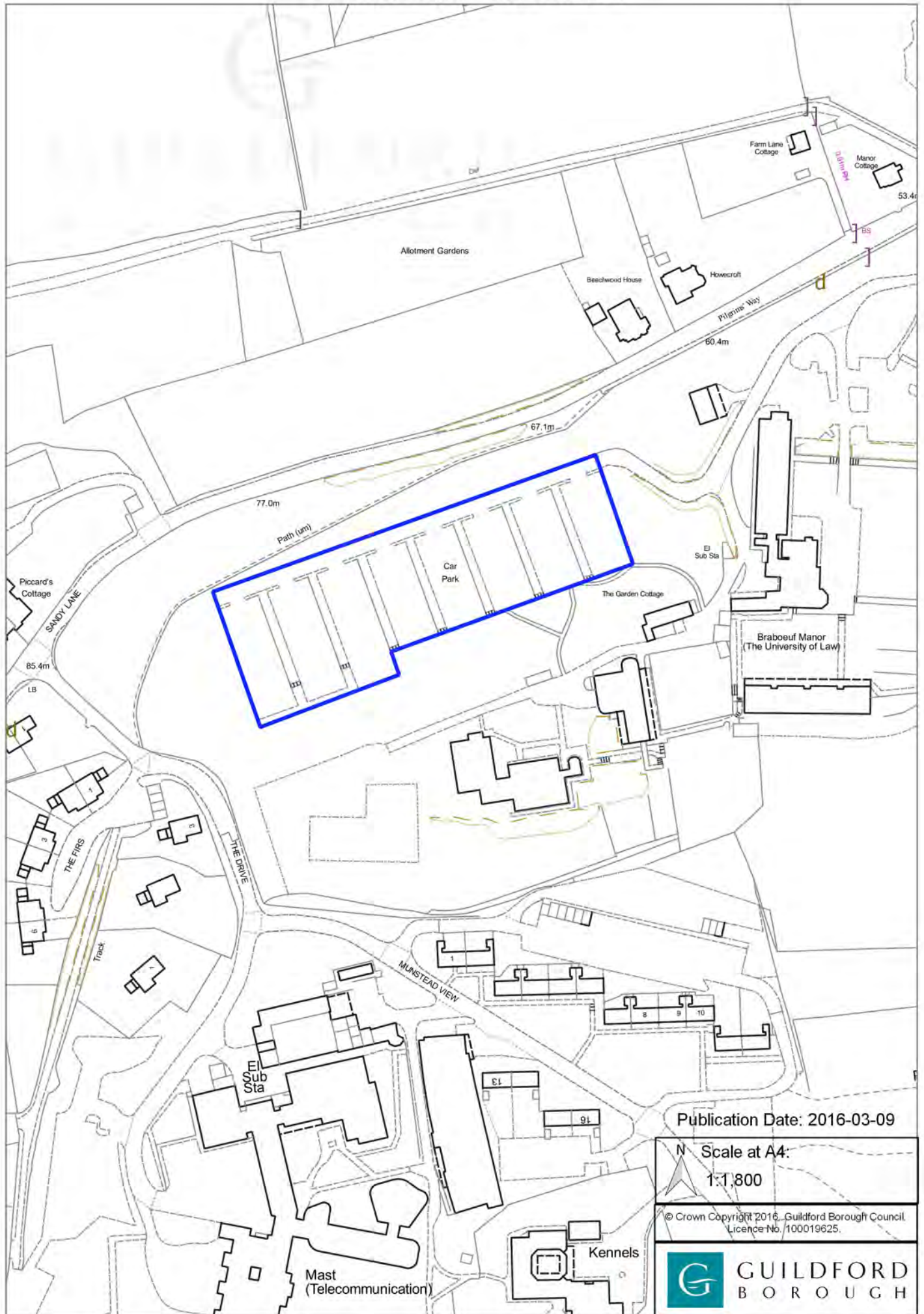
## **POLICY A33: The University of Law, Guildford**

Allocation	The site is allocated for approximately 112 student bedspaces (sui generis)
Requirements	<ol style="list-style-type: none"> <li>(1) Significant regard to height of buildings with specific regard to the setting of the Grade II listed Braboeuf Manor</li> <li>(2) Retain some parking on site, sufficient to meet day to day operational needs</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland and trees</li> </ol>

### Description

Location	Outside of a village (previously developed land in the Green Belt)
Ward	Shalford
Ownership	University of Law
Area (size)	0.7 ha
Existing use	Private car park for University of Law
LAA reference	Site 1210
Key considerations	<ol style="list-style-type: none"> <li>(1) Impact on landscape (AONB)</li> <li>(2) The site is within the curtilage of Braboeuf Manor which is a Grade II Listed building and also within the St. Catherines Conservation Area</li> <li>(3) The development may impact on some trees which could potentially provide habitat for bats, nesting opportunities for birds and foraging areas for badgers</li> <li>(4) Provision of car parking</li> </ol>

# The University of Law, Guildford



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## **Policy A34**

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## POLICY A35: Former Wisley airfield, Ockham

Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> <li>(1) Approximately 2,000 homes (C3), including some specialist housing and self-build plots and</li> <li>(2) Approximately 100 sheltered/Extra Care homes (C2 use) and</li> <li>(3) 8 Gypsy and Traveller pitches and</li> <li>(4) Approximately 1,800 sq m of employment floorspace (B1a) and</li> <li>(5) Approximately 2,500 sq m of employment floorspace (B2/B8) and</li> <li>(6) Approximately 500 sq m of comparison retail (A1) and</li> <li>(7) Approximately 600 sq m of convenience retail (A1) and</li> <li>(8) Approximately 550 sq m services in a new Local Centre (A2 –A5) and</li> <li>(9) Approximately 500 sq m of community uses in a new Local Centre (D1) and</li> <li>(10) A primary school (D1) (two form entry) and</li> <li>(11) A secondary school (D1) (four form entry, of which two forms are needed for the housing on the site and two for the wider area)</li> </ol>
Requirements	<p><u>Transport strategy</u></p> <ol style="list-style-type: none"> <li>(1) Primary vehicular access to the site allocation will be via the A3 Ockham interchange</li> <li>(2) A through vehicular link is required between the A3 Ockham interchange and Old Lane</li> <li>(3) <del>Other off-site highway works to mitigate the impacts of the development. Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions. To</del> <u>This will</u> include mitigation schemes to address issues:             <ol style="list-style-type: none"> <li>(a) on the A3 and M25 and at the M25 Junction 10/A3 Wisley interchange</li> <li>(b) on B2215 Ripley High Street</li> <li>(c) at the junctions of Ripley High Street with Newark Lane/Rose Lane</li> <li>(d) on rural roads surrounding the site</li> <li>(e) at junction of Old Lane with A3 on-slip (Guildford bound).</li> </ol> </li> <li>(4) The identified mitigation to address the impacts on Ripley High Street and surrounding rural roads comprises two new slip roads at A247 Clandon Road (Burnt Common) and associated traffic management</li> <li>(6) <del>The provision of extended and/or new bus services A significant bus network</del> to serve the site and <del>which will also serve key destinations including</del> Effingham Junction railway station and/or Horsley railway station, Guildford and Cobham. <del>This will</del> <u>to</u> be provided and secured in perpetuity to ensure that residents and visitors have a sustainable transport option for access to the site</li> <li>(7) An off site cycle network to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade,</li> </ol>

Ripley and Byfleet to be provided with improvements to a level that would be attractive and safe for the average cyclist

Other infrastructure

- (5) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation
- (8) The airfield site hosts an aeronautical navigation beacon, known as the Ockham DVOR/DME. This is an integral part of the UK aeronautical infrastructure and serves a number of major airports in the South East. When considering planning application(s), engagement with the operator (NATS En Route PLC) should be sought as early as practicable in order to ensure that any impact may be assessed and so that any relevant conditions and obligations to planning permission(s) can be attached
- (9) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building, open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development
- (10) Secondary educational need will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account. The associated playing fields must be dual use and secured through the planning application process

(10a) Every effort must be made to reduce the harm to the SNCI through appropriate avoidance and mitigation measures

- (11) Green corridors and linkages to habitats outside of the site, and the adjoining SANG
- (12) Bespoke SANG to avoid adverse effects on the integrity of the SPA (See the IDP for further information)
- (13) Appropriate mitigation for flood risk and flood risk management, and have regard to the recommendations of the Level 2 SFRA

(13a) Ensure that sufficient capacity is available within Ripley wastewater treatment works to accept wastewater from this development within its permitted limits

Traveller pitches

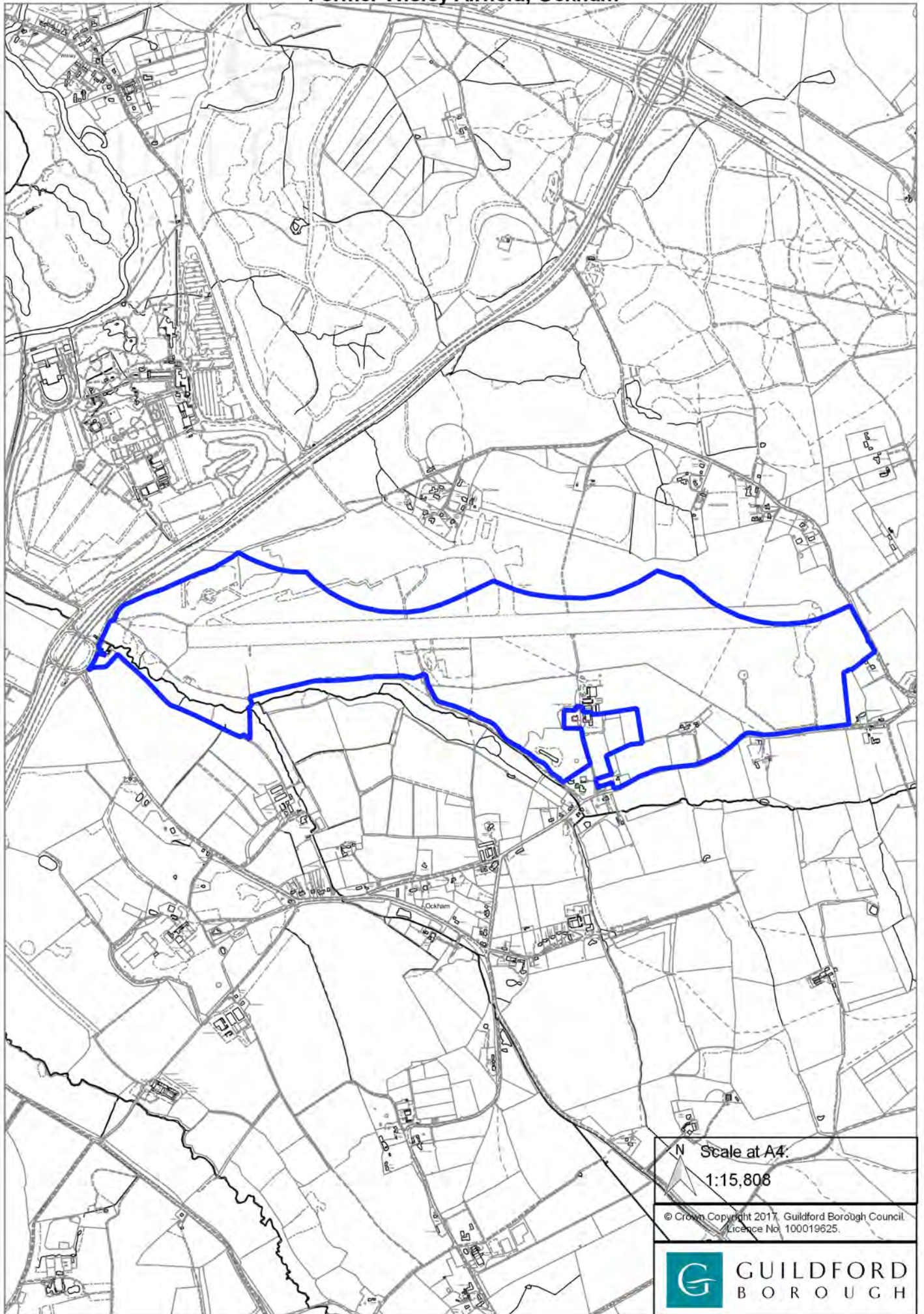
- (14) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)
- (15) Once completed, the pitches will be provided to the registered provider ~~at nil cost~~, for the Local Authority to allocate the occupancy and manage
- (16) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required
- (17) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and

	<p>inclusive communities for all</p> <p>(18) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(19) Within the area set aside to provide pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, is not appropriate and will be resisted</p> <p>(20) Delivery to be phased alongside delivery of new homes (C3), with two Traveller pitches completed per 500 homes (C3) completed</p> <p><u>Other issues</u></p> <p>(21) Limit development in flood zones 2 and 3, and no increase in flood risk on site or elsewhere</p> <p>(22) Sensitive design at site boundaries that has significant regard to the transition from village to greenfield</p> <p>(23) <u>Create unique places that combine the highest standards of good urban design with well designed streets and spaces</u></p> <p>(24) <u>Incorporate high quality architecture that responds to the unique context of the site</u></p>
Opportunities	<p>(1) Reduce the risk of flooding elsewhere as far as practicable</p> <p><del>(2) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</del></p> <p><del>(3) Incorporate high quality architecture that responds to the unique context of the site</del></p>

### Description

Location	New settlement
Ward	Lovelace
Ownership	Private
Area (size)	95.9 ha
Existing use	Former airfield and fields
LAA reference	53 and 54
Key considerations	<p>(1) Partially previously developed land</p> <p>(2) Flood risk</p> <p>(3) Part of the site is designated as a Site of Nature Conservation Importance (SNCI)</p> <p>(4) Setting of listed buildings on boundary of site</p> <p>(5) Setting of Conservation Area on boundary of site and on views</p> <p>(6) Transport and access</p> <p>(7) Located within a minerals safeguarding area</p> <p>(8) 16.98 ha in the north west corner of the site is allocated for waste use in Surrey Waste Plan 2008, and has an existing planning permission for an in vessel composter with associated highways and other improvements, although the Plan recognises that not all of this area would be needed</p> <p>(9) Potential noise and air quality issues</p>

# Former Wisley Airfield, Ockham



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## **Policy A36**

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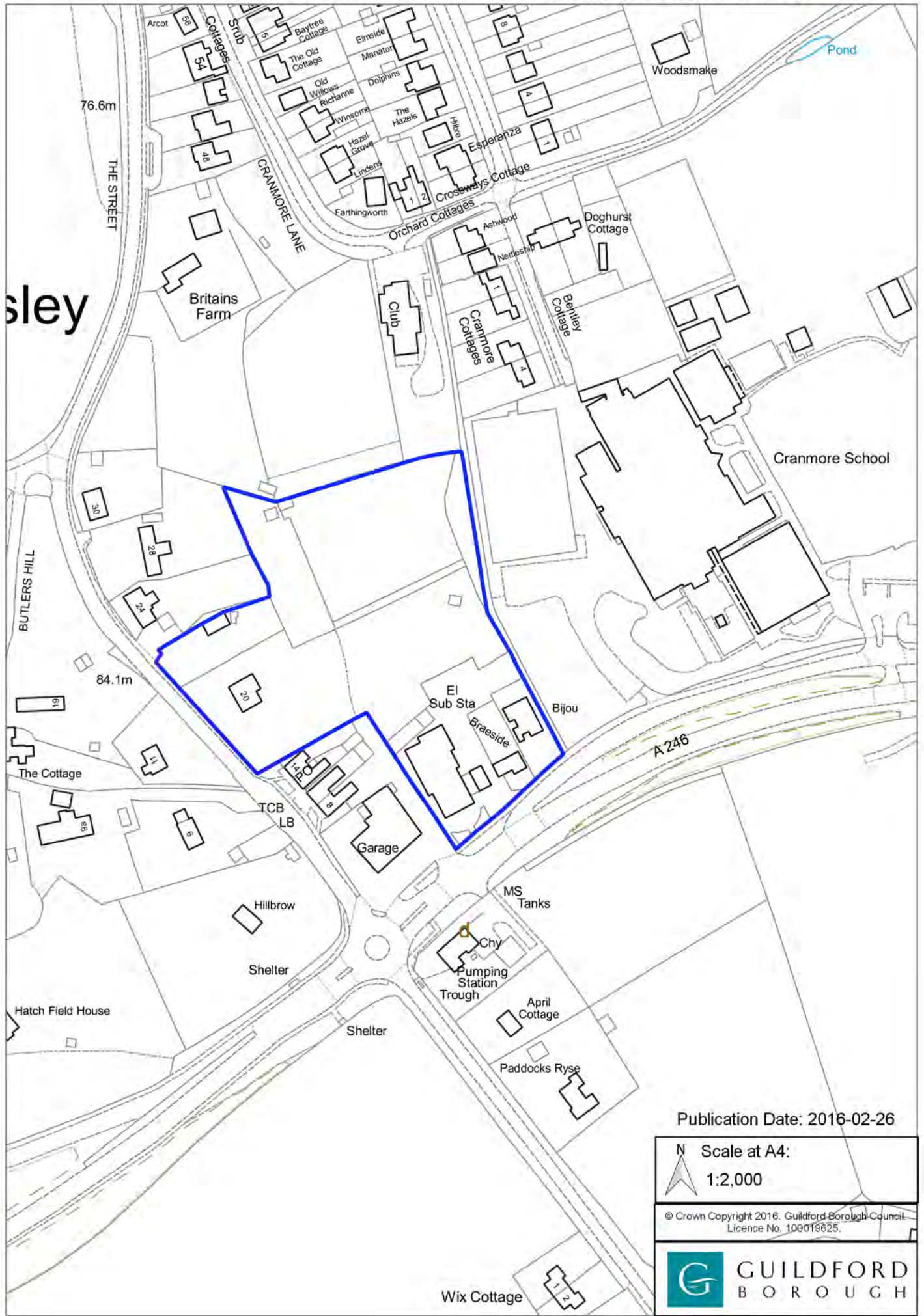
**POLICY A37: Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley**

Allocation	The site is allocated for approximately 40 homes (C3)
Requirements	(1) Sensitive design, siting and form of development, given the edge of village/semi-rural location and visual prominence (2) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan
Opportunities	(1) The proposed residential access could be configured to ensure that traffic uses the designated one-way system along the parallel road adjacent to A246 to egress the site via the junction to the north (shared with Cranmore School). There is also the potential to provide an access to the site from The Street

Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	1.4 ha
Existing use	Car showroom (sui generis) and associated workshop (B2), residential (C3), fields
LAA reference	Site 16
Key considerations	(1) Conservation area (2) Edge of village location (3) Access (4) Surface water flood risk (5) Principal Aquifer

# Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley



Publication Date: 2016-02-26

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1:2,000

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Wix Cottage



## **POLICY A38: Land to the west of West Horsley**

Allocation	The site is allocated for approximately 135 homes (C3), including some self-build and custom house building plots
Requirements	<ol style="list-style-type: none"> <li>(1) The significance of the local heritage asset to be identified and addressed (grade II listed Manor Farm House)</li> <li>(2) The children's nursery (D1) and sufficient car parking for its operation is retained</li> <li>(3) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan</li> <li>(4) Bespoke SANG to avoid adverse effects on the integrity of the SPA (see the IDP for further information)</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Green corridors and linkages to habitats outside of the site, given the site's proximity to SANG, which is a nature reserve (non statutory)</li> </ol>

### Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	8.4 ha
Existing use	Fields, residential and children's nursery
LAA reference	Site 15
Key considerations	<ol style="list-style-type: none"> <li>(1) Setting of a listed building (grade II)</li> <li>(2) Surface water flood risk</li> <li>(3) Green infrastructure</li> </ol>

# Land to the west of West Horsley



Publication Date: 2016-02-19

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1:4,000

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## **POLICY A39: Land near Horsley railway station, Ockham Road North, East Horsley**

Allocation	The site is allocated for approximately 100 homes (C3), including some self-build and custom house building plots
Requirements	<ul style="list-style-type: none"> <li>(1) Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA and the Guildford Surface Water Management Plan</li> <li>(2) Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)</li> <li>(3) No increase in flood risk on site or elsewhere</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Reduce flood risk on site and elsewhere</li> <li>(2) Green corridors and linkages to habitats outside of the site, given the site's proximity to ancient woodland/SNCI</li> </ul>

### Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	5.7 ha
Existing use	Fields
LAA reference	Site 240
Key considerations	<ul style="list-style-type: none"> <li>(1) Flood risk (fluvial and surface water)</li> <li>(2) Green infrastructure</li> </ul>

# Land near Horsley railway station, Ockham Road North, East Horsley



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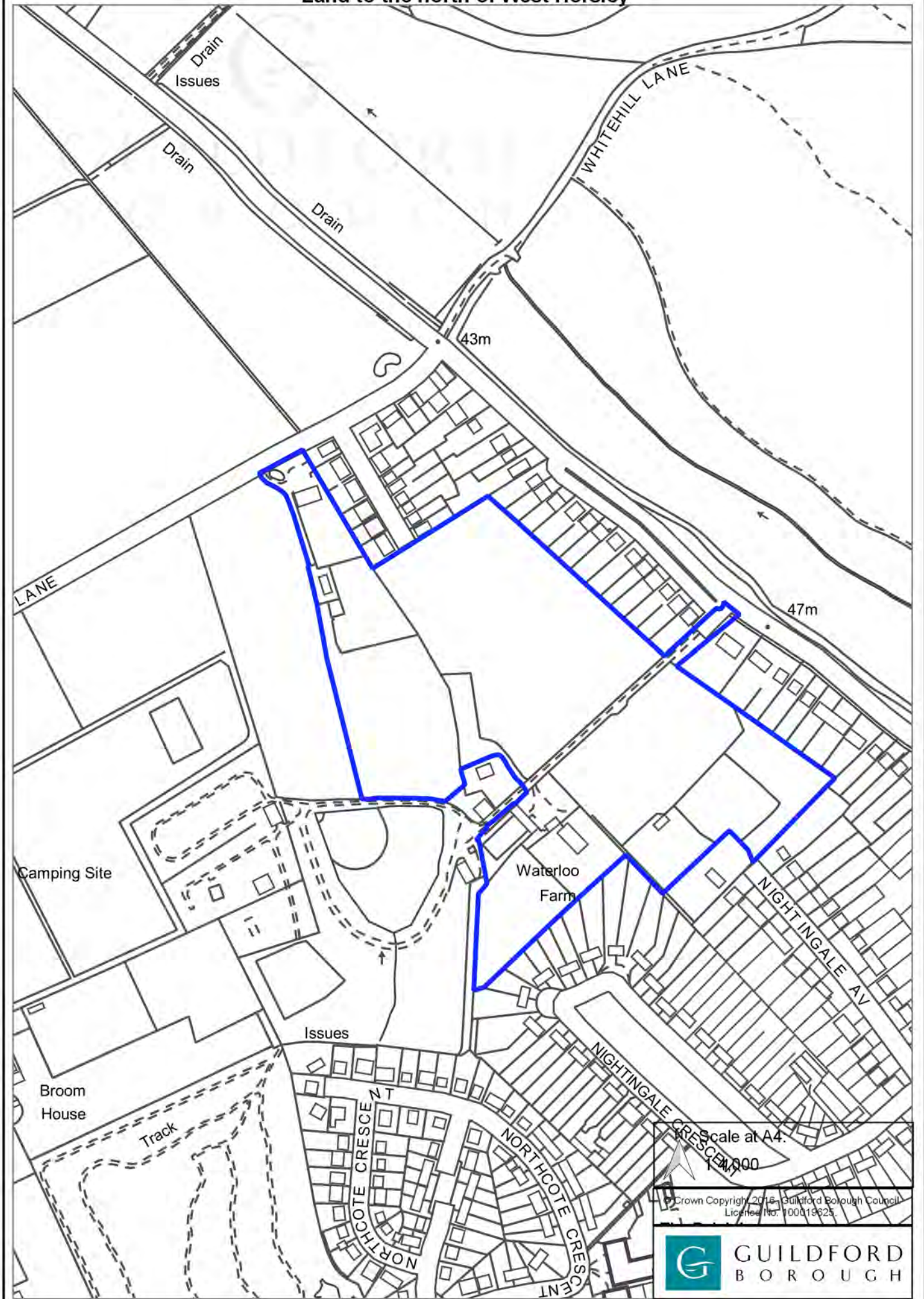
## **POLICY A40: Land to the north of West Horsley**

Allocation	The site is allocated for approximately 120 homes (C3), including some self-build and custom house building plots
Requirements	<ul style="list-style-type: none"> <li>(1) Appropriate mitigation for flood risk and flood risk management, and regard to the recommendations of the Level 2 SFRA</li> <li>(2) Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)</li> <li>(3) No increase in flood risk on site or elsewhere</li> <li>(4) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA</li> </ul>
Opportunities	<ul style="list-style-type: none"> <li>(1) Reduce flood risk on site and elsewhere</li> <li>(2) Extend the existing 30mph speed limit past the site access</li> </ul>

### Description

Location	Village
Ward	Clandon and Horsley
Ownership	Private
Area (size)	8 ha
Existing use	Fields and residential
LAA reference	Site 975
Key considerations	<ul style="list-style-type: none"> <li>(1) Flood risk</li> <li>(2) Safe access and egress (in terms of flood risk)</li> <li>(3) Surface water flood risk</li> <li>(4) Access</li> </ul>

# Land to the north of West Horsley



## **Policy A41**

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## **POLICY A42: Clockbarn Nursery, Tannery Lane, Send**

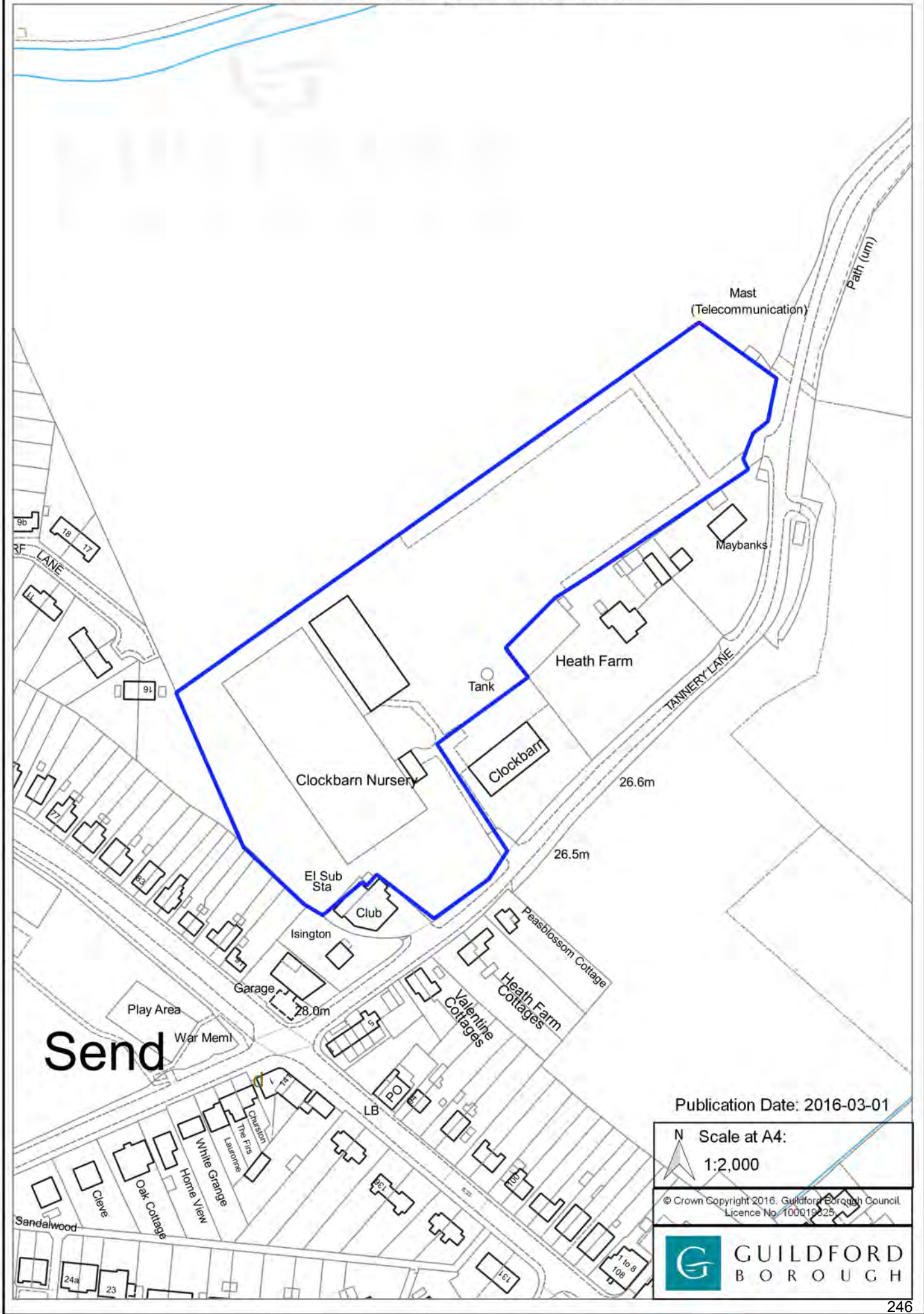
Allocation	The site is allocated for approximately 60 homes (C3)
Requirements	(1) Sensitive design, siting and form of development, given the edge of village/semi-rural location (2) Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan (3) Respect views from the River Wey Navigation
Opportunities	(1) Encourage connections with services and facilities in the village (2) Improve the visual appearance of this site (3) Green corridors and linkages to habitats outside of the site

### Description

Location	Village
Ward	Send
Ownership	Private
Area (size)	2.4 ha
Existing use	Disused nursery (agricultural)
LAA reference	Site 2082
Key considerations	(1) Surface water flood risk (2) Edge of village location



# Clockbarn Nursery, Tannery Lane, Send



Publication Date: 2016-03-01

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1:2,000

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## POLICY A43: Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley

Allocation	The site is allocated for: (1) approximately <del>550400</del> homes (C3), including some self-build and custom house building plots, and (2) 6 Travelling Showpeople plots (sui generis)
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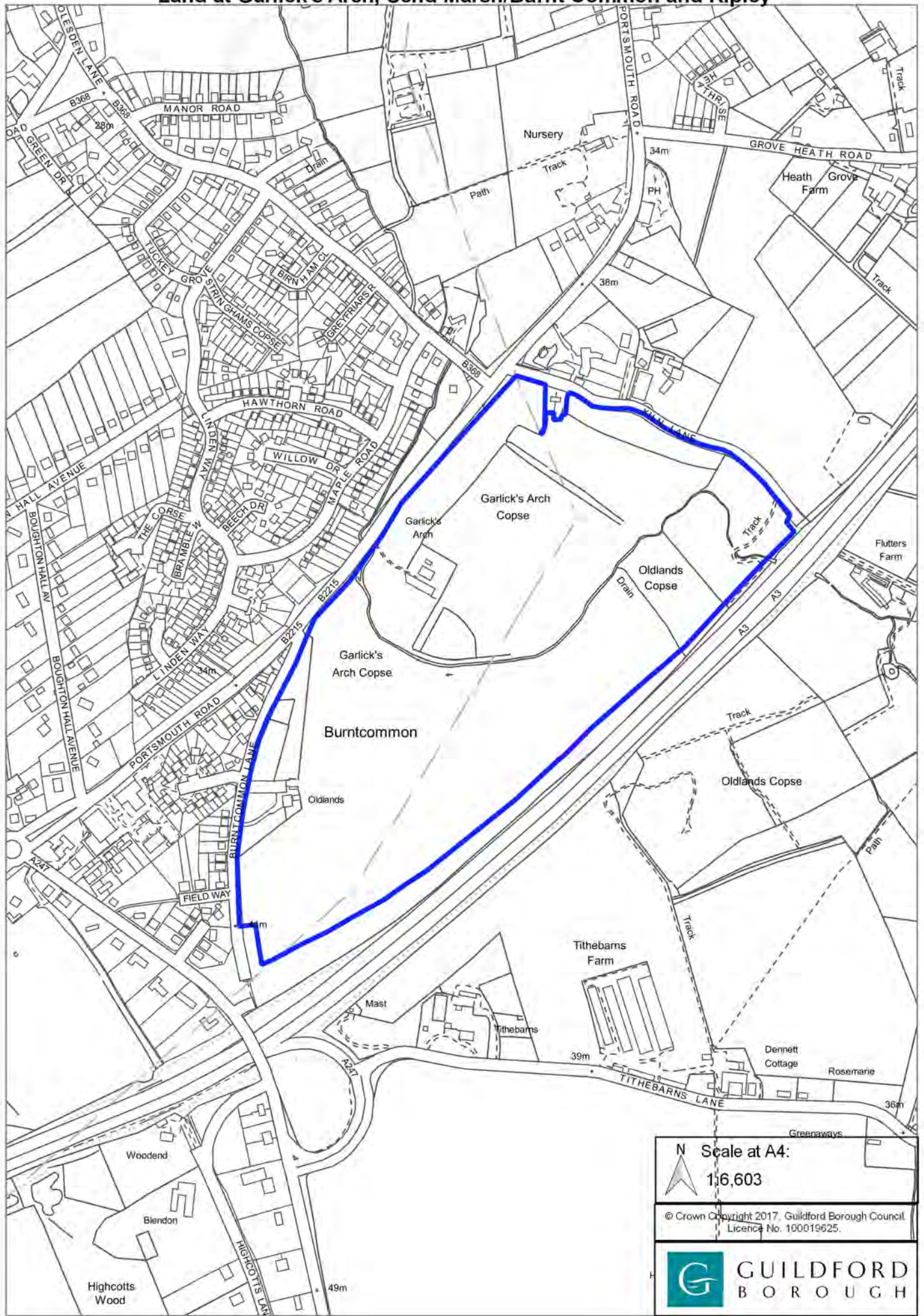
Requirements	<p><u>Transport strategy</u></p> <p><u>(0a) Main vehicular access to the site allocation provided on the A247 frontage</u></p> <p><u>(0b) Through vehicular link between the B2215 Portsmouth Road and the A247 Clandon Road to provide an alternative route that relieves pressure on Send Marsh roundabout</u></p> <p><u>(0c) Permeability for pedestrians and cyclists into and from the development particularly to/from the B2215 Portsmouth Road</u></p> <p><u>(0d) Necessary and proportionate contribution towards an off-site walking and cycle network to the village centre of Send, the Burnt Common Warehouse site and Clandon railway station</u></p> <p><u>(0e) Necessary and proportionate contribution towards mitigation schemes to address the otherwise adverse material impacts on communities and the environment, including in Send, West Clandon and Ripley</u></p> <p><u>Other infrastructure</u></p> <p><u>(0f) Increased landscaped buffer/strategic planting with frontage development set back from the A3 with significant additional measures to mitigate the visual impact of development in this location</u></p> <p>(1) Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA</p> <p>(2) Avoid development in flood zones 2 and 3</p> <p>(3) No increase in flood risk on site or elsewhere</p> <p>(4) Green corridors and linkages to habitats outside of the site, and significant regard to the ancient woodland within the site</p> <p>(5) Design and site layout to take full account of Policy A43a</p> <p><u>Travelling Showpeople plots:</u></p> <p>(6) The plots will be private (tenure)</p> <p>(7) The plots should be provided at a location within the site that reduces the need for large vehicles to travel through the village, but is sensitive to the visual impact of the storage of large machinery, and potential noise disturbance</p> <p>(8) The plots should include sufficient space for mixed use yards to allow residential accommodation and space for storage of equipment</p> <p>(9) The plots should be sold at an appropriate price, in consultation with the Showmen's Guild, the Local Authority and local Travelling Showpeople, and if needed, with regard to an independent valuation. Travelling Showpeople with a local connection should have priority for ownership</p> <p>(10) Following completion of the site and a further 18 months of marketing, if the site remains unsold, the future use of the land should have regard to an up to date Traveller Accommodation</p>
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	Assessment (TAA) and Strategic Housing Market Assessment (SHMA), with specific consideration of the use of the land for affordable housing
Opportunities	<ul style="list-style-type: none"> <li>(1) Reduce flood risk on site and elsewhere</li> <li>(2) Encourage connections with services and facilities in the village</li> <li>(3) Improve bus frequency to encourage travel to/from the site by sustainable modes of transport.</li> </ul>

Description

Location	Village
Ward	Send and Lovelace
Ownership	Private
Area (size)	28.9 ha
Existing use	Paddock and builder's yard
LAA reference	Site 2258
Key considerations	<ul style="list-style-type: none"> <li>(1) The location of Travelling Showpeople plots</li> <li>(2) Flood risk</li> <li>(3) Tree Preservation Order</li> <li>(4) Ancient woodland</li> <li>(5) Policy A43a</li> </ul>

# Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley



N Scale at A4:  
1:6,603

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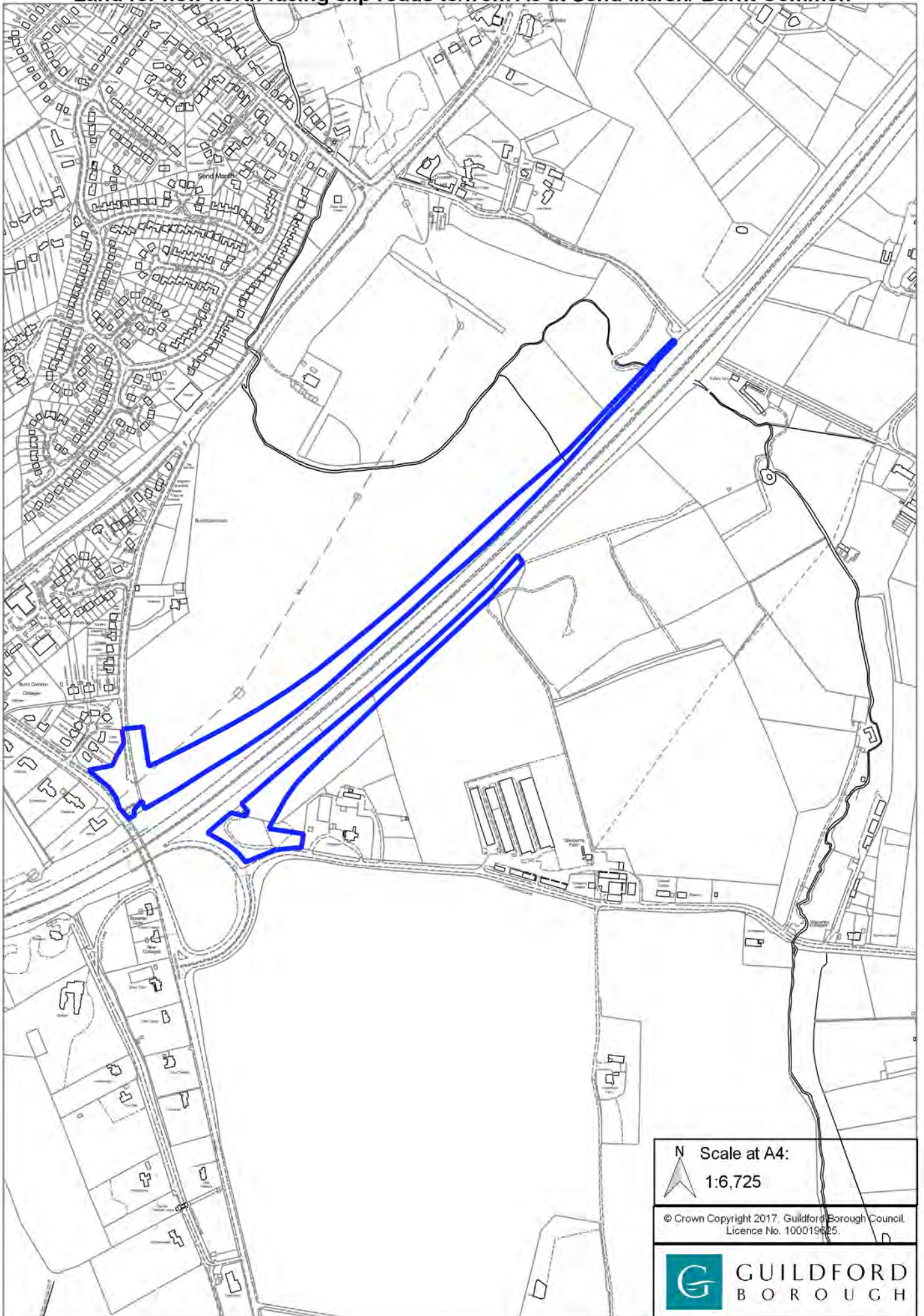
**POLICY A43a: Land for new north facing slip roads to/from A3 at Send Marsh/Burnt Common**

Allocation	These sites are allocated for a new northbound on-slip to the A3 trunk road from A247 Clandon Road and a new southbound off-slip from the A3 trunk road to A247 Clandon Road
Requirements	(1) Sites to be used for new slip roads to/from A247 Clandon Road connecting with the A3 trunk road as per Appendix C Infrastructure Schedule (2) Existing accesses to be maintained where necessary

Description

Location	Village
Ward	Send and Clandon and Horsley
Ownership	Private and highway land (Secretary of State for Transport)
Area (size)	4 ha
Existing use	Paddock
LAA reference	N/a
Key considerations	(1) Impact of new roads on the amenity of adjacent land owners

**Land for new north facing slip roads to/from A3 at Send Marsh/ Burnt Common**



N Scale at A4:  
1:6,725

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## **POLICY A44: Land west of Winds Ridge and Send Hill, Send**

Allocation	The site is allocated for approximately 40 homes (C3), and 2 Traveller pitches (sui generis)
Requirements	<p><u>Design</u></p> <p>(1) Sensitive design at site boundaries that has significant regard to the transition from village to greenfield</p> <p><u>Traveller pitches</u></p> <p>(2) The Traveller pitches will be provided on the part of this site that is owned by Guildford Borough Council, as well as housing (C3), to help meet the affordable housing needs of all members of the community</p> <p>(3) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)</p> <p>(4) The Local Authority (Guildford Borough Council) will allocate the occupancy of pitches and be responsible for their future management</p> <p>(5) Traveller pitches should reflect modern Traveller lifestyles. They should be serviced pitches, providing hard standing, garden and connections for drainage, electricity and water. Service meters should be provided. Utility blocks are not required</p> <p>(6) Traveller pitches should not be isolated, and should be reasonably integrated with other residential development, with services and facilities accessible, helping to create sustainable, mixed and inclusive communities for all</p> <p>(7) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(8) Within the area to provide Traveller pitches, bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted</p> <p>(9) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(10) Improved visibility to be provided at the junction of Send Hill with Potters Lane</p>
Opportunities	(1) Green corridors and linkages to habitats outside of the site

### Description

Location	Village
Ward	Send
Ownership	Private and Guildford Borough Council
Area (size)	1.9 ha
Existing use	Used for informal recreation (with former quarry workings evident)
LAA reference	Site 2081
Key considerations	<p>(1) Location of Traveller pitches within the site</p> <p>(2) Boundary treatment</p> <p>(3) Contamination</p>

# Land west of Winds Ridge and Send Hill, Send



Publication Date: 2016-03-07

N Scale at A4:  
1:2,200

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Send Hill



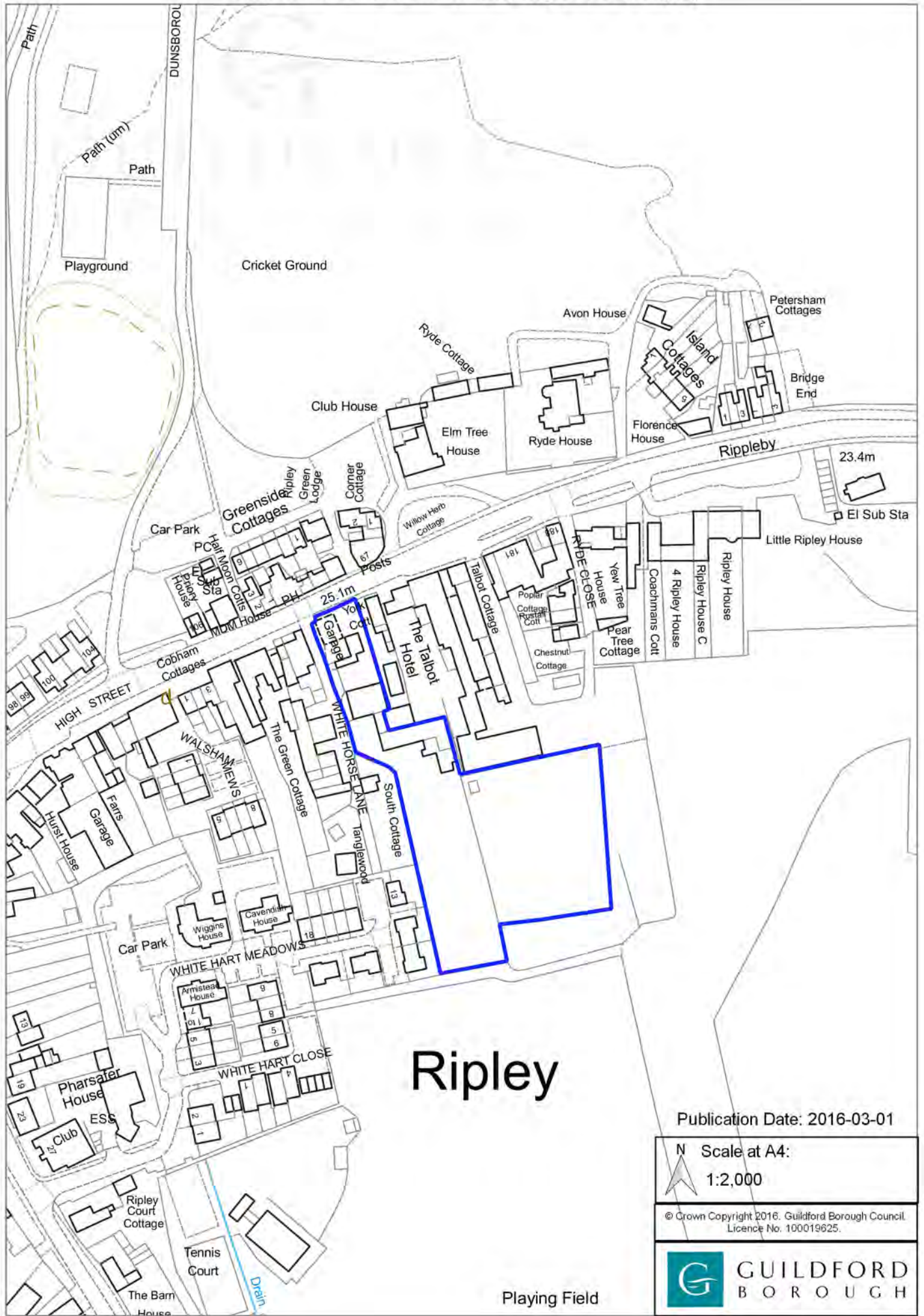
## **POLICY A45: Land at the rear of the Talbot, High Street, Ripley**

Allocation	The site is allocated for approximately 26 homes (C3) and 90 sq m of retail or service uses (A1 – A4)
Requirements	(1) The retail or service uses (A1 – A4) should front the High Street, providing a shop frontage to add to the liveliness of the centre (2) Sensitive design, siting and form of development, given the edge of village/semi-rural location
Opportunities	(1) Encourage connections with services and facilities in the village

### Description

Location	Village
Ward	Lovelace
Ownership	Private
Area (size)	0.72 ha
Existing use	Petrol station forecourt, dilapidated workshops and field (B2 and sui generis)
LAA reference	Site 1440
Key considerations	(1) Conservation area (2) Frontage of the site is within Ripley local centre (3) Proximity of Grade II and II* listed buildings - Barn across rear of The Talbot and The Ripley Pharmacy and Cottage Adjoining, The Talbot Inn

# Land at the rear of the Talbot, High Street, Ripley



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1:2,000

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Playing Field

## Policy A46

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## **Policy A47**

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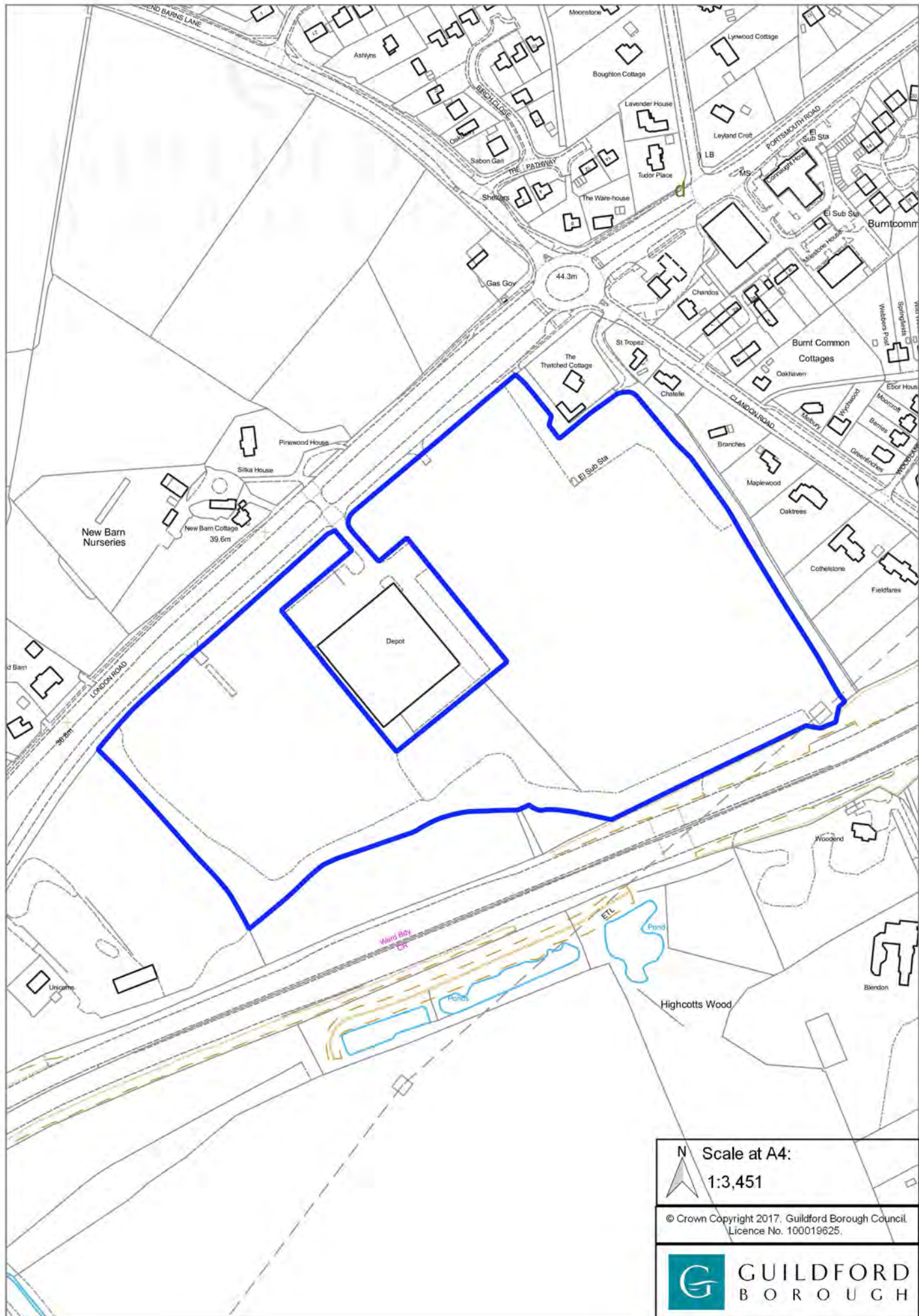
## POLICY A58: Land around Burnt Common warehouse, London Road, Send

Allocation	The site is allocated for a minimum of <del>7,000-14,800</del> sq m of either or a mix of light industrial (B1c), general industrial (B2) and storage and distribution (B8) <u>over the Plan period</u> with <del>a</del> <u>the</u> potential for further industrial floorspace to meet future borough needs, <u>as identified through subsequent updates to the Employment Land Needs Assessment (ELNA)</u>
Requirements	<p><u>Transport strategy</u></p> <p><u>(0a) Permeability for pedestrians and cyclists into and from the development</u></p> <p><u>(0b) Necessary and proportionate contribution towards an off site walking and cycle network to the village centre of Send, the Burnt Common Warehouse site and Clandon railway station</u></p> <p><u>(0c) Necessary and proportionate contribution towards mitigation schemes to address the otherwise adverse material impacts on communities and the environment, including in Send, West Clandon and Ripley</u></p> <p><u>Other infrastructure</u></p> <p>(1) An appropriate green buffer on the eastern part of the site between the existing residential use and proposed employment uses</p> <p>(2) Light industrial (B1c) to be located towards the existing residential area to the east of the site, with general industrial (B2) and storage and distribution (B8) located to the west</p> <p>(3) To include provision of small and medium size units</p> <p><u>(4) Increased landscaped buffer/strategic planting with frontage development set back from the A3 with significant additional measures to mitigate the visual impact of development in this location</u></p>
Opportunities	(1) Green corridors and linkages to habitats outside of the site

### Description

Location	Village
Ward	Send
Ownership	Private
Area (size)	9.26 ha
Existing use	Pastoral farmland
LAA reference	Site 152
Key considerations	<p>(1) Borders a small area of ancient woodland</p> <p>(2) Location of employment uses in relation to housing</p> <p>(3) <u>An initial masterplan for the site has shown that it has a total capacity for more than 14,800 sq m. However, the ELNA anticipates that approximately this amount will be required over the Plan period to 2034 to meet identified needs. The ELNA will be updated every three years and if updates show a higher need for industrial class floorspace, this site would be able to provide a larger amount either within or after the Plan period.</u></p>

Land around Burnt Common warehouse, London Road, Send



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1:3,451

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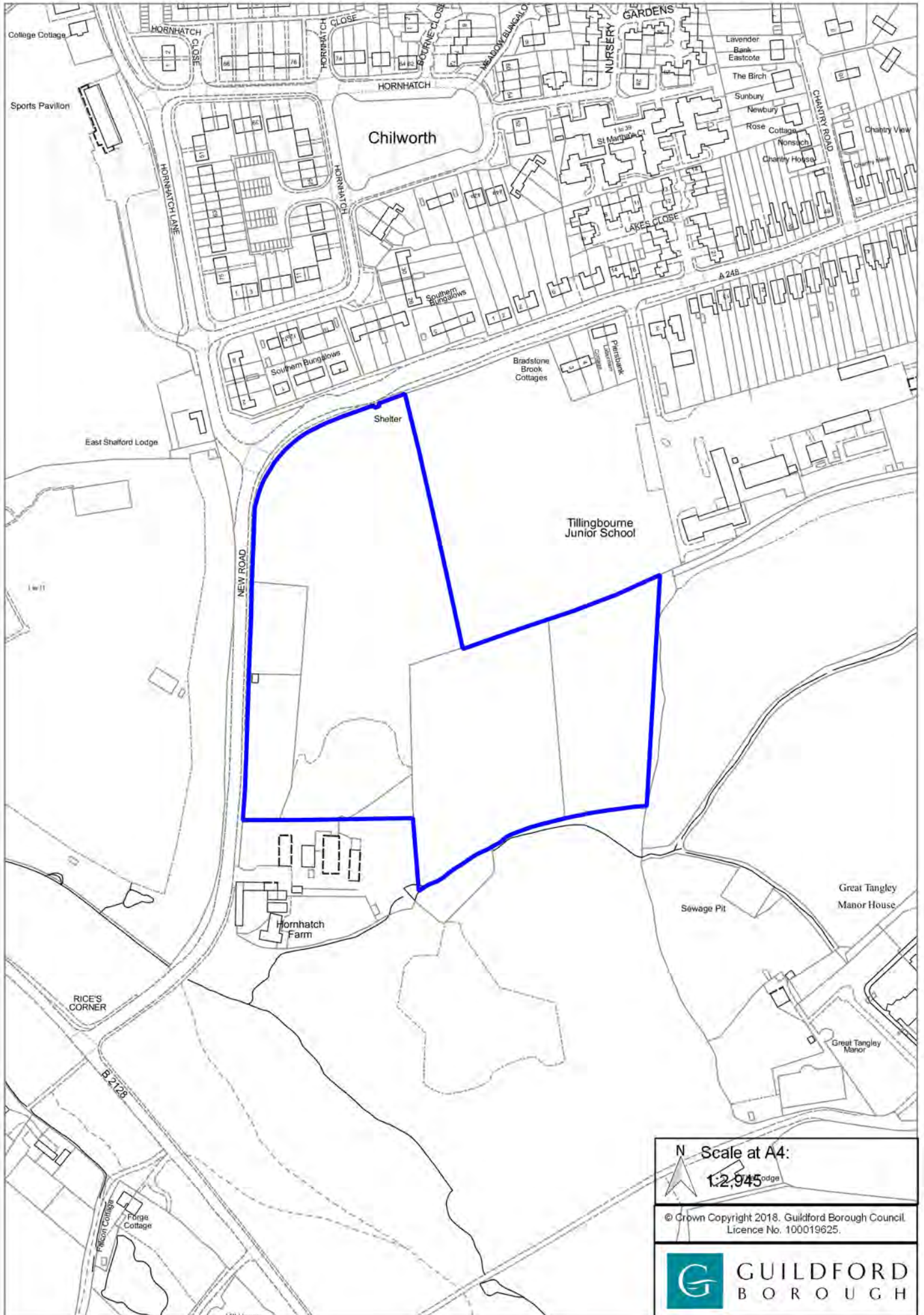
## **POLICY A62: Land at Hornhatch Farm, adjoining New Road, Chilworth**

<u>Allocation</u>	<u>This site is allocated for approximately 80 homes (C3)</u>
<u>Requirements</u>	(1) <u>Sensitive design, siting and form of development that has significant regard to its location on the edge of village and views from the AONB/AGLV</u>
<u>Opportunities</u>	(1) <u>Green corridors and linkages to habitats outside of the site</u>

### Description


<u>Location</u>	<u>Chilworth</u>
<u>Ward</u>	<u>Shalford</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>4.5 ha</u>
<u>Existing use</u>	<u>Fields</u>
<u>LAA reference</u>	<u>Site 12</u>
<u>Key considerations</u>	(1) <u>Landscape</u> (2) <u>Green Infrastructure</u>

# Land at Hornhatch Farm, adjoining New Road, Chilworth



N Scale at A4:  
1:2,945<sup>edge</sup>

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**POLICY A63: Land west of Alderton's Farm, Send Marsh Road, Send**

<u>Allocation</u>	<u>This site is allocated for approximately 120 homes (C3), including some self-build and custom house building plots</u>
<u>Requirements</u>	(1) <u>Sensitive design at site boundaries that has significant regard to the transition from village to greenfield</u> (2) <u>No unacceptable impact on trees and hedgerows</u>
<u>Opportunities</u>	(1) <u>Green corridors and linkages to habitats outside of the site</u> (2) <u>Encourage connections with services and facilities in the village</u>

Description

<u>Location</u>	<u>Send</u>
<u>Ward</u>	<u>Send</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>6.8 ha</u>
<u>Existing use</u>	<u>Fields</u>
<u>LAA reference</u>	<u>Site 29</u>
<u>Key considerations</u>	(1) <u>Green Infrastructure</u>

# Land West of Alderton's Farm, Send Marsh Road, Send



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1:3,524  
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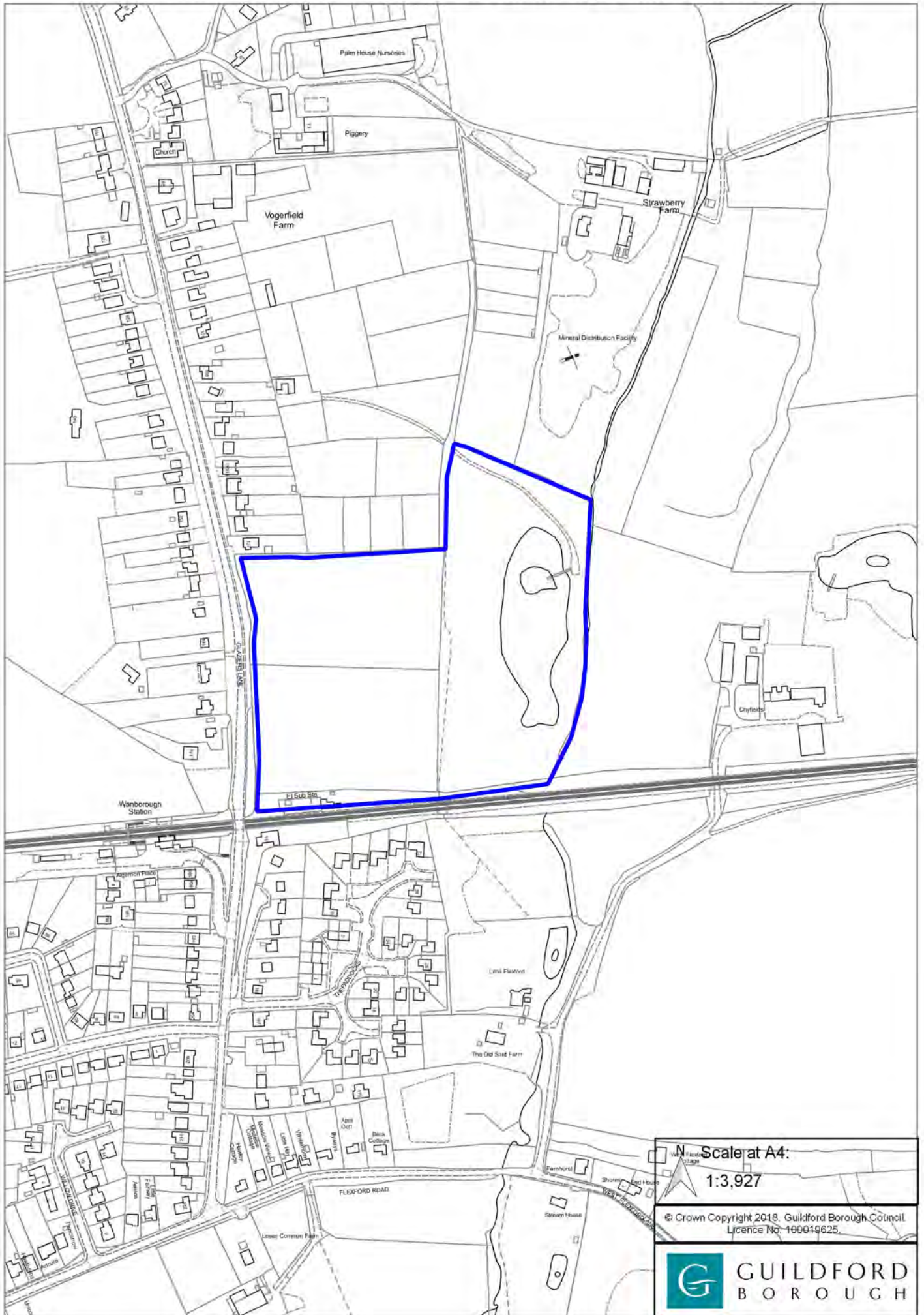
## **POLICY A64: Land between Glaziers Lane and Strawberry Farm, Flexford**

<u>Allocation</u>	<u>This site is allocated for approximately 105 homes (C3), including some self-build and custom house building plots</u>
<u>Requirements</u>	(1) <u>Sensitive design at site boundaries that has significant regard to the transition from village to greenfield</u>
<u>Opportunities</u>	(1) <u>Green corridors and linkages to habitats outside of the site</u>

### Description

<u>Location</u>	<u>Flexford</u>
<u>Ward</u>	<u>Normandy</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>5.75 ha</u>
<u>Existing use</u>	<u>Fields</u>
<u>LAA reference</u>	<u>Site 2010</u>
<u>Key considerations</u>	(1) <u>Fishing pond</u> (2) <u>Green Infrastructure</u>

# Land between Glaziers Land and Strawberry Farm, Flexford



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## **Policy A48**

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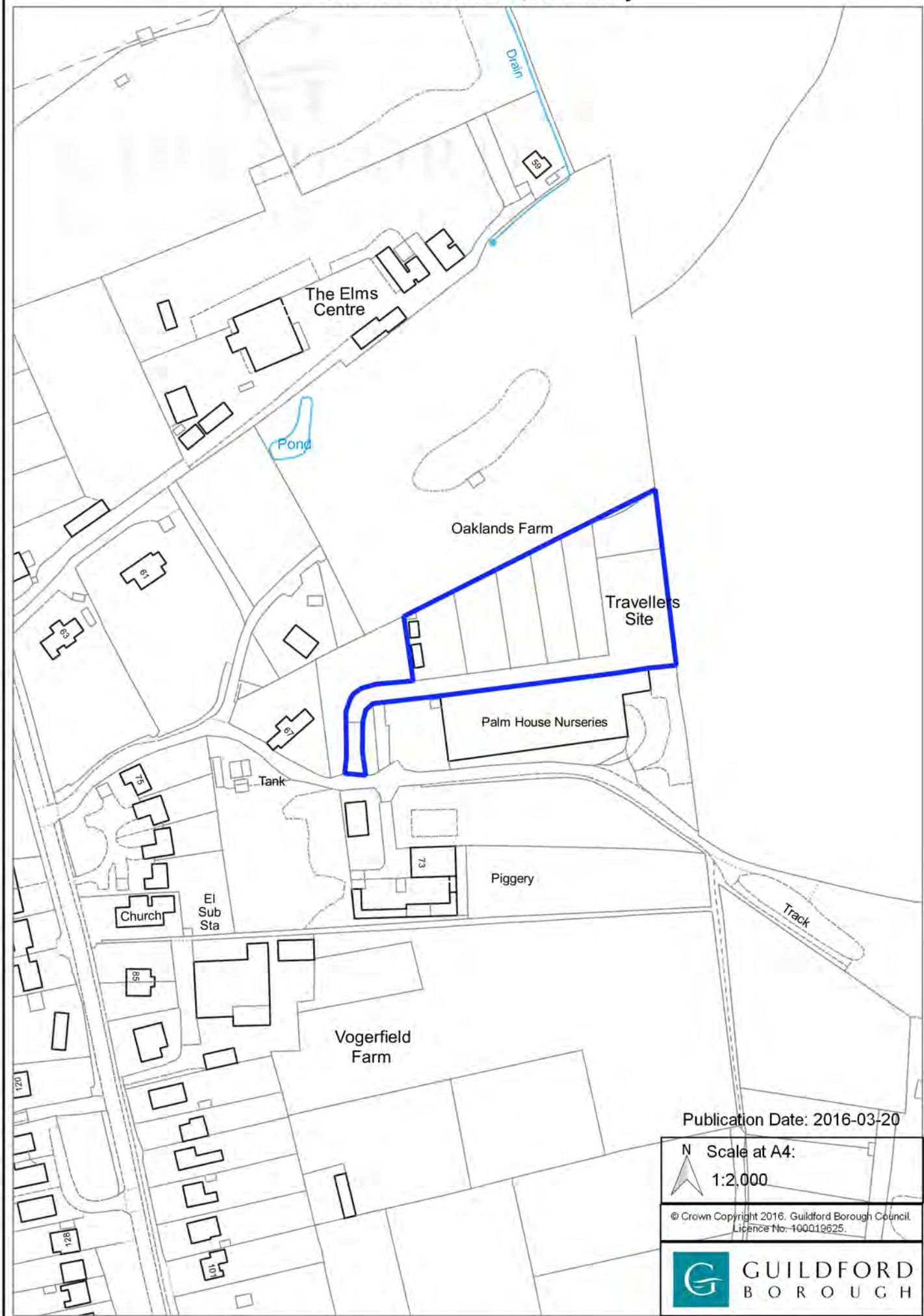
## **POLICY A49: Palm House Nurseries, Normandy**

Allocation	The site is allocated for 6 Gypsy and Traveller pitches (sui generis)
Requirements	<ol style="list-style-type: none"><li>(1) The pitches will be private tenure</li><li>(2) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</li><li>(3) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</li><li>(4) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</li></ol>
Opportunities	<ol style="list-style-type: none"><li>(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial</li></ol>

### Description

Location	Outside of a village
Ward	Normandy
Ownership	Private
Area (size)	0.61 ha
Existing use	Greenfield
LAA reference	Site 2343
Key considerations	<ol style="list-style-type: none"><li>(1) Landscaping</li><li>(2) Boundary treatment</li></ol>

# Palm House Nurseries, Normandy



Publication Date: 2016-03-20

N Scale at A4:  
1:2,000

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## **POLICY A50: Land at Whittles Drive, Aldershot Road, Normandy**

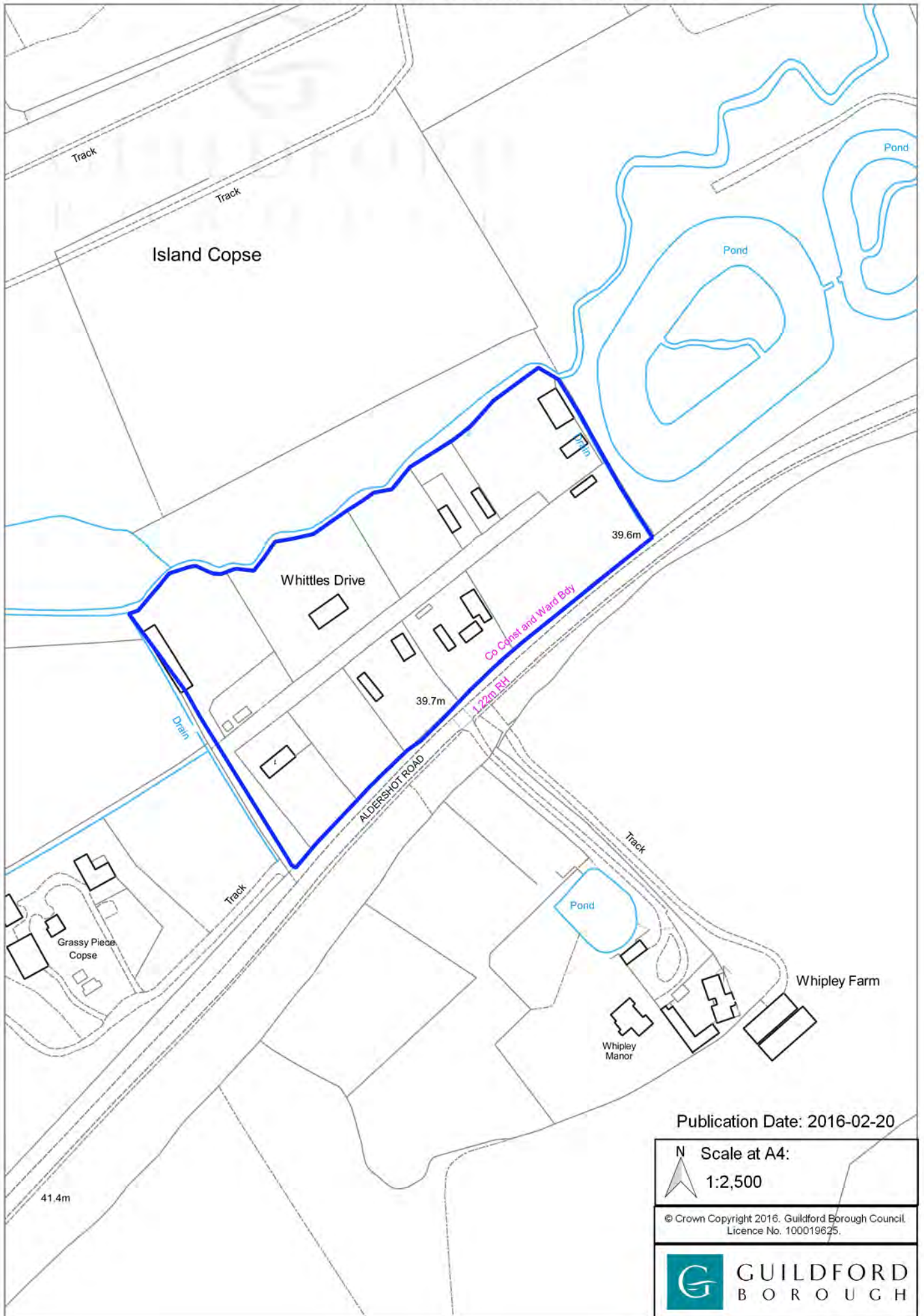
Allocation	The site is allocated for approximately 14 Travelling Showpeople plots (gross) (sui generis)
Requirements	<ol style="list-style-type: none"> <li>(1) Sensitive design, siting and form of development, given the location outside of a village</li> <li>(2) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</li> <li>(3) Continued storage of equipment on site</li> <li>(4) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</li> <li>(5) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</li> <li>(6) Appropriate mitigation for flood risk, flood risk management, and surface water flooding, and regard to the recommendations of the Level 2 SFRA</li> <li>(7) No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Travelling Showpeople sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial</li> <li>(2) Travelling Showpeople plots are traditionally larger than Traveller pitches, to enable mixed use yards to allow residential accommodation and space for storage of equipment</li> <li>(3) Opportunities to increase the storage capacity of the watercourse within the site, to reduce flood risk to downstream areas</li> </ol>

### Description

Location	Outside of village
Ward	Normandy
Ownership	Private
Area (size)	2.8 ha
Existing use	Travelling Showpeople site (sui generis)
LAA reference	Site 241
Key considerations	<ol style="list-style-type: none"> <li>(1) Currently 12 Travelling Showpeople plots (sui generis) on site</li> <li>(2) Boundary treatment</li> <li>(3) Landscaping</li> <li>(4) Storage of equipment on site</li> <li>(5) Flood risk</li> <li>(6) Surface water flood risk</li> </ol>



# Land at Whittles Drive, Aldershot Road, Normandy



Publication Date: 2016-02-20

N Scale at A4:  
1:2,500

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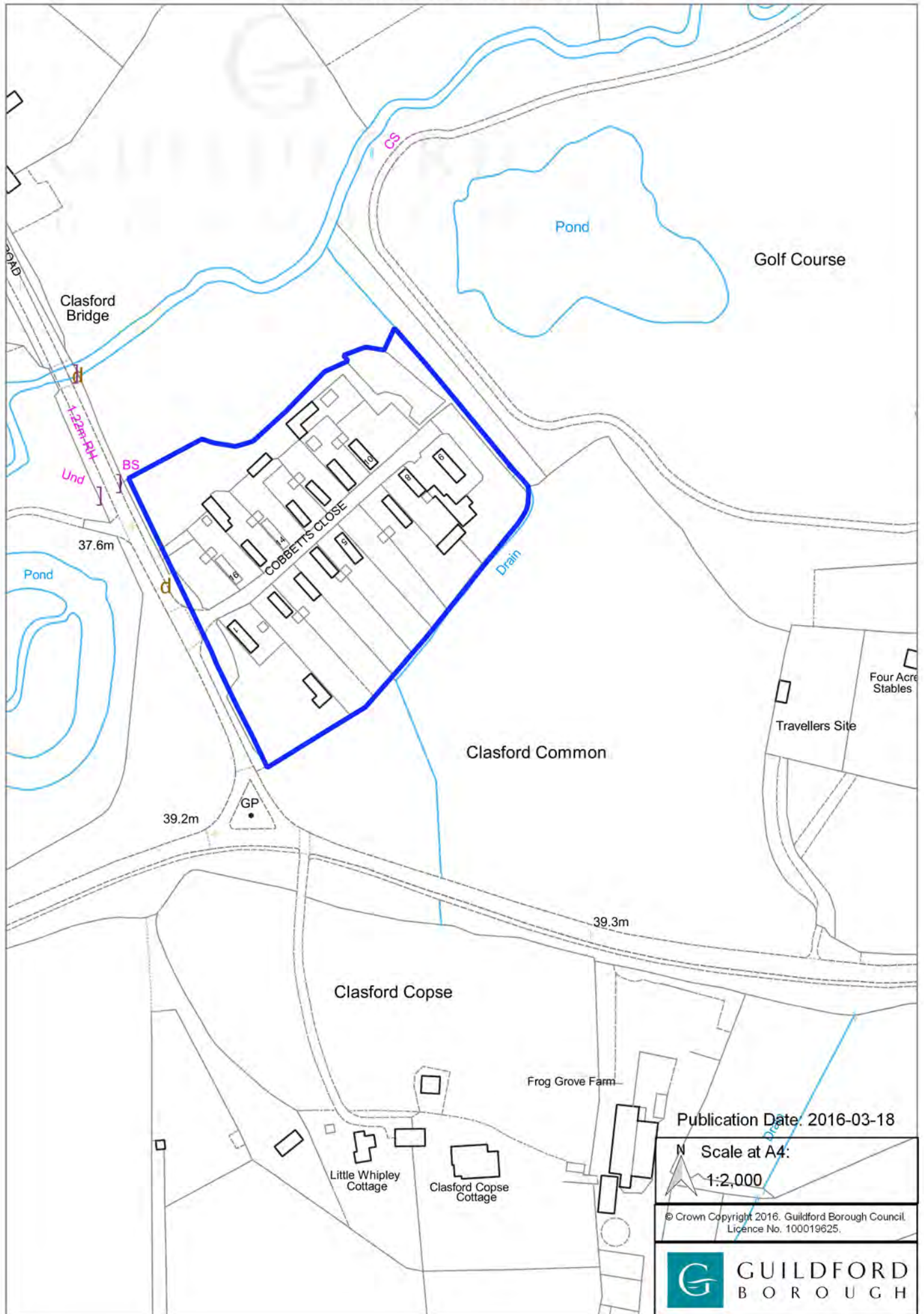
## POLICY A51: Land at Cobbetts Close, Worplesdon

Allocation	The site is allocated for 20 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<ol style="list-style-type: none"> <li>(1) All pitches to be public (tenure), providing affordable accommodation for members of the Traveller community</li> <li>(2) Additional pitches will only be provided as part of a comprehensive redevelopment of this site, and not as a site extension without overall site improvements</li> <li>(3) Comprehensive redevelopment must significantly improve living conditions and infrastructure on site for all residents</li> <li>(4) This specialist accommodation cannot be replaced by traditional bricks and mortar housing, and must remain in perpetuity as Traveller accommodation whilst there remains an identified need for Traveller accommodation in the borough</li> <li>(5) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</li> <li>(6) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</li> <li>(7) Sensitive design, siting and form of development, given the location outside of a village</li> <li>(8) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</li> <li>(9) An application level Habitat Regulations Assessment</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial</li> <li>(2) Create a site suitable for modern day Traveller lifestyles, providing decent accommodation which helps to improve social outcomes and opportunities for those living here</li> <li>(3) Ease overcrowding on site</li> </ol>

### Description

Location	Outside of village
Ward	Worplesdon
Ownership	Surrey County Council
Area (size)	1.6 ha
Existing use	17 public Traveller pitches (sui generis)
LAA reference	Site 165
Key considerations	<ol style="list-style-type: none"> <li>(1) Achieve improvements to living conditions and infrastructure, and ease overcrowding</li> <li>(2) Boundary treatment</li> <li>(3) Landscaping</li> <li>(4) Tenure</li> </ol>

# Land at Cobbetts Close, Worplesdon



Publication Date: 2016-03-18

N Scale at A4:

1:2,000

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## POLICY A52: Four Acre Stables, Aldershot Road, Worplesdon

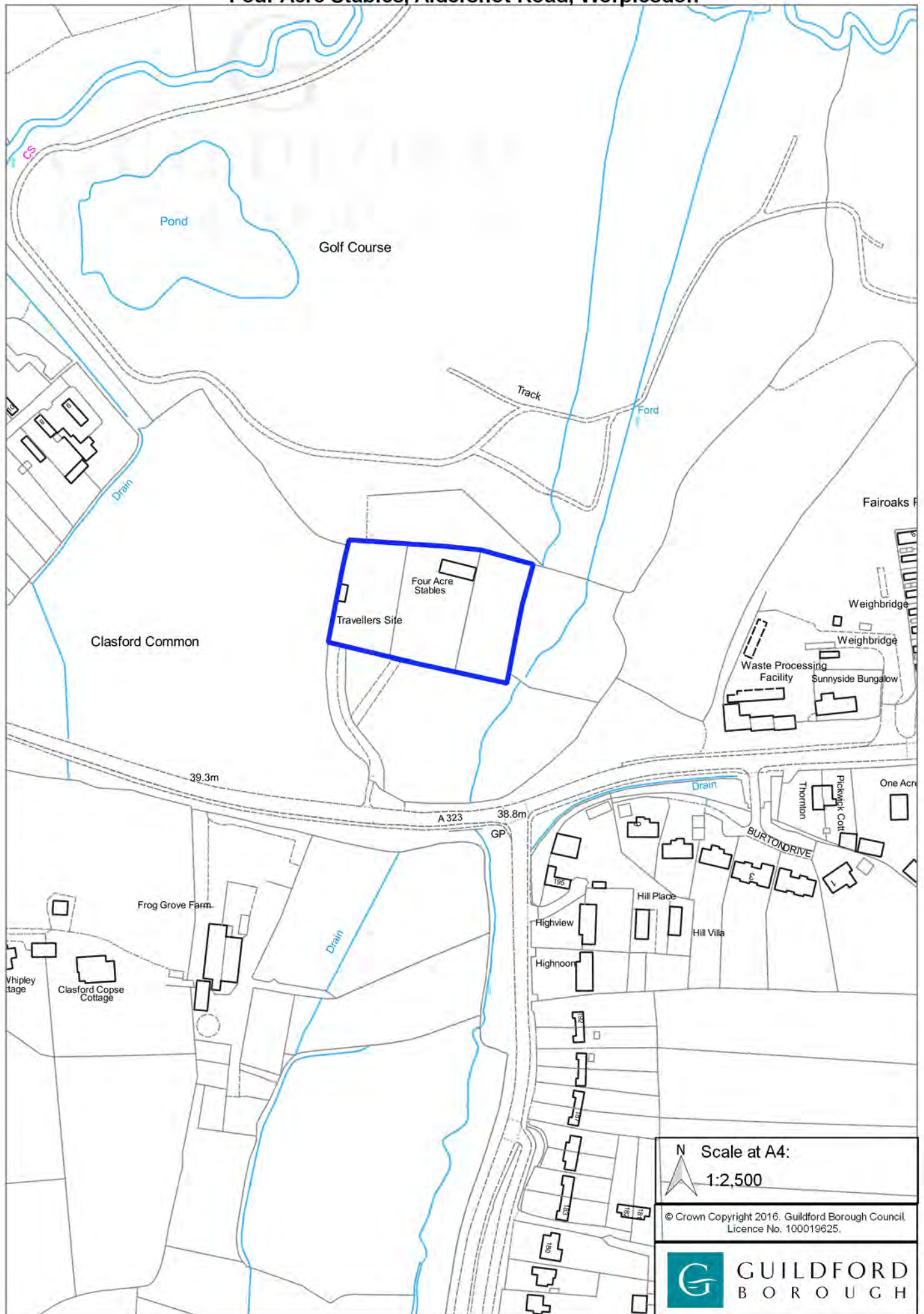
Allocation	The site is allocated for 6 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<p>(1) The pitches will be private tenure</p> <p>(2) The site is removed from the Green Belt to ensure delivery. However, this remains a sensitive site surrounded by Green Belt, with development potentially causing harm to the surrounding Green Belt and the character of the area. The historical personal circumstances of the current occupiers, as per the appeal decision below, were a significant consideration when temporary planning permission was granted. This does not remove the harm to the Green Belt and character of the area, as it is a balancing act of harm versus benefits which considers whether planning permission should be granted. For these reasons:</p> <ul style="list-style-type: none"> <li>(a) Occupancy of these pitches is restricted to the family named in appeal decision (APP/Y3615/A/11/2144904) and to meet any needs arising from that family. A planning condition to this effect will be imposed on any permission</li> <li>(b) Any application to remove the personal condition identified above or for occupation of the site by individuals other than the family referred to in that condition will be carefully considered in light of the occupant's/proposed occupant's personal circumstances and their identified need for pitches. It will be necessary to consider whether the harm to surrounding Green Belt and character of the area is outweighed by the benefits</li> <li>(c) Any agricultural buildings on site, such as barns, must be considered in terms of potential harm to surrounding Green Belt and should not be disproportionately high in comparison to the mobile homes and caravans</li> </ul> <p>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(4) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate on this site and will be resisted</p> <p>(5) Any application on the site will require sensitive design, siting and form of development, given the location outside of the village</p> <p>(6) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing a site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p> <p>(7) The eastern boundary of the site abuts flood zone 2 (medium risk). Site design should ensure mobile homes and caravans serving as living accommodation are not unnecessarily close to this boundary. Encroachment outside of the site allocation area would be into flood zone 2 which is not appropriate for caravans and mobile homes, and hard standing in this area would likely serve to increase flood risk on site and elsewhere</p> <p>(8) Development of this site must not increase flood risk on site or elsewhere</p>

Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial
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Description

Location	Outside of a village
Ward	Worplesdon
Ownership	Private
Area (size)	0.39 ha
Existing use	Temporary Traveller accommodation (1 pitch) (sui generis)
LAA reference	Site 2119
Key considerations	(1) Landscaping (2) Boundary treatment (3) Harm to surrounding Green Belt and character of the area (4) Flood risk (5) Household information and relations

# Four Acre Stables, Aldershot Road, Worplesdon



N Scale at A4:  
1:2,500

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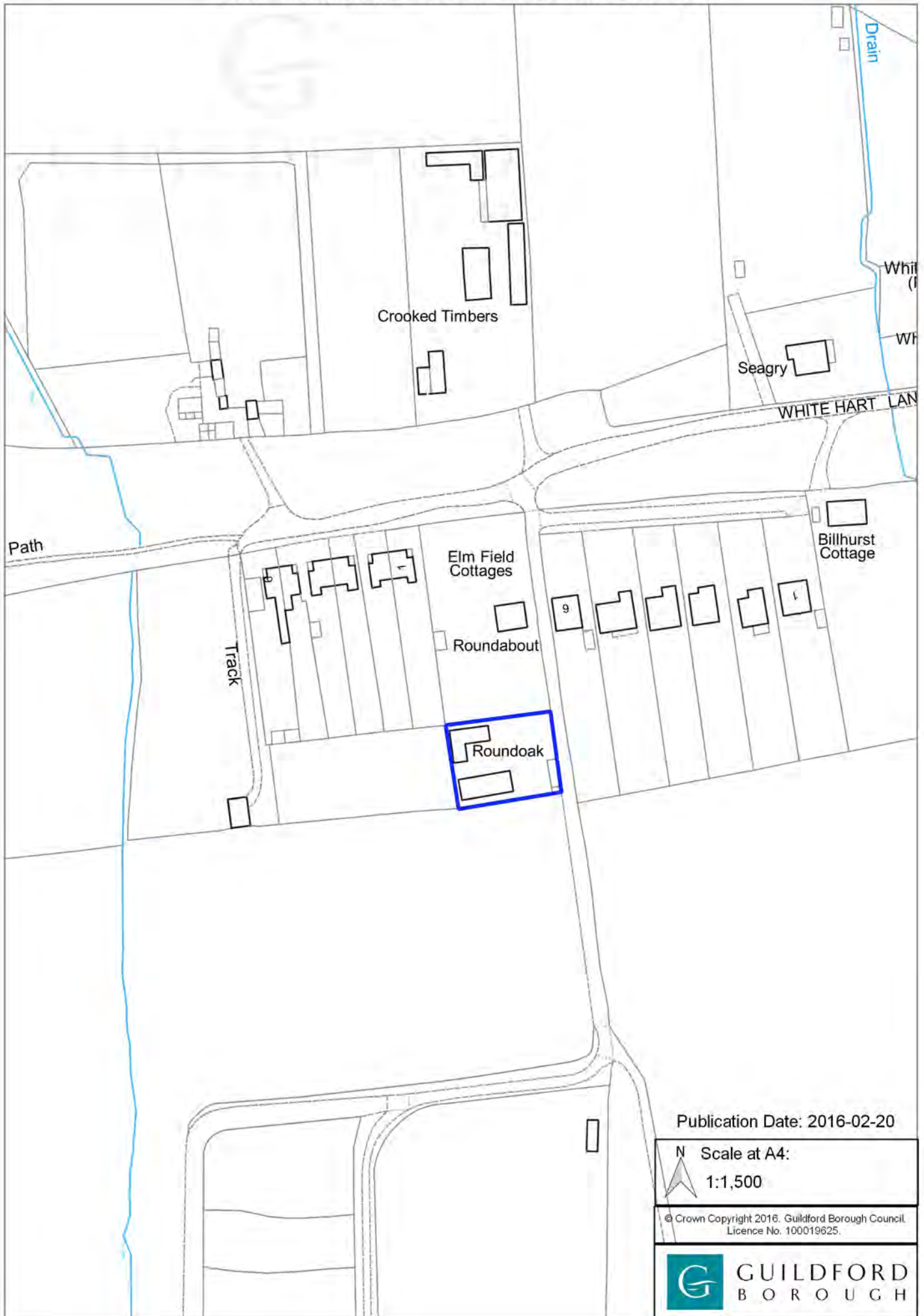
## **POLICY A53: Roundoak, White Hart Lane, Wood Street Village**

Allocation	The site is allocated for 1 Gypsy and Traveller pitch (gross) (sui generis)
Requirements	<ul style="list-style-type: none"> <li>(1) The pitch is private tenure</li> <li>(2) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</li> <li>(3) Bricks and mortar housing, or buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</li> <li>(4) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</li> </ul>
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

### Description

Location	Outside of a village
Ward	Worplesdon
Ownership	Private
Area (size)	0.07 ha
Existing use	Temporary Traveller accommodation (one pitch) (sui generis) and private residential garden
LAA reference	Site 2114
Key considerations	<ul style="list-style-type: none"> <li>(1) Landscaping</li> <li>(2) Boundary treatment</li> </ul>

# Roundoak, White Hart Lane, Wood Street Village



Publication Date: 2016-02-20

N Scale at A4:  
1:1,500

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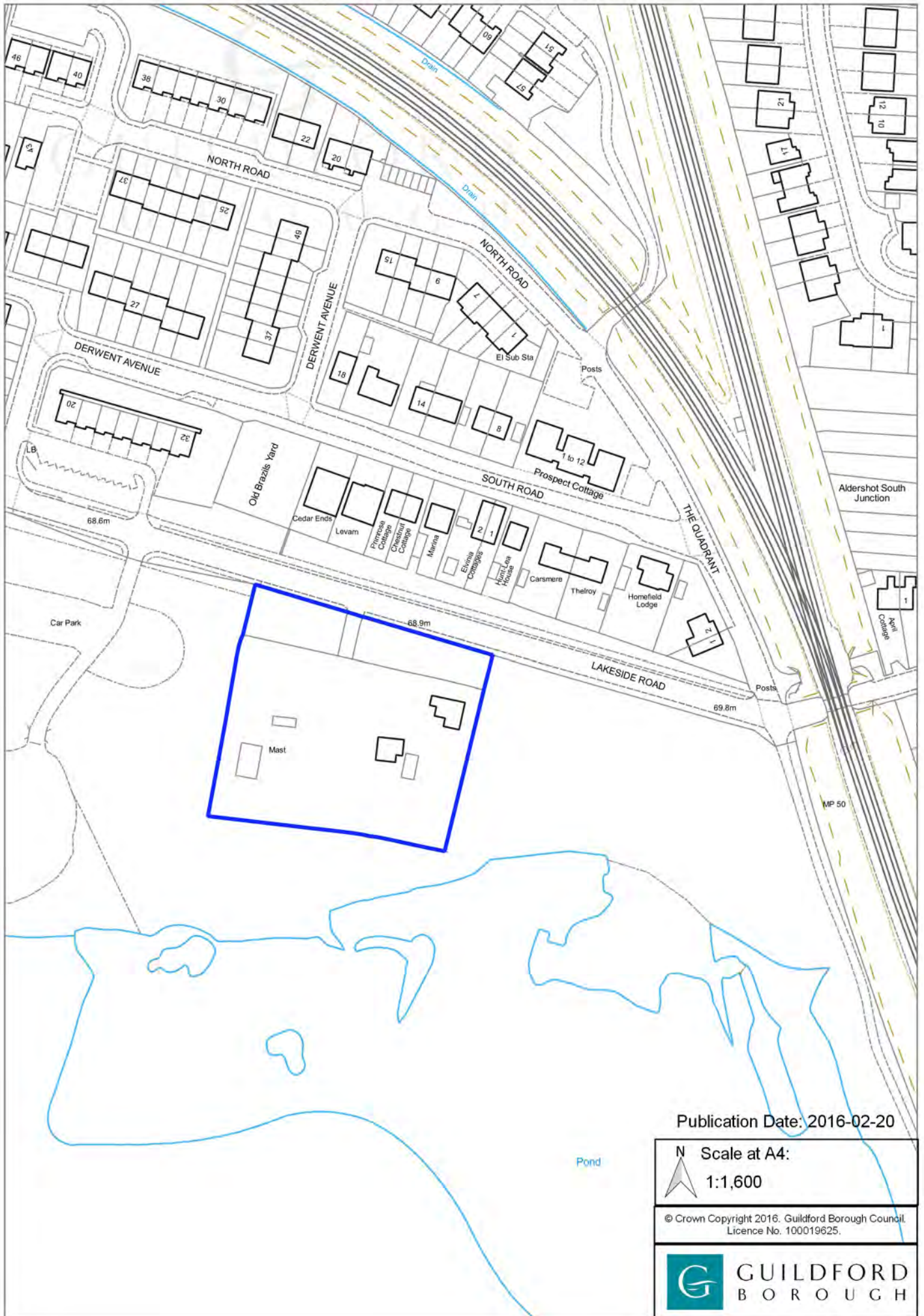
## **POLICY A54: Lakeview, Lakeside Road, Ash Vale**

Allocation	The site is allocated for 4 Gypsy and Traveller pitches (gross) (sui generis) with small scale business use
Requirements	<ol style="list-style-type: none"> <li>(1) The pitches are private tenure</li> <li>(2) Sensitive design, siting and form of development, given the edge of urban location</li> <li>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</li> <li>(4) Bricks and mortar housing, or buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</li> <li>(5) The pitches should not be enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</li> <li>(6) Any small scale business use on site must be appropriate alongside residential accommodation and have an appropriate separation from living accommodation and residential garden, must be safe and must have regard to the amenity of the occupants and neighbours</li> <li>(7) Any small scale business use must not have an unacceptable impact on the adjoining Local Nature Reserve or SNCI</li> <li>(8) No mobile homes or caravans to be located within flood zone 2 or 3 (medium and high risk), and have regard to the recommendations of the Level 2 SFRA</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial</li> <li>(2) Avoid tree removal on site as these provide useful infiltration benefits</li> </ol>

### Description

Location	Urban
Ward	Ash Vale
Ownership	Private
Area (size)	0.55 ha
Existing use	Traveller accommodation, private residential garden and business use
LAA reference	Site 2106
Key considerations	<ol style="list-style-type: none"> <li>(1) Existing pitch on site (1 pitch) with small scale business use</li> <li>(2) Landscaping</li> <li>(3) Boundary treatment</li> <li>(4) Flood risk</li> <li>(5) SNCI</li> <li>(6) Adjoins a Local Nature Reserve</li> <li>(7) Adjoins Lakeside SANG</li> </ol>

# Lakeview, Lakeside Road, Ash Vale



Publication Date: 2016-02-20

N Scale at A4:  
1:1,600

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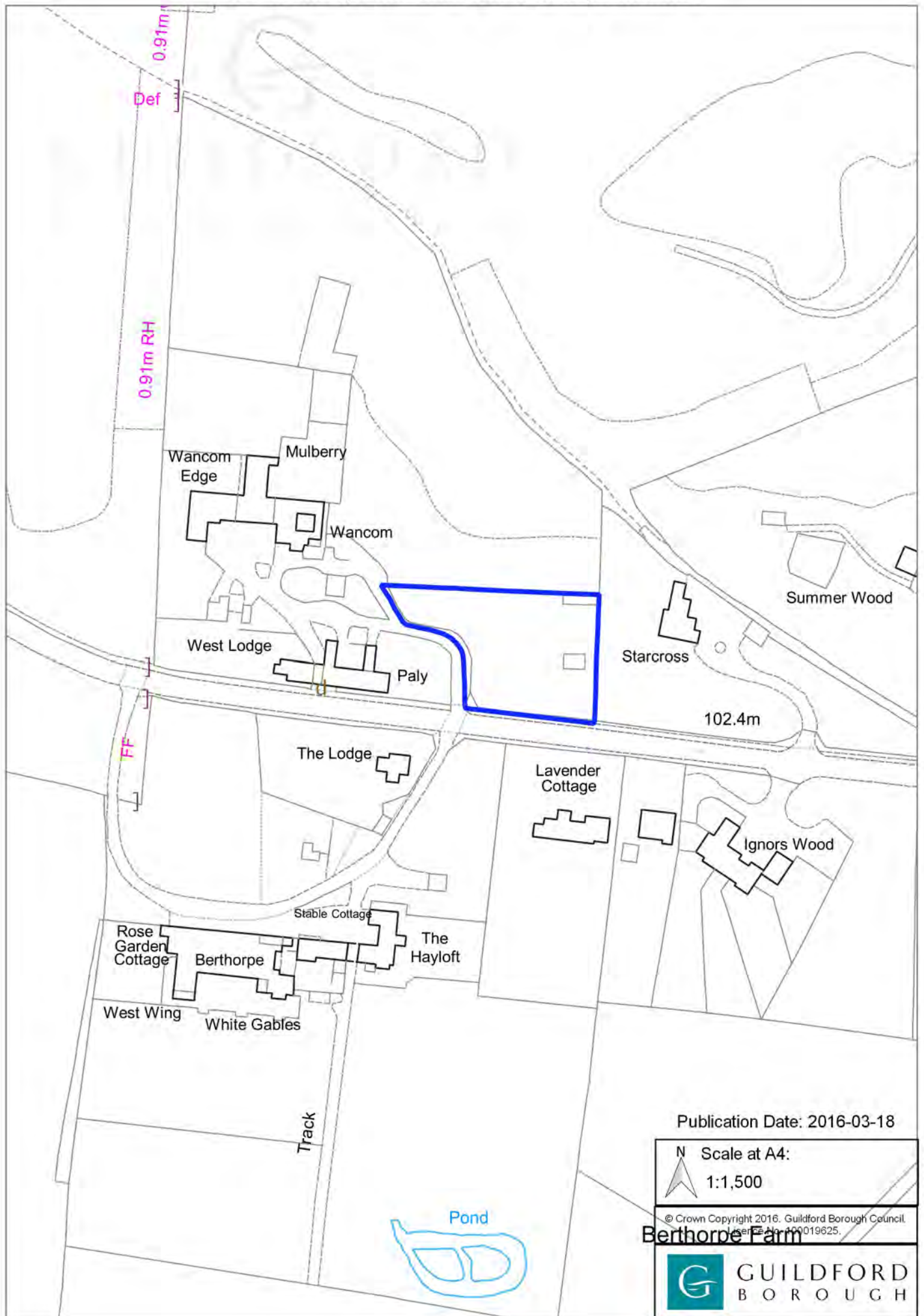
## **POLICY A55: The Orchard, Puttenham Heath Road, Puttenham**

Allocation	The site is allocated for 2 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<p>(1) The pitches are private tenure</p> <p>(2) The site is removed from the Green Belt to ensure delivery and due to the personal circumstances of the current occupiers, as per the appeal decision below. In the future, a dependant is likely to need to remain with the family. For this reason:</p> <p>(a) Whilst the current family named in appeal decision (APP/Y3615/C/11/2151031) reside at this site as one household on one pitch, the second pitch to be provided is for future provision for a dependant if needed and is not to be occupied by non-related Travellers, and a planning condition to this effect should be imposed</p> <p>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(4) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</p> <p>(5) Any application at this site will require sensitive design, siting and form of development, given the location outside of the village</p> <p>(6) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p>
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

### Description

Location	Outside of a village
Ward	The Pilgrims
Ownership	Private
Area (size)	0.17 ha
Existing use	Traveller accommodation (one pitch) (sui generis) and private residential garden
LAA reference	Site 1399
Key considerations	<p>(1) Area of Outstanding Natural Beauty</p> <p>(2) Landscaping</p> <p>(3) Boundary treatment</p>

# The Orchard, Puttenham Heath Road, Puttenham



Publication Date: 2016-03-18

N Scale at A4:  
1:1,500

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Berthorpe Farm



## **POLICY A56: Valley Park Equestrian, East Shalford Lane, Shalford**

Allocation	The site is allocated for 5 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<ol style="list-style-type: none"> <li>(1) The pitches will be private tenure</li> <li>(2) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</li> <li>(3) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</li> <li>(4) Sensitive design, siting and form of development, given the edge of village location</li> <li>(5) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</li> </ol>
Opportunities	<ol style="list-style-type: none"> <li>(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial</li> </ol>

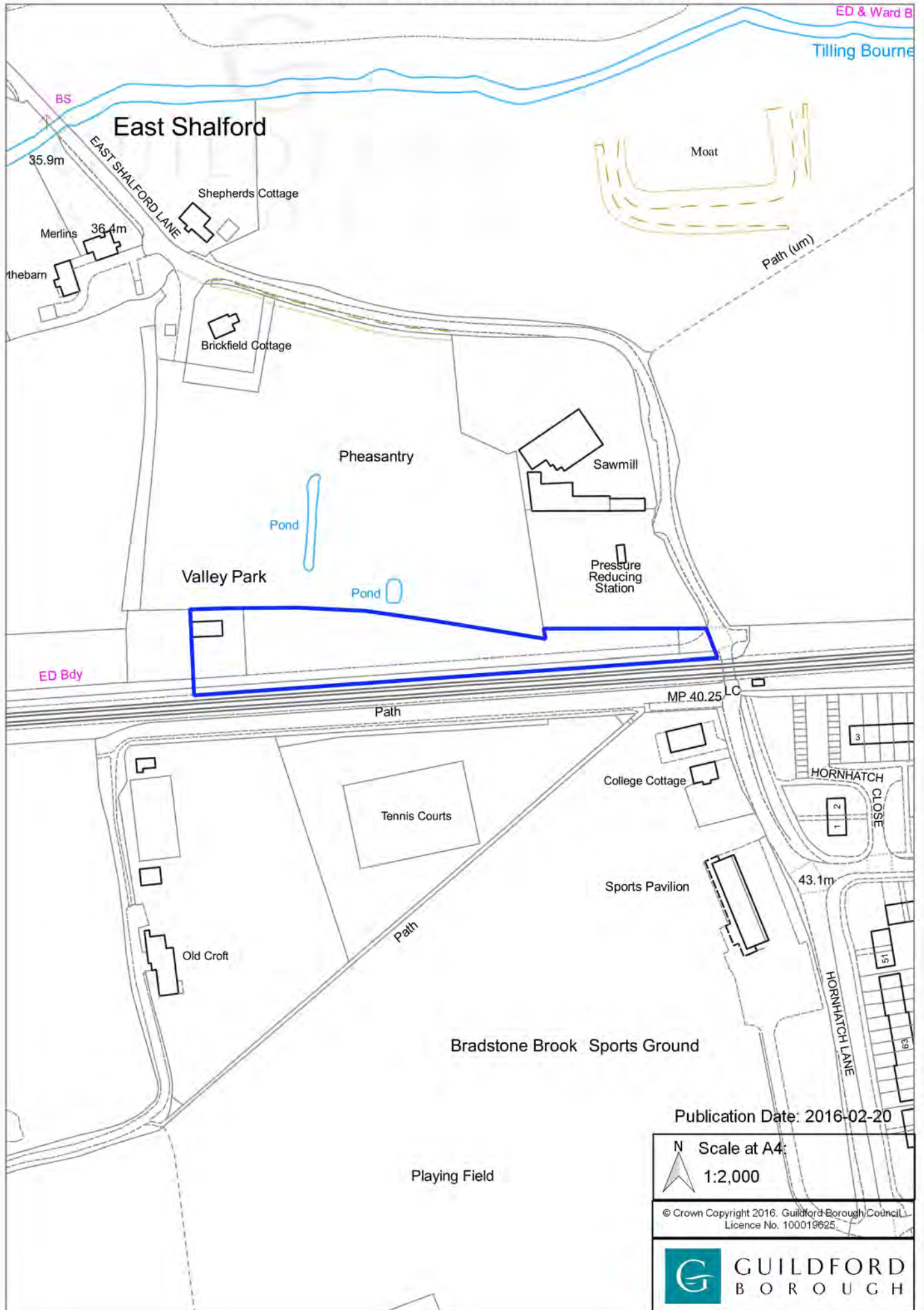
### Description

Location	Village
Ward	Shalford
Ownership	Private
Area (size)	0.49 ha
Existing use	Temporary Traveller accommodation (three pitches) (sui generis) and vacant land
LAA reference	Site 2120
Key considerations	<ol style="list-style-type: none"> <li>(1) Area of Outstanding Natural Beauty</li> <li>(2) Landscaping</li> <li>(3) Boundary treatment</li> </ol>

# Valley Park Equestrian, East Shalford Lane, Shalford

ED & Ward B

Tilling Bourne



ED Bdy

MP.40.25 LC

HORNHATCH CLOSE

43.1m

HORNHATCH LANE

Publication Date: 2016-02-20

N Scale at A4:  
1:2,000

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## **POLICY A57: The Paddocks, Rose Lane, Ripley**

Allocation	The site is allocated for 4 Gypsy and Traveller pitches (gross) (sui generis)
Requirements	<p>(1) The pitches will be private tenure</p> <p>(2) The site is removed from the Green Belt to ensure delivery. However, this remains a sensitive site surrounded by Green Belt, and adjacent to the Ripley Conservation area. For these reasons:</p> <p>(a) Occupancy of these pitches is restricted to the family named in appeal decision (APP/Y3615/A/14/2228519) and to meet any needs arising from that family. A planning condition to this effect will be imposed on any permission</p> <p>(b) Any application to remove the personal condition identified above or for occupation of the site by individuals other than the family referred to in that condition will be carefully considered in light of the occupant's/proposed occupant's personal circumstances and their identified need for pitches. It will be necessary to consider whether the harm to surrounding Green Belt and impact on adjoining Conservation area and character of the area is outweighed by the benefits</p> <p>(c) Any application for agricultural buildings on site must be considered in terms of potential harm to surrounding Green Belt and impact on the Conservation area and should not be disproportionately high in comparison to the mobile homes and caravans</p> <p>(3) Ancillary buildings must be proportionate in size to the mobile homes and caravans and should be no more than one storey in height</p> <p>(4) Bricks and mortar housing, or any buildings capable of being converted to bricks and mortar housing, are not appropriate and will be resisted on this site</p> <p>(5) Any applications on this site will require sensitive design, siting and form of development, given the location outside of the village</p> <p>(6) The Council will seek to maintain defensible site boundaries sensitive to the countryside setting, whilst not enclosing the site with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community</p>
Opportunities	(1) Traveller sites can often be visually hard landscaped environments, and any attempts to provide soft landscaping would be beneficial

### Description

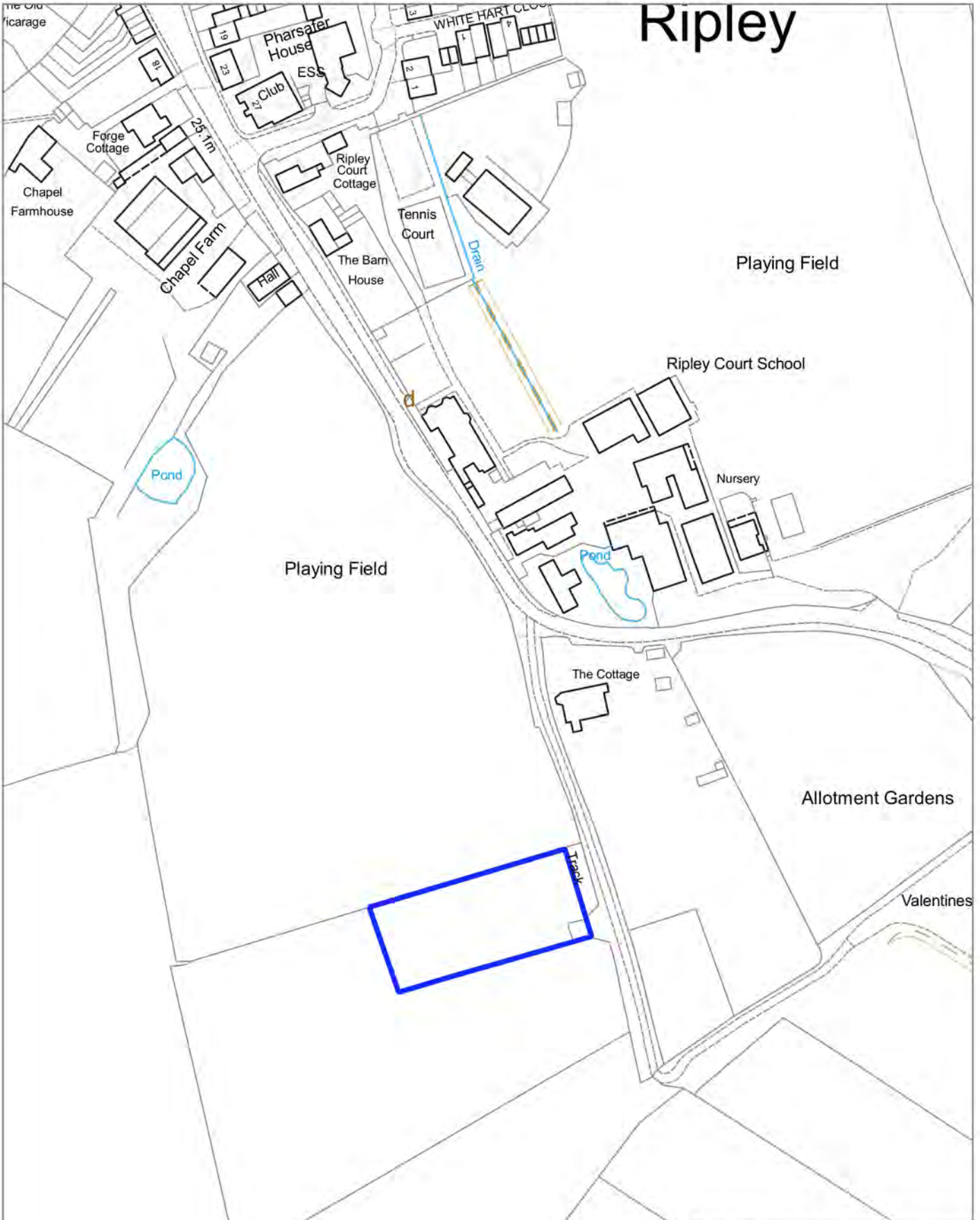
Location	Outside of a village
Ward	Lovelace
Ownership	Private
Area (size)	0.28 ha
Existing use	Temporary Traveller accommodation (1 pitch) (sui generis)
LAA reference	Site 2125

Key considerations	<ul style="list-style-type: none"><li>(1) Landscaping</li><li>(2) Boundary treatment</li><li>(3) Adjacent to Ripley Conservation area</li></ul>
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The Paddocks, Rose Lane, Ripley

# Ripley



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