

Appendix 2

Realistic Candidates for Development

Guildford Borough Council

2021

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46	Gosden Hill Farm, Merrow Lane, Guildford	84
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53	Land at former Wisley airfield, Ockham	227
2106	Lakeview, Lakeside Road, Ash Vale	239
245	Slyfield Area Regeneration Project, Guildford	103
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311	Blackwell Farm, Hogs Back, Guildford	116
2247	Land to the south and east of Ash and Tongham	136
1164	Surrey Police Headquarters, Mount Browne, Sand Lane, Guildford	221
15	Land to the west of West Horsley	142
975	Land to the north of West Horsley	149
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53	Land at former Wisley airfield, Ockham	227

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Site ID	Site Address	Page Number
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2229	Guildford cinema, Bedford Road, Guildford	72
53	Land at former Wisley airfield, Ockham	227
311	Blackwell Farm, Hogs Back, Guildford	116
2370	White Lion Walk, High Street, Guildford	52

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46	Gosden Hill Farm, Mellow Lane, Guildford	84
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Other Uses

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176	Land at Westborough allotments, Guildford	124
131	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	121
2229	Guildford Cinema, Bedford Road, Guildford	72
205	North Street redevelopment, Guildford	48

Guildford Town Centre

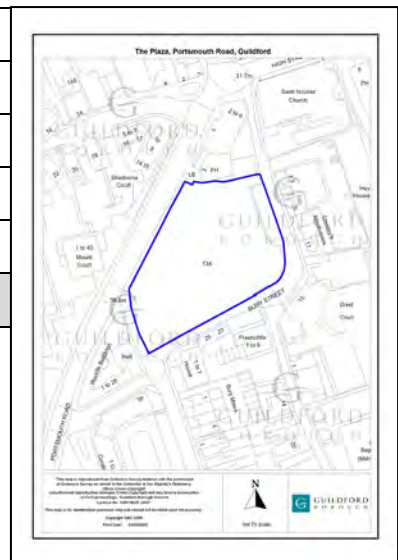
Realistic candidates for development

Guildford Town Centre			Anticipated delivery period (Years)			
Site ID	Site address	Ward	1-5	6-10	11-15	No. of homes (net)
134	The Plaza, Portsmouth Road, Guildford	Friary and St Nicolas	167	0	0	167
2181	Land between Farnham Road and the Mount, Guildford	Friary and St Nicolas	0	0	70	70
1107	Jewsons, Walnut Tree Close	Friary and St Nicolas	0	175	0	175
205	North Street redevelopment, Guildford	Friary and St Nicolas	0	400	0	400
2370	White Lion Walk, High Street, Guildford	Friary and St Nicolas	0	0	50	50
88	Guildford Adult Education Centre, Sydenham Road, Guildford	Holy Trinity	0	15	0	15
93	Pewley Hill Centre, Guildford	Holy Trinity	0	6	0	6
174	Bright Hill Car Park, Sydenham Road, Guildford	Holy Trinity	0	40	0	40
178	Guildford Park Car Park	Onslow	160	100	0	260
Total			327	736	120	1183

Other uses

Site ID	Site address	Ward
8	Land to the rear of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford	Friary and St Nicolas
2229	Guildford Cinema, Bedford Road, Guildford	Friary and St Nicolas

Site reference	134
Address	The Plaza, Portsmouth Road, Guildford
Ward	Friary and St Nicolas
Site area	0.38 ha
Current land use	Vacant land



Suitability

Location

The site is in the Town Centre, within walking distance of shops, the railway station and the bus station.

Physical description of the site

The site has been vacant for many years, with hoarding around the site boundary. This is a prominent town centre redevelopment site.

Character of the area

This is a triangular site fronting Portsmouth Road and Bury Street and bounded by listed buildings on two sides. It is within the Millmead and Portsmouth Road Conservation Area. Surrounding buildings include historic alms-houses of single storey height, an Arts and Craft purpose built communal apartment block on an adjoining corner site in residential use, a Georgian house with later modern additions now in office use, St Nicolas Church with its tower close by, a pub, and other more recent residential dwellings.

The predominant surrounding pattern of development is of traditional buildings of domestic scale and appearance. The site is within the setting of a number of listed buildings and the Millmead and Portsmouth Road Conservation Area. Potential development also needs to be considered in terms of any impact on the wider setting of the neighbouring Town Centre, and Wey Navigation Conservation Areas.

Relevant planning history

In 2007, a planning application for a three to five storey building for office use (B1 use classification 9208 sq metres) with 66 car parking spaces was approved at appeal (ref: 06/P/01430). A planning application to extend the time limit for implementation was granted in 2010 (ref: 10/P/00803) which allowed five years to commence the development (i.e. by July 2015). It has not commenced.

In 2017, a planning application for assisted living accommodation for older people (Sui Generis) comprising 105 apartments, communal facilities including residents lounge, guest suite, health and well-being facilities, café/restaurant, staff offices, basement car parking, cycle parking, bin storage, plant room, associated hard and soft landscaping, and groundworks was approved (Ref: 17/P/00920).

However, further information provided by the site promoter indicates that the approved scheme will no longer be coming forward. There is currently a planning application (ref: 21/P/01811) for co-living accommodation with associated community facilities that would provide 167 dwellings under determination.

Summary of land designations

- Guildford Town Centre
- Conservation Area
- Flood zone 1 (low risk), small areas of flood zone 2 (medium risk) on the north east site boundary
- History of flooding on part of the site

- Within 400m to 5km of the Thames Basin Heaths SPA, where impact of development can be avoided
- Close to Listed Buildings
- Area of High Archaeological Potential
- Corridor of the River Wey
- Risk of contamination
- Previously developed land

Physical limitations and considerations

Flood risk

The site is primarily within flood zone 1 (low risk). A small part of the site toward the north east is within flood zone 2 (medium risk). The site is predicted to be at low risk of surface water flooding within the site boundary. Safe access and egress to the site is achievable to the south west of the site onto Millmead Terrace.

See the flood risk sequential test and Level 2 SFRA for more information.

Access

Depending on layout, suitable access to the site could be provided from A3100 Portsmouth Road or Bury Street.

Utilities

It is likely that infrastructure will be required ahead of the development to ensure sufficient capacity is brought forward. Thames Water will work the planned development into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Heritage and conservation

Listed Buildings include Wycliffe Buildings, 1-3 Bury Street, 23 and 25 Bury Street, Westbury House all grade II. 2, 4 and 6 High Street in close proximity are also grade II listed, and St. Nicholas Church is listed grade II* all of which will need to be considered terms of their setting, and impact on views. The site lends itself more to a perimeter block development.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG to avoidance for this site (see Infrastructure Delivery Plan).

Contamination Risks

This site was the old Cannon Brewery so will require an investigation and potential remediation works prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

New homes in this location are likely to be very attractive to the market, close to the town centre shopping area and close to Guildford railway station.

The location is also very attractive for offices, being close to Guildford railway station and to the facilities

in the town centre, with on-site car parking provision.

Contribution to wide priorities

New homes here would help towards meeting the need for new homes over the plan period.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There are no specific concern regarding amenity impacts for neighbouring uses or future occupiers.

Availability

Landownership: The site is owned by a single landowner and is available for residential development. The site has changed ownership recently.

Achievability

This site is allocated for C3/C2 use, however, the applicants are progressing a co-living scheme (sui generis) instead. Planning application 21/P/01811 is awaiting determination and is for 301 bedspaces. Using the Housing Delivery Test ratio for communal accommodation, this equates to 167 equivalent C3 units. The site will be delivered by Tiger Developments who intend to deliver the site promptly as soon as permission is granted, , with a view to delivering all units in 2024..

Applying constraints

Key constraints relate to the conservation area and the proximity to listed buildings. Development proposals will need to have significant regard to these constraints.

Consideration of possible uses

Although there is planning permission on this site for assisted living accommodation, it is not expected that the owner of the site will deliver this development.

A form of housing is the most likely use to come forward on the site. There is also an opportunity for the developer to provide either B1 (office) or C2 Use (most likely Residential Care Home) on the site.

Uses

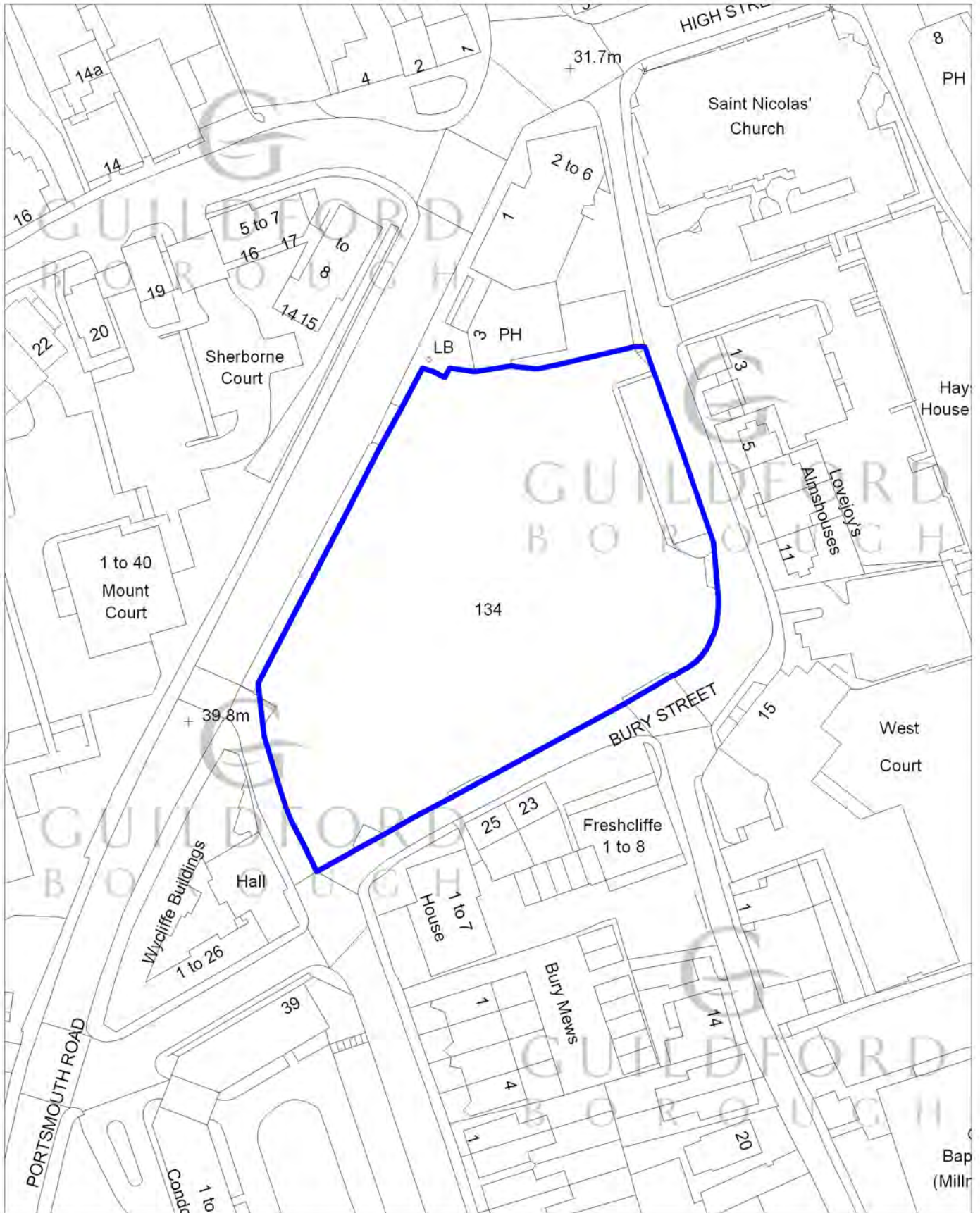
<u>Use</u>	<u>Number of C3 equivalent homes (net)</u>	<u>Density (number of homes per hectare)</u>
Sui Generis (co-living)	167 (Using the Housing Delivery Test ratio for communal accommodation)	440 dph

Timescales

The site will be delivered by Tiger Developments who have confirmed that they intend to deliver the site promptly as soon as permission is granted, with a view to delivering all units in 2024.

Years	
1 – 5	
6 – 10	
11 – 15	

The Plaza, Portsmouth Road, Guildford



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Not To Scale



Site reference	2181
Address	Land between Farnham Road and the Mount, Guildford
Ward	Friary and St Nicolas
Site area	0.64 ha
Current land use	Old quarry and signal box



Location

The site is in a town centre location, very close to Guildford train station, and the bus station. There are bus stops and schools nearby.

Physical description of the site

The site is a large linear plot; a railway siding to the edge of the railway with the steep cliff bank to the east and an area which Mount Place flats overlook. The land is currently part vacant and partly occupied by the signal box. There are steep embankments around the eastern and southern edges. The land is adjacent to the railway lines and is largely covered with trees.

Character of the area

This is a densely developed area, with a mix of uses nearby. The most prominent being a large multi storey car park. There are residential and employment uses in the area.

Relevant planning history

There is no recent relevant planning history.

Summary of land designations

- Guildford Town Centre
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Flood zone 1 (low risk)
- Area of High Archaeological Potential
- Partly previously developed land
- Conservation area
- Trees on site

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1).

Access

The site currently has compromised access, which is limited by the Farnham Road Bridge and an s.52 agreement relating to Ranger House. Due to the vehicular access restrictions, this site should see car-free development. The site is well-located near public transport and retail facilities. Limited vehicular access to the site should be provided for refuse collection and removal vehicles.

Pedestrian access to the site could be from Farnham Road and The Mount.

Utilities

Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Heritage and conservation

Development proposals should have regard to the setting of listed buildings on The Mount and the Character of the Conservation Area.

Nature

There are thick boundaries of trees to the east and north of the site. Development proposals should have significant regard to the impact on these trees, and retain as many as possible, particularly at site boundaries. If access is provided from the north, it may prove difficult to retain the trees and development proposals would need to look at possible mitigation. Given that the site is in a conservation area, the loss of trees would be a significant adverse impact of development and this would need to be weighed in the balance under the presumption in favour of sustainable development.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Contamination Risks

The site is likely to have been part of the old goods yards for the station and will therefore require investigation and potential remediation prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

New homes in the town centre, close to the railway station, are likely to be attractive to the market.

Contribution to wider priorities

New homes here, making use of some previously developed land, would help towards meeting the identified need for sustainable housing development.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is also close to the railway lines, and consideration of noise will need to be taken in the site design.

Availability

Landownership: The land is owned by Network Rail. Network Rail would consider redevelopment in the future.

Achievability

Should the following take place then there is potential for development of this site for residential use:

- Access improvements; potentially with re-build of Farnham Road Bridge by Network Rail – expected in or after Network Rail’s Control Period 7 (2024-2029)
- Relocation of the signal box
- Relaxation of the s.52 agreement limitations

Applying constraints

This would be a challenging site to develop in terms of constraints, but if those constraints can be overcome, it is a partly previously developed site in the town centre, very close to the railway station, which would need to be a car free development.

Given the challenges, and the longer timescales for the potential development of this site, it may be that changes in the local area and/or land assembly may assist the viability and potential developability of this site.

Consideration of possible uses

The site would be best suited to residential development, to help meet the need for housing in a town centre location.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (number of homes per hectare)</u>
Residential (C3)	70	109 dph

Timescales

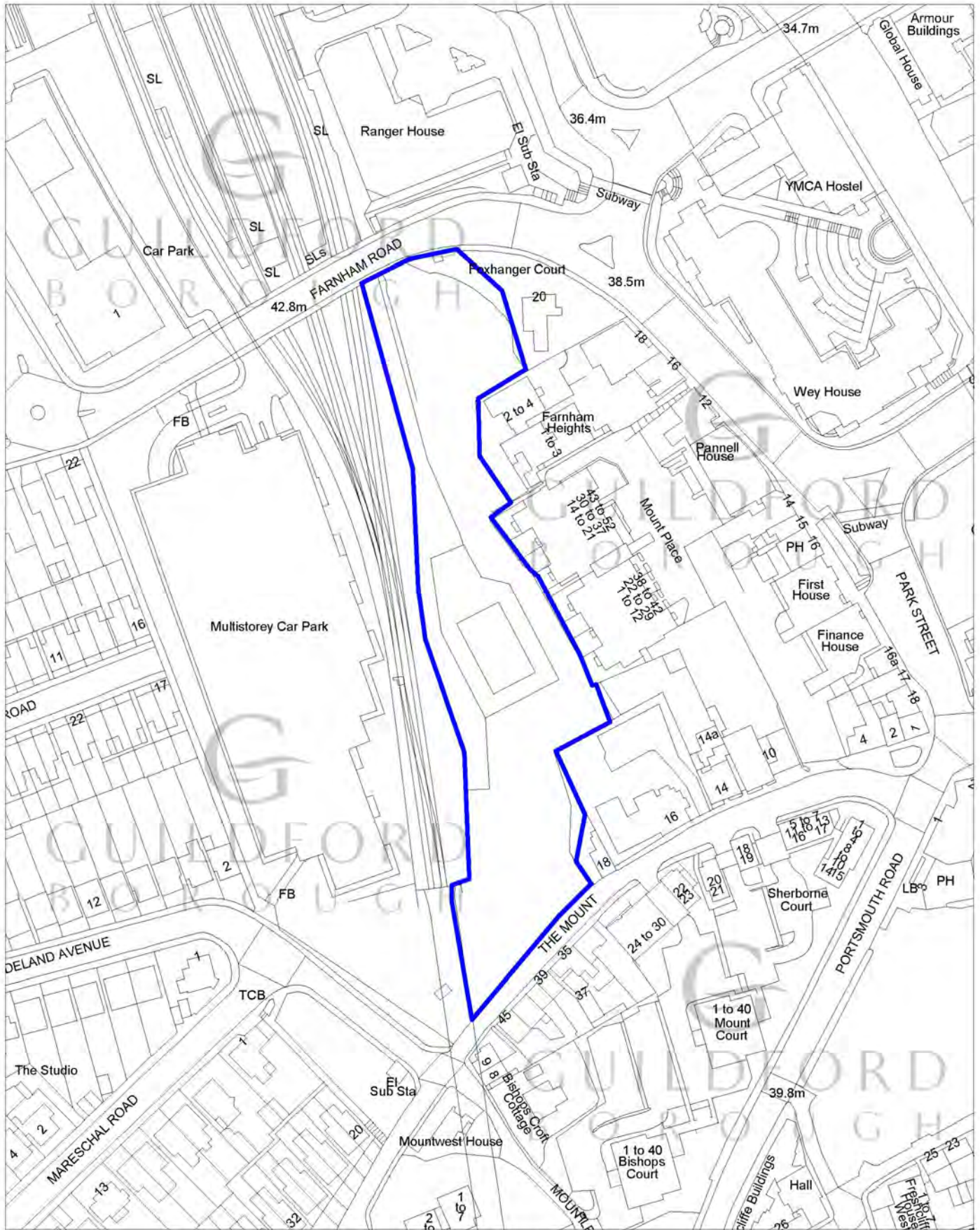
This is a longer term possibility, and challenging site to deliver. However, if is redeveloped, it could provide new homes to help meet the housing need.

Years

1 – 5

6 – 10

11 – 15



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Not To Scale



Site reference	1107	
Address	Jewsons, Walnut Tree Close, Guildford	
Ward	Friary and St. Nicolas	
Site area	0.64 ha	
Current land use	Buildings merchant (sui generis)	
Suitability		
<p><u>Location</u> The site is just off Walnut Tree Close, close to Guildford Railway Station and the University of Surrey's Stag Hill Campus.</p> <p><u>Physical description of the site</u> The western boundary of the site is adjacent to the railway lines and is situated on a slight hill. There is currently a large car park at the west of the site, with a warehouse on the rest of the site. The site is behind residential properties and adjacent to the recently redeveloped 1-2 Station View site.</p> <p><u>Character of the area</u> Walnut Tree Close is a mixed-use area, which is changing in character due to recent planning permissions for residential development and student accommodation. The University of Surrey has halls of residences and lecture facilities on the other side of the bridge. There are also industrial and office buildings in this area.</p> <p><u>Relevant planning history</u> There is no relevant planning history for this site.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Guildford Town Centre • Flood zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Corridor of the River Wey • Previously developed land • Adjacent to the new Sustainable Movement Corridor, providing an attractive, landscaped priority pathway for pedestrians, cyclists and buses. The Guildford Town and Approaches Movement Study Strategy Report (Arup, March 2015) sets out the concept and identifies a potential route. <p><u>Physical limitations and considerations</u></p> <p><u>Ground conditions</u> Given the current use, a planning application for redevelopment should consider whether any contamination exists on site.</p> <p><u>Flood risk</u> The site is at low risk of fluvial flooding, and therefore should be considered for more vulnerable uses such as residential. The site is not within a surface water flood risk hot spot area.</p> <p><u>Access</u> Vehicular access to site will be from the Station View access road. A direct pedestrian and cycle route will be provided through the site from the Yorkies Bridge access road as part of the Sustainable Movement Corridor, which will connect the site with Walnut Tree Close and the University of Surrey's Stag Hill Campus.</p>		

Utilities

Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Green infrastructure

This is a developed site with little landscaping. Any opportunities through redevelopment to improve green infrastructure and biodiversity should be taken.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Development Plan).

Contamination Risks

The site has been used for timber treatment works so will need investigation and potential remediation prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

New homes in this location, in close proximity to the services, shops and facilities in the town, and public transport interchanges are likely to be attractive to the market.

Contribution to wider priorities

Redevelopment of this site to provide residential accommodation would help towards meeting the identified housing need and provide the opportunity for a development scheme that is more sensitive to its surroundings

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

This is a suitable location for residential development, and any development proposals would need to have regard to the impact of the development on neighbouring amenities. The site is close to the railway lines, and redevelopment should have regard to the impact of noise on future occupiers. If an appropriate development scheme is prepared, it is not anticipated that there would be any considerable issues in this regard.

Availability

Landownership: The site is available for development in the future.

Delivery record: The site is subject to two leases, and could come forward for development within the 6-10 year period. This could be sooner if alternative accommodation for the current use is found.

Achievability

The applicant has confirmed a planning application is being submitted in the near future and with an intention to start construction in 2024/25 and the units delivered in 2027/28. The applicant is currently progressing an application for a mix of up to 70 residential units and circa. 340 student units which is greater than the allocation of 175 C3 units so there is still uncertainty over the acceptability of the forthcoming scheme.

Applying constraints

The main constraint to delivery remains timescales and leases, particularly in relation to finding an alternative site for the current occupier, if development were to be delivered here.

Consideration of possible uses

The site promoter considers that there should be flexibility of uses, however, remains committed to providing new homes (C3 use) on previously developed sites, with consideration of meeting all identified needs (including student accommodation). Given the changing character of Walnut Tree Close to

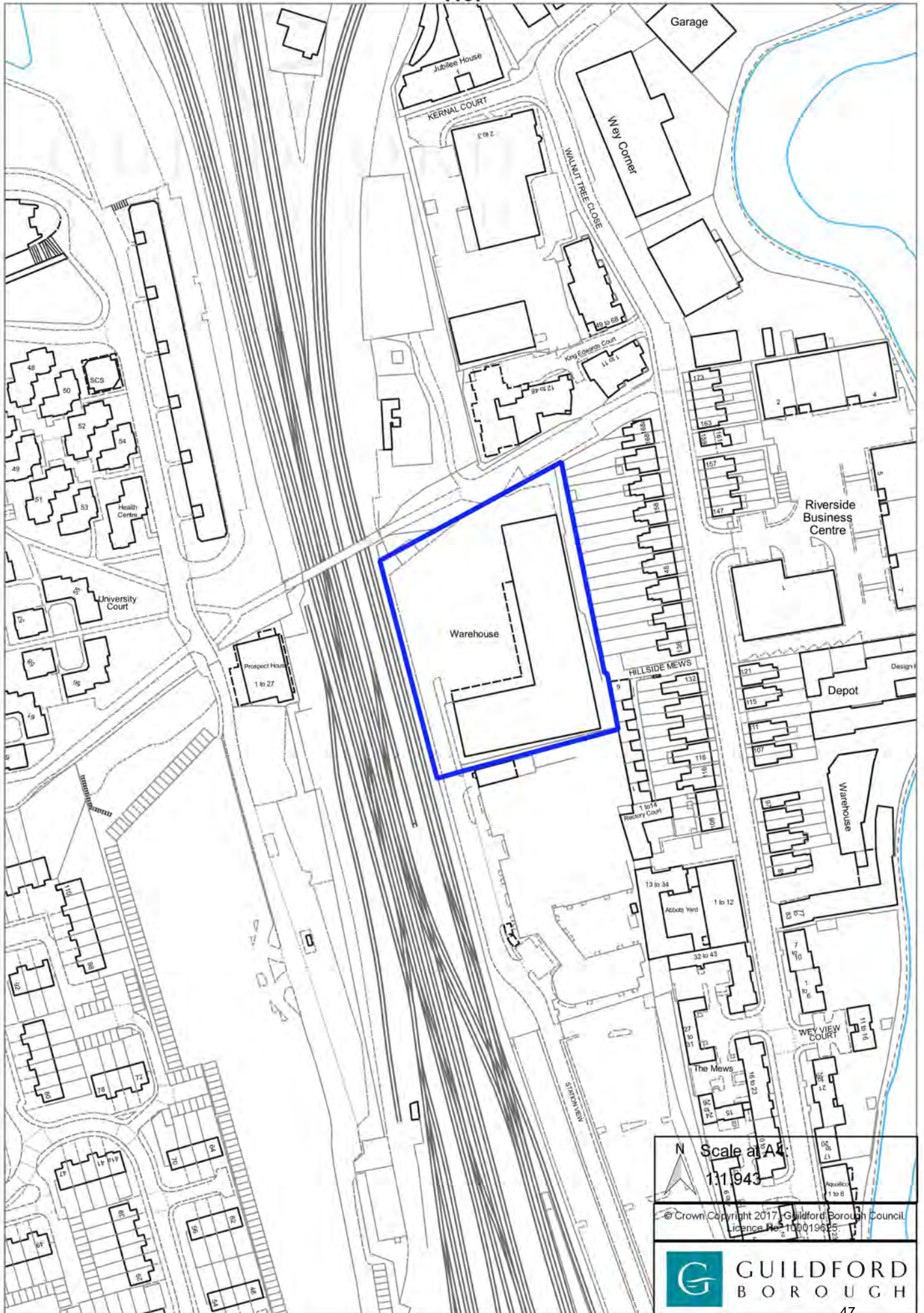
residential in this area, residential (C3 use) is the most appropriate use of this site.

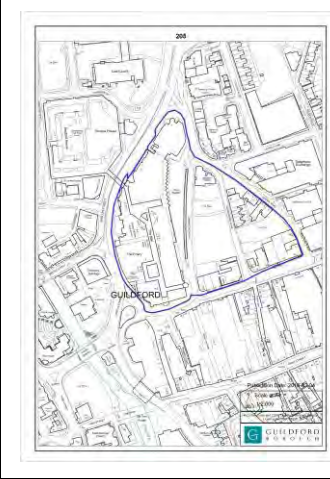
Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (number of homes per hectare)</u>
Residential (C3)	175	215 dph

Timescales	Years	
	1-5	
	6-10	
	11-15	

1107



Site reference	205	
Address	North Street redevelopment, Guildford	
Ward	Friary and St Nicolas	
Site area	3.47 ha	
Current land use	Retail (comparison), residential flats, restaurants and cafes, offices, bus station, surface car parks, basement car park and servicing, and vacant land.	
Suitability		
<u>Location</u>		
<p>The site is in the town centre, in the close to the High Street, the gyratory, the railway station and incorporates the current bus station.</p>		
<u>Physical description of the site</u>		
<p>The site comprises a mix uses including bus station, retail and food and drink, a surface car park, office, shops and some vacant properties.</p>		
<u>Character of the area</u>		
<p>The surrounding area is densely developed; to the south is the High Street, which has long been the retail core of the town centre. The site is surrounded by a variety of building heights and town centre uses. To the east of the site is a Council-owned multi-storey car park and BT building.</p>		
<u>Relevant planning history</u>		
<p>Over the last three decades there have been several outline planning permissions and reserved matters details approved for comprehensive mixed use redevelopment including retail, flats, restaurants and cafes (Class A3), community space (Class D1), car parking, replacement bus station, a public square. The most recent of these expired in 2015.</p>		
<p>This is the only opportunity within the proposed primary (core) shopping area on which to provide a significant amount of additional retail floorspace to meet future needs, to consolidate the role of the town centre. It has potential to greatly improve the appearance and function of the area.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Previously developed land • Primarily in flood zone 1 (low risk), partly in flood zone 2 (medium risk), with flood zone 3 (high risk) at the western edge • Guildford Town Centre • Currently only the southern part of the site is within in the Primary Shopping Area (PSA); proposed for PSA to be extended to include this site. • Listed building at 17 North Street • Adjacent to Town Centre conservation area • Within 400m and 5km of the Thames Basin Heaths SPA where the impact can be avoided 		
<u>Physical limitations and considerations</u>		
<p>Contamination, pollution and any hazardous risk</p>		
<p>Due to the site's town centre location and a number of historic industrial activities in the vicinity, investigation and potential remediation may be required prior to any redevelopment.</p>		
<u>Flood risk reduction</u>		
<p>The site is primarily within flood zone 1 (low risk). A small part of the site at the western side is within flood zone 2 (medium risk) and flood zone 3 skirts the site boundary on the western side. The site is over 1 ha and a full Flood Risk Assessment would be required to support any development proposals, including assessment of surface water flooding. Parts of the site are predicted to be at low to medium risk of surface water flooding. Safe access and egress to the site is achievable to the south of the site.</p>		

See the flood risk sequential test and Level 2 SFRA for more information.

Transport

Depending on the proposals for development of the site, the bus interchange facilities that are presently provided at Guildford bus station on the site may need to be provided in a suitable alternative arrangement to be located either partly or wholly on or off site.

The development of the site may require the stopping up (removal) of, or restriction of certain types of vehicles via Traffic Regulation Order on, Commercial Road and Woodbridge Road (between North Street and Leapale Road).

Utilities

Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Heritage asset

Within the site, number 17 North Street, Guildford is a grade II listed building. There are other listed and locally listed buildings close to the site but outside of the boundary. The site is adjacent to the Town Centre conservation area.

Green infrastructure

This is a heavily developed site, and if redeveloped, opportunities should be taken to provide integral green spaces on site where appropriate, and improve and enhance biodiversity.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Contamination Risks

The site had a former brewery within its footprint, so an investigation and potential remediation will be required prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

There is a long standing ambition to redevelop this land, bringing significant benefits to the local area, with improved and additional retail offer, within a mixed use development, providing new homes in a town centre location with close access to public transport.

Contribution to wider priorities

The redevelopment of the site has been amongst the Council's key aims for some time and is included in the Corporate Plan.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A high quality designed redevelopment of this area would be an attractive place to live and shop, and enjoy leisure activities.

Availability

Landownership: Mixed ownership. Guildford Borough Council owns the freehold, and M&G have a long leasehold over much of the site. There is a very long leasehold on the Friary Centre, the bus station and much of the adjoining land. There are also a variety of other shorter leases on various retail, office, residential and food and beverage parts of the site.

Part of the North Street frontage, including Barclays Bank is in different private freehold ownership, and is unlikely to be available to be part of the comprehensive redevelopment of this land.

The development is likely to be phased with redevelopment of the north west part of the site (fronting Onslow Street) likely to be the phased later. This is currently occupied by lease.

Delivery record:

Whilst this site has had planning permission before which lapsed, a new planning application is expected shortly.

Achievability

It is a complicated site to deliver due in part to land assembly, need to “stop up” Commercial Road, services, consideration of bus facilities to ensure continued service, and presence of a listed building and conservation area. Despite several planning permissions and a Compulsory Purchase Order, involving several owners and development partners, the site has not yet been redeveloped.

The present bus station is considered to be well-located to serve Guildford town centre, with adequate services, providing suitable, albeit tired, passenger waiting, information and driver facilities.

Applying constraints

Any planning application for significant retail development in this location would need to be supported by a proportionate retail impact assessment.

If demonstrated through the Design and Access Statement that providing the proposed scale of development on site is not consistent with good design, the proposed residential quantum should be reduced so that retail needs are met.

An Environmental Impact Assessment and Retail Impact Assessment will accompany and form part of the planning application respectively.

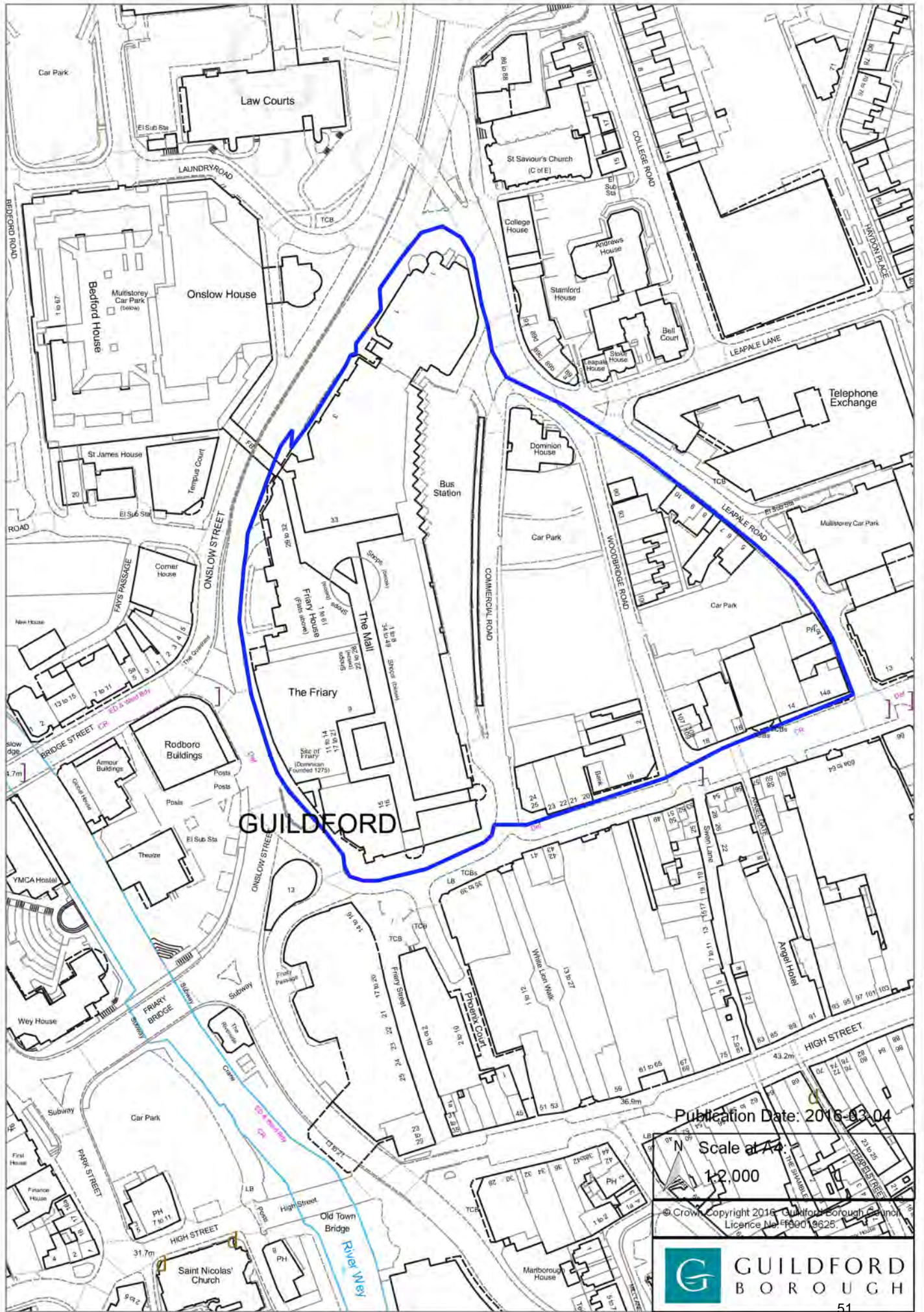
Consideration of possible uses

This is a large redevelopment site that requires a mix of uses to be developed.

Uses

Use	Number of homes (net) / floor space	
Retail (minimum)	41,000sqm GEA	
Other Uses – Food and Drink Uses	6,000	Including drinking establishments
Residential	Up to 400 (net)	Flats are more appropriate for the site than houses, to make efficient use of the site on the upper floors within this town centre site, allowing the ground floor to used for town centre uses. Approximate mixture of: Market homes – 75% two-bedroom, and 25% one-bedroom (with a few three –bedroom) Affordable homes - 34% two-bedroom flats, and 66% one-bedroom. Proportionally more residential and less retail would also be acceptable.
Leisure - gym (D2)	1 unit	
Offices (B1a)	Retain a minimum of 5,500 sqm on the site	
Bus Station	See text above in Achievability section	

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



GUILDFORD

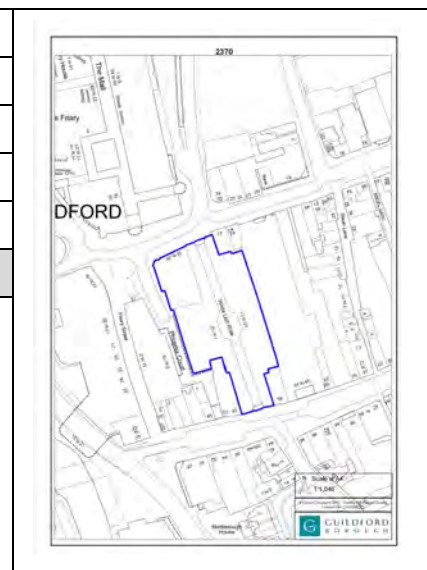
Publication Date: 2016-03-04

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Site reference	2370
Address	White Lion Walk, High Street, Guildford, GU1 3DW
Ward	Friary and St Nicolas
Site area	0.39 ha
Current land use	A mixture of retail units.



Suitability

Location

The site is in the town centre, providing a link from North Street through to the High Street, close to the gyratory and the railway station.

Physical description of the site

The site currently consists of a series of retail units that provide a walk-through from North Street to the High Street. Retail units are also present on the upper floor(s).

Character of the area

The surrounding area is densely developed. To the south is the High Street, which has long been the retail core of the town centre. The site is surrounded by a variety of building heights and town centre uses.

Relevant planning history

A planning application (ref: 21/P/00573) was approved in September 2021 for the refurbishment of the shopping centre, including updated elevations and internal alterations as well as the use of the first floor for office space.

Summary of land designations

- Previously developed land
- Primarily in flood zone 1 (low risk)
- Guildford Town Centre
- Secondary Shopping Frontages
- Listed building at 17 North Street nearby
- Part of the site is within the Town Centre Conservation Area
- Within 400m and 5km of the Thames Basin Heaths SPA where the impact can be avoided

Physical limitations and considerations

Flood risk reduction

The site is within flood zone 1 (low risk).

Transport

The site is in the town centre, close to the bus station, the railway station, and the proposed Sustainable Movement Corridor.

Utilities

Thames Water has raised concerns regarding water supply capability on other sites within the Town Centre and has advised that the current network is unlikely to be able to support the anticipated demand from this development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide avoidance for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

New homes in the town centre, close to the railway station are likely to be attractive to the market.

Contribution to wider priorities

The site offers an opportunity for a well-designed proposal to re-provide the existing retail floorspace within the White Lion Walk to contribute towards providing more attractive, sustainable retail provision in the town centre. This could be achieved through the re-development of the ground floor to provide larger, more commercially viable retail units to compensate for the loss of retail floorspace on the upper floors.

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. The site offers an opportunity to deliver housing need on the upper floors with a car-free development, contributing to sustainable transport use within the town centre.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A well-designed redevelopment of this area would be an attractive place to live and shop, and enjoy leisure activities.

Availability

Landownership: The site is owned by a single developer. The developer has advised that they are currently considering options for redevelopment proposals.

Achievability

The site is owned by a developer, which is currently considering options for redevelopment proposals and viability.

Applying constraints

The site consists primarily of Secondary Shopping Frontages; the redevelopment of these shopping frontages is conditional on certain requirements set within the emerging Local Plan. Redevelopment proposals should avoid the loss of Secondary Shopping Frontages on the ground floor, in addition to re-providing the existing ground floor retail floorspace. There is potential for a well-designed development proposal to include residential (C3) units on the upper floors within the site, providing that there is no net loss of existing retail floorspace at ground floor level.

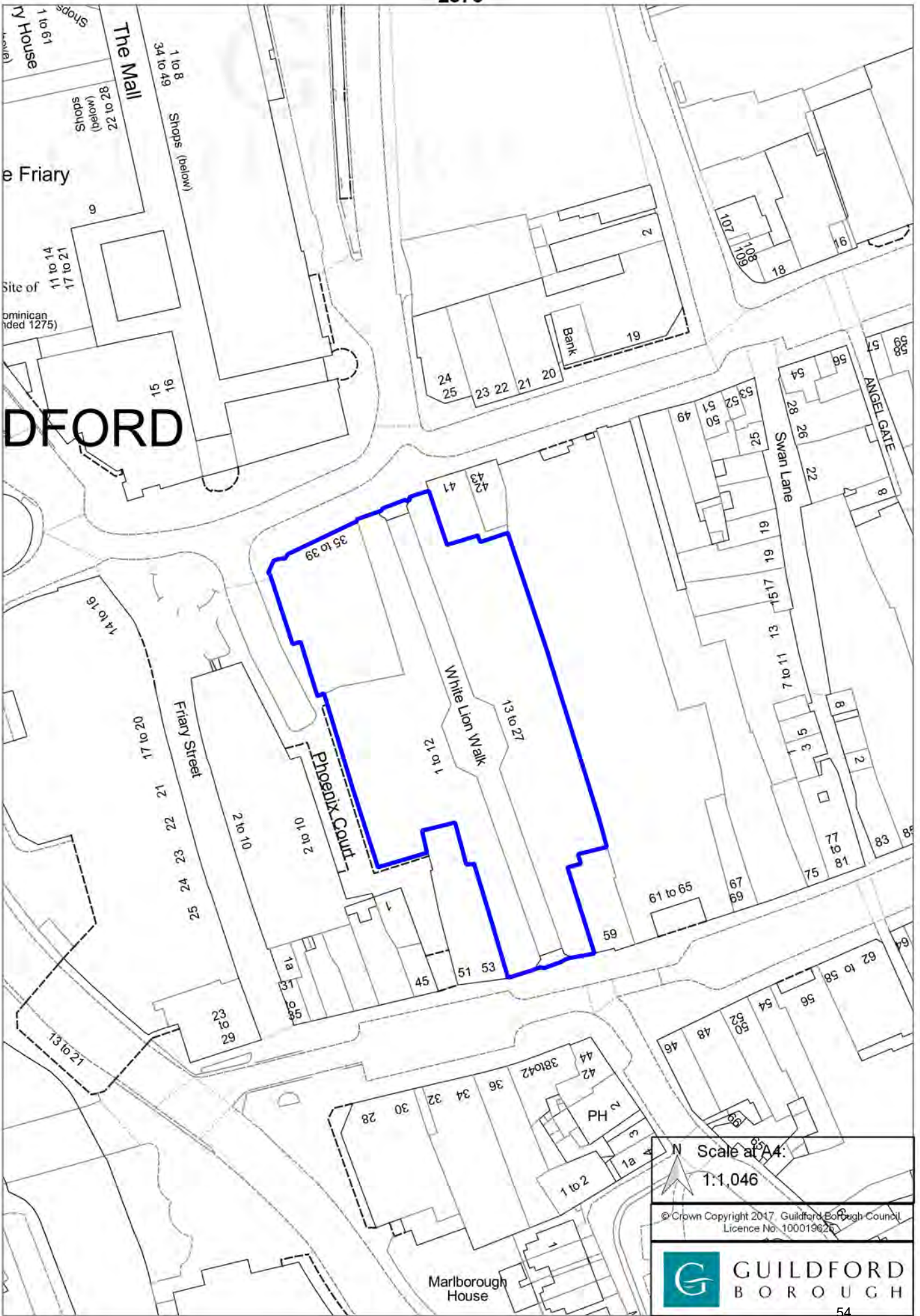
Consideration of possible uses

Redevelopment would provide an opportunity to improve the quality of the shopping environment within the centre by consolidating the retail floorspace on the ground floor of the site. The upper floors would be suitable for residential (C3) use as the site is an attractive and sustainable location within the town centre.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential	50	128
<u>Use</u>	<u>Floorspace (sqm)</u>	
Retail	2,500 approx.	

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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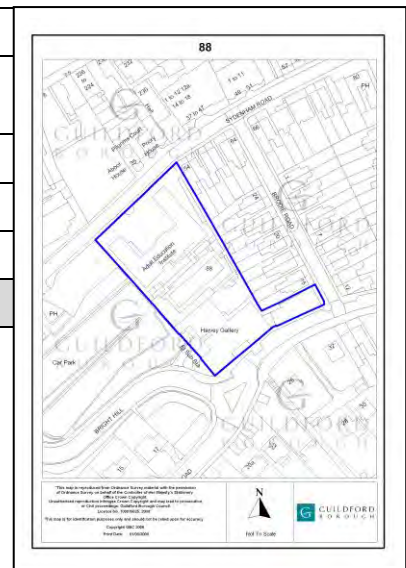
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Marlborough House

Site reference	88
Address	Guildford Adult Education Centre, Sydenham Road, Guildford, GU1 3RX
Ward	Holy Trinity
Site area	0.41 ha
Current land use	Adult education centre and gallery



Suitability

Location

The site is within the Town Centre, in a predominantly residential area, adjacent to Bright Hill car park (a site allocated in the Local Plan 2003 for new homes). It is approximately half a kilometre from Guildford Railway Station.

Physical description of the site

Generally low rise, 1 or 2 storey building. Former Charlotteville Board School of 1886, County Secondary School, and now gallery and adult education center. Site includes locally listed Buildings, in a Conservation Area. Attractive buildings set on a steeped downward slope.

Character of the area

Predominantly residential area, with both a car park and a pub adjacent to the site. The buildings form part of the Conservation Area.

Relevant planning history

There is no recent planning history.

Summary of land designations

- Guildford Town Centre
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Conservation Area
- Locally listed buildings
- Previously developed land

Physical limitations and considerations

Access

Within ten minutes' distance to the nearest GP, Primary School, and the Town Centre. Within 15 minutes' distance of the nearest Secondary School.

Easily accessible for emergency vehicles.

Flood risk

The site is at low risk of fluvial flooding (flood zone 1).

Utilities

This is a previously developed site with a connection to services.

Environmental limitations and considerations

Landscape

There are important views to preserve from the top of the site across Guildford, and of the Cathedral.

Heritage and conservation

The site includes a locally listed building within a Conservation Area, providing for a presumption against loss of buildings. There is however scope for sensitive conversion.

Impact of development on the Thames Basin Heath SPA and potential mitigation

Redevelopment would need to consider the impact on the Thames Basin Heath SPA.

Appropriateness and likely attractiveness for the type of development proposed

New homes here would likely be attractive to the market, with easy access to town and the railway station.

Contribution to regeneration priorities

New homes here would use previously developed land to help meet identified development needs.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A well-designed redevelopment proposal is not expected to negatively impact on the amenity of neighbouring areas.

Availability

Landownership: Surrey County Council owns the site. Surrey County Council has advised that this site could become available for development in 6-10 years' time.

Delivery record: This site has been identified for development in previous land assessments but has not yet come forward for development.

Achievability

Surrey County Council is actively pursuing redevelopment opportunities for its own land, and there is a reasonable prospect that redevelopment of this site will occur in the future.

Applying constraints

The key constraints for this site are i) The Conservation Area, and ii) the Locally Listed status of buildings included within the site boundaries. However, this is a town centre potential redevelopment site, for which a duly considered proposal could overcome these constraints.

Redevelopment would preferably include conversion of the locally listed buildings. Any proposal to replace this building would need to be considered on its individual merits through determination of a planning application. If redevelopment proposals involved the loss of a community facility, this would need to be considered against relevant planning policies.

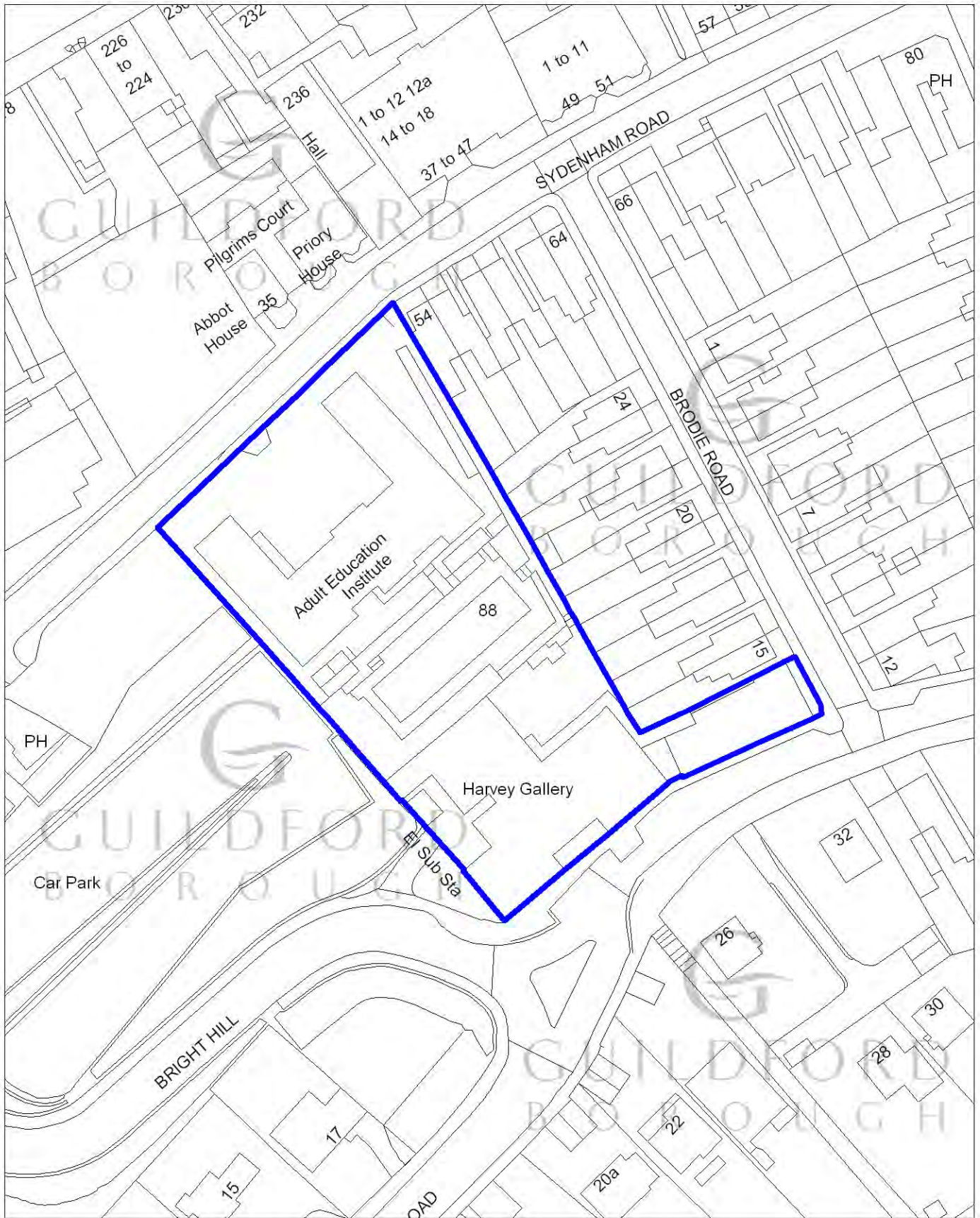
Consideration of possible uses

Residential development would be the best use of this site, particularly as it is at low risk of fluvial flooding. The site is close to shops, services and public transport, and would make use of a previously developed site.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	15	37 dph

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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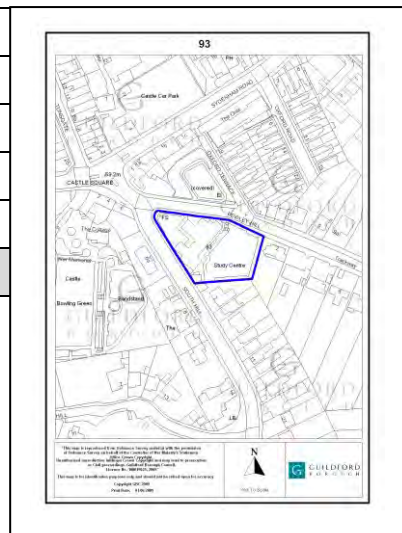
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Not To Scale



Site reference	93
Address	Pewley Hill centre, Guildford, GU1 3SQ
Ward	Holy Trinity
Site area	0.22 ha
Current land use	Education (D1)



Suitability

Location

The site is within Guildford Town Centre, close to Tunsgate and the High Street. The site is within walking distance of the town centre and its transport links and services.

Physical description of the site

The site includes a redbrick building with the appearance of an old school. The site provides part of the Holy Trinity Ward's Victorian heritage. As such, the attractiveness of the building makes an important contribution to the street-scene.

Character of the area

The surrounding area of the site is primarily residential, with three-storey buildings both adjacent to and opposite the site. The site is on the edge of the town centre.

Relevant planning history

There is no relevant recent planning history.

Summary of land designations

- Guildford Town Centre.
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Conservation area
- Locally listed building
- Previously developed land

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1).

Access

The site is within ten minutes distance to the nearest GP, Primary School, and the town centre. The nearest Secondary School is within 15 minutes distance.

Utilities

This is a previously developed site with a connection to services.

Environmental limitations and considerations

The site is in the conservation area, the design of a development scheme would need to be sensitive to this.

Green infrastructure

There is currently no greenery on site and this could be improved if redevelopment were considered.

Impact of development on the Thames Basin Heath SPA and potential mitigation

Redevelopment would need to consider the impact on the Thames Basin Heath SPA.

Appropriateness and likely attractiveness for the type of development proposed

New homes here would likely be attractive to the market, with easy access to town and the railway station.

Contribution to regeneration priorities

New homes here would use previously developed land to help meet identified development needs.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A well-designed redevelopment proposal is not expected to negatively impact on the amenity of neighbouring areas.

Availability

Landownership: The site is owned by Surrey County Council. Surrey County Council has advised that this site could become available for development within 6 - 10 years' time.

Achievability

Surrey County Council has advised that this site could be considered developable within 6 – 10 years' time. Surrey County Council is actively pursuing redevelopment opportunities for its own land and there is a reasonable prospect that redevelopment of this site will occur in the near future.

Applying constraints

The key constraints for this site are i) The Conservation Area, and ii) the Locally Listed status of buildings included within the site boundaries. However, this is a town centre potential redevelopment site, for which a duly considered proposal could overcome these constraints.

The site is in a sustainable location. Redevelopment would preferably include conversion of the locally listed buildings. Any proposal to replace this building would need to be considered on its individual merits through determination of a planning application. If redevelopment proposals involved the loss of a community facility, this would need to be carefully considered in the context of relevant planning policy.

Consideration of possible uses

Residential development would be the best use of this site, particularly as it is at low risk of fluvial flooding. The site is close to shops, services and public transport, and would make use of a previously developed site.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	6	27 dph

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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Site reference	174
Address	Bright Hill Car Park, Sydenham Road, Guildford
Ward	Holy Trinity
Site area	0.47 ha
Current land use	Temporary car park



Suitability

Location

The site is within the town centre, within walking distance of shops and facilities. It is located on the Tunsgate side of town, close to the Castle.

Physical description of the site

The site is a temporary car park, which is set on three levels. A pub is set in the middle, with the car park surrounding on three sides. The car park is steep and sloping. There are important views from the top of the site across Guildford and of Guildford Cathedral. The car park is an open space within a dense street pattern.

Character of the area

This is a mixed area with residential, retail and offices nearby. The Adult Education Centre, a locally listed building, is to the east. The pub is also locally listed. The site is close to the High Street.

Relevant planning history

An application for the construction of a wine bar and seven apartments with parking at the site of the pub was refused in August 2015 (15/P/00997) and dismissed at appeal. A further planning application was submitted to construct a wine bar and three apartments with parking, after demolition of the pub in March 2016 (ref: 16/P/00104). This application was refused.

Summary of land designations

- Guildford Town Centre
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Conservation area
- Area of High Archeological Potential
- Previously developed land
- Local Plan policy H2 Housing Proposal (Bright Hill Car Park)
- Locally listed building

Physical limitations and considerations

There is currently access to the car park, and residential use would likely result in less vehicles accessing the site.

The site is at low risk of fluvial flooding (flood zone 1).

Environmental limitations and considerations

Landscape

There are important views to preserve from the top of the site across Guildford, and of the Cathedral.

Heritage and conservation

The setting of both locally listed buildings and the Conservation Area, and impact on views as this is a visually prominent elevated site, need to be considered.

Green infrastructure

Currently developed as a car park, there is little green infrastructure or landscaping on the site.

Redevelopment would provide the opportunity for landscaping, and increased biodiversity.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

New homes here would likely be attractive to the market, with easy access to town and the railway station.

Contribution to wider priorities

New homes here would use previously developed land to help meet identified development needs.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A well-designed redevelopment proposal is not expected to negatively impact on the amenity of neighbouring areas.

Availability

Landownership: The site is owned by Guildford Borough Council.

Delivery record: The site has been allocated for development in the Local Plan since 1999.

Achievability

The Council is actively pursuing redevelopment opportunities for its own land, including existing car parks in the urban area. Some pre-application discussions with the Council's planning department have taken place. Further feasibility and viability appraisal work is underway prior to submission of a planning application.

Applying constraints

The key constraints are the conservation area, retaining views whilst developing the site and retaining the majority of the public car parking on site at present. However, this is a town centre potential redevelopment site, for which a high-quality design could overcome these constraints.

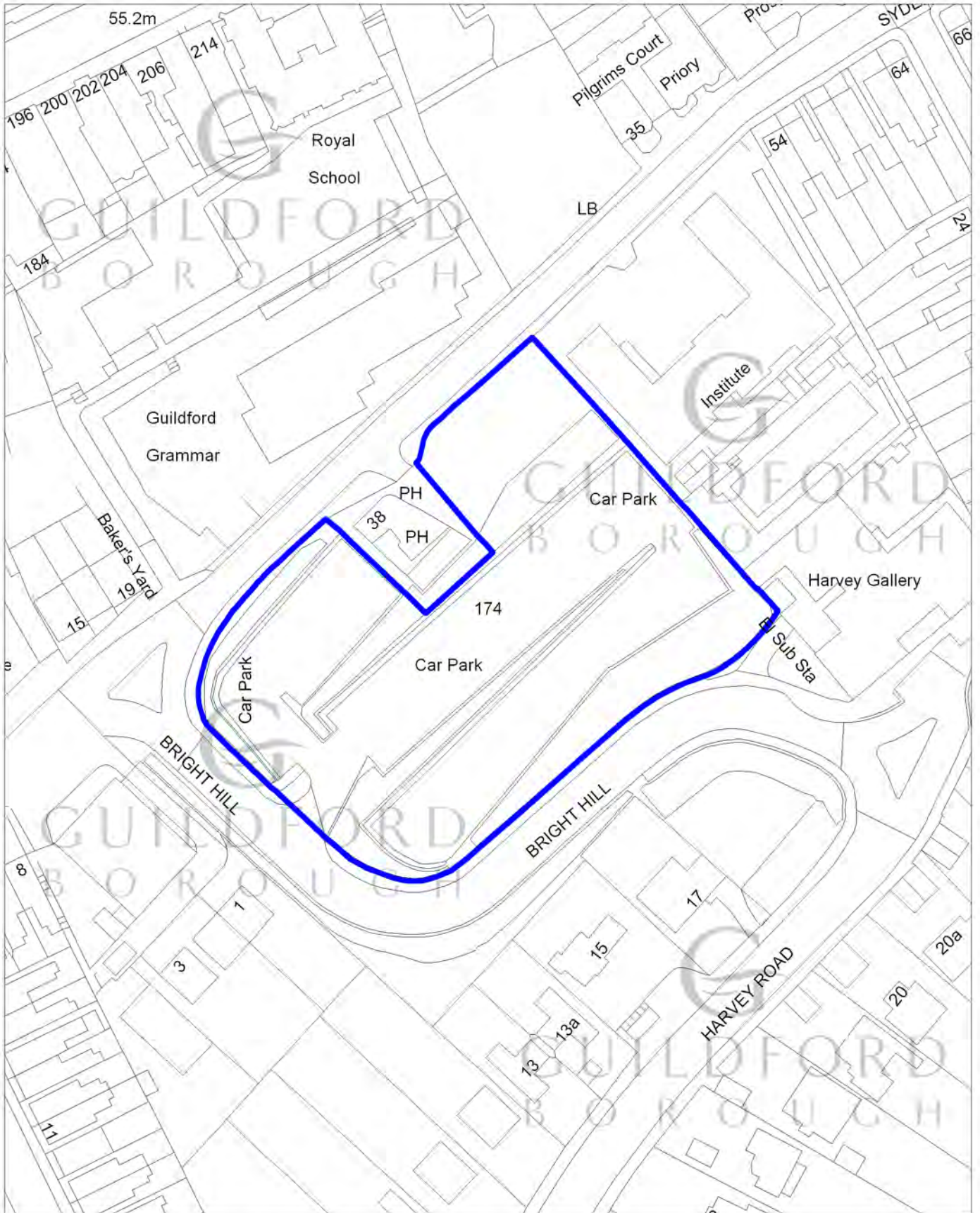
Consideration of possible uses

Residential development would be the best use of this site, particularly as it is at low risk of fluvial flooding. It is close to shops, services and public transport, and would make use of a previously developed site. At present, as much public car parking as possible needs to be retained on this site, to enable parking requirements to be met.

Uses

Use	Number of homes (net)	Density (dwellings per hectare)
Residential (C3)	40	85 dph

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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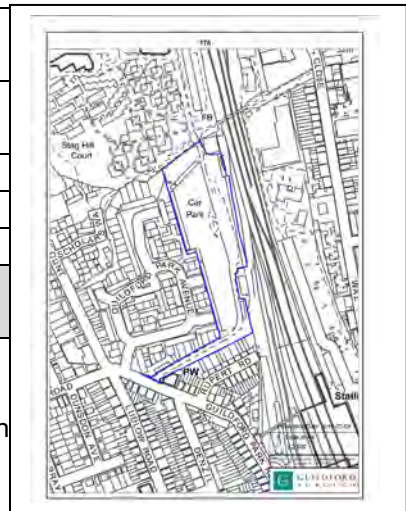
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Not To Scale



Site reference	178
Address	Guildford Park Car Park, Guildford Park Road, Guildford
Ward	Onslow
Site area	2.12 ha
Current land use	Surface car park and garages



Suitability

Location

The site is on the western side of the railway lines, close to Guildford station, the university and the town centre. The surrounding area is predominantly residential.

Physical description of the site

This is a surface car park, with garages on the western side of the site. The site is accessed by a long narrow road. The site rises to the north and there are views of Guildford Cathedral from the site.

Character of the area

This is primarily a residential area, with university accommodation and buildings to the north. To the east, the site is close to the railway lines. The university campus can be accessed on foot from the car park. A number of bus routes pass through the site.

Relevant planning history

Planning permission (16/P/01290) for 160 units and a 541-space multi-storey public car park on the site was granted in January 2017, although this no longer being pursued and a new application is being progressed.

Summary of land designations

- Guildford Town Centre
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Previously developed land

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1).

The site was formerly a brickworks and ground surveys indicate that significant piling will be required for construction.

A through route for buses is to be maintained.

The height of buildings is limited by the desire to preserve views from the Castle across to the Cathedral.

Access

Access is via Guildford Park Road. There is no access from the other end of the site except for buses and specific University traffic. There is pedestrian access at both the southern and northern ends of the site. To the south is Guildford station, and to the north is Yorkies Bridge (footbridge to Walnut Tree Close).

Utilities

In response to the consultation on the draft Local Plan (2014), Thames Water said it has concerns regarding Wastewater Services in relation to this site. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Green infrastructure

Currently developed as a car park, there is little green infrastructure or landscaping on the site. Redevelopment would provide the opportunity for landscaping, and increased biodiversity.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Scheme).

Contamination Risks

Given its close proximity to the station and the likelihood that this site has been infilled with unknown materials in the past, investigation and potential remediation work will be required prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

New homes here are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. The Council is proposing to develop the site to include at least 50% affordable homes, which will help to meet the identified need for affordable housing.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Impact on occupiers will be minimal. Flats built next to the railway track would require triple glazing and other measures identified by acoustic survey.

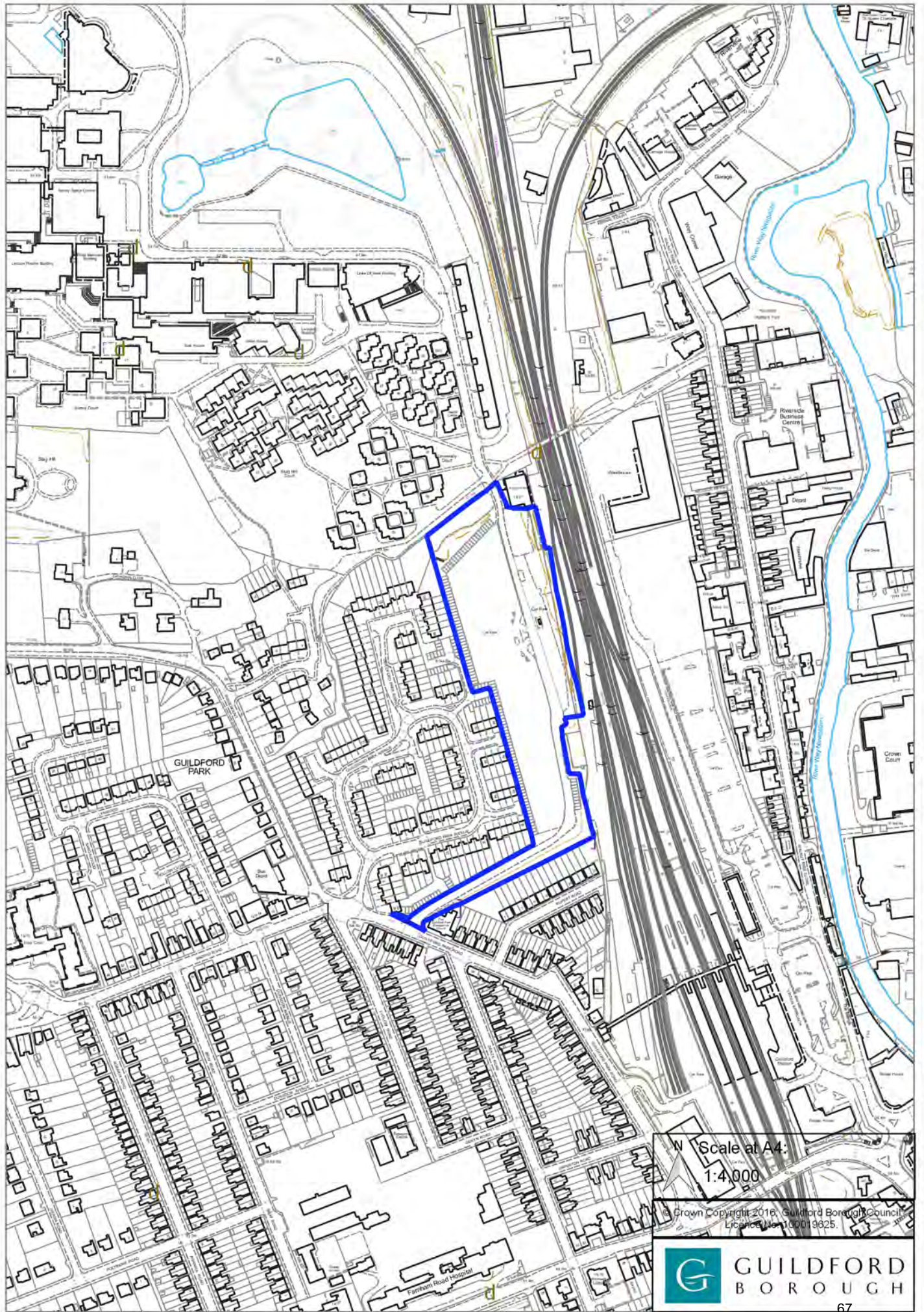
Availability

Landownership: The site is owned by Guildford Borough Council and is available for development now. Redevelopment is currently being actively progressed.

Achievability

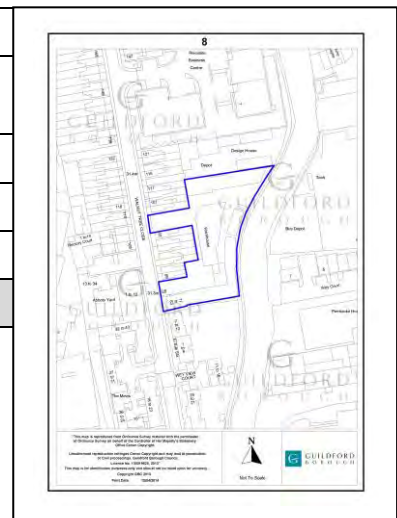
This is a Council-led scheme. There is a recently lapsed planning permission (16/P/01290) for 160 units on this site however this is no longer going to be implemented. There is an Executive decision to omit the multi-storey car park from the scheme. A new planning application for an increased number of homes and no multi-storey car park is being progressed and is intended to be submitted in mid-2022. The Council intends to build out soon after permission is granted. Significant site assessments and investigation have also already been undertaken as part of the previous planning permission. Therefore, given that this is an allocated site in the LPSS and there is a recent permission which has already established the principle of 160 units on the site, there is a realistic prospect that at least this number of homes will be delivered in the first five years.

Applying constraints		
Constraints relate to design in relation to preserving views, and any remediation needed.		
Consideration of possible uses		
The site is best suited for residential use. There is an Executive decision to omit the parking on site which forms part of the allocation.		
Uses		
<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	260	99 dph
Timescales		years
Give that this is an allocated site in the LPSS and there is a recent permission on the site, there is a realistic prospect that at least 160 homes will be delivered in the first five years.		1-5
		6-10
		11-15



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Site reference	8
Address	Land to the read of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford
Ward	Friary and St Nicolas
Site area	0.37 ha
Current land use	Business (B1) and warehouses (B8)



Suitability

Location

The site is within Guildford Town Centre, within walking distance of the shops and facilities.

Physical description of the site

There are a number of utilitarian buildings on the site, including a warehouse, a three storey office block and several single storey buildings, all with either B1 (2,139 sq m) or B8 uses (804 sqm).

The River Wey and towpath lie immediately to the east of the site and there are two vehicular accesses on to Walnut Tree Close; with a row of semi-detached Victorian houses between them. Directly opposite the site across the road is a block of flats and on the opposite side of the river is a bus station (Leas Road) and a two storey commercial building (Pembroke House). There are flats directly to the south of the site at Wey View Court fronting Walnut Tree Close with a large car parking area to the rear facing the river. There is further warehousing to the north with residential houses in front of these facing onto Walnut Tree Close.

Character of the area

The site is adjacent to the River Wey Navigations Conservation Area and within the Corridor of the River Wey.

The character of the conservation area around the site is mixed. The river at this point curves, which provides views along sections of the River Wey Navigation that open and close vistas as one walks along the towpath or travels on the river. There are parts of the river in both directions that are lined with trees and hedges that provide a transition away from the urban grain. The existing uses and businesses have yards and car parks that provide clear views of the site from many public and less accessible vantage points. In addition to this, the small scale terraced and semi-detached houses that front Walnut Tree Close are a prominent feature of the area and part of its defining character.

In terms of building types, scales and density, this is an area of transition along Walnut Tree Close. Towards the town centre, the buildings are greater in height and scale and closer to the road and river frontages. The site is further from the town centre where the scale of adjoining buildings is smaller, the density is lower and there is a less defined grain of development. The pattern of development on this stretch of the river and conservation area is different, where the trees along the river are a prominent feature of the townscape, particularly from long views, and the buildings are set back from the river with areas of public open space, which shows the influence of the historic pattern of riverside meadows.

Relevant planning history

A planning application for the erection of a new B1 office scheme consisting of four blocks and includes car parking, cycle storage and landscaping following demolition of existing buildings was refused in November 2015 (ref:15/P/01518). The reasons for refusal related to the flood risk sequential test, surface water flood risk, loss of privacy and overlooking to the occupants of these houses, harm to the setting of the River Wey Navigation Conservation Area, the Corridor of the River Wey, road frontage to Walnut Tree Close and the character of the townscape and the proximity of the parking spaces could undue noise and disturbance.

A planning application to demolish the existing buildings and erect 34 flats (17 x 2 bed and 5 x 3 bed) and 431 square metres of office space (Use class B1) was refused (ref: 13/P/02216).

A planning application at 77-83 and 99-101 Walnut Tree Close, and rear of 77-111 Walnut Tree Close to demolish 77-83 and 99-101 Walnut Tree Close and all buildings to rear of 77-111 Walnut Tree Close, and to erect five 3-storey blocks of flats (four with basement level parking) containing 35 flats in total across the site, and one 3-storey office block, with associated parking, access layout and landscaping was refused in 2013 (ref: 13/P/00295).

Summary of land designations

- Guildford Town Centre
- Corridor of the River Wey
- History of flooding
- Flood zone 3b (high risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Previously developed land

Physical limitations and considerations

Flood risk

The site is in the Functional Flood Plain (developed), at high risk of fluvial flooding. Residential development would not be suitable on this site due to flood risk. With regards to developed areas in the Functional Flood Plain, the SFRA advises that following application of the sequential and exception test, a Local Plan policy may consider allowing redevelopment of developed sites in the Functional Flood Plain when flood risk betterment, appropriate mitigation and risk management can be achieved and implemented. In the case of site allocations, redevelopment of developed land within the Functional Flood Plain should only be considered when there are no reasonably available alternatives at less risk of flooding, and when the sequential and exception test has been passed. There should, however, be no increase in development vulnerability or intensification in use. See the SFRA, SFRA level 2 and flood risk sequential test for more information.

Access

There are two vehicular accesses on to Walnut Tree Close.

Transport

In relation to the planning application (ref: 13/P/02216), SCC undertook an assessment in terms of the likely net additional generation, access arrangements and parking provision and was satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

Utilities

This is a previously developed site with connections to services. Thames Water did not object to the planning applications.

Environmental limitations and considerations

Heritage and conservation

Development proposals would need to be sensitive to the Corridor of the River Wey. The site adjoins the river at the rear.

Consideration is to be had of views in and out of the adjacent River Wey Conservation Area.

Nature

The planning application submitted an extended phase one habitat survey. The site contains, three mature trees, scrub along the eastern boundary, 3.0m from a watercourse and trees and has extensive hardstanding areas. The report found that there were no suitable habitats for amphibians, the trees cannot support substantial roosting opportunities and the buildings were inspected for roosts and none were found and there is limited bird interest in the site other than common and garden species. The site is an unsuitable habitat for any protected species.

Green infrastructure

Opportunities should be taken through the design of the site to improve green infrastructure on this previously developed site.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The development is not residential and outside the 400m exclusion zone so is unlikely to have a significant effect on the SPA.

Appropriateness and likely attractiveness for the type of development proposed

Residential development would not be appropriate on this site due to high flood risk. An employment use (which is less vulnerable in flood risk terms than housing) would be more appropriate.

Contribution to regeneration priorities

Providing office floor space close to the town centre helps to meet the need for employment floorspace, in a sustainable and accessible location.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is currently used for employment (B1a and B8). Changing this site to entirely B1a would help improve the amenity impacts for neighbouring areas, in this town centre location, which is close to other commercial and residential properties.

Availability

Landownership: The land is privately owned and is within one ownership.

Delivery record: The land owner is pursuing redevelopment of this site by seeking planning permission and promoting this land through the Local Plan process.

Achievability

The land is available for mixed employment uses.

Applying constraints

The main constraints relate to designing a development proposal that is viable, whilst mitigating flood risk and ensuring the design is appropriate within the Corridor of the River Wey. Consideration is to be had of views in and out of the adjacent River Way Conservation Area.

Consideration of possible uses

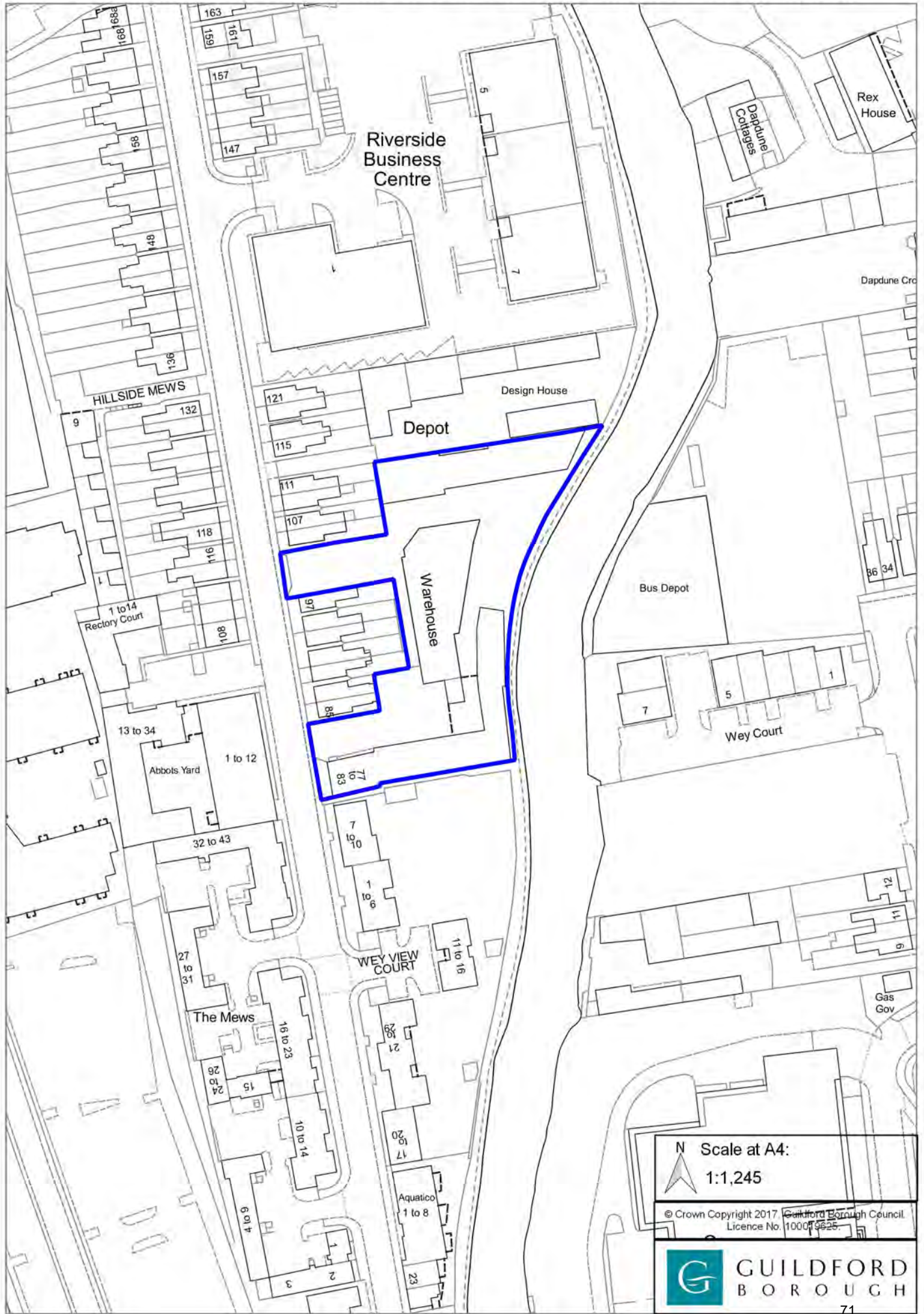
Residential development of this site is not appropriate due to flood risk. This site is most suitable to be redeveloped for employment uses. Given the changing nature of Walnut Tree Close to residential uses, offices (B1a) would be most appropriate.

Uses

<u>Use</u>	<u>Floor space</u>
Offices (B1a)	3,000 sq m (gross)

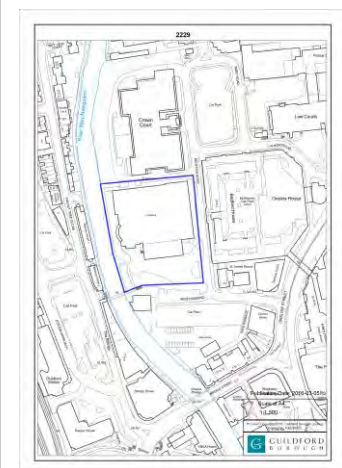
Timescales	Years	
There is a realistic prospect that this site will deliver new employment floorspace within five years of the new Local Plan.	1 – 5	
	6 – 10	
	11 – 15	

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



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Site reference	2229
Address	Guildford Cinema, Bedford Road, Guildford
Ward	Friary and St Nicolas
Site area	0.8 ha
Current land use	Cinema (D2), food and drink (A3) and protected open space



Suitability

Location

The site is within Guildford town centre, with the River Wey directly to the west of the site, and Bedford Road multi-storey car park to the east, the Crown Court to the north, and Bedford road surface car park to the south.

Physical description of the site

The site currently includes the Odeon Cinema, and a low rise food and drink venue, with mainly hard surfaced open space south of the buildings (some tree planting) and a green buffer running alongside the river.

Character of the area

The area is in a very busy town centre location, being at the eastern end of Walnut Bridge (pedestrian bridge) leading to the town centre shops from Guildford railway station.

Relevant planning history

No relevant planning history.

Summary of land designations

- The site is at high risk of river flooding and is partly in the developed area of the functional flood plain (Flood Zone 3b) and flood zone 3a (high risk)
- Within Guildford town centre
- Adjacent to the east of the River Wey Conservation Area
- Previously developed land
- Within 400m and 5km of the Thames Basin Heaths SPA
- An area of Protected Open Space at the western and southern part of the site

Physical limitations and considerations

Flood risk

This is a developed site partly in flood zone 3a, and partly in the functional flood plain (flood zone 3b). In accordance with NPPG, less vulnerable uses are appropriate in flood zone 3a, if the site has passed the sequential test, demonstrating there is no other suitable site at less risk of flooding to accommodate this use. Less vulnerable uses are not appropriate in the functional flood plain.

The Guildford Borough SFRA notes; following application of the sequential and exception test, a Local Plan policy may consider allowing redevelopment of developed sites in the Functional Flood Plain when flood risk betterment, appropriate mitigation and risk management can be achieved and implemented. There should, however, be no increase in development vulnerability or intensification in use. See Flood Risk sequential and exception test, and level 2 SFRA as part of the Local Plan evidence base for more information.

The proposed use remains the same, therefore there is no increase in vulnerability. There would be an intensification of use, however, this would be as a result of redevelopment of the site, which would achieve flood risk betterment, through a reduction in footprint and or flood mitigation measures.

Redevelopment of the site has passed sequential and exception test, in that there are no suitable sites at less risk of flooding on which to site a small new cinema, or an extension to the existing cinema with further food and drink floorspace.

Whilst the footprint may not be increased, subject to impact on the adjacent conservation area, the site could be more intensely developed by repositioning the building and increasing the building height.

The open land to the south of the existing restaurant and cinema is predominantly hard surfaced and impermeable. Run-off from the site could be reduced by increasing the grassed and landscaped area in place of existing hard surface, and re-siting buildings on the site to provide a wider green buffer alongside the river.

Access

Both vehicle and pedestrian access would remain as existing, with a replacement Walnut Bridge providing access from Guildford railway station.

Transport

The proposed redevelopment to provide more intensive leisure and food and drink use of the site would not have any impact on transport, as visitors either park in adjacent and nearby car parks, or visit by public transport.

Environmental limitations and considerations

Heritage and conservation

Adjacent to Conservation Areas – River Wey Navigation and Bridge Street also impact of views from Town Centre and setting of listed building; impact of strategic views including the Cathedral on skyline.

Nature

There are currently a few trees on the site and small area of soft landscaping, with a green buffer running alongside the river. Redevelopment would provide an opportunity to increase the biodiversity of the site, with more green space and less hard landscaping.

Green infrastructure

The land directly to the south and west (alongside the river) is Protected Open Space. The area of open space would not reduce as, due to flood risk, there can be no increase in footprint. The re-planned open space area would be improved in quality.

Greening of the open spaces would improve permeability and biodiversity on the site.

Impact of development on the Thames Basin Heath SPA and potential mitigation

None.

Contamination Risks

The site has previously been used as a vehicle repair centre and has already been remediated.

Appropriateness and likely attractiveness for the type of development proposed

The site is within the town centre, which is the most suitable location for leisure and food and drink development.

Contribution to wider priorities

The Retail and Leisure Needs Study 2015 found that the cinema is well-used, attracting visitors from outside of the borough. Demand in the plan period could support a further three to five screens. Additional food and drink floorspace is needed in Guildford town centre in order to improve the attractiveness of the town enter to visitors and to increase the length of time people spend in the town centre.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is already in this use. The provision of a small number of additional screens is not expected to cause significant change.

Availability

Landownership: Guildford Borough Council is the freehold landowner.

Delivery record: A cinema operator has expressed interest in providing improved cinema facilities, with additional screens and food / drink offer.

Achievability

Further development of the site to be delivered by head leaseholder. Such a development is considered to be viable.

Applying constraints

The principal constraint on making best use of this site is river flood risk. The designation of protected open space on the site is also constraining on the footprint type of development.

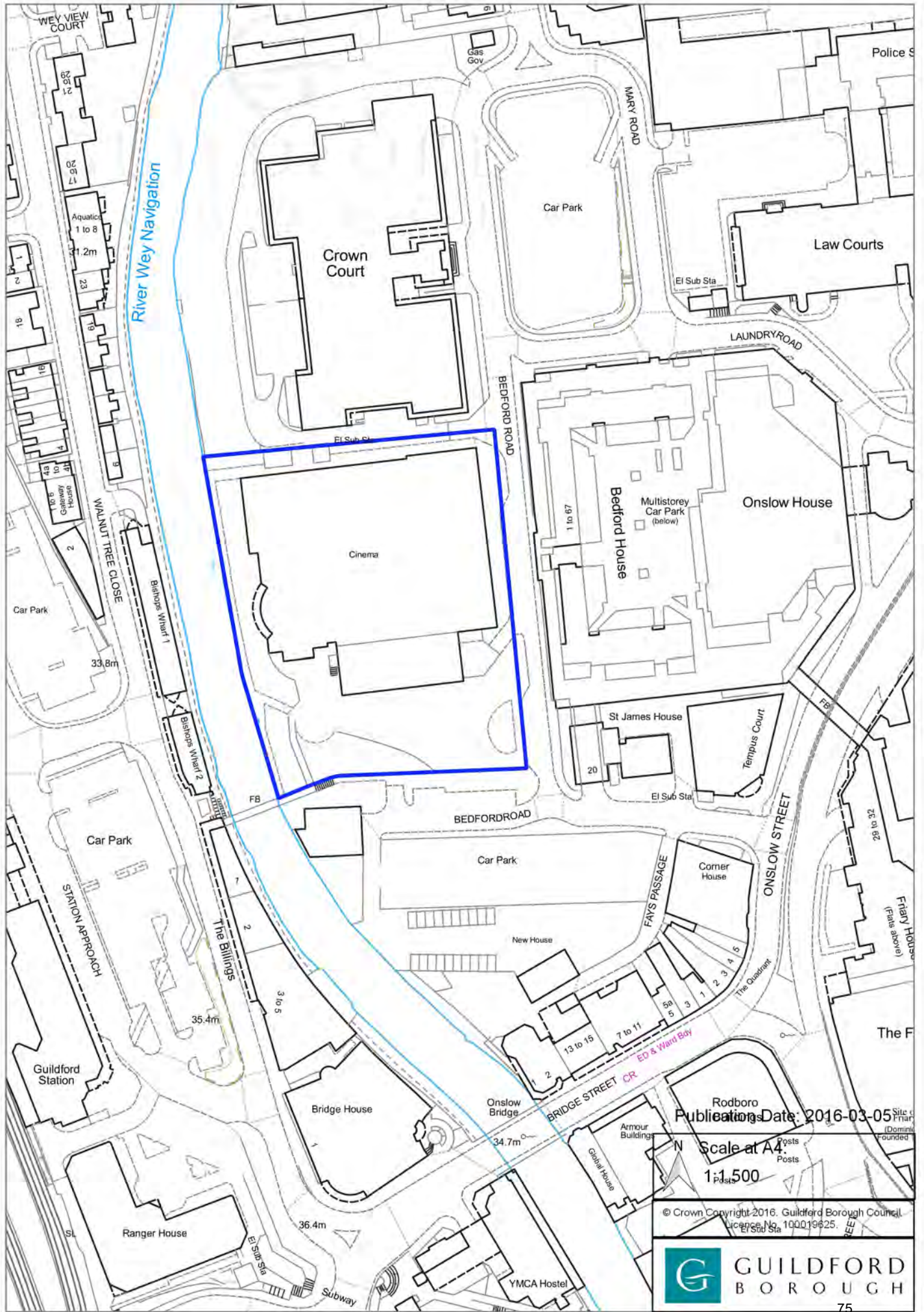
Consideration of possible uses

The site is suitable for main town centre uses, and ideally not retail (as it is not in the Primary Shopping Area). It is ideally positioned to benefit from expansion of the cinema screens to meet needs, and more food and drink floorspace, being located close to Guildford station and the retail core.

Uses

<u>Use</u>	<u>Floor space</u>
Cinema (three to five additional screens)	n/a
Food and drink (net sqm)	1,000

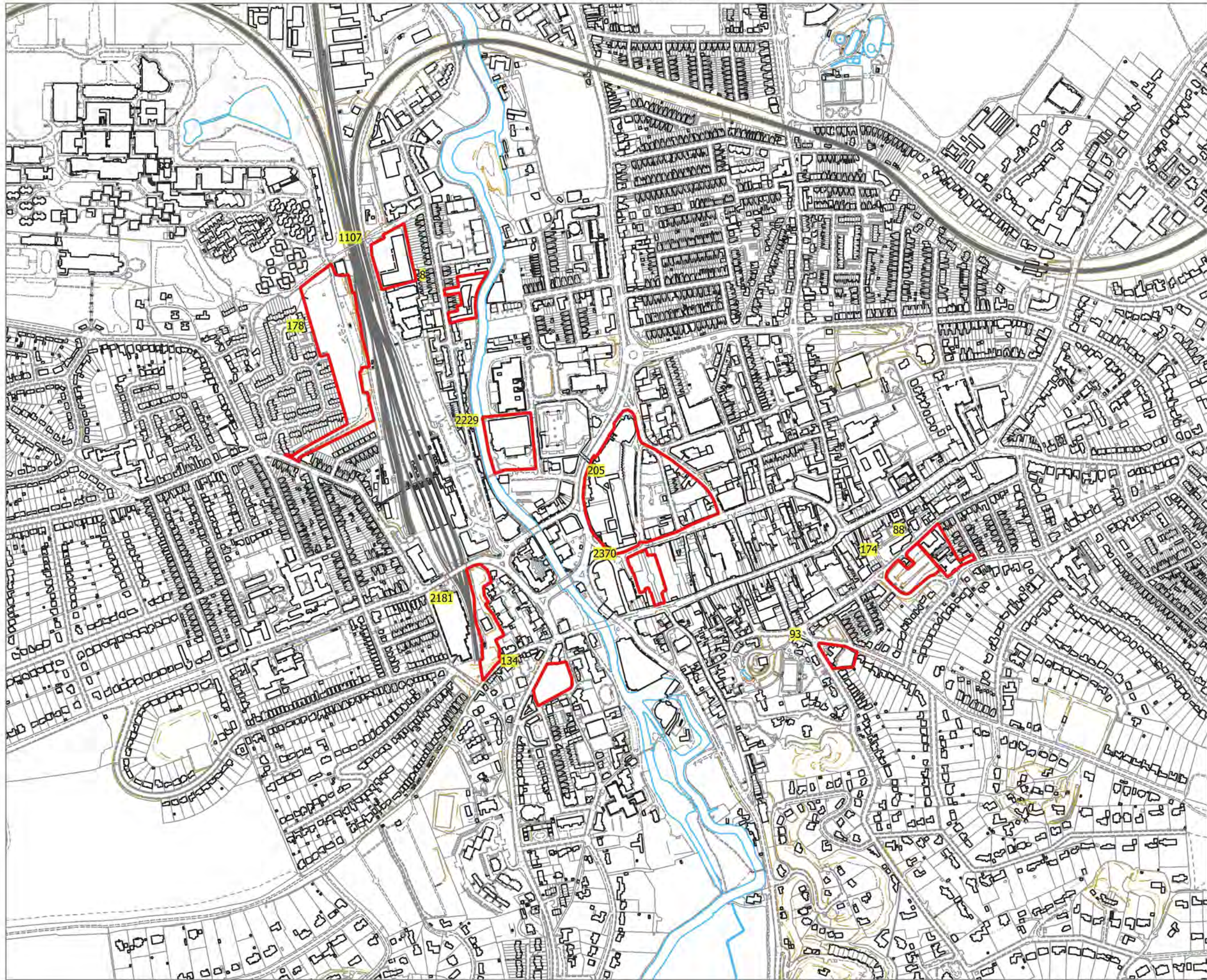
Timescales	Years	
	0-5	
	6-10	
	11-15	



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 Scale at A4:
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Realistic Candidates for Development - Town Centre



Legend
 Realistic Sites
for Development

Publication Date: 2021-11-30



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1:7000

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Guildford Urban Area

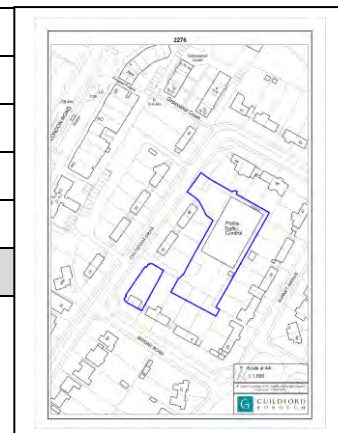
Realistic candidates for development

Guildford Urban Area			Anticipated delivery period (Years)			
Site ID	Site address	Ward	1-5	6-10	11-15	No. of homes (net)
2276	Land at Coltsfoot Drive and 1 Bryony Road, Guildford	Burpham	0	8	0	8
2387	Coltsfoot Drive garages, Guildford	Burpham	0	6	0	6
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley	0	550	800	1350
1262	69 Woodbridge Road, Guildford	Friary and St Nicolas	0	0	7	7
2349	13, Lower Edgeborough Road	Holy Trinity	0	10	0	10
50	Land at Guildford Cathedral, Alresford Road, Guildford	Onslow	93	0	0	93
2331	Land between Gill Avenue and Rosalind Frankin Close, Guildford	Onslow	0	0	61	61
245	Slyfield Area Regeneration Project, Guildford	Stoke	380	1030	90	1500
34	Land at Westway, off Aldershot Road, Guildford	Westborough	37	0	0	37
1584	Former Pond Meadow School, Pond Meadow, Guildford	Westborough	0	10	0	10
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon	0	550	950	1500
Total			510	2164	1908	4582

Other uses

Site ID	Site address	Ward
131	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	Onslow
176	Land at Westborough allotments, Guildford	Westborough
2018	Land north of Salt Box Road, Guildford	Worplesdon

Site reference	2276
Address	Land at Coltsfoot Drive, 1 Bryony Road, Guildford
Ward	Burpham
Site area	0.64 ha
Current land use	Operational Police building and single house



Suitability

Location

The site is within the Guildford urban area, surrounded by houses, and very close to shops, and a secondary school. The site is close to access to the A3 (northbound).

Physical description of the site

The site is currently used by Surrey Police, and consists of operational buildings, one house, and garages. The operational buildings are surrounded by residential development.

Character of the area

This is primarily a residential area, with a mix of houses, including many family homes. Shops and facilities are close by.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Guildford Urban Area
- Flood Zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Previously developed land

Other considerations

The site falls within the Burpham Neighbourhood Area. There is a neighbourhood plan for this area.

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1).

There is access to the sites for the current uses. Access for residential development would need to be considered in detail through determination of a planning application but there does not appear to be any 'in-principle' issues.

Environmental limitations and considerations

Given the full extent of development on this site (including hard standing), any improvements to biodiversity and landscaping through redevelopment would be beneficial.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Contamination Risks

The site is a police traffic control centre and will require an investigation to see if any petrol is on site and potential remediation may be required prior to development.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking for homes in Guildford, with good transport connections, schools, shops and services.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Residential development would likely have a positive impact on neighbouring uses given the current use of the site.

Availability

Landownership: Surrey Police own the land.

The land is surplus to requirements and is considered 'developable' within years 6 – 10 of the plan period.

Achievability

Given the current use of the site, and its location in an urban area surrounded by residential development, this land would likely sell to a housing developer, and it would likely be possible to prepare a viable and suitable residential development scheme.

Applying constraints

Consideration would need to be given to the impact of development on neighbouring properties, and any potential contamination of the site.

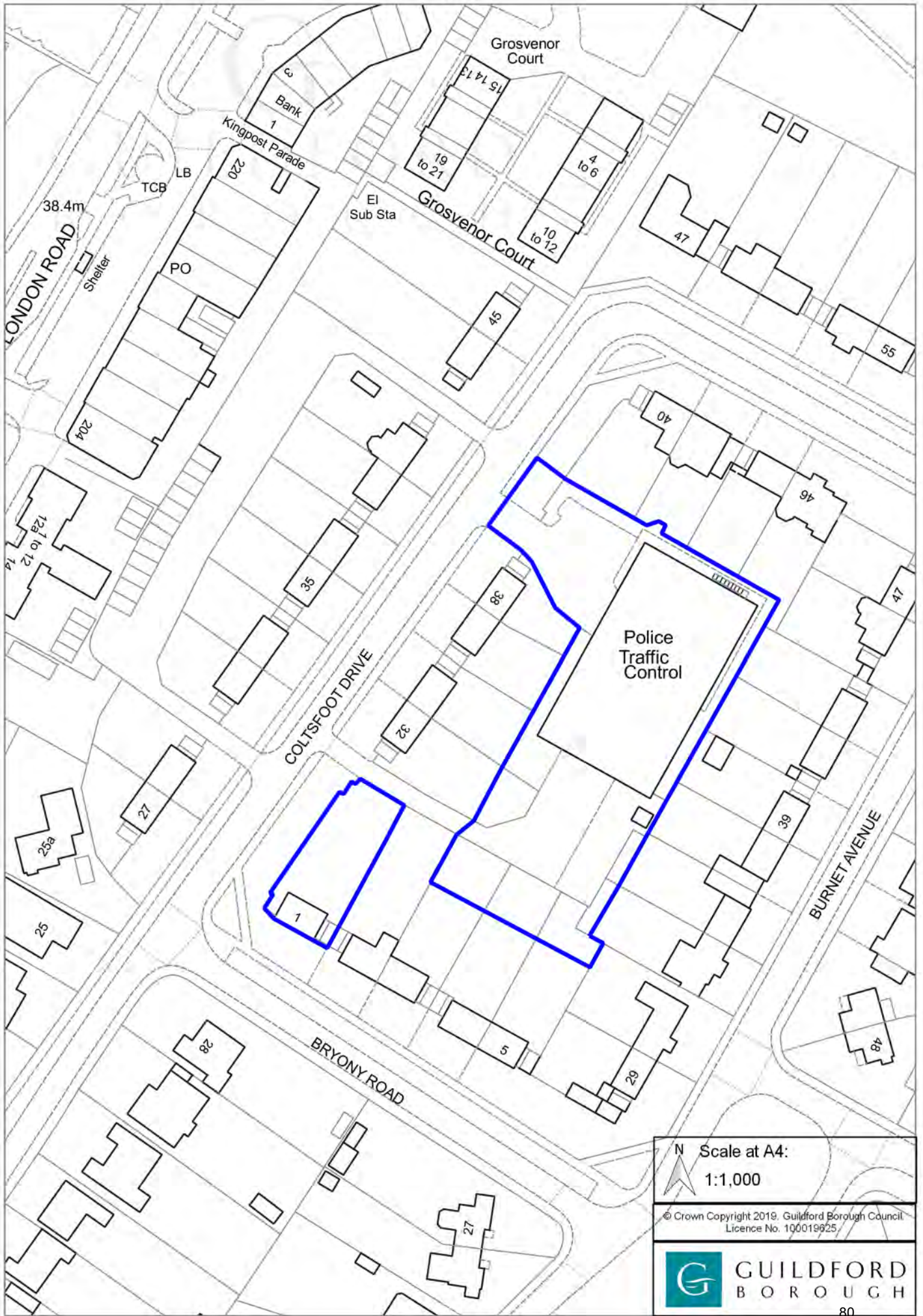
Consideration of possible uses

Given this is a residential area, new homes are the most suitable future use for this site, when it fully becomes surplus to requirements by Surrey Police.

Uses

<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	9 (gross), 8 (net)	14 dph

Timescales	Years	
	0-5	
	6-10	
	11-15	



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Site reference	2387
Address	Coltsfoot Drive garages, Guildford
Ward	Burpham
Site area	0.22 ha
Current land use	Garages and residential gardens



Suitability

Location

The site is within the Guildford Urban Area, close to local shops and near a secondary school. The site also has good access to the A3.

Physical description of the site

The site consists of garages, which are surrounded by residential development.

Character of the area

The area is principally residential, with a mix of houses including many family homes. There are a number of shops and facilities nearby.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Guildford Urban Area
- Flood Zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Previously developed land

Other considerations

The site falls within the Burpham Neighbourhood Area. There is a neighbourhood plan for this area.

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1).

Access to the site could be retained from the existing points of access. Access for residential development would need to be considered in detail through the determination of a planning application. However, there do not appear to be any 'in-principle' concerns.

Environmental limitations and considerations

Given the full extent of development on this site (including hard standing), any improvements to biodiversity and landscaping through redevelopment would be beneficial.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking for homes in Guildford, with good transport connections, schools, shops and services.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Residential development would likely have a positive impact on neighbouring uses given the current use of the site.

Availability

Landownership: Surrey Police own the land.

Achievability

Surrey Police have identified the site as surplus to requirements and have undertaken preliminary work to establish redevelopment potential. Pre-application discussions have been held with the Council however no planning application has been submitted yet.

Applying constraints

Consideration would need to be given to the impact of development on neighbouring properties.

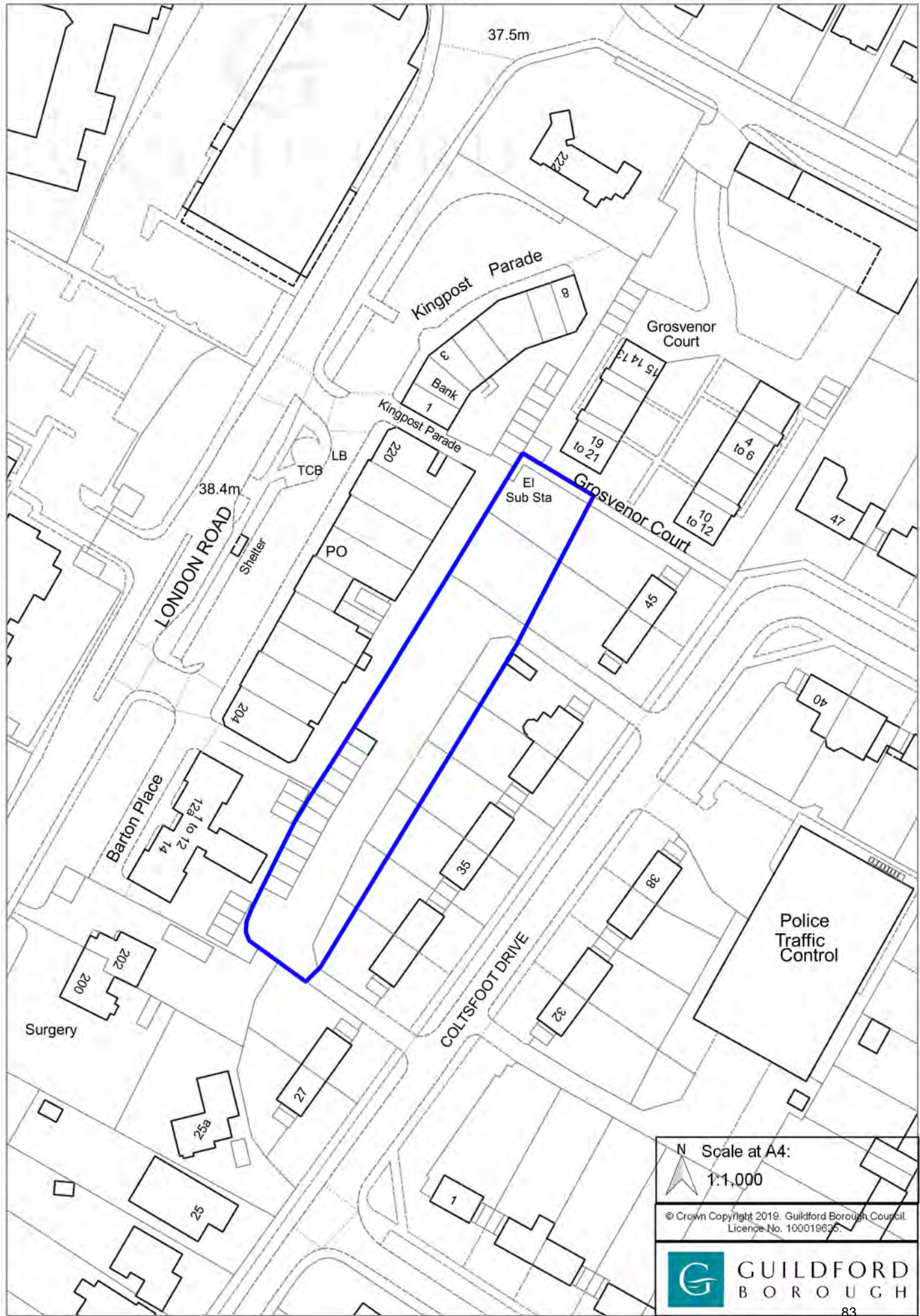
Consideration of possible uses

Given that this is a residential area, new homes would be the most suitable future use for this site.

Uses

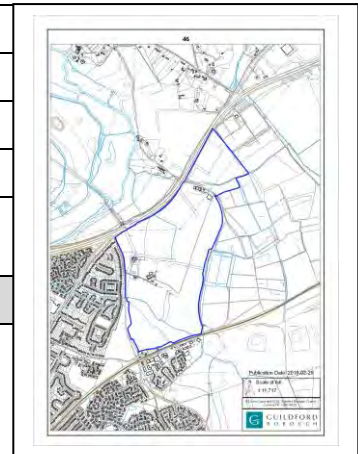
<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	6	28 dph

Timescales	Years	
	0-5	
	6-10	
	11-15	



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Site reference	46
Address	Gosden Hill Farm, Merrow Lane, Guildford
Ward	Burpham and Clandon and Horsley
Site area	89 ha
Current land use	Farmland



Suitability

Location

The site is located in the north east of the Guildford Urban Area, with Frithy's Wood/Cotts Wood to the east, the railway line to the south, Merrow Common to the south west, and residential gardens on Merrow Lane to the west.

Physical description of the site

The site is predominately managed as arable farmland with farm buildings located near Merrow Lane, and linear woodland tracts situated within open farmland.

Character of the area

The land parcel is gently undulating with a small watercourse running through the lower section of the broad, low-lying valley. This arable farmland is punctuated by hedgerows, mature trees, linear woodland tracts and overhead transmission lines. Prominent agricultural buildings are located within the site.

Relevant planning history

There is no recent relevant planning history.

Summary of land designations

- Greenfield land
- Fluvial flood zone 1 (low risk)
- Within 400m and 5km of the Thames Basin Heaths SPA
- There is a Tree Preservation Order covering the site
- A small Area of Ancient Woodland towards the central part of the site
- Borders a Site of Nature Conservation Importance (SNCI) to the east and south-west
- A small area consists of good (grade 3a) or very good (grade 2) agricultural land. The rest consists of moderate (grade 3b)

Other considerations

A portion of the site falls within the Burpham Neighbourhood Area. There is a neighbourhood plan for this area.

The site has been allocated for development in the Local Plan: strategy and sites (2019 – 2034).

Physical limitations and considerations

Contamination, pollution and any hazardous risk

There are noise constraints in the northern part of the site adjacent to the A3. Uses and design of buildings in the area will need to be carefully considered. There are some local air quality issues as a result of the A3 which will impact uses in this area.

Agricultural land classification

A very small strip of land at the north of the site bordering the A3 is good (grade 3a) agricultural land of which an even smaller area is very good (grade 2). The rest of the land is moderate agricultural land (grade 3b).

Flood risk

The site is at low risk of fluvial flooding (flood zone 1). The site is over 1 ha and therefore a flood risk assessment is required to support development proposals.

Part of the site borders a hotspot area identified in the Guildford Surface Water Management Plan (the Burpham hotspot). Development should have regard to findings and recommendations of this study.

Access

The site promoter's access strategy includes realigning the existing A3 southbound off-slip to London Road and the provision of a new southbound on-slip to the A3. A3100 London Road would be converted to two-way traffic to enable a connection from the site to Burpham and also to enable local traffic to access the A3 southbound. There is also an opportunity to deliver a second access to the southern part of the site as identified in the Local Plan.

Transport

The site could provide a park and ride facility providing sufficient car parking spaces in order to operate without public subsidy, with additional land reserved for potential expansion of the facility.

The site could provide a new railway station at Guildford East (Merrow), working with Network Rail and Surrey County Council as the landowner to the south of the railway line.

The site could also provide the eastern route section of the Sustainable Movement Corridor and make a necessary and proportionate contribution to delivering the eastern route section on the Local Road Network.

Utilities

Current water supply and wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a water supply and drainage strategy would be required from the developer to determine the exact impact on the infrastructure and the significance of the infrastructure to support the development. It should be noted that in the likely event of an upgrade being required, there could be a period of up to 3 years required for the delivery of the infrastructure, alternatively the developer may wish to requisition the infrastructure to deliver it sooner. Thames Water is also likely to request a Grampian style planning condition to ensure the infrastructure is in place ahead of occupation of the development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

There are overhead electricity pylons crossing part of the site from which residential development will need to be set back at least 30 metres.

Social and community infrastructure

The site will provide a local centre with a range of community uses including a GP surgery and community space. Formal and informal open space will be required.

The site will provide a 2-form entry Primary School to provide for needs arising from the proposed housing on the site. The site may also potentially provide 4-form entry Secondary School, sufficient to provide for the secondary school age population on the development and in the eastern part of the borough.

Employment floorspace

The site will provide between 4 and 5 ha of land for employment over two parts of the site, one to the north and one to the south. The north site proposes to deliver a large B1a/b unit with car parking, which may become a headquarters. The south site looks to deliver much smaller scale B1/B2/B8 incubator units, which may be suitable for business start-ups.

Retail and local services

The site will provide a local centre with a local convenience store, premises for eating and drinking out, takeaways, and other small-scale local services needed to serve the development.

Environmental limitations and considerations

Landscape

The site is categorized in the Landscape Character Assessment as falling within Rural Urban Fringe Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Heritage and conservation

Two Registered Parks lie to the north and south of the site. However, both are screened from the site by woodland. There are a number of undesignated buildings within the site, which, if of merit, are proposed to be retained and adapted. No archaeological sites or finds have been made within the study area.

Nature

Woodland at Merrow Lane to the south west of the site is designated as an SNCI and Common Land. Cott's Wood to the east of the site is also an SNCI. There is an area of Ancient Woodland on the site. There is a Tree Preservation Order covering the site and a number of trees with high retention value. These would be retained alongside any significant hedgerows. A number of ecological baseline surveys have been undertaken on this site.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed. There may be opportunities to connect green spaces within the development to surrounding green field areas.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). Bespoke SANG will be provided by the site owner (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes and commercial development in this location are likely to be attractive to the market. The site will deliver a mix of uses and will be within easy access to the new train station at Merrow and a new Park and Ride facility.

Contribution to wider priorities

Provision of new homes, traveller accommodation and businesses here would help towards meeting the housing and employment need in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. The infrastructure that will be delivered as part of the site will also benefit the existing community.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

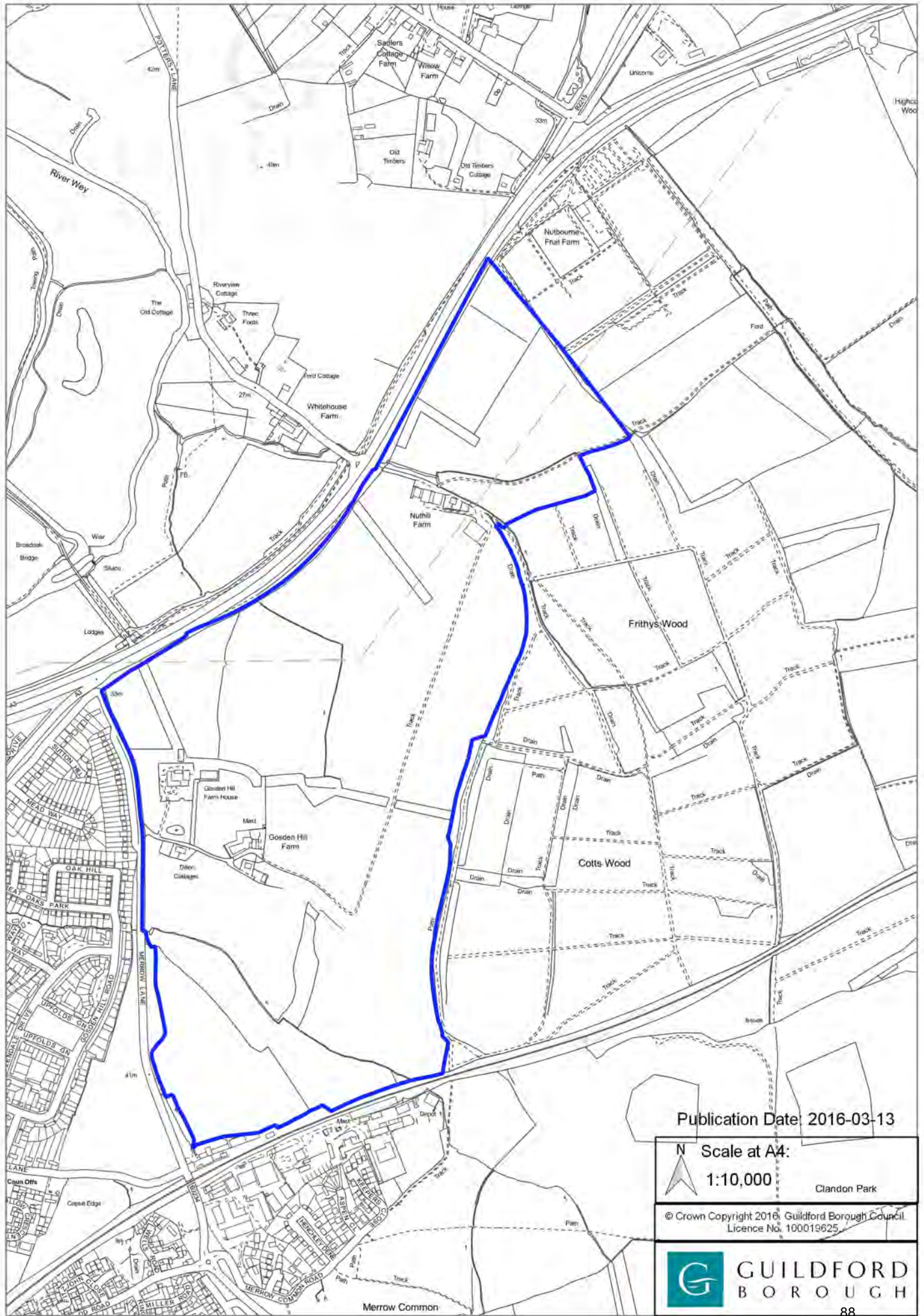
There is no known reason why well-designed new homes and commercial uses in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: This land is available for development.

Delivery record: The site is owned by a house builder and the site promoter is currently engaged in pre-application discussions with the Council, progressing toward the submission of a planning application.

Achievability		
<p>This land could deliver new homes over the plan period. There is a realistic prospect that the majority of the homes will be delivered between years 6 – 10 and 11 – 15 of the plan period. It is expected that additional homes will be delivered beyond the plan period. There is SANG available to avoid harm to the Thames Basin Heaths SPA. The site promoter is currently engaged in pre-application discussions with the Council and is progressing towards submission of an outline planning application late 2021. Masterplanning guidance has been set out in the Council's recently adopted Strategic Development Framework Supplementary Planning Document (SDF SPD).</p>		
Applying constraints		
<p>Constraints have been identified in relation to noise and the overhead electricity line, which will impact upon the masterplanning of the site. The site is also in the vicinity of a surface water flooding hotspot and will require appropriate mitigation (considered through a flood risk assessment). Constraints have also been identified in relation to water supply and wastewater infrastructure.</p> <p>Whilst any further development proposal would need to be supported by additional infrastructure, appropriate mitigation is considered possible.</p>		
Consideration of possible uses		
<p>This site is most suited for a housing-led mixed use development, to meet the identified housing need.</p>		
Uses		
<u>Use</u>	<u>Number of homes (net) / floor space</u>	
Residential C3 (including some specialist housing and self-build plots)	1,600	
Employment (B1a/b)	10,000 sq m over two parts of the site (4-5ha)	
Comparison retail (A1) in a new Local Centre	500 sq m	
Convenience retail (A1) in a new Local Centre	600 sq m	
Services in a new Local Centre (A2 –A5)	550 sq m	
Services in a new Local Centre (D1)	500 sq m	
Traveller pitches (sui generis)	8	
Education (D1)	2FE Primary school and 4FE secondary school (as a through school)	
Timescales		Years
It is expected that additional homes will be developed beyond the plan period.		1 – 5
		6 – 10
		11 – 15




Publication Date: 2016-03-13

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

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**GUILDFORD
BOROUGH**

Site reference	1262	
Address	69 Woodbridge Road, Guildford	
Ward	Friary and St Nicolas	
Site area	0.02 ha	
Current land use	Office (B1a)	
Suitability		
<u>Location</u>		
<p>The site is within the urban area, and close to the town centre, Guildford railway station and bus station.</p>		
<u>Physical description of the site</u>		
<p>It is a fairly level site, currently accommodating a building that is used by the Samaritans and which was originally a dwelling. The building is two storey, and detached, with a front small garden area (hard standing).</p>		
<u>Character of the area</u>		
<p>The site adjoins a modern office development (3 storeys), and a detached property used as a business, which was previously as dwelling (as per the site). The site is close to shops, the town, the police station and other residential properties. This is an area of mixed uses. The site fronts Woodbridge Road (A322), which runs from Ladymead into town, and is one of the main routes from town to the A3 southbound.</p>		
<u>Relevant planning history</u>		
<p>In 2008, planning permission was granted for erection of a three storey building with basement level comprising two studio apartments; 4 x 1 bed flats and 1 x two bed duplex apartment following demolition of existing property (ref: 08/P/01435). The permission was not implemented and has expired.</p>		
<p>GUI/810522503 - planning permission granted for permanent use as offices and centre for telephone for Samaritans, approved in 1969.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Guildford Urban Area • Flood zone 1 (low risk) • Previously developed land • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided 		
<u>Physical limitations and considerations</u>		
<p>The site is at low risk of fluvial flooding (flood zone 1).</p>		
<p>The planning permission granted (08/P/01435) accepted no parking on site, given that the site is within walking distance of the town centre and public transport, and would not add unacceptable pressure to the on-street parking arrangements in the area. There was no objection from SCC Highways to the planning application on safety, capacity or policy grounds. However, if another planning application were submitted, this would need to be re-considered, in light of the latest up to date information.</p>		
<p>There was no objection from Thames Water to planning application (08/P/01435) in relation to sewerage and water infrastructure. As per transport, this would need to be re-considered, in light of the latest up to date information, if a new planning application were submitted.</p>		

Community facilities - the Samaritans is largely run by volunteers and the loss of this use would not have a significant impact on employment. However, the established use is a charity and Local Plan Policy CF2 aims to protect against the loss of community facilities, including the private and voluntary sectors, and NPPF says that planning policies and decisions should, “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs” (paragraph 70).

In making the case for the redevelopment of the site in the planning application (08/P/01435), the justification put forward was that the funding that could be achieved by the sale of the site with planning permission would be used to relocate the Samaritans to a more suitable location. It was accepted when determining the planning application that the current location of the site is not ideal for the use, and that the charity intended to retain its presence in Guildford in more suitable premises, and therefore no objection was raised to the loss of the community use.

Environmental limitations and considerations

A development proposal should aim to conserve and enhance biodiversity.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market, with good transport connections, shops and services nearby.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

In relation to the development proposal granted planning permission (08/P/01435), it was determined that the character of the area would be enhanced by the proposed development. However, this would need to be re-assessed in view of any new development proposals. New occupiers would have business premises either side, however this is a mixed used area, and in terms of amenity of future occupiers, would be acceptable.

Availability

Landownership: The land is not available for development at present, and is not being actively promoted for redevelopment.

Achievability

Given the planning history, it is possible that residential development could be achieved on this site. However, any future planning application would need to be re-assessed against current planning policy and material planning considerations. Redevelopment to provide residential accommodation is likely to be viable, subject to the charity being able to find alternative accommodation, funded by the redevelopment.

Applying constraints

Considerations for future planning proposals would relate to parking, loss of community facilities, loss of employment floorspace and suitable design that enables sufficient financial gain for relocation of the current occupier. With regards to loss of employment floorspace, the previous planning permission noted that because the organisation is run mainly by volunteers, there would be limited impact on jobs. On a site where planning permission has been achieved before, it remains likely that planning permission should be possible to achieve again, with an appropriate development proposal that has regards to the character of the area and the impact on the amenities of neighbouring areas.

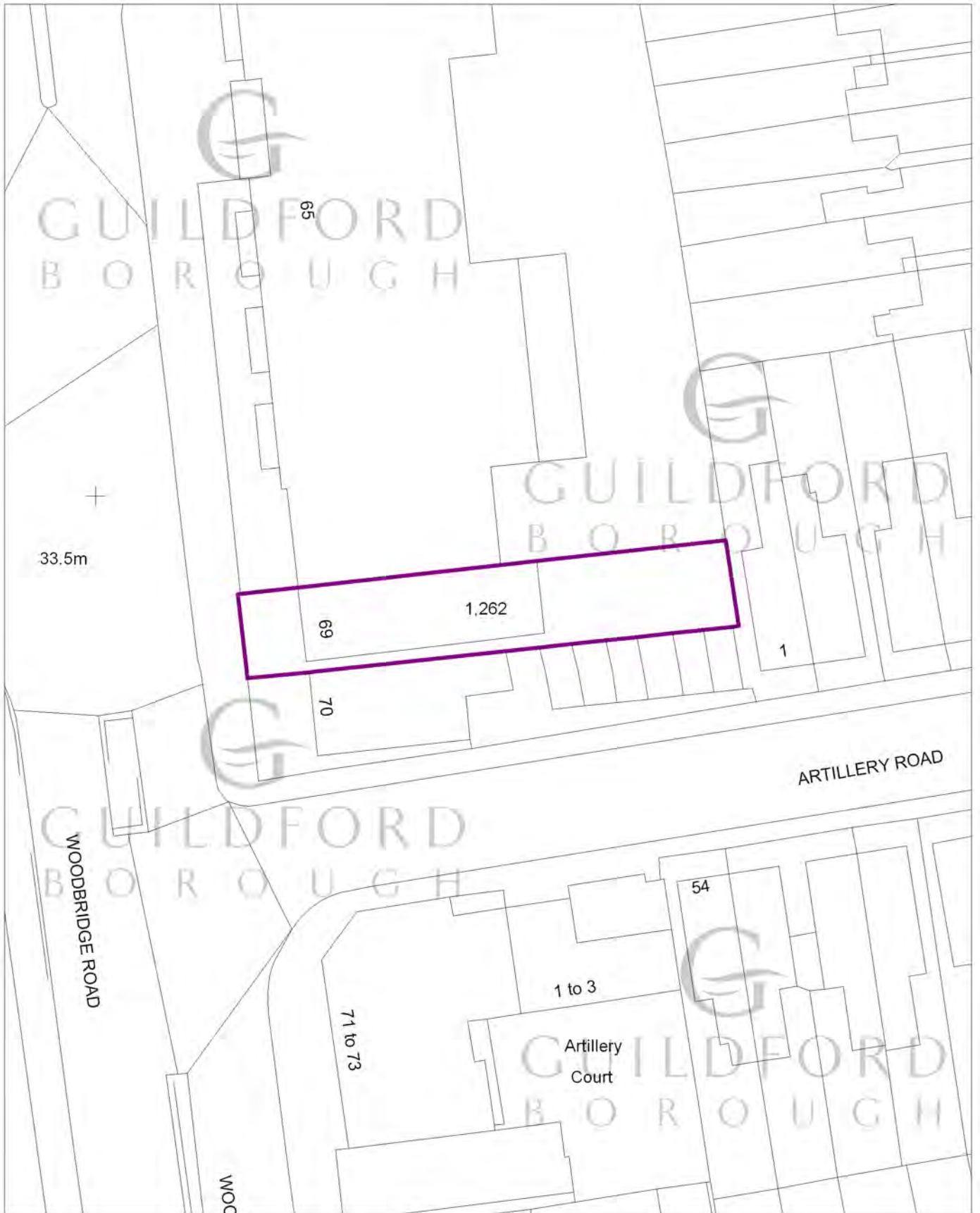
Consideration of possible uses

If this site becomes vacant, and its redevelopment enables the charity to move to more suitable premises, then residential development would likely give the most profitable return, and be the most appropriate use. Whilst redevelopment to offices may be possible, there is a modern office building adjacent.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	7	350 dph

Timescales	Years	
The site is not currently available for development, but given the planning history, and the potential future requirements of this charity for improved premises, this site may become available and be redeveloped in the future. It has been classified in the later period of the Local Plan, with a reasonable prospect that development will occur here in the future.	0-5	
	6-10	
	11-15	



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Not To Scale



Site reference	2349	
Address	13, Lower Edgeborough Road, Guildford, GU1 2DX	
Ward	Holy Trinity	
Site area	0.13 ha	
Current land use	Private residential home and garden	
Suitability		
<u>Location</u>		
<p>The site is within the Guildford urban area, between Epsom Road and London Road. There are schools and public transport facilities in the area with direct access to Guildford Town Centre.</p>		
<u>Physical description of the site</u>		
<p>The site consists of the number 13 Lower Edgeborough Road property and the associated residential gardens.</p>		
<u>Character of the area</u>		
<p>This is a predominantly residential area, with a mix of types of homes (flats and houses), and densities.</p>		
<u>Relevant planning history</u>		
<p>A planning application which proposed the erection of 14 flats with associated parking and landscaping following demolition of existing buildings (ref: 16/P/02070), was dismissed at appeal in January 2017.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Guildford Urban Area • Flood zone 1 (low risk) • Partly previously developed land, partly greenfield • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided 		
<u>Physical limitations and considerations</u>		
<p>The site is at low risk of fluvial flooding (flood zone 1).</p>		
<p>Current vehicular access for the residential property is from Lower Edgeborough Road.</p>		
<u>Environmental limitations and considerations</u>		
<p>A development proposal should aim to conserve and enhance biodiversity.</p>		
<u>Impact of development on the Thames Basin Heath SPA and potential mitigation</u>		
<p>The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide avoidance for this site (see Infrastructure Delivery Plan).</p>		
<u>Appropriateness and likely attractiveness for the type of development proposed</u>		
<p>Well-designed new homes in this location are likely to be attractive to the market, with good transport connections, schools and services nearby.</p>		
<u>Contribution to wider priorities</u>		
<p>Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.</p>		

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A proposed development would need to consider the impact of development on neighbouring properties.

Availability

Landownership: The site is currently owned by a developer.

Achievability

The planning history shows that the developer has been keen to redevelop the site recently. There are currently no identified timescales for the submission of a new planning application, for this reason it is considered that there is a reasonable prospect that this site could deliver homes within years 6 – 10 of the Plan period.

Applying constraints

Any proposal should remain sensitive to the character of the residential setting of the site and any adverse impact on neighbouring amenities. There is no known reason that a well-designed redevelopment proposal for this site could not overcome constraints associated with the site.

Consideration of possible uses

The site is currently in residential use. Redevelopment to provide additional homes would be the most appropriate use of this site, if a suitable and viable scheme can be prepared.

Uses

<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	20 dph

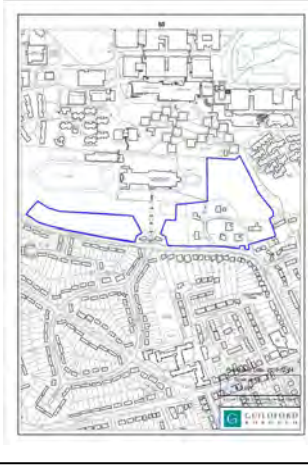
Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	

2349



TCB
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Site reference	50	
Address	Land at Guildford Cathedral, Alresford Road, Guildford	
Ward	Onslow	
Site area	3.28 ha	
Current land use	Open space and residential properties	
Suitability		
<u>Location</u>		
<p>The site is adjacent to Guildford cathedral building, and is part of the cathedral site. It is within Guildford Urban Area, close to the University of Surrey, with access to the A3. The site is just less than one kilometer from Guildford Railway Station.</p>		
<u>Physical description of the site</u>		
<p>The cathedral is on an elevated site, with a processional route on approach from the west to its entrance and open land sloping away to the south. The land is currently a mix of open space, with some trees, and residential properties, belonging to the cathedral. The cathedral is a prominent landmark from many viewpoints in the Borough.</p>		
<u>Character of the area</u>		
<p>To the north of the site is the Grade II* Listed Cathedral building, followed by the University of Surrey buildings. To the south is a residential area, and to the west is an area of transport infrastructure, with the roundabout leading to the cathedral and A3, and the A3 itself.</p>		
<u>Relevant planning history</u>		
<p>On land between 6 Cathedral Close and 1 Cathedral Cottages, planning permission was granted in 2010 for six two-storey, one-bedroom dwellings for cathedral staff (09/P/01567). This permission has now expired.</p>		
<p>Planning permission was granted in April 2014 for the undertaking of identified site geo-technical investigation works and monitoring by way of creating a number of temporary boreholes, trial pits, sampler holes and a temporary works compound with full ground reinstatement following works (ref: 14/P/00204).</p>		
<p>In February 2017, an application [Ref: 15/P/02284] for the proposed erection of 134 dwellings (including affordable dwellings) with associated vehicular/pedestrian access arrangements, estate road layout, parking, landscaping, engineering operations and ancillary works, was refused by the Council.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Guildford Urban Area • Flood zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Protected Open Space and grounds of grade II* listed building • Setting of grade II* listed building set on high land. • Visually and strategically prominent on long distant surrounding views, and skyline, including those from Conservation Areas and other listed buildings setting • Greenfield 		

Physical limitations and considerations

As noted by the planning permission above, geo technical works have been undertaken in relation to land stability, and will inform a planning application.

In response to consultations on the Local Plan, Thames Water commented that they have concerns regarding Wastewater Services and Water Supply Capability in relation to this site. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Access

Access to both parcels of land can be achieved by the construction of new priority junctions from Alresford Road and Ridgemount. Pedestrian routes through the site connecting to the existing footpath system in Cathedral owned land will also be important to enable access to be provided to the University.

Flood risk

The site is at low risk of fluvial flooding. As the site is over 1ha, a flood risk assessment would be required to support a planning application.

Environmental limitations and considerations

Development proposals for land in close proximity to a Grade II* Listed building will require careful consideration of the harm to the listed building and the setting of the listed building. A planning application for development would need to carefully consider this, and balance any potential harm with any benefits of the development, in accordance with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework (NPPF).

In addition, views of the Cathedral and its setting are strategically important across the town, and should be considered as part of any development proposals.

Development proposals will result in the loss of protected open space. The NPPF clearly states that open space should not be built upon unless;

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

A planning application for development of this land will need to address the above criteria.

Future development proposals should include appropriate landscape assessments of the site, including the existing trees and hedges; their condition and value, and the impact of any development upon them, including future maintenance. Development proposals should seek to protect existing trees and mature hedges of significance, and include the provision of new planting schemes as appropriate.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

It is expected that new homes here would be attractive to the market, in close proximity to the A3, the university and the town.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. In addition, development of this site would provide financial benefits for the Cathedral, and assist with its long-term operations in Guildford.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

An appropriately designed scheme should not unacceptably adversely impact neighbouring areas. Key issues will likely relate to parking provision, and proximity of development to neighbouring properties, which will need to be addressed by development proposals.

Availability

Landownership: The land is owned by Guildford cathedral. The Dean and Chapter at Guildford Cathedral are working with Vivid Homes to develop the site.

Delivery record: Vivid Homes are a regional provider of affordable homes.

Achievability

The site promoter has engaged in some pre-application discussions with the Council and a planning application is being submitted. It is understood that the Dean and Chapter would be keen to deliver new homes here as soon as possible. The applicant has confirmed they are intending to start on site once planning permission is attained with a view to delivering all units by 2024/25, therefore, there is clear evidence toward the delivery of homes on this site within the first five years of the plan period.

Applying constraints

There are challenging constraints as identified, including; loss of open space and addressing the criteria of the NPPF, the impact of development on the Grade II* listed building and its setting, water capacity infrastructure and overall viability. Whilst these are challenging, a well-designed and justified scheme may be capable of overcoming them.

Consideration of possible uses

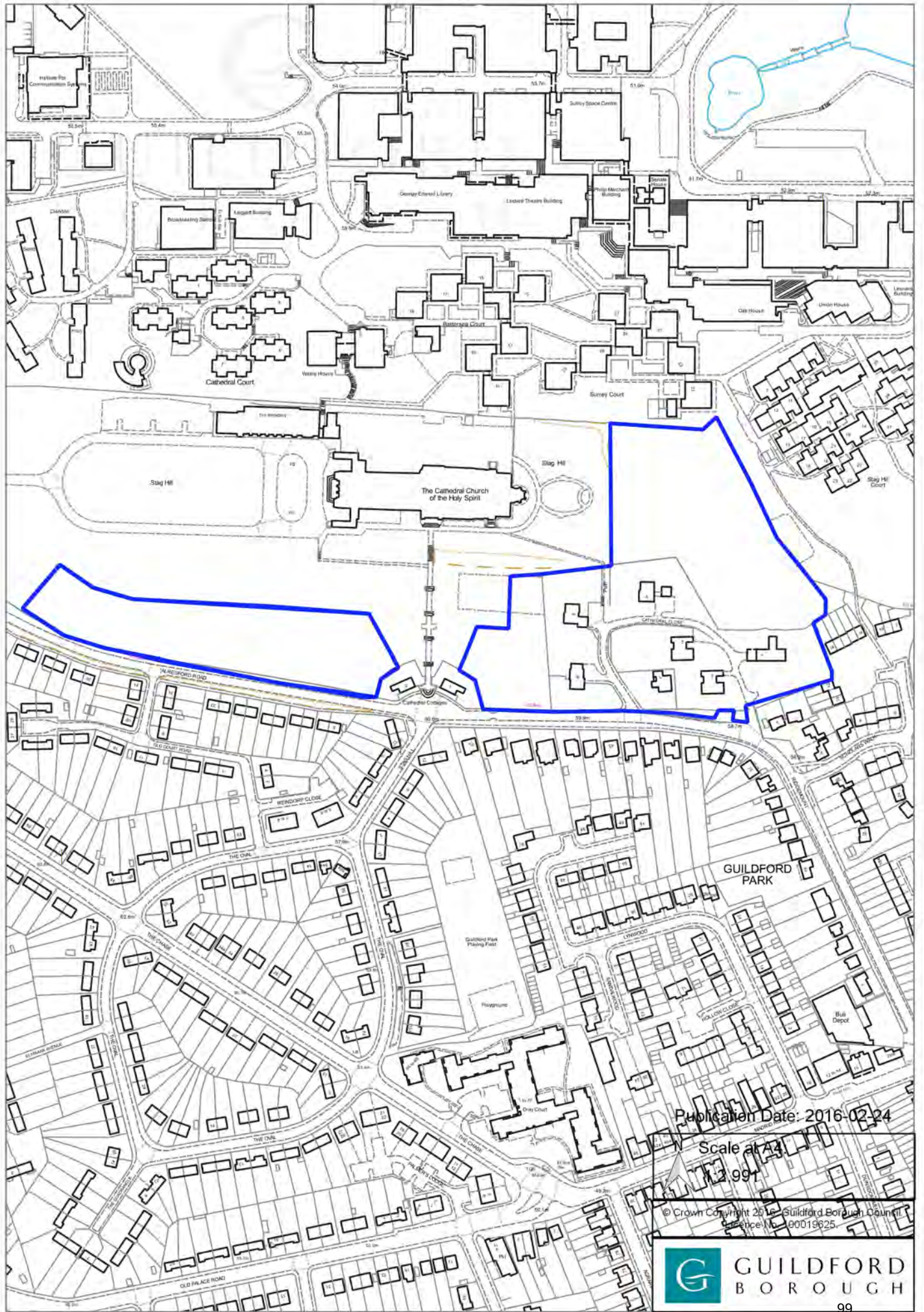
The key driver for the development proposals is to provide funding for the future of the Cathedral, and therefore within the limits of planning and delivery, and with provision of some affordable housing, the maximum financial return is likely to be sought. Residential development of this site is likely to be the most financially advantageous use of the site.

Uses

<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	93 (net), 100 (gross)	30 dph

Timescales

The applicant has confirmed they are intending to deliver all units by 2024/25, therefore, there is clear evidence toward the delivery of homes on this site within five years.	Years	
	1 – 5	
	6 – 10	
	11 – 15	



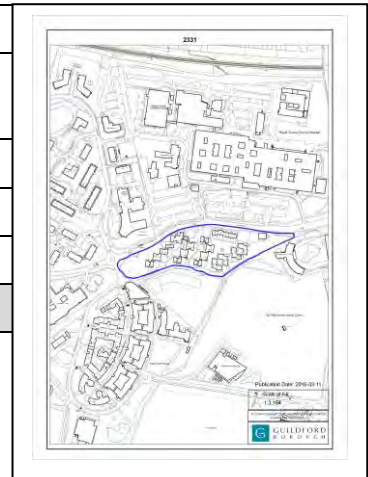
Publication Date: 2016-02-24

Scale at A3

1:2,997

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Reference No. 90019625

Site reference	2331
Address	Land between Gill Avenue and Rosalind Franklin Close, Guildford
Ward	Onslow
Site area	2.36 ha
Current land use	Nurse/student/staff accommodation (C3)
Suitability	



Location

The site is very close to the Royal Surrey County Hospital, the Surrey Research Park, Manor Park Student Village and Surrey Sports Park.

Physical description of the site

The site currently accommodates staff and student accommodation, a clubhouse and a childcare facility. There are 14 three-storey blocks and 9 terraced houses. The land to the south is a temporary car park.

Character of the area

There is a mix of uses in this area, as described above. To the north of the site is a busy road and beyond the hospital car park, to the west new academic buildings, to the south an area of land owned by the hospital and used as a temporary car park and new student accommodation blocks and to the east the Surrey Research Park.

Relevant planning history

On 19/09/00 a certificate of lawful use or development was granted that confirmed the change of use of the bedsitting rooms, flatlet accommodation as residential units within class C3 will not as a result of a change of occupier from employees to market accommodation be a material change of use (applied to 1-9 Gill Ave and 1-255 Rosalind Franklin Close, it did not include the student accommodation granted under planning reference 94/P/00278). In 2001 an application was approved for 3 detached two storey blocks of residential accommodation for a temporary period of 30 months.

Planning applications relate to the hospital. Land to the south has temporary planning permission for car parking (15/P/00976 - temporary parking provision for 388 spaces for a period of 2 years at land off Rosalind Franklin Close for hospital use).

Planning application reference 94/P/00278 was for 4 three storey residential blocks of 144 single bedrooms for student nurses. In 1998 planning permission was granted to allow the wording of condition 10 of 94/P/0278 to be relaxed to allow the buildings to be occupied by students (and not restricted to student nurses).

Summary of land designations

- Guildford urban area
- Previously developed land
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths Special Protection Area

Physical limitations and considerations

There is access to the current accommodation. Access could be provided to the site from both Gill Avenue and Rosalind Franklin Close subject to traffic studies.

The traffic implications of any development on the local road network need particular consideration for this site as access to the hospital for emergency services/ambulances is essential. The current use of the site for residential use (estimated to be 389 units at 165 dph), a staff club and childcare facility and existing associated traffic movements needs to be considered when looking at the traffic implications.

The site is at low risk of fluvial flooding and is not within a surface water flooding hot spot area.

Environmental limitations and considerations

Green infrastructure

Any potential to improve biodiversity on site should be considered as part of redevelopment proposals.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There are no known reasons why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Appropriateness and likely attractiveness for the type of development proposed

New homes here, close to services and facilities, are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. The site would be particularly suitable to include specialist (C3 use class) homes for later life due to the proximity to local facilities and a community hub with various health and social care facilities at Park Barn.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is owned by the hospital, and is available for development.

Achievability

This is a longer-term aspiration at present, but there is a reasonable prospect that this site will be redeveloped in the future to make more efficient use of the site.

Applying constraints

There are no specific known constraints that could prevent development.

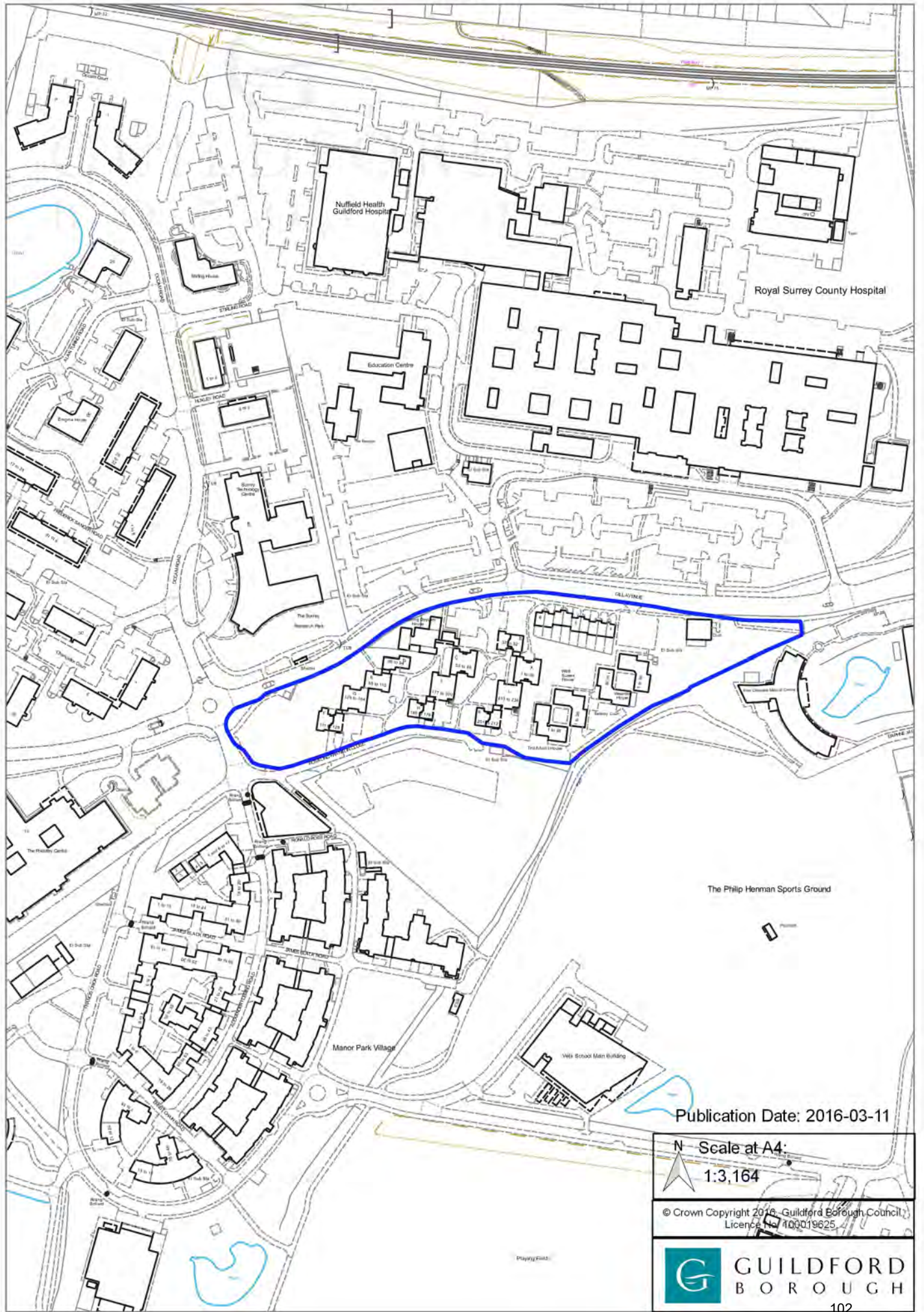
Consideration of possible uses

This site is most suited for residential development, to provide new homes to help meet the identified need. Specific student accommodation may also be appropriate considering the current student accommodation provided on the site.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	61 (net), 450 (gross)	190 dph

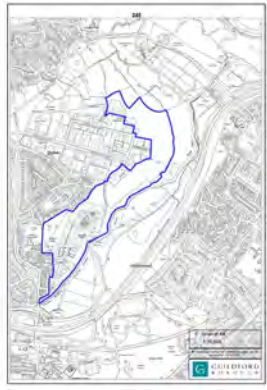
Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



Publication Date: 2016-03-11

N Scale at A4:
1:3,164

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Site reference	245	
Address	Weyside Urban Village (former Slyfield Area Regeneration Project, Guildford)	
Ward	Stoke	
Site area	40 ha	
Current land use	Sewage treatment works, former landfill site, Council depot, community hall and allotments	
Suitability		
<u>Location</u>		
<p>The site is within Guildford Urban Area, adjacent to Slyfield Industrial Estate. It is within Stoke ward, and close to Bellfields on its south west side, and is separated on its east side from the Burpham/Abbots Wood area of Guildford by the A3. Jacobs Well village is to the north west, with Clay Lane to the north.</p>		
<u>Physical description of the site</u>		
<p>The site currently accommodates many uses; sewage treatment works, former landfill site, Guildford Borough Council (GBC) depot, community hall and allotments. There is also part of the site that is greenfield, with trees at the site boundary.</p>		
<u>Character of the area</u>		
<p>The industrial estate dominates the character of this area. However, to the north and east is the River Wey and its natural flood plains, which provide a different character, hence the character can appear different depending on the location of the viewpoint. There is residential development to the south of the site.</p>		
<u>Relevant planning history</u>		
<p>There is no planning history relating to large-scale redevelopment.</p>		
<p>Master planning guidance for this site is provided in GBC's Strategic Development Framework Supplementary Planning Document (SDF SPD), as part of the Weyside Urban Village project, which was adopted on 21st July 2020.</p>		
<p>A hybrid planning application (ref: 20/P/02155) was submitted in December 2020. This included an outline application for 1550 dwellings and full planning permission for access, infrastructure, drainage and remedial work across the site. This application was approved by Guildford Borough Council's Planning Committee in October 2021.</p>		
<p>An Environmental Impact Assessment screening opinion (ref: 2020/0091) was submitted to Surrey County Council for the relocation of the Guildford Sewage Treatment Works and an opinion issued to this in July 2020. A planning application is expected to be submitted towards the end of 2021.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Guildford Urban Area • Primarily Flood zone 1 (low risk). Part of the site is flood zone 2 (medium risk) and a very small part of the site is in flood zone 3 • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Partly previously developed land, partly greenfield • Corridor of the River Wey • Protected open space (south west of site) • Contaminated land (former landfill) • Allocated land; <ul style="list-style-type: none"> ○ Local Plan (2019 – 2034) Site Allocation A24 ○ The northern area of approximately 11ha is allocated in Surrey Waste Plan 2008 for non-thermal waste uses 		

- Designated housing zone (by Homes and Communities Agency)
- Adjacent to proposed strategic employment site
- Adjacent to SNCI

Physical limitations and considerations

Detailed work is taking place to consider any impacts of the proposed development on the strategic and local road networks and improvements that could be made along the Woking Road corridor along with improved cycle and walking linkages to the Town Centre.

The SARP site includes Thames Water's Guildford Sewage Treatment Works (STW) site. Thames Water Utilities Ltd (TWUL) is working with the Council regarding the redevelopment of the SARP site and the relocation of the Sewage Treatment Works. TWUL's asset modellers have highlighted that the current water and wastewater network in this area is unlikely to be able to support the demand anticipated from this development without additional network infrastructure reinforcement. As in all cases where water and wastewater network capacity constraints are identified, TWUL will work the developers to ensure sufficient capacity is in place to support the proposed development.

GBC will act as Infrastructure Developer to fund and deliver the site infrastructure including relocating the Thames Water sewage Works and the GBC operational depot. Thames Water expects construction on the new STW to start in 2022 and complete by 2025. Once the new works have been tested and commissioned, the old works will be decommissioned in 2026.

The quantum of development proposed would likely need to make financial contributions towards secondary school expansion and an upgraded primary school.

Studies have been undertaken to consider contamination in relation to the former landfill site. Work on this continues.

The Community hall (Corporation Club) is at the end of its economic life and is not well used. New community facilities will be provided in the new development

The allotment site was intended to be relocated entirely to a site in Clay Lane adjacent to the existing Burpham allotment site. However, in August 2020 the Secretary of State rejected the Council's application to reprovide Bellfields Road allotment holders with new facilities at North Moors and Aldershot Road allotments. It is now proposed to relocate some but not all of the allotments.

A small part of the site is within flood zone 2 (medium risk) and a very small part within flood zone 3. The site would be designed sequentially, to avoid development of land within flood zone 2 and 3. Safe access and egress to the site should be achievable to the west of the site boundary. See the Level 2 SFRA and sequential test for more information.

Access

Vehicular access for residential development and community facilities will be achieved via Bellfields Road, Slyfield Green and via the existing GBC depot access off the A320 Woking Road. Vehicular access to the new Council waste-management depot, waste facilities, employment area and new sewage treatment works will be via Moorfield Road and Westfield Road.

Environmental limitations and considerations

The site adjoins the Green Belt, and would need to be sensitively designed to consider this transition from urban area to Green Belt land, particularly with regards to the open fields from between Clay Lane and the site, which is high sensitivity Green Belt (as identified in the Green Belt and Countryside Study).

Development proposals should conserve and enhance biodiversity. Given that some of the site is greenfield, and it adjoins Green Belt, of which some is natural flood plain, consideration need to be given to wildlife, trees, and green corridors.

The site is adjacent to a SNCI (Site of Nature Conservation Importance). Any development proposal should fully assess the impacts on the local wildlife site and avoid and mitigate for any impacts arising. Liaison with Surrey Wildlife Trust should be encouraged.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan). A planning application for a change of use of 45.9 hectares of agricultural land to publicly accessible green space at Burpham Court Farm (ref: 20/P/01273) was approved in October 2021 to facilitate the required SANG for the proposed dwellings.

Contamination Risks

This site is a former sewage works so will require extensive investigation and potential remediation works prior to any development. Site also potentially contains gas generated from landfill uses.

Appropriateness and likely attractiveness for the type of development proposed

New homes here would likely be attractive to the market.

Contribution to wider priorities

Redevelopment would provide approximately 1,500 new homes in Guildford urban area. This is of a sufficient quantity that can help reduce pressure on Green Belt land, within the overall aim to sustainably meet identified development needs over the Local Plan period.

The project would deliver a new modern Sewage Treatment Works reducing odour and flies, and a new council depot facilitating a review of service delivery bringing the old landfill site back into economic use.

The scheme will enable the relocation of the STW, Surrey County Council waste operations and the Council depot away from residential areas, opening up the Riverside Park for the wider community and providing much needed housing close to the centre of the Borough.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Relocation of the SWT should improve the living conditions for residents nearby who currently experience odour. Comprehensive master planning of this site should deliver a high-quality living environment for new residents, and not unacceptable adverse impacts on current residents and business nearby.

Availability

Landownership: The land within the SARP area is owned principally by Guildford Borough Council and Thames Water with Surrey County Council having a minority interest.

Thames Water has entered into a Memorandum of Understanding (MoU) with the Council, setting out in broad terms the intended responsibilities, action, governance and risks of both parties which would be further developed (in the light of detailed professional advice) into a formal Development Agreement. SCC remains committed to the project.

Achievability

The project requires the relocation of the sewage works operated by Thames Water to the old landfill site, the relocation of the GBC depot and the relocation of the Surrey County Council waste facility. This will create the opportunity to build approximately 1500 homes on the recovered land and two additional industrial units. Thames Water is intending to submit an application in late 2021 and expects construction on the new STW to start in 2022 for a completion date in 2025. Once the new works have been tested and commissioned, the old works will be decommissioned in 2026.

The development will also see the relocation of the GBC Works Depot from the South of the site, with funding approved to progress this by Guildford Borough Council's Executive Committee in September 2021. The Executive Committee demonstrated support of the Weyside Urban Village development by approving further funds to assist with the delivery of the site. The site also benefits from Homes England support through the Housing Infrastructure Fund which enables money to be borrowed at low interest rates to fund the scheme. This scheme requires the project to meet milestones to receive grant funding to assist with the high upfront capital required to deliver the site, regular monitoring shows meeting these milestones is currently on track.

The applicant has confirmed 380 homes will be delivered in years 1-5, 1030 homes in years 6-10 and

90 homes in years 11-15 as the site is built-out according to the Housing Infrastructure Fund programme.

Applying constraints

There are constraints to development of this site. However, extensive work is currently ongoing to overcome these to enable a viable scheme to be prepared. The key constraints still being considered are:

- The cost and details of the remediation required to enable construction to commence
- The project can only proceed with the relocation of the sewage treatment works, this will only commence with a financially viable project

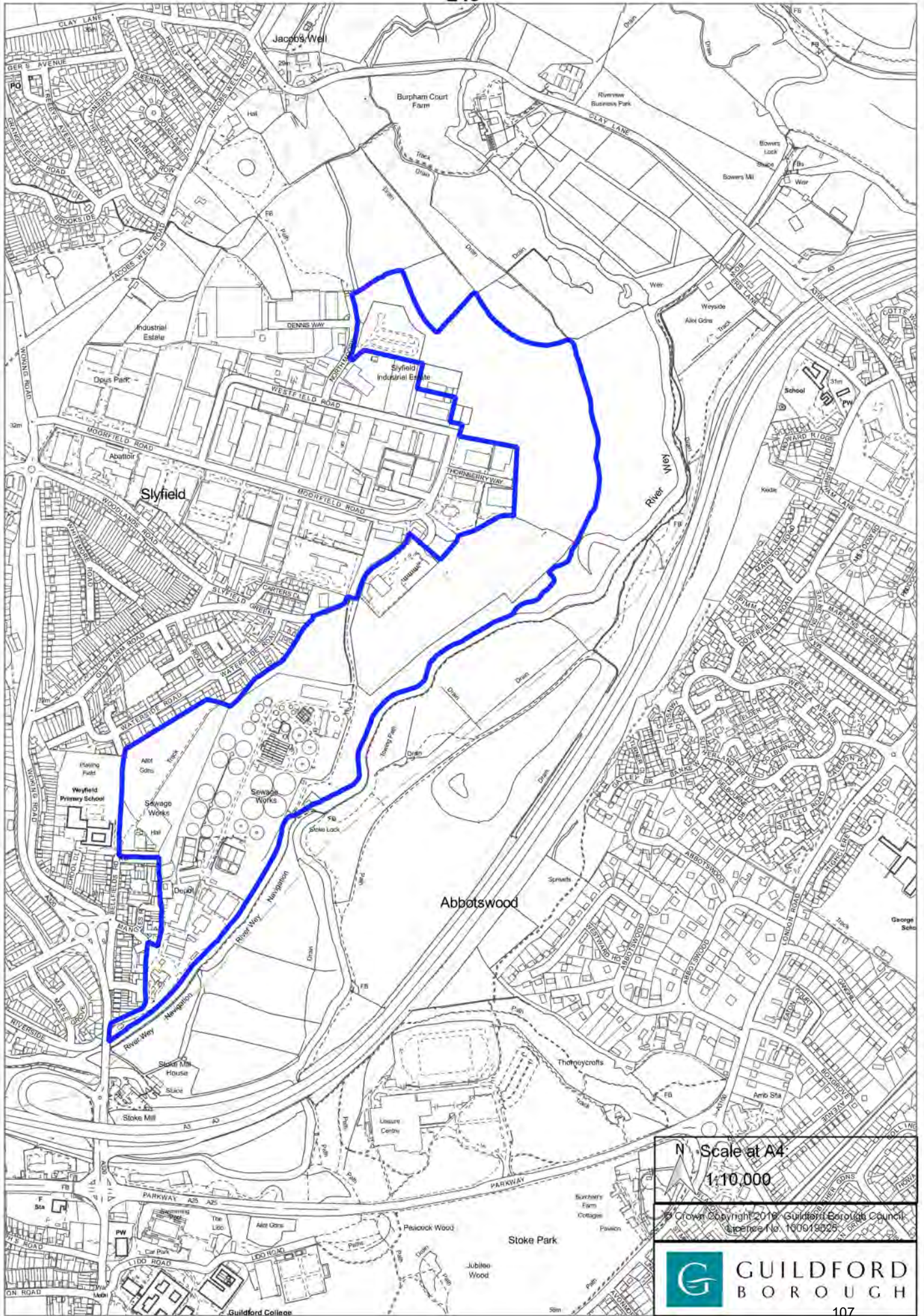
Consideration of possible uses

This is a mixed-use redevelopment.

Uses

<u>Use</u>	<u>Quantum of development (homes / floorspace)</u>
Residential (C3)	1,500
Traveller pitches (sui generis)	6
Light industrial (B1c) / Trade counters	6,500 sq m
New council waste management depot (relocated on site)	
Waste facilities	
New sewage treatment works (relocated on site)	
Community facilities (D1)	

Timescales	Years	
Confirmation has been received 380 homes will be delivered in years 1-5 and the rest over the remainder of the plan period.	1 – 5	
	6 – 10	
	11 – 15	



N Scale at A4
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Site reference	34
Address	Land at Westway, off Aldershot Road, Guildford
Ward	Westborough
Site area	0.56 ha
Current land use	Temporary car park



Suitability

Location

The site is located in between Westborough allotments and St Joseph's primary school, within Guildford Urban Area. The Aldershot Road is within easy walking distance, where busses can be used to travel into Guildford Town Centre. The site is approximately 2km from Guildford Railway Station.

Physical description of the site

The site is currently hard surfaced and used as a car park by the Royal Surrey County Hospital as a part of a park and ride scheme. Access to the site is via Westway.

Character of the area

To the west of the site are residential dwellings, to the north is St Joseph's primary school, to the south are allotments and Westway forms the eastern boundary of the site.

Relevant planning history

Planning permission was granted in June 2015 for the continued use of land for private staff car park associated with the Royal Surrey County Hospital for a further period of five years (ref: 15/P/00782).

A planning application to change the use from a car showroom to a temporary private car park for a period of five years was approved in 2010 (ref: 09/P/01575). Following this there is currently a planning application (ref: 21/P/0159) awaiting determination for the removal of existing hardstanding and erection of 37 units.

Summary of land designations

- Guildford Urban Area
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Risk of contamination
- Previously developed land

Physical limitations and considerations

The land is at low risk of fluvial flooding (flood zone 1). The site is adjacent to, but not within, a surface water flooding hot spot area (Rydeshill).

This site has been used as a garage and vehicle repair shop. Ground investigations have been carried out and significant amounts of soil will have to be removed and safely disposed of to allow development.

Prior to the 2009 temporary permission being granted, the site was occupied by a car dealership with workshops and offices. In the 2009 assessment (ref: 09/P/01575) on the highway impact of the development, the proposal was found to be acceptable, and this was the same in the 2015 assessment (ref: 15/P/00782). No objection was raised by the County Highway Authority. Given the recent uses of the site, it is considered likely that suitable access could be achieved for redevelopment.

However, it is noted with regards to rights and easements, an area at the entrance 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.

The levels vary across the site. The entrance is up an incline, and the site drops off at the far end. Any plans will have to consider potential overlooking of the school buildings, and the fact the allotment site behind is on a higher level than the site.

In response to consultation on the Local Plan, Thames Water advised that based on the information available to date, they do not envisage infrastructure concerns regarding Waste Water capability in relation to this site.

Environmental limitations and considerations

Given the full extent of development on this site (hard standing), any improvements to biodiversity and landscaping through redevelopment would be beneficial.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market, with good transport connections, schools, shops and services nearby.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

This would be an attractive location to live, close to open space, and allotments. An appropriate scheme should be possible to achieve that does not unacceptably adversely impact on neighbouring areas.

Availability

Landownership: The land is currently owned by the applicant (Ashill Land) of the application under determination (ref: 21/P/01659).

Achievability

This is an allocated site in the LPSS. Planning application 21/P/01659 is currently awaiting determination. The applicant has confirmed that they intend to deliver the site promptly as soon as permission is granted, with a view to delivering all units in 2022/23. Given the small scale nature of the site, there is a realistic prospect that the site will be delivered in the first five years.

Applying constraints

The site is long and rectangular in space and will require careful design to ensure best use is made of the site without adversely impacting on neighbouring uses and the character of the area.

Consideration of possible uses

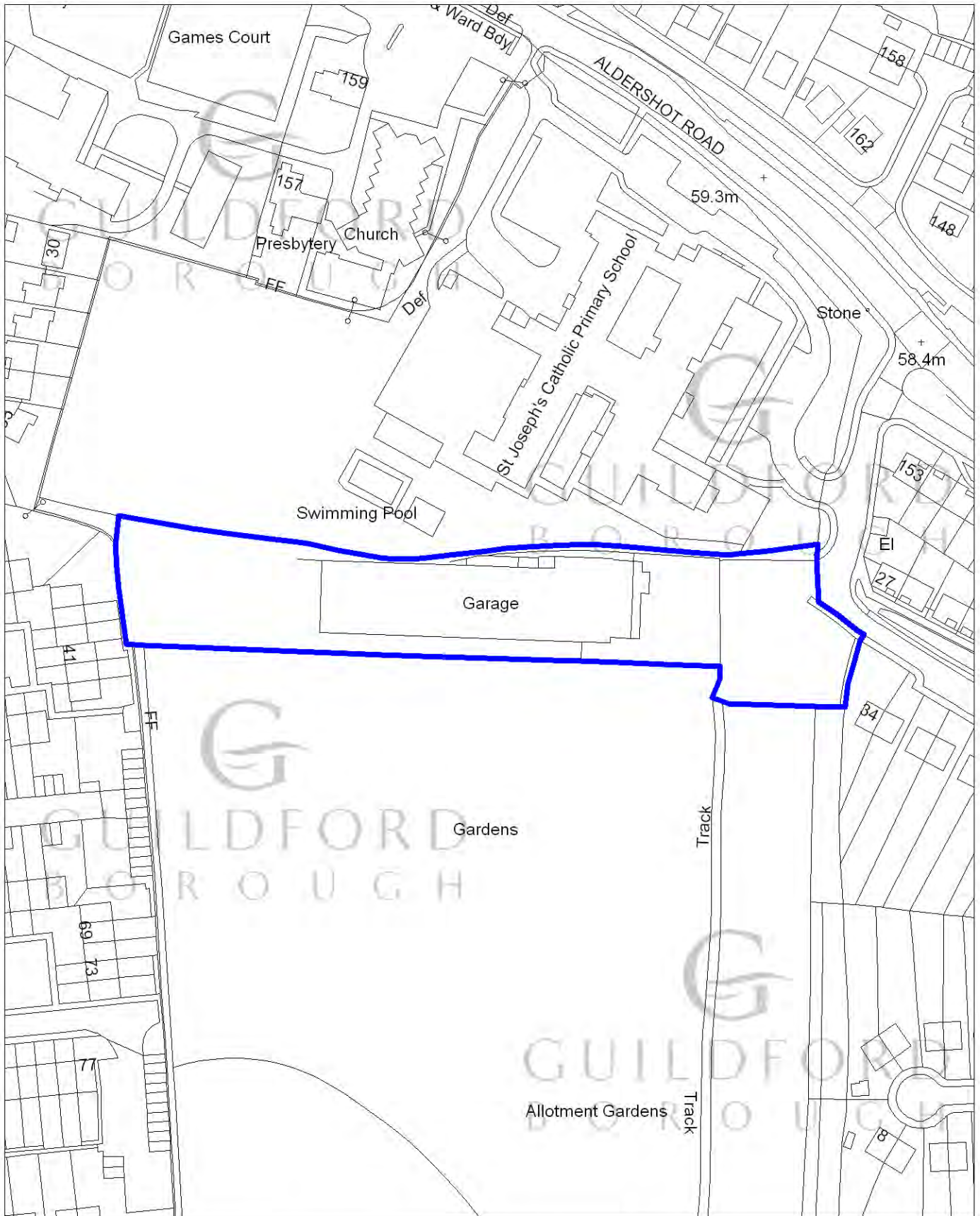
Housing: The site is considered most suited to C3 residential use with potentially an element of homes suitable, flexible and adaptable for those in later life. Residential development would make use of a previously developed site in the urban area.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	37	66 dph

Timescales

	Years	
The applicant has confirmed that they intend to deliver the site promptly as soon as permission is granted, with a view to delivering all units in 2022/23.	1 – 5	
	6 – 10	
	11 – 15	




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Not To Scale



Site reference	1584	
Address	Former Pond Meadow School, Pond Meadow, Guildford	
Ward	Westborough	
Site area	0.6 ha	
Current land use	Former school (D1)	
Suitability		
<u>Location</u>		
<p>The site is in Guildford urban area, parallel to a residential street, bordered on two sides by Kings College playing fields. The site is close to a parade of local shops as well as a primary and secondary school. Busses serve this area well.</p>		
<u>Physical description of the site</u>		
<p>The site hosts a vacant special needs primary school, which has been derelict and fenced off since approximately 2010. There is a school building on the site, as well as some hard standing that used to be a playground. The site is accessed by a two-lane road with footway road coming from Pond Meadow, which is at the moment still used to access rented residential garages. The southern third of the site (approx. 0.2ha) is classified as Protected Open Space in the R5 Policy of our Local Plan 2003.</p>		
<u>Character of the area</u>		
<p>The area is of a dense residential nature with predominately two storey, semi-detached houses. There is little open space in the immediate vicinity, aside from the private playing fields of Kings College.</p>		
<u>Relevant planning history</u>		
<p>There is no recent relevant planning history.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Guildford urban area • Flood Zone 1 • Within 400m to 5km of the Thames Basin Heaths SPA (TBH SPA), where the impact of development can be avoided • Previously developed land • Protected Open Space (Policy R5 in draft Local Plan 2003) – southern third of the site • Covenant on land restricting it to educational use 		
<u>Physical limitations and considerations</u>		
<p>The access to the site is via a relatively narrow road which is a significant consideration for future development proposals, and potential uses. However, this has served previously as an access for the school, so deliveries and emergency vehicle access are possible.</p>		
<p>The site is at low risk of fluvial flooding (flood zone 1). The site is not within a surface water flooding hot spot area.</p>		
<p>Thames Water has confirmed that water supply and waste water supply are likely to be adequate.</p>		
<u>Environmental limitations and considerations</u>		
<p>Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken.</p>		

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Given that this site has been vacant for a number of years, new development that meets the local communities' needs is likely to be attractive in this location.

Contribution to wider priorities

Provision of new homes here would help towards meeting the overall housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. This site is within the Westborough/Park Barn Priority Area, where improving the appearance of this unused site and development of necessary community facilities would be beneficial. Redevelopment would make use of a previously developed site that is currently not used and has a derelict appearance.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is currently vacant and fenced off. Redevelopment has the potential to improve the attractiveness of the area. Consideration would need to be given to the impact of development on the residential properties that adjoin the site, which can be done through careful design, and site layout.

Availability

Landownership: The land is owned by Surrey County Council (SCC).

Achievability

SCC is actively pursuing redevelopment opportunities for the site and is currently engaged in discussions with suppliers for the design, build, financing and operation of a redevelopment project for the site. Development proposals are actively being prepared and funding sources pursued. There is a need for a replacement GPs facility in the area and a planning application is expected soon.

Applying constraints

The land was sold by GBC to SCC with a covenant restricting it to educational uses. This is a legal constraint to delivery that would need to be overcome.

The loss of protected open space needs to be weighed in the balance in accordance with the presumption in favour of sustainable development, and the need for and supply of new homes. However, specifically, the NPPF says (paragraph 97):

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Although the school is vacant, the loss of the educational use needs to be considered in the context of the NPPF, which advises (at paragraph 94):

“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of

plans and decisions on applications; and

- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”

As SCC advise that this former school site is no longer needed for education provision, it is acceptable for it to be used for alternative community uses, as well as some housing to support the delivery of new community buildings.

Retained policies in the Local Plan (2003) consider an education use to be a community facility. The NPPF (at paragraph 92 (c)) advises that planning policies and decisions should “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”. However, if this site were to be redeveloped predominantly for community facilities, this constraint would be possible to overcome. A solely residential development would need to consider this requirement and would be unlikely to overcome this.

The development itself would need to consider the impact on surrounding properties and school playing fields.

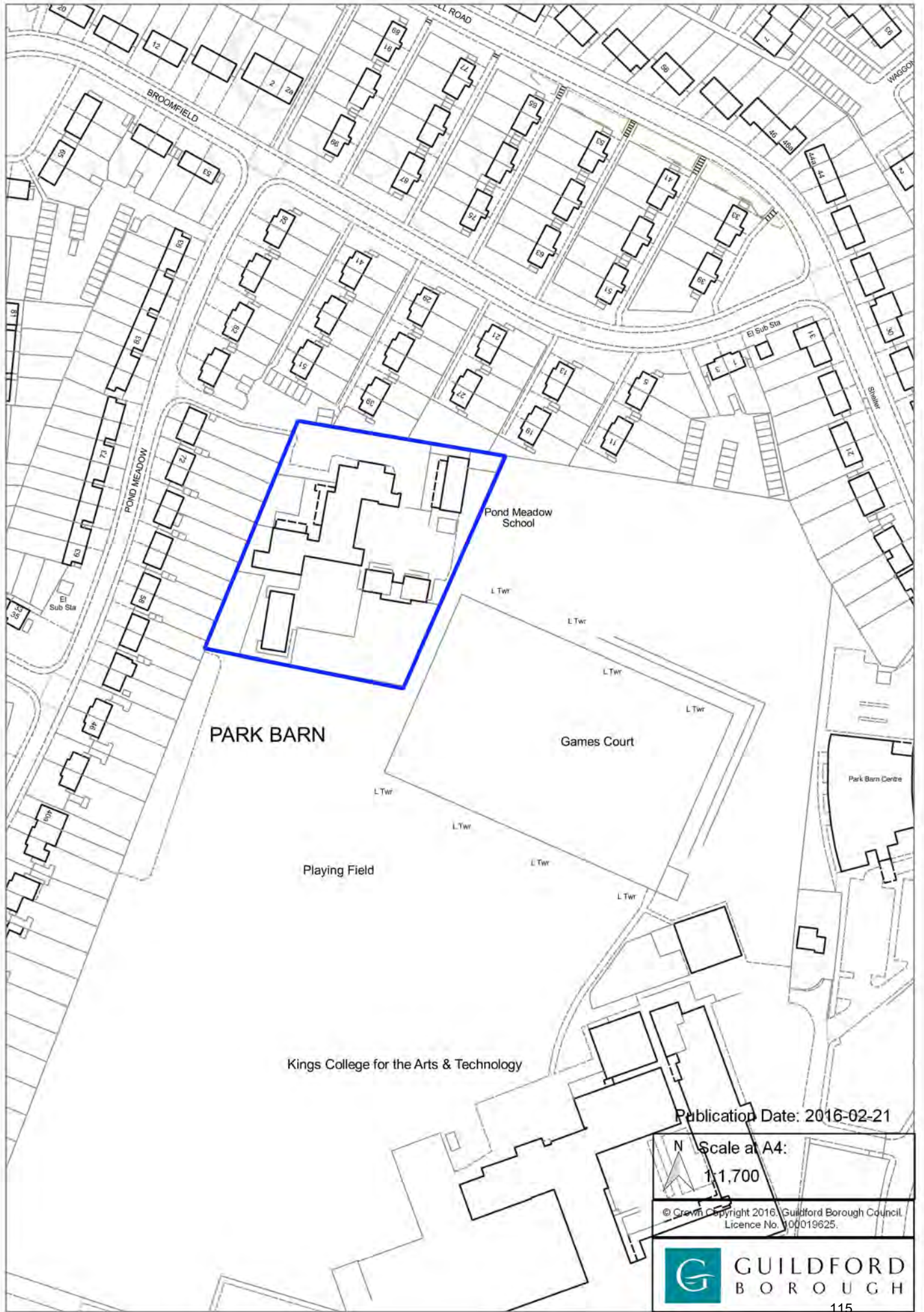
Consideration of possible uses

The aspiration for this site is to provide a community hub with health and community facilities. This would be funded in part by the development of some houses on the site.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	17
Medical centre (D1)	800 sq. m	
Community facility (D1)	800 sq. m	

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



PARK BARN

Pond Meadow School

Games Court

Playing Field

Kings College for the Arts & Technology


Park Barn Centre

Publication Date: 2016-02-21

N Scale at A4:
1:1,700

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Site reference	311	
Address	Blackwell Farm, Hogs Back, Guildford	
Ward	Shalford and Worplesdon	
Site area	78 ha	
Current land use	Farmland	
Suitability		
<u>Location</u>		
<p>The site is located to the south-west of Guildford urban area near Surrey Research Park, Royal Surrey County Hospital, and the University of Surrey Manor Park campus and Surrey Sports Park.</p>		
<u>Physical description of the site</u>		
<p>The site is predominantly managed as arable and pastoral farmland with small to medium sized fields surrounding Blackwell Farm.</p>		
<u>Character of the area</u>		
<p>The site is gently undulating. The site is subdivided into a series of fields, demarcated by hedgerows and mature trees. Treebelts and woodlands form characteristic features within this site and contributes to the overall sense of enclosure.</p>		
<u>Relevant planning history</u>		
<p>There is no relevant planning history.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Greenfield land • Flood zone 1 (low risk) • Within 400m and 5km of the Thames Basin Heaths SPA • Partially in the Area of Great Landscape Value (AGLV) and close proximity to the Surrey Hills Area of Outstanding Natural Beauty (AONB) – the access road is inside the AONB • The land is primarily moderate (classification 3b) agricultural land 		
<u>Physical limitations and considerations</u>		
<u>Agricultural land classification and level of use</u>		
<p>The land is primarily moderate (classification 3b) agricultural land, with an area towards the south of good agricultural land (classification 3a), and a very small area of very good agricultural land (classification 2) on the western side.</p>		
<u>Access</u>		
<p>Main vehicular access to the site could be from A31 Farnham Road via the existing or a realigned junction of the A31 and the Down Place access road, which could be signalised, and an improved Down Place access road or a new adjacent parallel access road. Land controlled by the University of Surrey. It is likely that the A31 overbridge would need to be replaced or strengthened.</p>		
<p>Secondary vehicular access would be required from the site to Egerton Road, preferably via Gill Avenue. This would be important to enable the site to be sustainable from a transport perspective as well as being able to mitigate the impact of development traffic particularly on the A3.</p>		
<u>Transport</u>		
<p>The site could assist in the delivery of a new railway station at Guildford West (Park Barn). The site could also provide the western route section of the Sustainable Movement Corridor and make a necessary and proportionate contribution to delivering the western route section on the Local Road Network.</p>		

Utilities

Current water supply and wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a water supply and drainage strategy would be required from the developer to determine the exact impact on the infrastructure and the significance of the infrastructure to support the development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

The site promoters are in discussion with utility providers to ensure that there is adequate capacity to supply the development, in particular for the extension of the Surrey Research Park.

Social and community infrastructure

The site will provide a 2-form entry Primary School.

Retail and other local services

The site will provide a local centre with a range of uses including a GP surgery, community space, a local convenience store, premises for eating and drinking out, takeaways, and other local services needed to serve the development.

Formal and informal open space will be required.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area B1 Hog's Back Chalk Ridge and Rural Character Area E1 Wanborough Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

A small part of the site is located within the AGLV (primarily the access road, and a small part of the south west corner of the site). The southern half of the access road is within the AONB. Development proposals need to consider these designations.

Heritage and conservation

A Scheduled Monument is located to the east of the land parcel at Manor Farm.

Nature

Strawberry Grove and Manor Copse located to the east of the site are designated as Ancient Woodland. This designation also applies to a tree belt which extends from the north of Strawberry Grove to the railway line to the north.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). Bespoke SANG would be provided by the site owner (see Infrastructure Delivery Plan).

Contamination Risks

The site has been used as chalk-pit woods and will require investigation and potential remediation prior to development.

The Public Health England Radon Map shows that this site is within Class 4 (5-10% maximum radon potential). This data is indicative and there is no evidence to show the presence of radon. If required suitable remedial measures can be provided to new dwellings, this is normally dealt with through the Building Regulation process.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes and commercial development in this location are likely to be attractive to the market. The site will deliver a mix of uses and will be within easy access to the new train station at Guildford West and existing establishments such as Surrey Research Park, Royal Surrey County Hospital and the University of Surrey, and the University of Surrey Manor Park campus and Surrey Sports Park.

Contribution to wider priorities

Provision of new homes, traveller pitches and businesses here would help towards meeting the housing and employment need in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. The infrastructure that will be delivered as part of the site will also benefit the existing community.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes and commercial uses in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development.

Delivery record: The site is owned by one landowner, which intends to retain control throughout delivery and is currently progressing toward the submission of a planning application.

Achievability

This site is anticipated to deliver homes throughout the plan period. The site owner is currently progressing toward the submission of a planning application. Masterplanning guidance has been set out in the Council's Strategic Development Framework Supplementary Planning Document (SDF SPD). The site owner intends to retain control of the development throughout delivery and is keen to build-out soon after planning permission is obtained.

Given the complexity of the site and the scale of the proposed development, it is expected that homes will start being delivered in year 6 of the plan period and that the delivery of the site will continue throughout the whole plan period.

Applying constraints

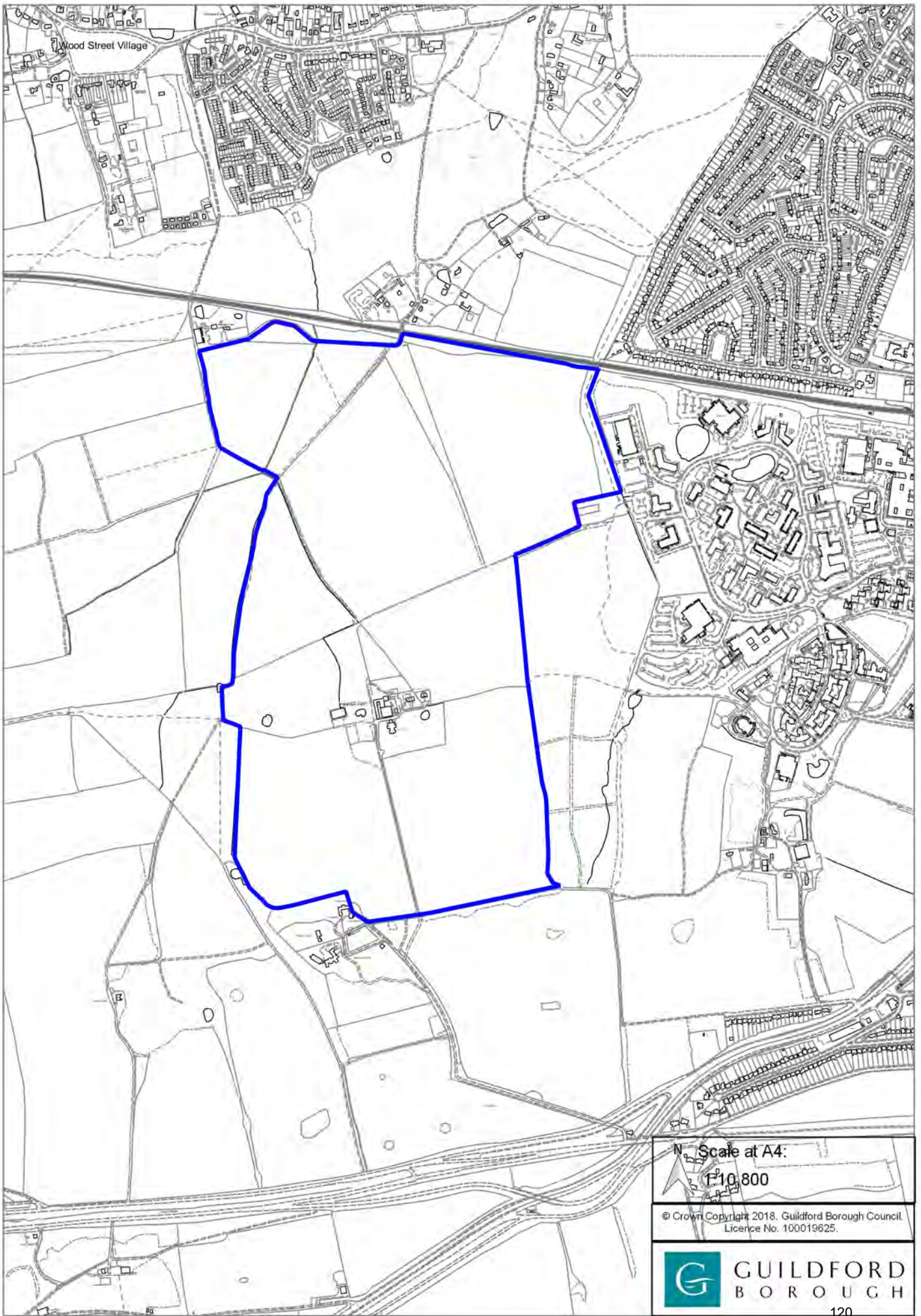
Constraints have been identified in relation to AONB and AGLV. Constraints have also been identified in relation to water supply and wastewater infrastructure. Whilst any further development proposal would need to be supported by additional infrastructure, appropriate mitigation is considered possible.

Consideration of possible uses

This site is most suited for a housing-led mixed-use development, to meet the identified housing need.

Uses		
<u>Use</u>	<u>Number of homes (net) / floor space</u>	
Residential (C3) (including some specialist housing and self-build plots)	1,500	
Employment (B1)	30,000 sqm on a 10/11ha extension to Research Park	
Comparison retail (A1) in a new Local Centre	500 sqm	
Convenience retail (A1) in a new Local Centre	660 sqm	
Services in a new Local Centre (A2 – A5)	550 sqm	
Services in a new Local Centre (D1)	500 sq m	
Traveller pitches (sui generis)	6	
Education (D1)	1 Secondary School 2 FE Primary school	
Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	

Blackwell Farm, Hogs Back, Guildford



N Scale at A4:
1:10,800
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Site reference	131
Address	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford
Ward	Onslow
Site area	1.3 ha
Current land use	Temporary car park for hospital use



Suitability

Location

The site is very close to the Royal Surrey County Hospital, the Surrey Research Park and Manor Park Student Village and Surrey Sports Park.

Physical description of the site

The site is a temporary surface car park.

Character of the area

There is a mix of uses in this area, as described above. The site is adjacent to nurses' accommodation to the north and the recently built University student accommodation to the south west. There is some tree screening around the site and open scrubland to the south.

Relevant planning history

The site has temporary planning permission for car parking (15/P/00976 - temporary parking provision for 388 spaces for a period of 2 years at land off Rosalind Franklin Close for hospital use). The Green Belt status of the land was removed through the 2003 Local Plan and the development of the land restricted to hospital related development, which could include medical facilities and accommodation for staff.

Summary of land designations

- Guildford Urban Area
- Previously developed land
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths Special Protection Area

Physical limitations and considerations

There is suitable access as the site is currently a well-used car park.

The site is at low risk of fluvial flooding (flood zone 1).

Environmental limitations and considerations

Green infrastructure

Given the full extent of development on this site (including hard standing), any improvements to biodiversity and landscaping through redevelopment would be beneficial.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The site is within 400m to 5km of the Thames Basin Heaths Special Protection Area. Additional accommodation for onsite staff may require the provision of Suitable Alternative Natural Greenspace (SANG) if the planning application is successful. The Local Plan identifies suitable SANG that would provide avoidance for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed hospital related development would be appropriate in this area due to the proximity to the Royal Surrey County Hospital.

Contribution to wider priorities

Provision of hospital related development in this location would help support health infrastructure to meet the health needs of the local population.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new hospital related development in this location, which takes account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The Royal Surrey County Hospital (RSCH) owns the site.

Achievability

Redevelopment is linked to the RSCH finding an alternative suitable location for staff car parking.

However, it is expected that this will be achieved in the next five years, and development could be delivered on this site in the next 6 -10 years.

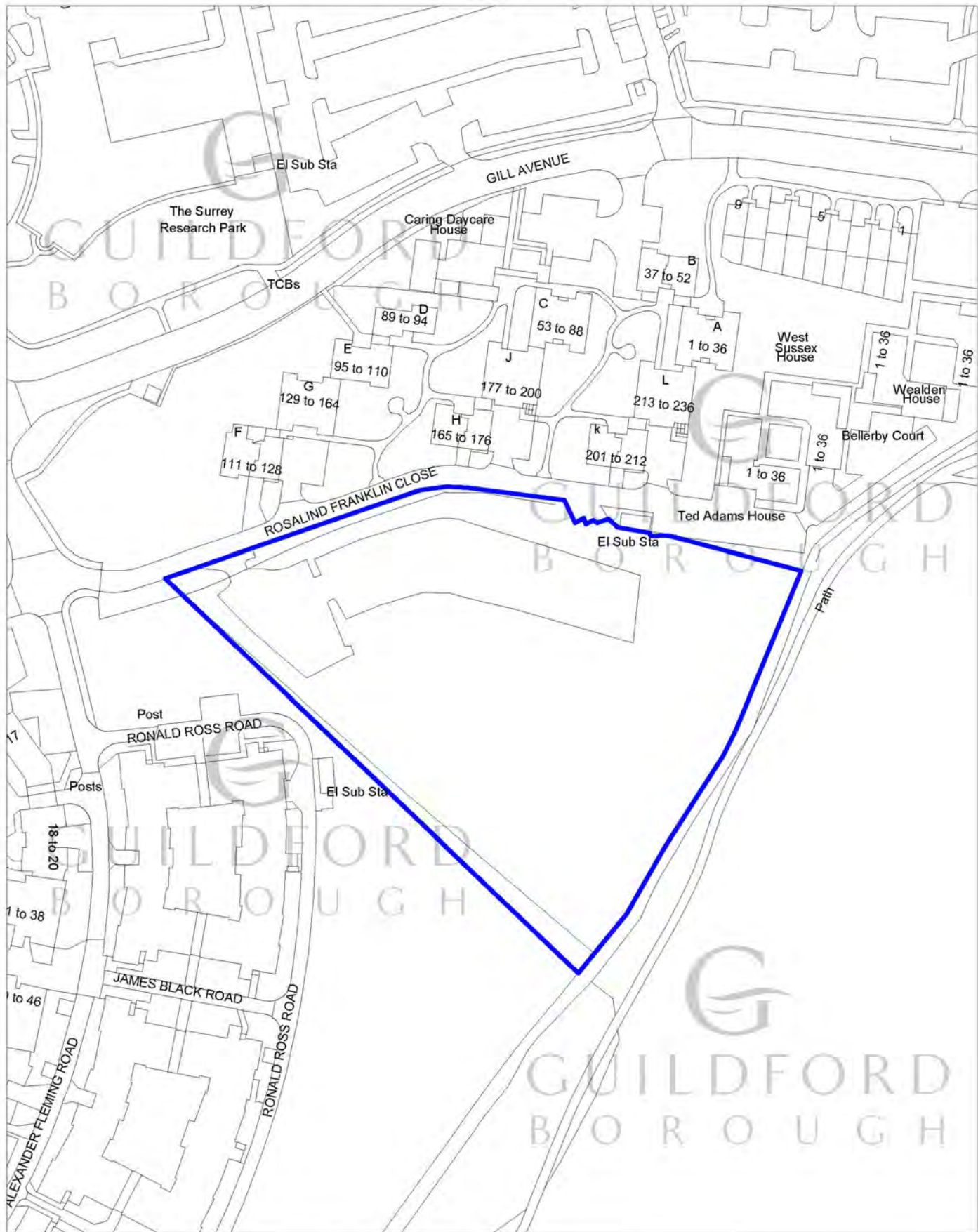
Applying constraints

There are no known specific constraints to development that would prevent development of this site.

Consideration of possible uses

The site is considered suitable for hospital related development, which could include medical facilities and accommodation for staff.

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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Not To Scale



Site reference	176
Address	Aldershot road allotments, Guildford
Ward	Westborough
Site area	3 ha
Current land use	Allotments and green space



Suitability

Location

To the north west of Guildford urban area, in a primarily residential area.

Physical description of the site

The site is mostly used as allotments, with some green space within the site area.

Character of the area

This is a primarily residential area, in Guildford urban area. There is a primary school close by, and a vacant development site adjoining the site, which has previously been used as a temporary car park and is currently being marketed for development.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Guildford urban area
- Greenfield
- Protected Open Space
- Flood zone 1 (low risk)

Physical limitations and considerations

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1).

Access and parking

Whilst the site adjoining is being marketed for development, with regards to rights and easements, an area at the entrance of that potential development 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. That design of that adjoining potential development needs to take this into account.

Environmental limitations and considerations

Nature and green infrastructure

The site is greenfield. Additional allotments are not expected to negatively impact on nature or green infrastructure.

Appropriateness and likely attractiveness for the type of development proposed

New allotments are likely to taken up quickly, and well used. Allotments in urban areas provide pockets of green space and contribute towards wellbeing.

Contribution to wider priorities

Provision of new allotments would help to provide the opportunity for people on the waiting list to have a plot.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why new allotments here would have a detrimental impact on neighbouring areas.

Availability

Landownership: This land is owned by Guildford Borough Council and is available for this use.

Achievability

This land could deliver new allotment plots over the plan period.

Applying constraints

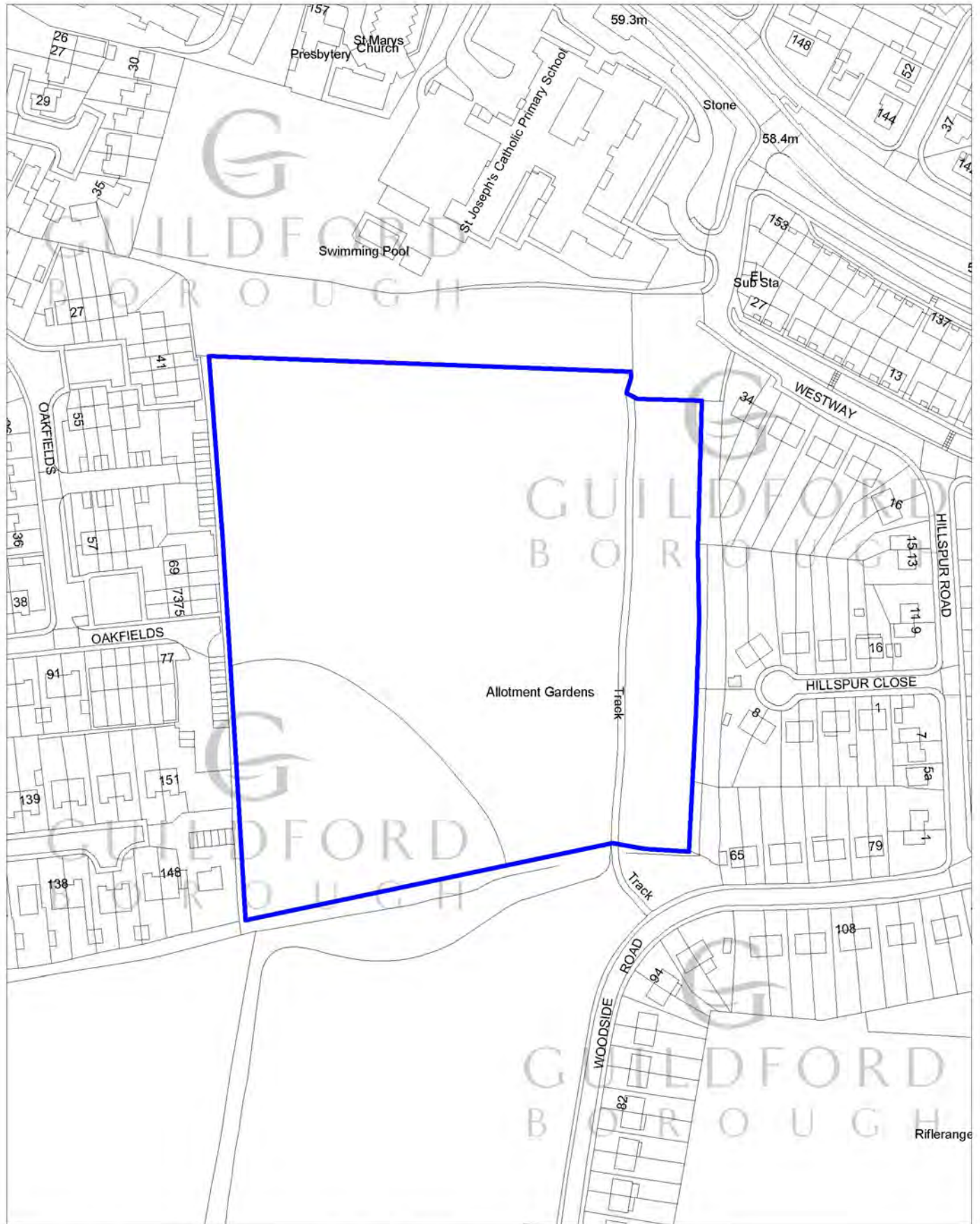
There are no known constraints.

Consideration of possible uses

This site is most suited to use as allotments.

Use: Allotments

Timescales	Years	
	0-5	
	6-10	
	11-15	



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Not To Scale



Site reference	2018	
Address	Land north of Salt Box Road, Guildford	
Ward	Worplesdon	
Site area	7.88 ha	
Current land use	Pasture land	
Suitability		
<u>Location</u>		
<p>The site is to the north of the Guildford urban area, to the west of the railway line and south of Whitmoor Common. It is adjacent to a horticultural nursery.</p>		
<u>Physical description of the site</u>		
<p>The site is generally constrained by substantial woodland tree cover, which is registered as ancient woodland. The open land is pasture land.</p>		
<u>Character of the area</u>		
<p>The woodland tree cover generally creates a strong sense of enclosure and frames the site in both physical and visual terms.</p>		
<u>Relevant planning history</u>		
<p>There is no relevant planning history.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Greenfield site • Flood zone 1 (low risk) • Within 400m of the Thames Basin Heaths SPA • Site is almost surrounded by a Site of Special Scientific Interest (SSSI) • Non-agricultural land 		
<u>Physical limitations and considerations</u>		
<u>Agricultural land classification and level of use</u>		
<p>The land is classified as non-agricultural land.</p>		
<u>Flood risk reduction</u>		
<p>The site is at low risk of fluvial flooding (flood zone 1), nor suffering from surface water flooding. This is a very important consideration for a new burial ground, as potential for ground water contamination must be ruled out.</p>		
<u>Access</u>		
<p>Access to the site could be achieved from where Grange Road meets Salt Box Road. The Highways Authority has requested a signalised junction.</p>		
<u>Transport</u>		
<p>Strategic road network (SRN) - The site is reasonably well connected to the Strategic road network with three junctions with the A3 to the south providing access to A322, A320 and Clay Lane.</p>		
<p>Local road network (LRN) - The site is located adjacent to Salt Box Road which connects with A320 to the east and A322 to the west.</p>		

A small off-street car park will be required. It will be strictly restricted to genuine burial ground visitors only, being enforced by staff. The car park will need to have sufficient parking spaces to enable visitors to attend a burial service without overspill car parking occurring onto Salt Box Road.

Bus services, Park and Ride and coach services

There are a number of bus services that pass close to the site on Grange Road including services 26, 27 and 538. Other services that are further away but within a reasonable walk distance are on A322 (services 28 and 91) and A320 (3,538, 34 and 35).

Cycling and walking infrastructure

The site can be accessed by walking and cycling from the south via Grange Road and Cumberland Road. There are also off-road cycling routes to the north of the site. A crossing facility for pedestrians and cyclists will be incorporated in the site access junction. Salt Box Road does not have a continuous footway. In view of the low level of visitors likely to a burial ground, this is not considered to be an issue.

Rail

The closest railway station is Worplesdon to the north of the site on the Woking to Guildford line. The route to the site by walking and cycling is along unlit roads or off-road paths and it is likely that most visitors who chose to visit the site by rail will use Guildford Station as the pedestrian and cycle network is better developed. There are also bus services from Guildford town centre to bus stops relatively close to the site.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within G1 – Worplesdon Wooded and Settled Heath.

Nature

Ecological surveying will be undertaken at the appropriate times of year. Any tree planting and landscaping will be with native species.

The site is within 400m of the SPA and is surrounded by SSSI. It is also adjacent to a Site of Nature Conservation Importance (SNCI). Access to the SPA will be designed out, and the car park will be strictly for use by visitors to the burial ground, and prevent use by others, including visitors to the SPA land.

Green infrastructure

Use as a burial ground will give access to the site to currently private land. The proposed use is beneficial for biodiversity.

Impact of development on the Thames Basin Heath SPA and potential mitigation

An Appropriate Assessment will be required as part of the planning application. This will include details of how the car park will be controlled to be limited to visitors to the burial ground, prohibiting parking by the general public and how this will be enforced (staffed), and how the layout will be designed to prevent access to the SPA.

Contribution to wider priorities

This site would help to deliver the community facilities needed, including new burial grounds as highlighted in the Corporate Plan.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

No relevant issues.

Availability

Landownership: The site is available.

Delivery record: The site is within single ownership, and the landowner has expressed interest in selling the site for this use, most likely as an option subject to planning permission. An existing agricultural tenancy would need to be terminated.

The development for a burial ground would be phased, most likely into three parts, each being available when required. Approximately 30-60 burials per year are likely on the site.

Achievability

The site would be opened as a new burial ground in phases, with land for approximately 30-60 burials per year being released as needed.

As of late 2015, feasibility work is progressing well, and evidence so far shows that a new burial ground here will be viable.

Applying constraints

The proposed facilities are likely to include toilets, tool shed, welfare facilities, and an office. Chapel facilities may not be needed, as the church service is usually held first, with only close family and friends attending the cemetery afterwards.

A ground water assessment has been completed.

Consideration of possible uses

This site would be most appropriate for a Council owned burial ground.

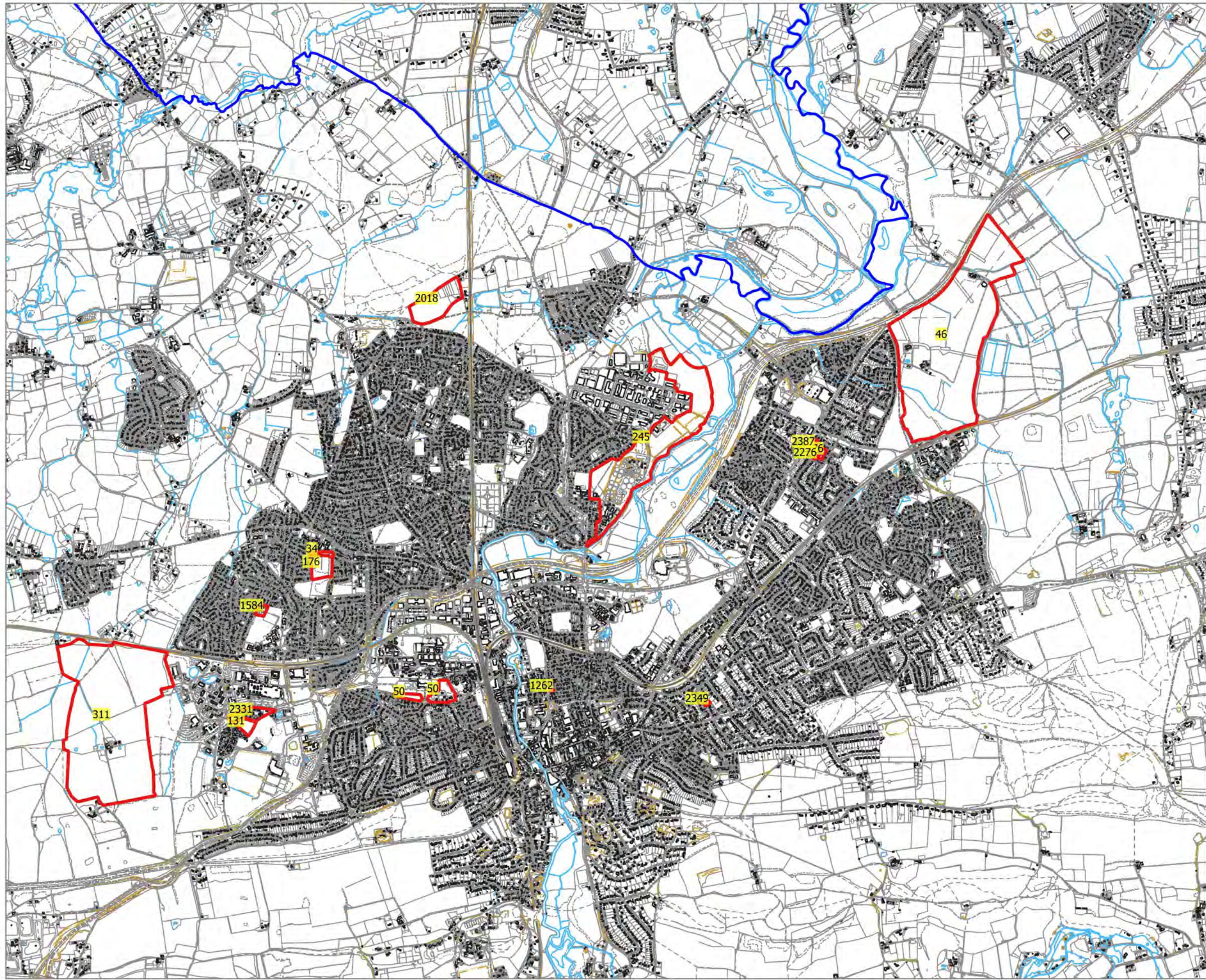
Use

Burial Ground, new site access and appropriate facilities.

Timescales	Years	
	0-5	
	6-10	
	11-15	




Realistic Candidates for Development - Guildford Urban Area



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

Publication Date: 2021-11-30

 Scale at A4:
1:30000


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Ash and Tongham

Realistic candidates for development

Ash and Tongham			Anticipated delivery period (years)			
Site ID	Site Address	Ward	1-5	6-10	11-15	No. of homes (net)
1121	Works, Poyle Road, Tongham	Ash South and Tongham	0	10	0	10
2247	Land to the south and east of Ash and Tongham	Ash South and Tongham, Ash Wharf	0	236	240	476
Total			0	246	240	486

Site reference	1121	
Address	Works, Poyle Road, Tongham	
Ward	Ash South and Tongham	
Site area	0.12 ha	
Current land use	Employment use (B2)	
Suitability		
<u>Location</u>		
<p>The site is in the urban area, close to schools, community facilities and a local shopping centre with access to the A331.</p>		
<u>Physical description of the site</u>		
<p>The site is currently in an employment use, with a car park at the front. The built front print takes up the majority of the site.</p>		
<u>Character of the area</u>		
<p>This is primarily a residential area, with local shops close by. There is a mix of residential properties in the area, ranging in sizes and size of gardens. The Kilns, a former Oast House converted to office is opposite.</p>		
<u>Relevant planning history</u>		
<p>There is no recent relevant planning history.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Ash and Tongham Urban Area • Flood zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Previously developed land 		
<u>Physical limitations and considerations</u>		
<p>The site is at low risk of fluvial flooding (flood zone 1).</p>		
<p>The site is within a hot spot area identified in the Ash Surface Water Study (Tongham/Oxenden Road hotspot). Any proposed development in this area should have regard to findings and recommendations of this study.</p>		
<p>Given the current use, a planning application for redevelopment would need to consider whether there is any contamination present.</p>		
<u>Transport and access</u>		
<p>There is current vehicular access from Poyle Road. This access is located approximately 35 metres from the priority junction with The Street, which is below the separation ideally required. However, vehicular entry speeds from The Street are low due to the existing traffic management features on The Street. In addition, it is likely that a residential use would not generate more trips than the current use.</p>		
<p>Vehicle access would most likely best be provided from Poyle Road, being the quieter side road, as it would not impact on the pelican crossing in The Street.</p>		

Environmental limitations and considerations

There are currently no green spaces or trees on this site. Redevelopment should take the opportunity to improve biodiversity and landscaping.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Contamination Risks

The site has been used as metal engineering works in the past so will need an investigation and potential remediation prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market. The site is within the urban area with services, facilities and schools nearby, and good access to main roads.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why redevelopment in this location, that takes account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is likely to be made available in the future, subject to leases.

Achievability

There is a reasonable prospect that this site may come forward for development in the future. The availability is dependent on the suitability and viability of the current use.

Applying constraints

There may be contamination on site, which would need to be considered. Redevelopment for residential use would result in the loss of employment land. This is not a strategic employment site, and this may not be an appropriate location for B2 uses (general industrial). A planning application for new homes would need to justify the loss of employment land.

Consideration of possible uses

This site is most suited to residential development, if the loss of employment land can be justified.

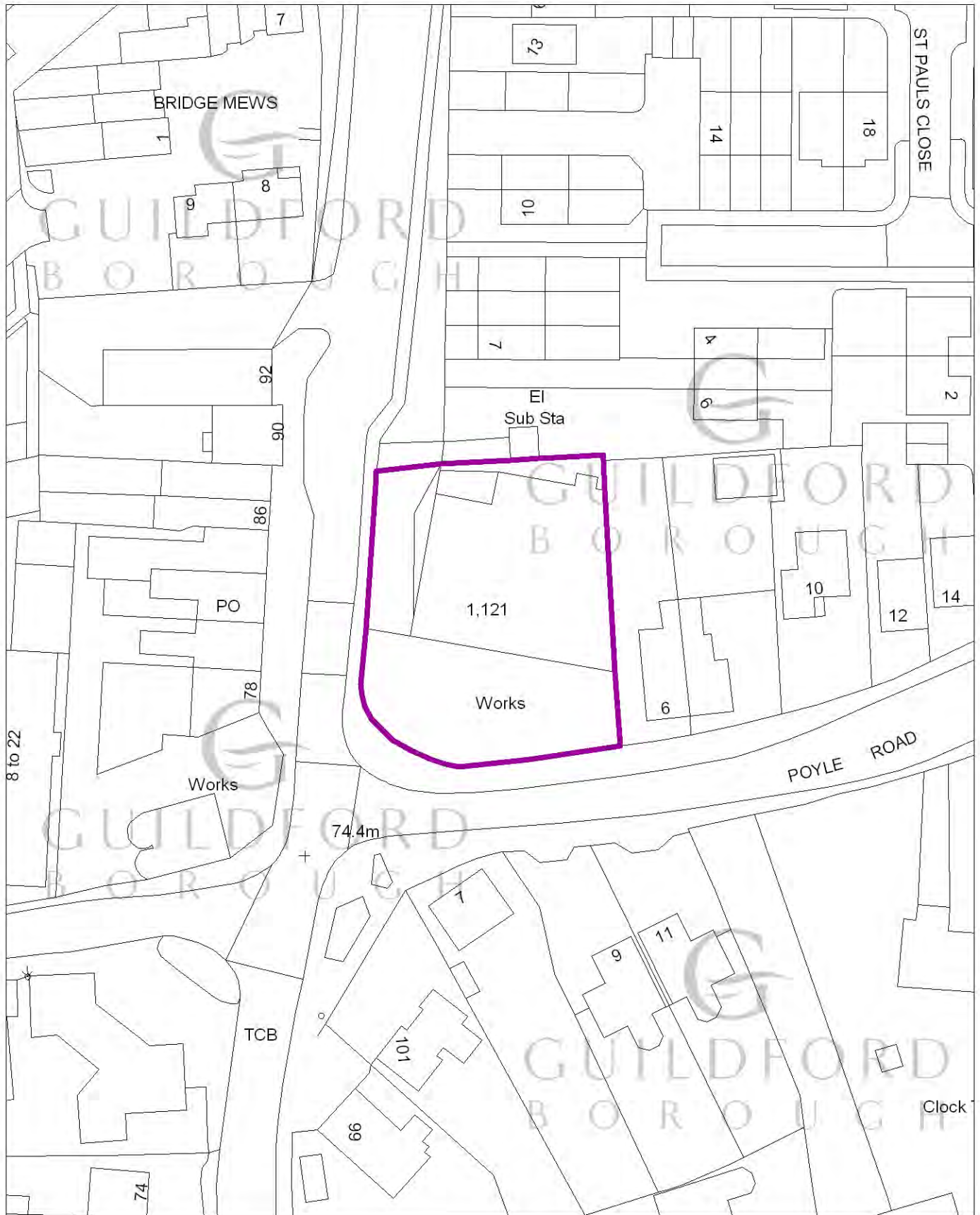
Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	83 dph

Timescales

	Years	
The site is not immediately available for development. However, the site promoter has communicated that redevelopment is likely in the future. The site has been categorised in the 6-10 year delivery period.	0-5	
	6-10	
	11-15	

1121



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Not To Scale



Site reference	2247	
Address	Land to the south and east of Ash and Tongham	
Ward	Ash South and Tongham, Ash Wharf	
Site area	96 ha	
Current land use	Pastoral farmland / Fields	
Suitability		
<u>Location</u>		
<p>The site is located east of Ash and Tongham, predominantly north of the dismantled railway.</p>		
<u>Physical description of the site</u>		
<p>The site area is gently undulating with a small watercourse running through the lower section of the broad, low-lying valley. This arable farmland is punctuated by hedgerows, mature trees, linear woodland tracts and overhead transmission lines. Prominent agricultural buildings are located within the site.</p>		
<u>Character of the area</u>		
<p>The area is greenfield and relatively undeveloped, with the urban areas of Tongham and Ash to the north and west. The area is made up of a number of pockets of land. The site as a whole adjoins the urban area which is densely developed with both commercial, residential and educational properties. Planning permissions have been granted for new homes on countryside land in this area, and a small number of the new homes with permission have been built. The character of the countryside land is gradually changing, and is expected to become more urban as planning permissions are built.</p>		
<u>Relevant planning history</u>		
<p>The total outstanding capacity identified for this site reflects the land that was allocated as Policy A31 in the Local Plan (2015 – 2034).</p>		
<p>There are numerous sites with planning permission within the site boundary that are expected to deliver homes. These permissions still contribute towards housing supply but have been separated out from the outstanding capacity of this site so as to avoid double counting. There are currently (as at 01/04/2021) 1,274 homes completed or with planning permission within the site boundary, which has been removed from the overall capacity of the site (1,750 homes) in order to provide an outstanding capacity figure of 476 homes.</p>		
<p>The outstanding capacity of 476 homes is expected to be delivered within years 6 – 10 and 11 – 15 of the Plan period.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Within 400m-5km of the Thames Basin Heaths Special Protection Area • Primarily greenfield land, some parts previously developed land • Flood Zone 1 (low risk) although there is a history of flooding on land parcel K8 • Surface water flooding hotspots • A number of Tree Preservation Orders • Area of High Archaeological Potential • Grade II listed buildings • Land parcel K7 and part of K9 is moderate agricultural land (classification 3b), land parcel K5, K8 and part of K9 is poor agricultural land (classification 4). • Adjoining ancient woodland on some boundaries 		

Physical limitations and considerations

Flood risk reduction

Whilst the site is at low risk of fluvial flooding (flood zone 1), it is well acknowledged that there are surface water flood risk issues, which are documented in the Ash Surface Water Study, and specifically in relation to this site, in the Level 2 SFRA. Development proposals should have specific regard to surface water flooding, and have regard to the Ash Surface Water Study for mitigation measures.

Access

Due to the fragmented land ownership, access is likely to be resolved within individual land ownerships as individual parcels of land come forward for development. The suitability of proposed access would therefore be determined on a case-by-case basis, as each individual planning application comes forward. However, it would be encouraged that individual developers consider the potential development of sites within this wider site allocation, and give consideration to joining up local road networks, and relieving pressure on existing routes, particularly close to the level crossing.

Transport

The level crossing at Ash railway station significantly prevents free flowing traffic on the A323, with the barriers being down for considerable periods of time in the day (approximately 25 minutes in each hour during peak periods). With the train operating companies and Network Rail proposing increased frequency and potentially longer trains, the barrier downtime will only increase in the future. A vehicular bridge to replace the crossing would bring benefits to the local area, but would require considerable land assembly to achieve and significant cost. Other transport mitigation initiatives have been identified in this area in relation to the proposed growth, and these are documented in the Infrastructure Delivery Plan.

There is the potential to connect the sites to the south of Ash utilising the internal access roads, which could enable residents wishing to travel east/west to have a continuous route between Foreman Road and Ash Lodge Drive thereby reducing the impact of development traffic on the A323 through Ash.

Utilities

Thames Water stated that it has concerns regarding Wastewater Services in relation to this site in its response to the Local Plan (2014) consultation. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits.

Environmental limitations and considerations

Heritage

There are listed buildings in proximity to the site area, including Ash Manor House and surrounding buildings and Ash Grange, Foreman Road. The setting of these listed buildings would be a consideration for development proposals.

Green infrastructure

Opportunities to enhance and improve biodiversity should be taken, particularly when greenfield land is lost to development. Open space will be provided as individual development sites come forward, and through SANG provision.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing need in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Each individual site proposal will need to carefully consider the impacts of development on neighbouring areas, and the amenity for new occupiers. This would be considered through consideration of a planning application. Good design and place making should be able to achieve quality environments and pleasant places to live, without detrimentally impacting on neighbouring areas.

Availability

Landownership: There are many landowners within this site. Liaison has occurred with landowners, and this land is understood to be available for development.

Delivery: Some sites in this area, outside of this boundary, have already gained planning permission, and some have also already been completed.

Achievability

This is a large site with fragmented land ownership. The site is expected to come forward as piecemeal developments, across the plan period. Given the many landowners, it is difficult to determine when parcels will come forward for development, however, it is likely to be developed spreading outwards from the current urban area.

Applying constraints

Each individual site has its own specific constraints. However, the key constraints relate to surface water flooding, setting of listed buildings, and traffic/access.

Consideration of possible uses

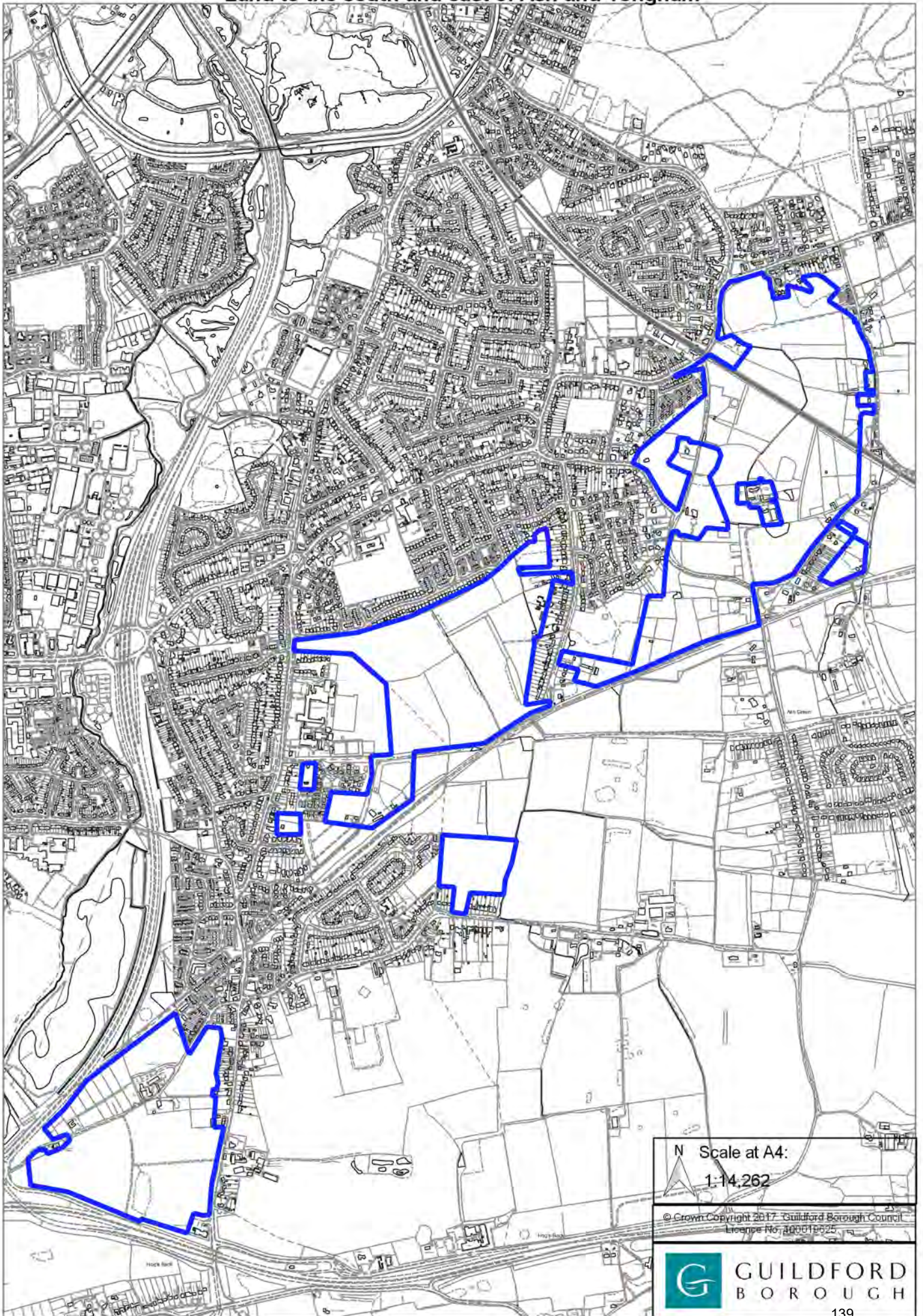
This site is most suited for housing development, to meet the identified housing need. Whilst it would be more sustainable to include other uses within such a large residential development, the fragmented land ownership, current planning permissions and potential planning permissions before adoption of a new Local Plan, make it very difficult to achieve other uses than residential (the preferred use of landowners).

Uses

<u>Use</u>	<u>Number of homes (net) for the whole site</u>	<u>Density (dwellings per hectare) for the whole site</u>
Residential (potentially including some self-build plots) (C3)	1750	18.2dph

Timescales	Years	
It is likely that this land will deliver new homes across the plan period. Whilst this land is available for development, it will not all be delivered in the first five years of the Local Plan. Land with planning permission is counted separately.	1 – 5	
	6 – 10	
	11 – 15	

Land to the south and east of Ash and Tongham

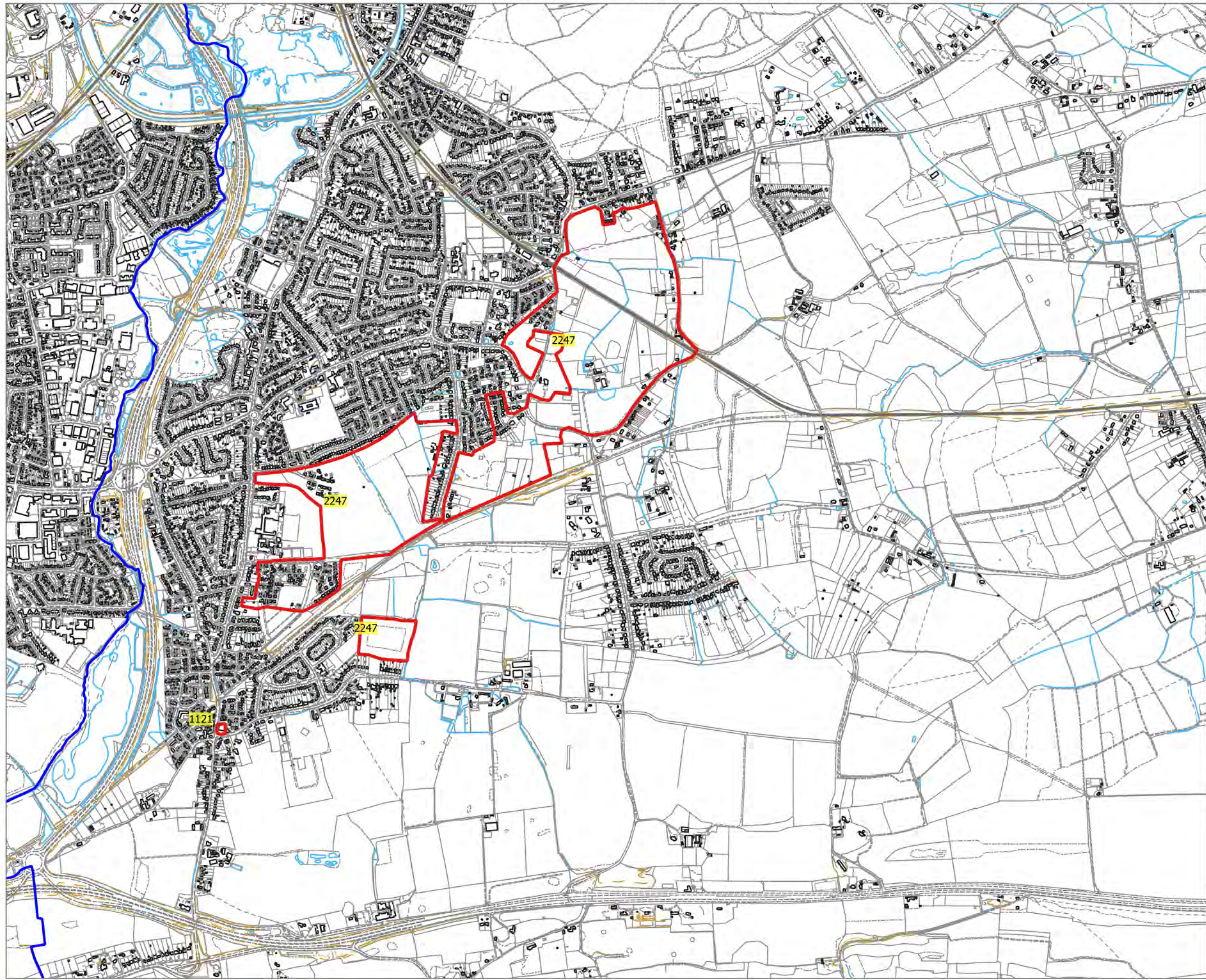


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Realistic Candidates for Development - Ash and Tongham



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

Publication Date: 2021-11-30

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1:15000

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Villages

Realistic candidates for development

Villages		Ward	Anticipated delivery period (Years)			No. of homes (net)
Site ID	Site address		1-5	6-10	11-15	
15	Land to the west of West Horsley	Clandon and Horsley	138	0	0	138
90	East Horsley countryside depot, St Martins Close, East Horsley	Clandon and Horsley	0	5	0	5
975	Land to the north of West Horsley	Clandon and Horsley	120	0	0	120
2177	Land at Fangate Manor, St Martins Close, East Horsley	Clandon and Horsley	0	10	0	10
1275	Hall, Weston Lea, East Lane, West Horsley	Clandon and Horsley	0	5	0	5
99	Land at Church Street, Effingham	Effingham	0	17	0	17
1038	Orchard Walls, Beech Avenue, Effingham	Effingham	5	0	0	5
1040	The Barn, The Street, Effingham	Effingham	0	10	0	10
2055	Hurst House, High Street, Ripley	Lovelace	0	5	0	5
82	Land rear of Wanborough Station, Flexford, Normandy	Normandy	0	0	8	8
52	Land off Heath Drive, Send	Send	0	16	0	16
1183	Land rear of 6 Send Barns Lane, Send	Send	0	10	0	10
1268	Oakhaven, Webbers Post and Springfields, Clandon Road and Field Way, Send Marsh	Send	9	0	0	9
2081	Land west of Winds Ridge and Send Hill, Send	Send	40	0	0	40
2244	Garage, Send Road	Send	0	10	0	10
2258	Land at Garlick's Arch, Send Marsh	Send and Lovelace	340	210	0	550
1440	Land at the rear of the Talbot, High Street, Ripley	Lovelace	26	0	0	26
81	Land at Shalford Station, Station Approach, Shalford	Shalford	0	0	11	11
2286	Land at Old Manor Farm, Old Manor Lane, Chilworth	Shalford	0	8	0	8
1017	Land at Old Manor Gardens, Old Manor Gardens, Chilworth	Tillingbourne	0	6	0	6
35	Land at Oak Hill, Wood Street Village	Worplesdon	0	12	0	12
Total			678	324	19	1021

Other uses

1251	Send Business Park	Send
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Site reference	15
Address	Land to the west of West Horsley (between East Lane and Long Reach)
Ward	Clandon and Horsley
Site area	8.4 ha
Current use	Fields, residential property, children's nursery



Suitability

Location

The site comprises five fields located between Bens Wood Nature Reserve (non-statutory) to the north, Northcote Road to the east, East Lane to the south, and Long Reach to the west.

Physical description of the site

The five fields surrounding Manor Farm are framed by existing residential development and are currently used for pasture, paddocks, with small orchard areas.

Character of the area

The site is physically and visually enclosed by a local undulation, hedgerows and existing residential development.

Relevant planning history

A planning application (ref: 19/P/01909), for the erection of 139 (138 net) residential homes alongside provision of Suitable Alternative Natural Greenspace (SANG) and ancillary teaching and sporting accommodation, with associated accesses, car parking, refuse/re cycling storage, landscaping, earthworks and infrastructure following demolition of existing bungalow and agricultural buildings, was withdrawn before determination.

A hybrid planning application (ref: 20/P/02067) for 139 dwellings (including 7 self-build plots) and the provision of an appropriate quantity of SANG has been submitted and has received a resolution to grant permission.

Summary of land designations

- Greenfield land
- Flood Zone 1 (low risk)
- Within 400m and 5km of the Thames Basin Heaths SPA
- Manor Farm House is a listed building (grade II)
- Primarily located on Grade 3 (moderate/good) agricultural

Physical limitations and considerations

Agricultural land classification and level of use

The site is primarily located on Grade 3 (moderate/good) agricultural land with a very small part on Grade 4 (poor) agricultural land.

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1).

The site is within a hot spot area identified in the Guildford Surface Water Management Plan (the Horsley's hotspot). Any proposed development in this area should have regard to findings and recommendations of this study.

Proposed Vehicular Access

Vehicular access to the proposed site could be provided from both East Lane and Long Reach in the

position of the existing accesses. It is noted that the existing access from East Lane is narrow and only allows single file traffic. However, the ownership extends beyond the boundary of the existing access road and there is the potential to widen the access to allow two-way traffic flows and a separate pedestrian footway. East Lane is subject to a 30-mph speed limit and there are footway provision on the north side of the road. It is considered that this access would be the main pedestrian and cyclist route as it provides the most direct access to local facilities.

There is also potential to widen the existing access onto Long Reach although this road is subject to a 40-mph speed limit and does not have a dedicated footway.

Utilities

Thames Water has previously advised that current wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance, a drainage strategy would be required from the developer to determine the exact impact on the infrastructure and the significance of the infrastructure to support the development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Social and community infrastructure

The site includes a children's day nursery on site that is proposed to be retained. Formal and informal open space will be required.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Heritage and conservation

There is a Grade II listed building on site (Manor Farm House), the setting of which would need to be preserved as part of any new development.

Nature

The site is located to the south of the recently planted Bens Wood Nature Reserve (non-statutory).

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). Bespoke SANG will be provided by the site owner (see Infrastructure Delivery Plan).

Contamination Risks

The land occupied by the two properties was remediated prior to residential development in 2001. For the remainder of the land, because of the agricultural use, contaminated land investigation will be required. Localised remediation may be required.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market. The site is within a rural service centre with services, facilities and schools nearby, and good access to Horsley train

station.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There are no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development.

Delivery record: The entire site, and the supporting proposed SANG at Bens Wood, is under the control of a house builder.

Achievability

Planning application 20/P/2067 received a resolution to grant planning permission at planning committee on 14/07/21. S106 discussions are underway. Thakeham Homes will deliver the site. Confirmation has been received of their intention to deliver their detailed permission within the first five years (131 net dwellings). There is outline planning permission for 7 self-build dwellings. Given the small-scale nature and the demand for self-build in the borough, there is a realistic prospect that these are also completed within the five years.

Applying constraints

Constraints have been identified in relation to surface water flooding and wastewater infrastructure. Whilst any further development proposal would need to be supported by additional drainage infrastructure and a Flood Risk Assessment to overcome issues of flooding, appropriate mitigation is considered possible.

Consideration of possible uses

This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (including some self-build plots) (C3)	138	16 dph

Timescales	Years	
This is a deliverable site. There is clear evidence that development will be achieved with the first five years of the plan period.	1 – 5	
	6 – 10	
	11 – 15	

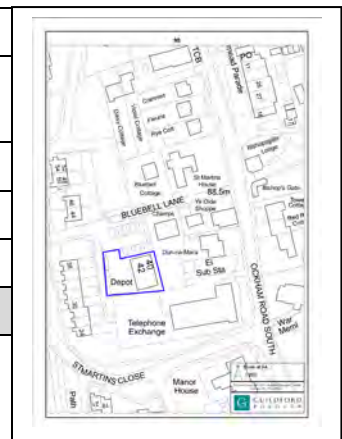


West Horsley

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Site references	90
Address	East Horsley countryside depot, St Martins Close, East Horsley
Ward	Clandon and Horsley
Site area	0.3 ha
Current land use	Depot



Suitability

Location

The site is within the village settlement, close to local shops and just less than 2km from Horsley railway station, with close access to the A246 into Guildford.

Physical description of the site

The site accommodates a single storey depot.

Character of the area

The site is surrounded by low-density residential properties.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Flood zone 1 (low risk)
- Area of High Archaeological Potential
- Within 5km to 7km of the Thames Basin Heaths SPA – beyond the zone of influence
- Previously developed land
- Listed buildings adjoining the site, including Grade II listed St Martha’s Church.
- Conservation area

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1).

Given the current use of the site, contamination may be a consideration for future development proposals.

Access could be achieved from Ockham Road South.

Thames Water advised that it does not envisage infrastructure concerns regarding wastewater capability in relation to potential development of this site.

Environmental limitations and considerations

There are trees on the edges of the site, but not subject to Tree Preservation Orders (TPOs).

Any attempts to improve and enhance biodiversity should be taken and include landscaping in development proposals.

Consideration would be needed to the archaeological potential of the site. Prior assessment of the possible archaeological significance of the site and the implications of their proposals would likely be required as part of a development proposal.

There are many listed buildings in this area, including Grade II listed St Martin's Church. Development proposals would need to be sensitive to the site's inclusion in the conservation area, and close proximity to listed buildings.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case-by-case basis. The Local Plan proposes suitable SANG that would provide avoidance for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking to live in a village, but also have good transport connections.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

As this is a residential area, it is not likely that there would be negative impacts for occupiers or neighbours, if the development proposals are well designed and comply with planning policy and all relevant material planning considerations.

Availability

Landownership: The depot is owned by Surrey County Council, which has confirmed that the site is available for development.

Achievability

The landowner is currently considering redevelopment options and it is thought that residential use of this site would be viable. Given the scale of the site, development could be delivered here within years 6 – 10 of the local plan should an appropriate planning application come forward.

Applying constraints

There is no known reason that the identified constraints on the site could not be overcome with a well-designed scheme.

Consideration of possible uses

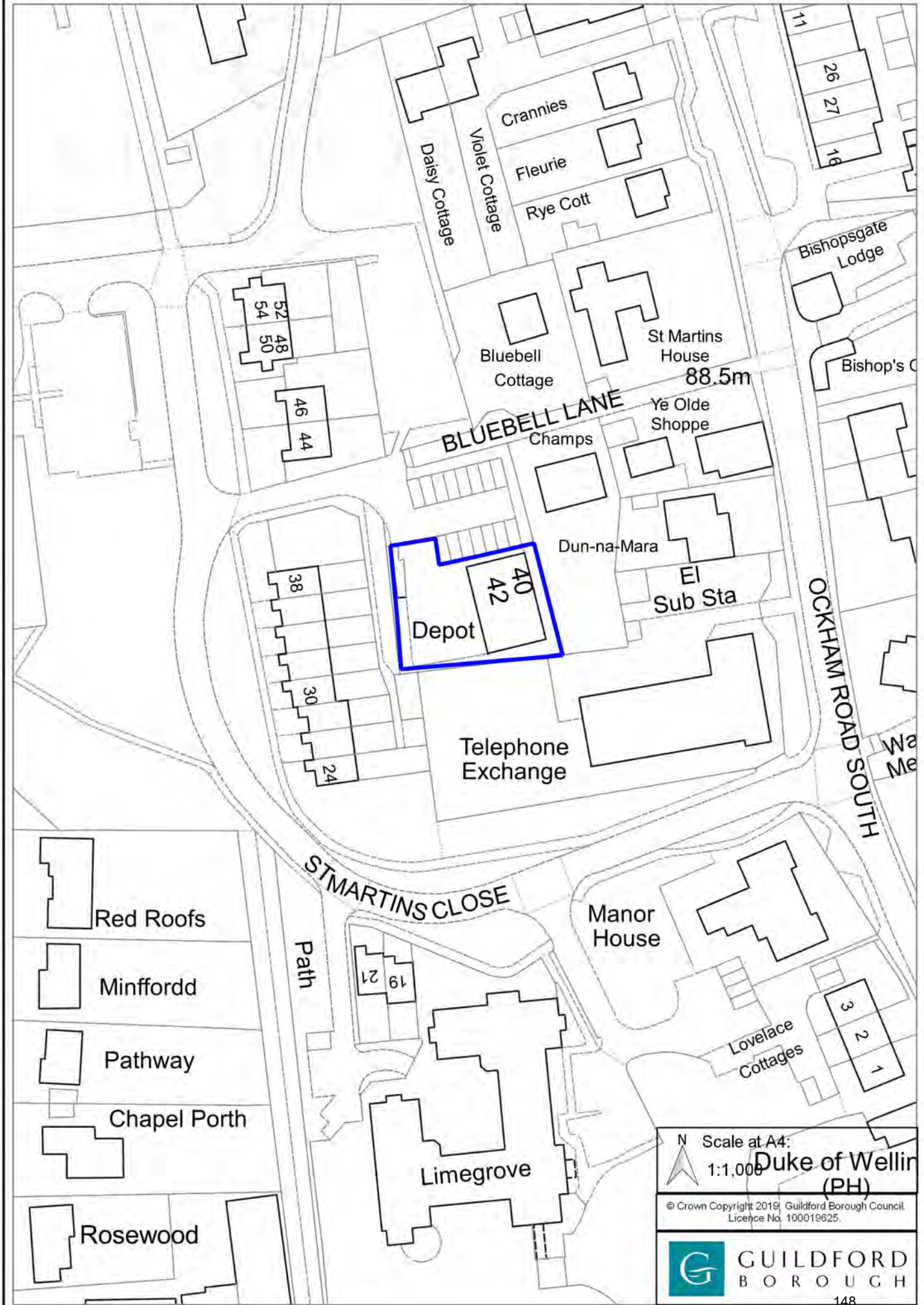
This site is most suited to a residential use, given its attractive location and surrounding uses.

The site would best accommodate new flats, and help contribute to the need for new homes in the borough.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	5	17 dph

Timescales	Years	
	0-5	
	6-10	
	11-15	



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Site reference	975
Address	Land to the north of West Horsley
Ward	Clandon and Horsley
Site area	8 ha
Current use	Paddocks (partly disused), residential (C3)



Suitability

Location

The site is located between Green Lane, Ockham Road North and Horsley Campsite, with residential properties to the east and south. Defensible boundaries and visual enclosure would be provided by garden boundaries following properties on Green Lane and Ockham Road North to the north and east, garden boundaries and hedgerows following Nightingale Avenue to the south and hedgerows and woodland between Waterloo Farm and Horsley campsite to the west.

Physical description of the site

The site consists of a number of separate fields situated between the Horsley Camping and Caravanning Club site. The site also includes a residential property in large grounds to the south.

Character of the area

The site is generally perceived as moderately enclosed by treecover, with urban influences provided by residential properties located on Green Lane to the north and Ockham Lane North to the east.

Relevant planning history

Planning application 21/P/00917 received a resolution to grant planning permission at planning committee on in June 2021 and S106 discussions are underway to deliver the site.

Outline planning permission for the erection of three detached dwellings was sought at Waterloo Farm, but refused in February 2014 (ref: 14/P/00012).

Planning permission was granted in September 2010 at Waterloo Farm for conversion of a redundant barn into one residential unit and one live/work unit (ref: 10/P/01550).

Summary of land designations

- Greenfield land
- Primarily Flood Zone 1 (low risk). However, land to the north east of the land parcel is within Flood Zone 2 and 3 (medium and high risk)
- Within 400m-5km of the Thames Basin Heaths SPA
- Classified as either Grade 4 (poor) agricultural land or urban

Physical limitations and considerations

Agricultural land classification and level of use

The land to the north is Grade 4 (poor) agricultural land. The remainder is classified as urban.

Flood risk reduction

The northern corner of the site lies within flood zone 2 and 3 (medium and high risk). Safe access and egress to the site should be achievable to the south of site.

A small part of the site is within a hot spot area identified in the Guildford Surface Water Management Plan (the Horsley's hotspot). Any proposed development in this area should have regard to findings and recommendations of this study. See the Level 2 SFRA and flood risk sequential test for more

information.

Access

The principal vehicular and pedestrian access to the site would be achieved off the existing junction with Ockham Road North. There is the potential to provide a pedestrian/cycle link and even serve a small number of dwellings from Green Lane. The existing access road will need to be widened to accommodate two-way movement of vehicles as well as providing a narrow footway.

Transport

There may be an opportunity to extend the existing 30mph speed limit past the site access.

Utilities

Current wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Social and community infrastructure

Formal and informal open space will be required.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas. A Landscape and Visual Impact study has been undertaken for the eastern half of the site which considered that the site has low landscape character sensitivity and low visual sensitivity.

Heritage and conservation

An Archaeological Investigation has been undertaken for the eastern part of the site. It is considered to have low-moderate potential for the prehistoric periods and generally low potential for all other periods.

Nature

An updated Phase 1 habitat survey was carried out for the eastern part of the site in July 2014, which considers the site to be of limited ecological value.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan identifies suitable SANG that would avoid harm to the Thames Basin Heaths SPA (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market. The site is within a rural service centre with services, facilities and schools nearby, and good access to Horsley train station.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: This land is available for development.

Delivery record: The site is principally owned and controlled by two housebuilders.

Achievability

The site has two separate landowners. Planning application (ref: 21/P/00917) received a resolution to grant planning permission at planning committee in June 2021. This grants full planning permission for 35 homes and Antler Homes are engaging in S106 discussions to facilitate this development. Given the small-scale nature of the site, there is a realistic prospect that this will be delivered within the first five years.

The remainder of the site is owned by Persimmon Homes who confirmed on the 8th November 2021 that they intend to submit a planning application in the new year. Given the small-scale nature of this site (120 homes in total across the site), the fact it is allocated in the LPSS and there is clear evidence that progress is being made toward the submission of a planning application, there is a realistic prospect that this site will be delivered in the first five years.

Applying constraints

Constraints have been identified in relation to flooding and wastewater infrastructure. Whilst any further development proposal would need to be supported by additional drainage infrastructure and a Flood Risk Assessment to overcome issues of flooding, appropriate mitigation is considered possible.

Consideration of possible uses

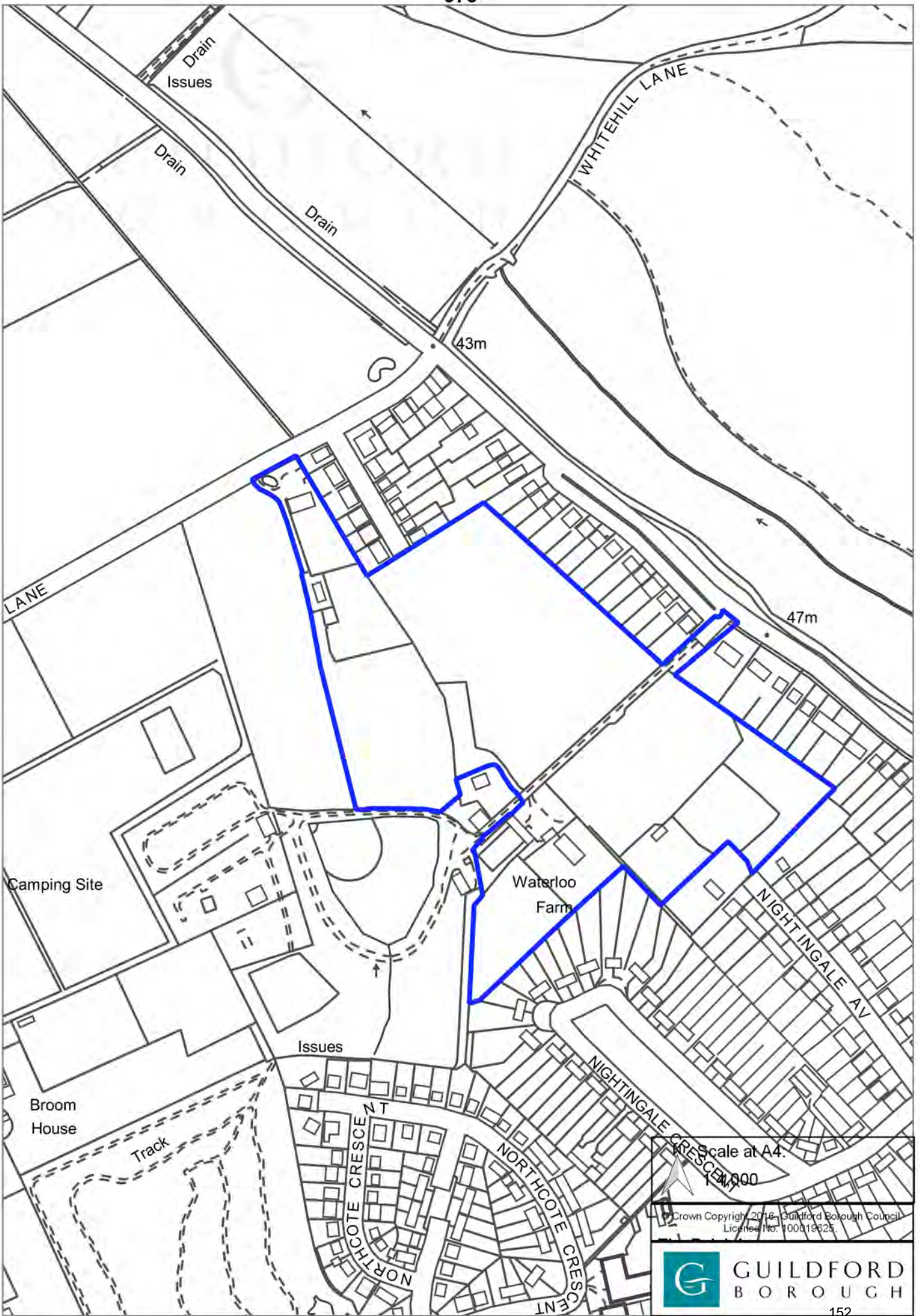
This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (number of dwellings per hectare)</u>
Residential (potentially including self-build plots) (C3)	120	15 dph


Timescales	Years	
This is a deliverable site, there is clear evidence that new homes will be developed here in the first five years of the Local Plan.	1 – 5	
	6 – 10	
	11 – 15	

975



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Site reference	2177	
Address	Land at Fangate Manor, St Martins Close, East Horsley	
Ward	Clandon and Horsley	
Site area	1.8 ha	
Current land use	Vacant greenfield land	
Suitability		
<u>Location</u>		
The site is located towards the south of East Horsley.		
<u>Physical description of the site</u>		
The site consists of fields to the west and north of Fangate Manor Farm.		
<u>Character of the area</u>		
The site is surrounded by predominantly residential development on the edge of the village.		
<u>Relevant planning history</u>		
There is no relevant recent planning history.		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Greenfield • Flood zone 1 (low risk) • Proximity to a grade II listed building (Fangate Manor Farm House) • Within 5km and 7km of the Thames Basin Heaths SPA – beyond the zone of influence 		
<u>Physical limitations and considerations</u>		
<u>Flood risk</u>		
The site is at low risk of fluvial flooding (flood zone 1).		
<u>Access</u>		
The site can be accessed from St Martins Close. Pedestrian access could be provided from Manor Close.		
<u>Environmental limitations and considerations</u>		
<u>Landscape</u>		
The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.		
<u>Heritage and conservation</u>		
Fangate Manor Farm House is a Grade II listed building. The setting of the listed building will be a constraint and consideration. Particular consideration would be needed with regards to the impact on views and the setting of the listed building at the land to the west of the house.		
<u>Green infrastructure</u>		
Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.		

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case-by-case basis. The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Schedule).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The land is available for development.

Delivery record: The site is under the control of one landowner. The landowners have engaged agents to progress the site toward a planning application planned for submission in 2021. The agent has advised that pre-application discussions with the Council are intended to commence in late 2020.

Achievability

No planning application has been submitted yet.

Applying constraints

Constraints have been identified in relation to the potential impact on a listed building and this would need to be given careful consideration when a development proposal is prepared.

Consideration of possible uses

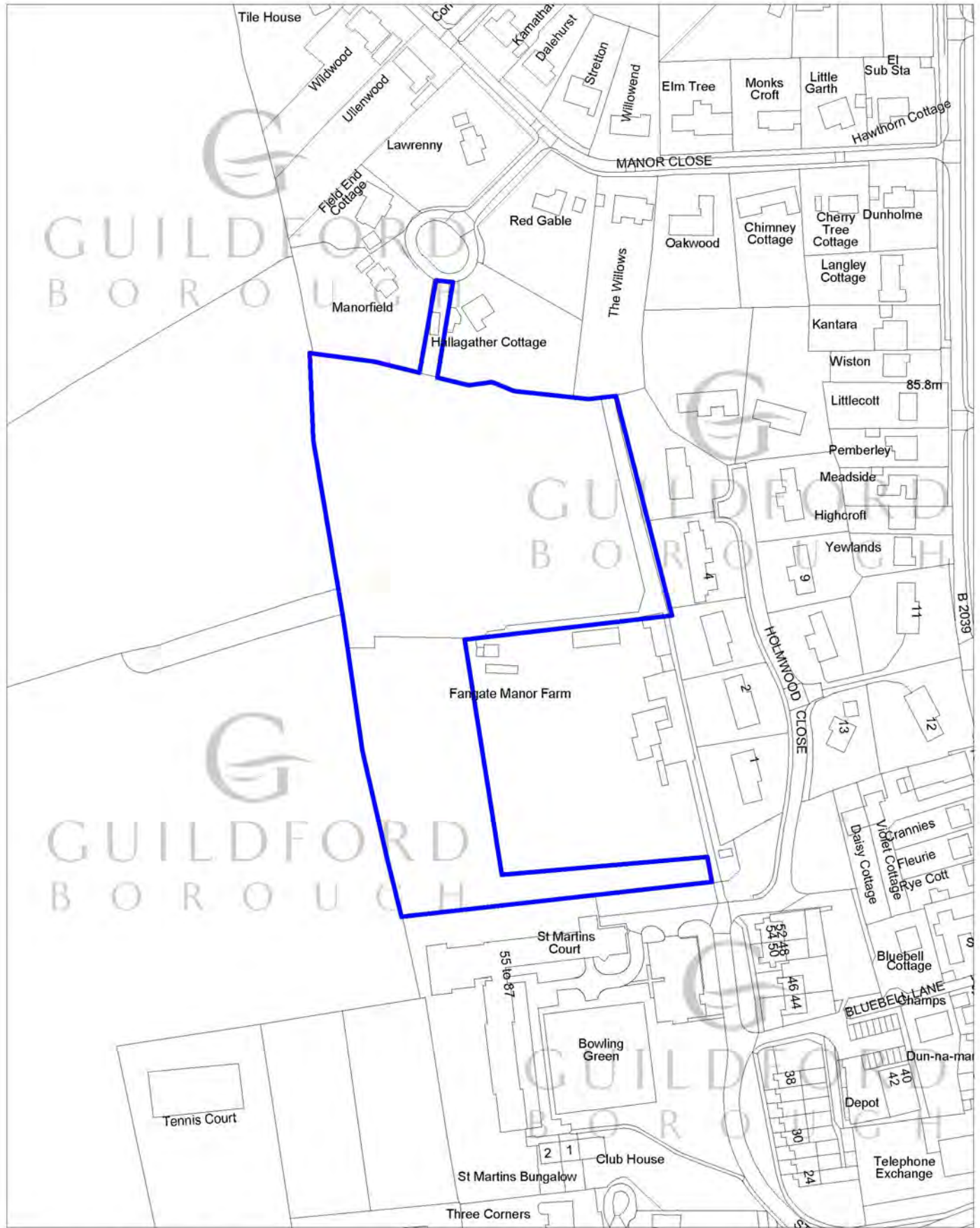
This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	6 dph

Timescales

	Years	
	0-5	
	6-10	
	11-15	



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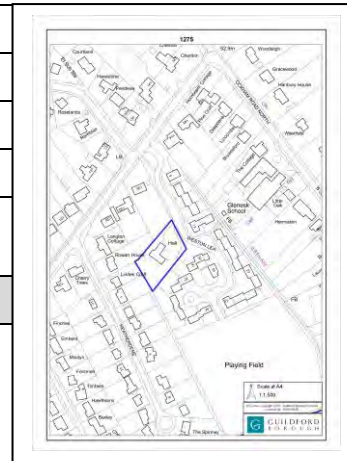


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GUILDFORD BOROUGH

Site reference	1275
Address	Hall, Weston Lea, East Lane, West Horsley
Ward	Clandon and Horsley
Site area	0.18 ha
Current land use	Scout hut (D1)



Suitability

Location

The site is in West Horsley. The nearest train station is in East Horsley. There are education and sports facilities nearby.

Physical description of the site

There is a single storey building operating as a scout hut, in a large plot. There are trees on the site boundaries. There is also hard-standing on site for parking.

Character of the area

This is a low-density residential area, with facilities nearby.

Relevant planning history

The scout hut was granted planning permission in the 1970s.

Summary of land designations

- Predominantly flood zone 1 (low risk) with a small area of flood zone 2 (medium risk) at the access point
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Previously developed land

Physical limitations and considerations

Access is currently available to the site from Weston Lea. This should be suitable to serve the proposed number of residential properties.

The site is at low risk of fluvial flooding (flood zone 1), with a small area towards the entrance in flood zone 2 (medium risk).

The site is within a hot spot area identified in the Guildford Surface Water Management Plan (Hotspot 10 – The Horsleys). Any proposed development in this area should have regard to findings and recommendations of this study, and should not worsen the surface water situation.

Environmental limitations and considerations

The potential to improve and enhance biodiversity should be considered.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG is available.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking for new homes, in a village location.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. A new community facility as part of the redevelopment of this site would be beneficial to the local community.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Well-designed new residential development (with re-provision of community facility) in this residential area is unlikely to have an adverse impact on neighbouring properties.

Availability

Landownership: The landowner is Surrey County Council (SCC), which has confirmed that the site is likely to be available for development following an internal asset review.

Achievability

The hall would need to be re-provided, unless shown at the time of an application not to be needed.

Given the landowner is currently considering redevelopment options, it is thought that residential use of this site would be viable. It is considered that development could be delivered within years 6 – 10 of the plan period.

Applying constraints

The likely key consideration for development proposals would be ensuring sensitive design that has regard to the village location, and suitable density, avoiding over development of the site if a community facility is required to be re-provided.

Consideration of possible uses

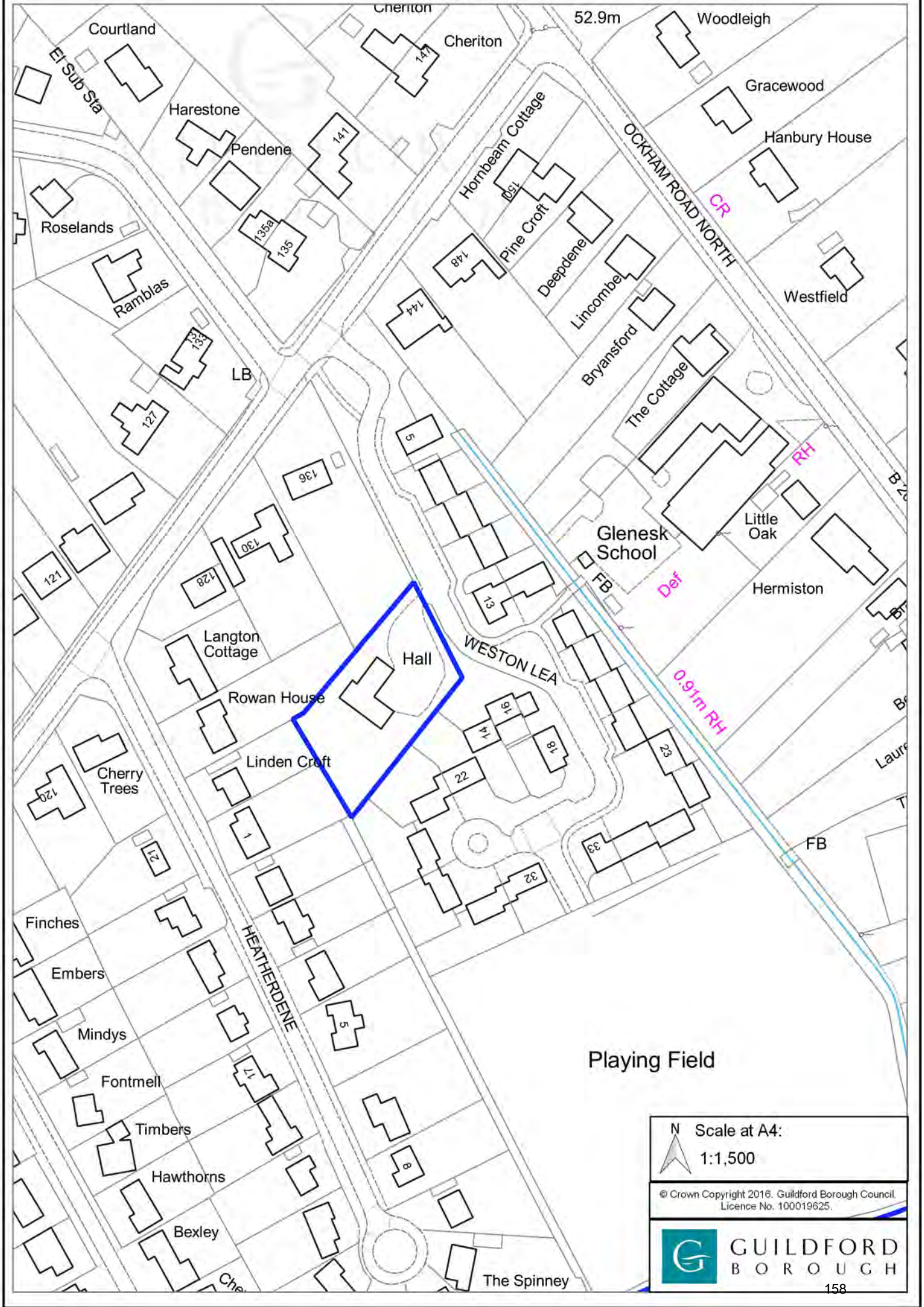
Suitable for continued community use alongside residential development.

Uses

<u>Use</u>	<u>Number of homes (net)</u>
Residential (C3)	5
Community facility	To be re-provided unless shown at the time of an application not to be needed

Timescales	Years	
There is a reasonable prospect that development will be delivered here within years 6 – 10 of the plan period future.	1 – 5	
	6 – 10	
	11 – 15	

1275




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 GUILDFORD
BOROUGH

158

Site reference	99	
Address	Land at Church Street, Effingham	
Ward	Effingham	
Site area	0.7 ha	
Current land use	Vacant greenfield land	
Suitability		
<p><u>Location</u></p> <p>The site is located east of Church Street and south of Lower Road.</p> <p><u>Physical description of the site</u></p> <p>The site is the former playing fields for St Lawrence School, which were relocated in 2006, leaving this site vacant.</p> <p><u>Character of the area</u></p> <p>The site is surrounded by tree belts and adjacent to residential properties, churches and a school.</p> <p><u>Relevant planning history</u></p> <p>A planning application (ref: 19/P/01726) for the erection of 17 dwellings including access, parking and landscaping was refused and is currently at appeal.</p> <p>In 2018, a planning application (ref: 18/P/01924) for the erection of 23 dwellings plus parking, access, and landscaping, was withdrawn.</p> <p>In 2014, a planning application was refused following an appeal for a 60-bedroom residential care home with nursing (Use Class C2) with associated car parking, landscaping and ancillary works following demolition of two small outbuildings (ref: 13/P/00019). (Conservation Area Consent for the demolition of two small outbuildings, ref: 13/P/00020 approved).</p> <p>In 2012, a planning application for a 72-bed residential care home with nursing (use class C2), together with associated car parking, landscaping and creation of a new access to Lower Road, following demolition of outbuildings was refused (ref: 12/P/00526).</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Greenfield • Flood zone 1 (low risk) • Conservation area • Area of High Archaeological Potential • Between 5km and 7km of the Thames Basin Heaths SPA – beyond the zone of influence <p><u>Physical limitations and considerations</u></p> <p><u>Agricultural land classification and level of use</u></p> <p>The majority of site is located on Grade 4 (poor) agricultural land.</p> <p><u>Flood risk reduction</u></p> <p>The site is at low risk of fluvial flooding (flood zone 1). However, it is located within the Effingham Hotspot in the Surface Water Management Plan.</p> <p><u>Access</u></p> <p>The site can be accessed from Church Street or Lower Road.</p>		

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Heritage and conservation

The site is located within a Conservation Area and an area of high archaeological potential, which would require further investigation. The site is also surrounded by a number of listed buildings, the setting of which would need to be considered.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The land is available for development.

Achievability

The ongoing appeal of the current planning application, alongside the extensive recent planning history of the site and the small-scale nature of development, demonstrates that the site promoters are keen to obtain permission and develop the site. Therefore, the proposed development on this site is deliverable within years 6-10 of the plan period.

Applying constraints

Constraints have been identified in relation to surface water flooding, archaeology and the potential impact on the Conservation Area and listed buildings. Whilst any further development proposal would need to be supported by appropriate mitigation, this is considered possible.

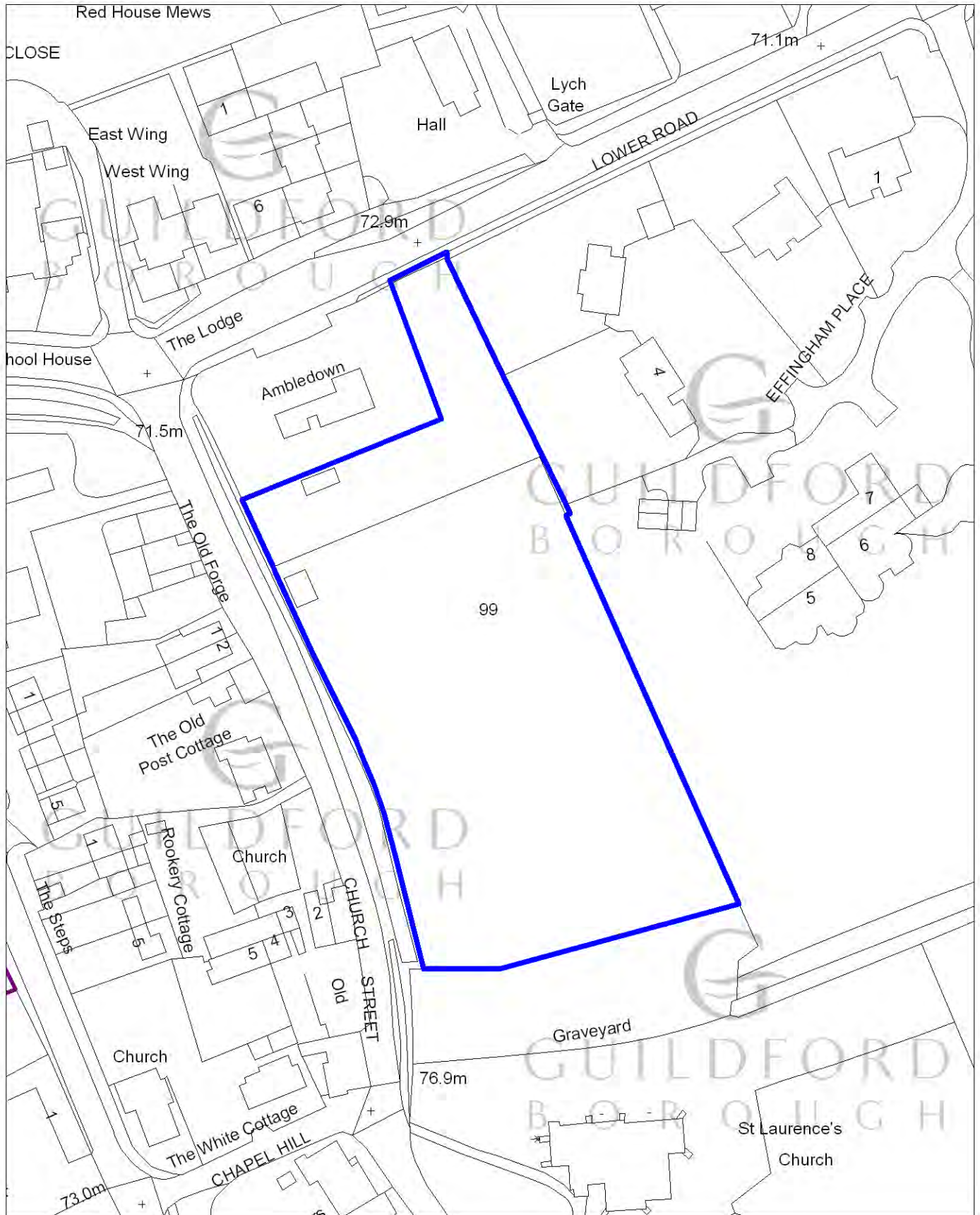
Consideration of possible uses

This site is suitable for residential development, providing new homes to help meet identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	17	24 dph

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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Not To Scale



Site reference	1038	
Address	Orchard Walls, Beech Avenue, Effingham	
Ward	Effingham	
Site area	0.37 ha	
Current land use	Residential and private residential garden (C3)	
Suitability		
<u>Location</u>		
<p>The site is within the village of Effingham, with close access to the main Guildford Road (A246). The nearest train station is at Bookham.</p>		
<u>Physical description of the site</u>		
<p>The site currently contains one residential dwelling within a large curtilage. The plot is flat with a narrow lane for access.</p>		
<u>Character of the area</u>		
<p>The surrounding area is residential, with low-density housing. There are fields and a golf club to the south of the site.</p>		
<u>Relevant planning history</u>		
<p>Planning application [20/P/00737] for the demolition of the existing property and erection of 8 dwellings with a new access provided onto Beech Close was approved in October 2021.</p>		
<u>Summary of land designations</u>		
<ul style="list-style-type: none"> • Within 5km to 7km of the Thames Basin Heaths SPA – beyond the zone of influence • Flood zone 1 (low risk) • Previously developed land and private residential garden (Greenfield) 		
<u>Physical limitations and considerations</u>		
<p>This site is at low risk of fluvial flooding. The site is within a surface water flooding hotspot area (Effingham, hotspot 17), and any development proposals should have regard to the Guildford Surface Water Management Plan.</p>		
<p>There is currently access to the site from Beech Avenue, although visibility to the right when exiting is constrained. Access to the site could be achieved from Beech Avenue or Beech Close.</p>		
<u>Environmental limitations and considerations</u>		
<p>Any attempts to improve and enhance biodiversity should be taken, and include landscaping in development proposals.</p>		
<u>Impact of development on the Thames Basin Heath SPA and potential mitigation</u>		
<p>The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case-by-case basis. As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG is available.</p>		
<u>Appropriateness and likely attractiveness for the type of development proposed</u>		
<p>The site is allocated within the Effingham Neighbourhood Plan (Site ENP-SA3).</p>		
<p>Well-designed new homes in this location are likely to be attractive to those looking to live in a village, but also have good transport connections.</p>		

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

As this is a residential area, it is not likely that there would be negative impacts for occupiers or neighbours, if the development proposals are well designed and comply with planning policy and all relevant material planning considerations.

Availability

Landownership: The site is under the ownership of a single landowner.

Achievability

The site is owned by a single landowner. Planning application 20/P/00737 for 5 dwellings (net) was approved October 2021. The applicant has confirmed they intend to complete development on the site in 2022/23.

Applying constraints

Constraints relate primarily to ensuring the site is sensitively developed rather than over developed, and that sufficient regard is had to drainage and surface water flood risk.

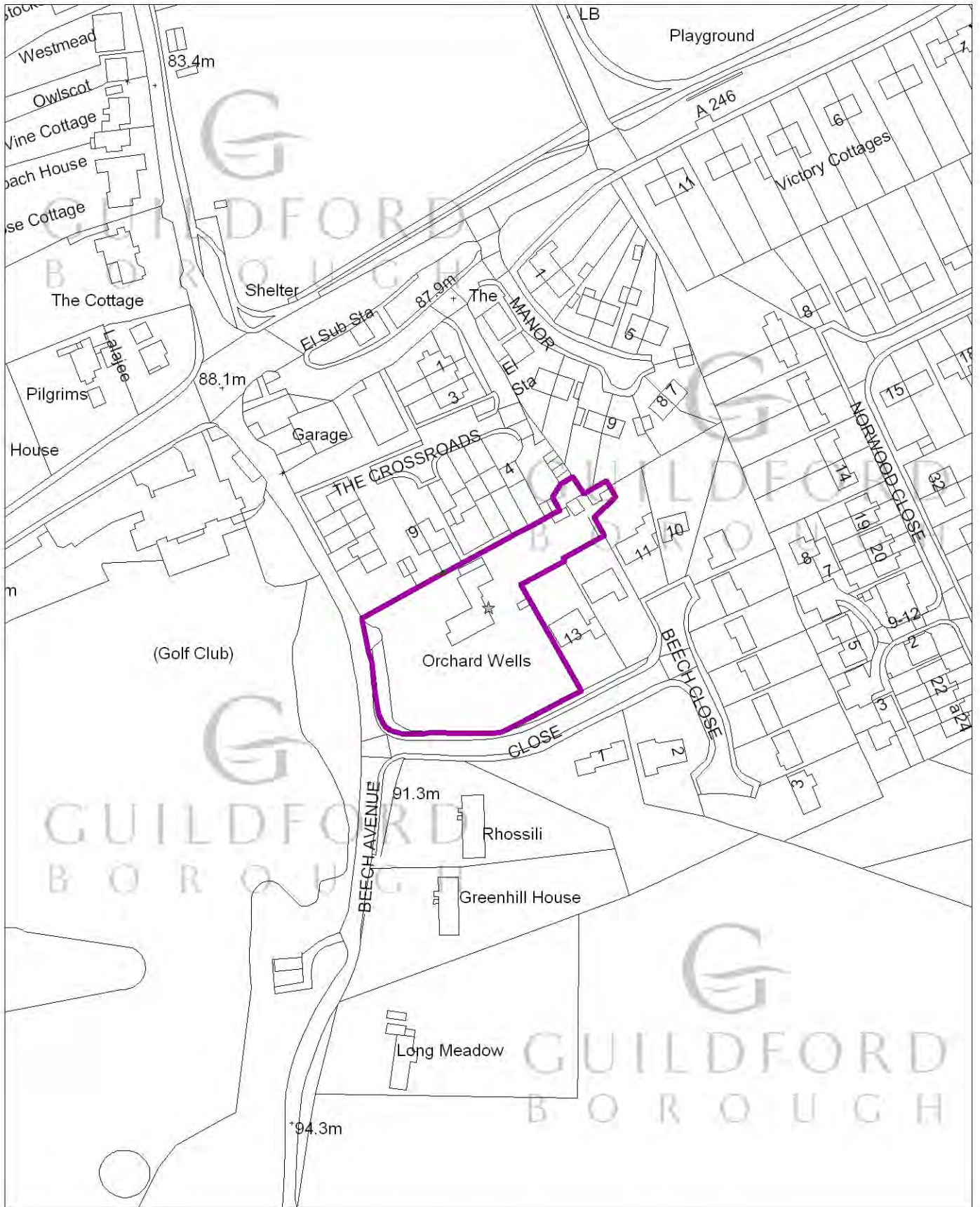
Consideration of possible uses

This is a residential area, and residential development would be most appropriate here.

Uses

<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	6 (gross), 5 (net)	16 dph

Timescales	Years	
In light of the recent permission, the site is deliverable within the first five years of the plan period.	0-5	
	6-10	
	11-15	



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Not To Scale

No Window

Site reference	1040
Address	The Barn, The Street, Effingham
Ward	Effingham
Site area	0.7 ha
Current land use	Residential dwelling and land (C3)



Location

The site is located on the edge of the village, west of The Street and south of Yew Tree Walk.

Physical description of the site

The site consists of a residential property, outbuildings, garage and garden.

Character of the area

The site is close to residential properties with open fields to the west.

Relevant planning history

There is a planning application (ref: 21/P/00120) for the conversion of the existing dwelling into three dwellings and the erection of 12 new dwellings currently under determination.

Summary of land designations

- Greenfield
- Flood zone 1 (low risk)
- Conservation area
- Between 5km and 7km of the Thames Basin Heaths SPA – beyond the zone of influence

Physical limitations and considerations

Agricultural land classification and level of use

The site is partly Grade 3 (moderate/good) and partly Grade 4 (poor) agricultural land.

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1). However, it is located within the Effingham Hotspot in the Surface Water Management Plan.

Access

Access to the current property is from The Street. The access is narrow and will only accommodate single file traffic and is also a footpath. It is considered that in view of the low traffic flows that would be generated by the site, the likelihood of two vehicles meeting is also very low and if it did occur there is sufficient space away from the through-traffic route of The Street for an arriving vehicle to wait. The narrow access is not considered to be a highway safety constraint to this site being developed for the reasons above.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Heritage and conservation

The site is located within a Conservation Area.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case-by-case basis. The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The land is available for development.

Delivery record: The land is under the control of the applicant and notice has been given to Surrey County Council, who have a land interest within the application boundary.

Achievability

Planning application 21/P/00120 for 14 units is currently under consideration. There are potential issues related to this scale of development which may mean that the site is considered to be likely to have a lower capacity.

Applying constraints

Constraints have been identified in relation to surface water flooding and potential impact on the Conservation Area. Whilst any further development proposal would need to be supported by appropriate mitigation, this is considered possible.

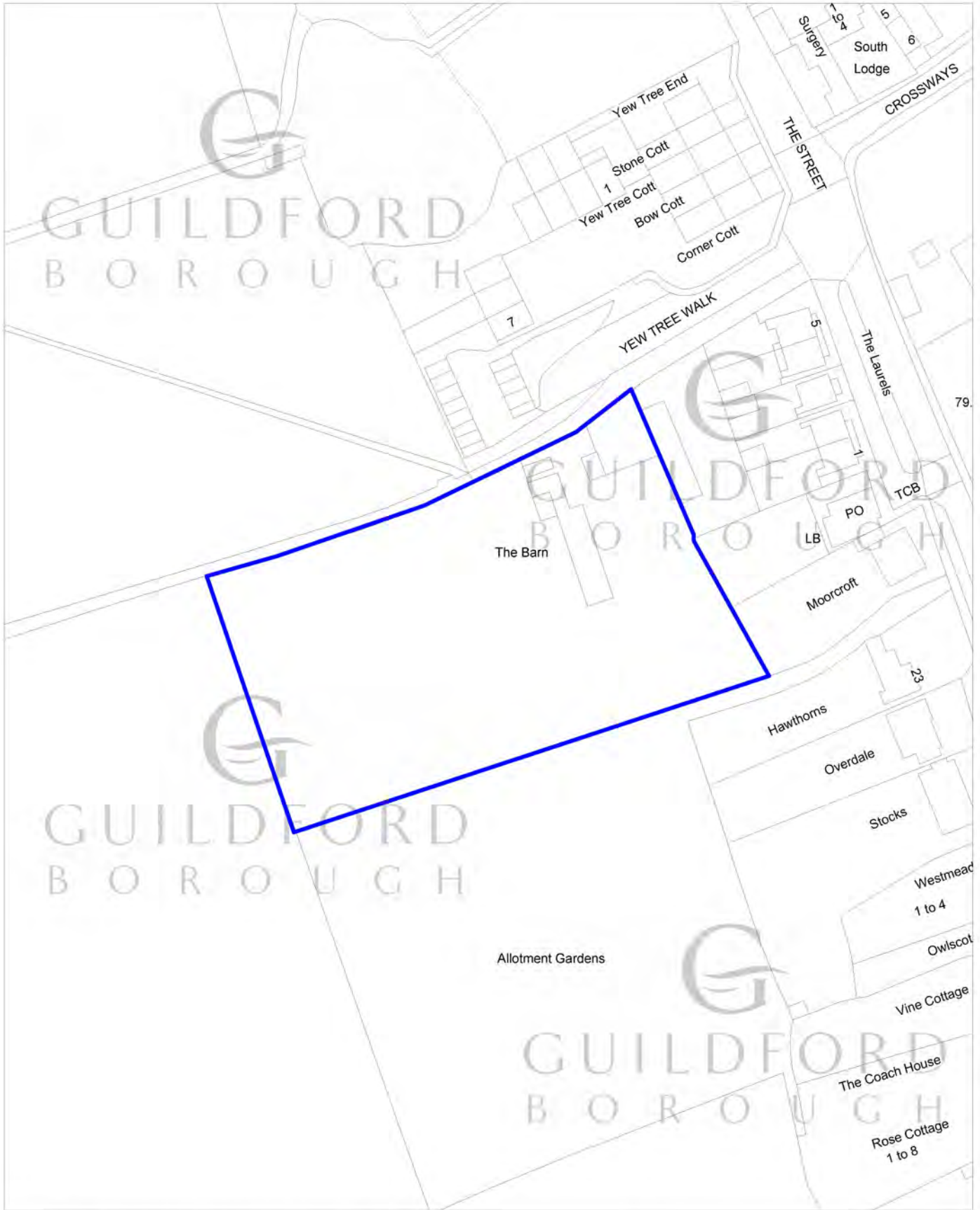
Consideration of possible uses

This site is most suited for residential development (including potential conversion of current home to smaller sized family housing), to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	14 dph

Timescales	Years	
	0-5	
	6-10	
	11-15	



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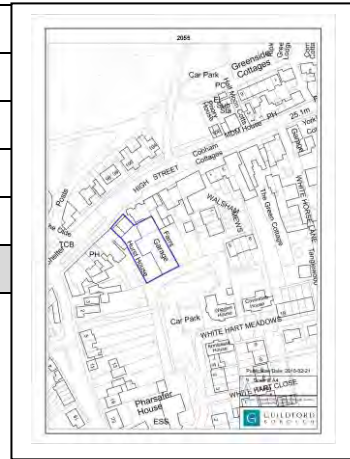
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Not To Scale



Site reference	2055
Address	Hurst House, High Street, Ripley
Ward	Lovelace
Site area	0.1 ha
Current land use	Workshops and offices (B1c and A2)



Location

The site is within a central location in the village, close to shops and services, and fronting the road (B2215) through the village that runs to the A3.

Physical description of the site

The Grade II Listed property Hurst House is located in the centre of Ripley Village and fronts the road. The vehicular access from the High Street under the property provides pedestrian and vehicular access to a number of businesses located to south in the rear yard area, including accountants, storage workshops, and recently converted residential unit accessed from the courtyard.

Character of the area

This is a rural area, with a medium density of development at this part of the village, with a range of uses including residential, employment and retail (including cafes, restaurants and pubs).

Relevant planning history

A planning application to demolish existing workshops and offices to allow redevelopment of an office unit and 7 x two bedroom two storey houses was withdrawn before it was determined (ref: 15/P/00720).

A planning application to demolish the existing workshops and offices to allow redevelopment of an office unit and 7 two bedroom two storey houses together with bin store (ref: 15/P/02046) was refused and dismissed at appeal.

A planning application (ref: 17/P/01302) for the erection of 6 dwellings together with parking and landscaping following demolition of existing workshops and offices (amendments received on 17/07/2017) was refused and dismissed at appeal. Part of the reason for the refusal of this application was that the loss of Unit 1 was not considered to comply with emerging Local Plan policy E3; some commercial floorspace may need to be retained through redevelopment unless demonstrated otherwise.

Summary of land designations

- Flood zone 1 (low risk)
- Conservation area
- Grade II listed building
- Within 400 m to 5km of the Thames Basin Heaths SPA, where the impact of the SPA can be avoided
- Area of High Archaeological Potential

Physical limitations and considerations

The site is at low risk of fluvial flooding (flood zone 1). The site is within a hot spot area identified in the Guildford Surface Water Management Plan (Hotspot 9 – Ripley). Any proposed development in this area should have regard to findings and recommendations of this study.

Access is currently available to the site. In response to the planning application (15/P/00720), Surrey County Council highways listed conditions that it required in order that the development proposal should not prejudice highway safety or inconvenience other highway users.

Environmental limitations and considerations

Any attempts to conserve and enhance biodiversity should be taken, and include landscaping in development proposals.

Consideration would be needed to the archaeological potential of the site. Prior assessment of the possible archaeological significance of the site and the implications of their proposals would likely be required as part of a development proposal.

There are many listed buildings in this area, including Grade II listed building on site. Development proposals would need to be sensitive to the site's inclusion in the conservation area, and close proximity to listed buildings.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG is available.

Contamination Risks

The site has been used as a petrol station in the past so will require an investigation into whether petrol tanks remain and potentially remediation prior to development.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking to live in a village, but also have good transport connections by means of close access to the A3.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Given the current use of the site, and noting some of the comments in support of planning application (15/P/00720), a residential use would be considered to have less impact on neighbouring occupiers than the current use (particularly the B1c use).

Availability

Landownership: The land is available for development, and attempts to secure planning permission have been made recently, which demonstrate an appetite to develop the site.

Achievability

The land is available, and the site promoter is progressing toward the development of a viable and suitable scheme. At present, that balance has not been achieved, but is considered possible to achieve in this location and a revised application is expected shortly. As such, there is a realistic prospect that the site will be developed within years 6 – 10 of the plan period.

Applying constraints

Constraints relate to listed buildings, and achieving a viable scheme that is suitable in planning terms.

Consideration of possible uses

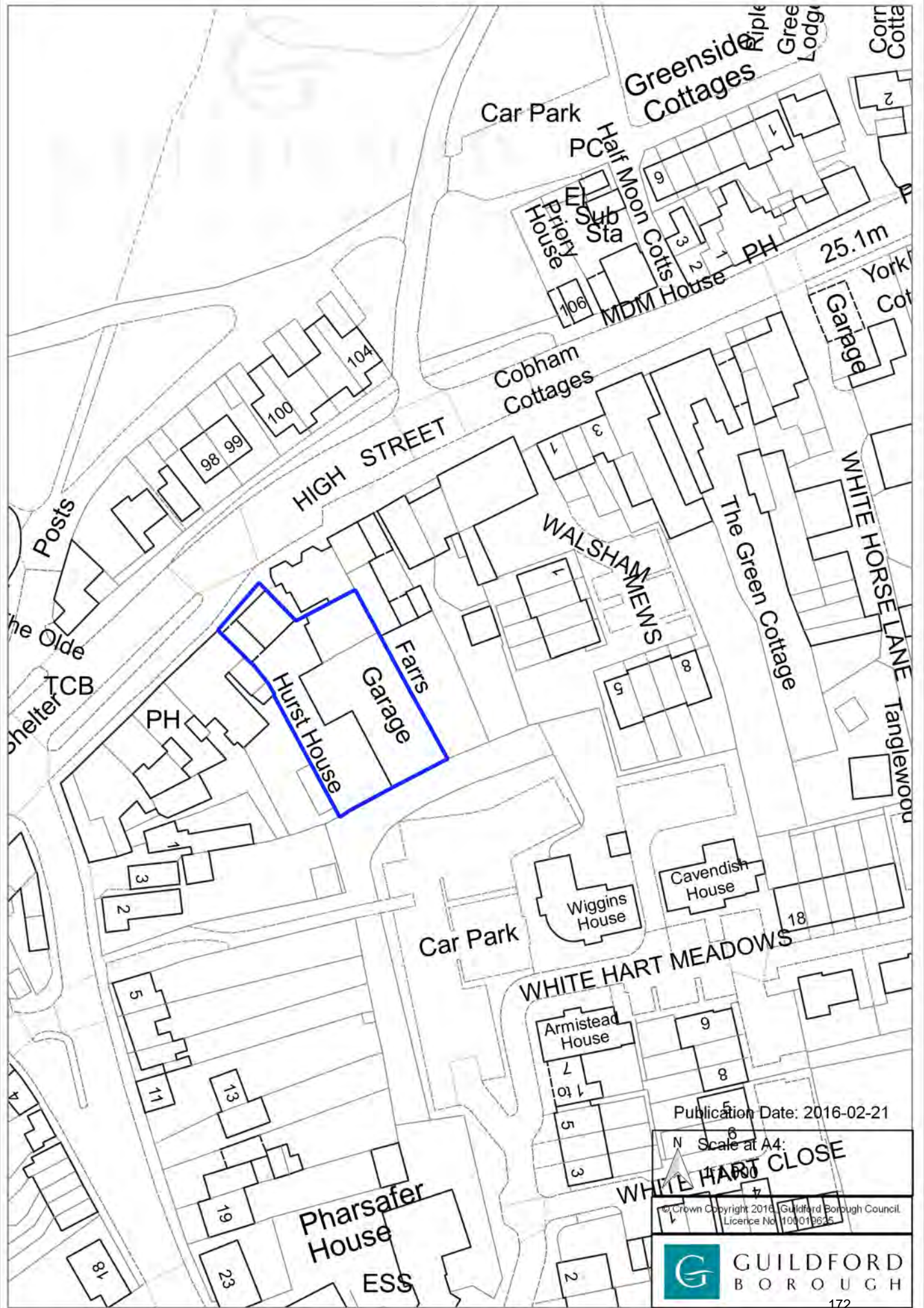
This site is most suited to a residential use, given its attractive location and surrounding uses.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	5	50 dph

Timescales	Years	
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Given that the site is available for development and development proposals been actively pursued recently, there is evidence that the site promoter is progressing toward development being achieved here in the 6 – 10 year plan period.	1 – 5	
	6 – 10	
	11 – 15	



Site reference	82
Address	Land rear of Wanborough Station, Flexford
Ward	Normandy
Site area	0.46 ha
Current land use	Vacant land



Location

The site is very close to other residential properties, and the train station.

Physical description of the site

The site is linear, running alongside the railway. It currently is a location for storage containers and two buildings. It is hardstanding, with little greenery. The site is accessed through the station car park.

Character of the area

This site is on the northern edge of the built-up area of Flexford and adjacent to residential buildings.

Relevant planning history

There is no relevant recent planning history.

Summary of land designations

- Greenfield
- Flood zone 1 (low risk)
- Within 400m and 2km of the Thames Basin Heaths SPA where the impact of development can be avoided

Physical limitations and considerations

Contamination, pollution and any hazardous risk

Any development proposals would need to consider the impact of noise for new occupants. The site is a former coal yard so investigation and potential remediation prior to development will be needed.

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1). The site is within a hot spot area identified in the Guildford Surface Water Management Plan. Any proposed development in this area should have regard to findings and recommendations of this study

Access

Access would need to be assessed in more detail, as access would need to be gained through the station car park.

Environmental limitations and considerations

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking to live in a village, but also have good transport connections.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

As referred to, noise from the trains would need to be considered.

Availability

Landownership: The landowner is Network Rail. Network Rail has confirmed that they still expect this site to come forward towards the end of the plan period. For this reason, it has been categorised in year 11 – 15.

Delivery record: Network rail continues to look at its assets, and their future development potential.

Achievability

It is thought that a scheme could come forward on this land in the future, but it will need to be given careful consideration with regards to the site constraints, access and noise from passing trains.

Applying constraints

It is likely that the constraints identified could be overcome, if the site were to become available for development.

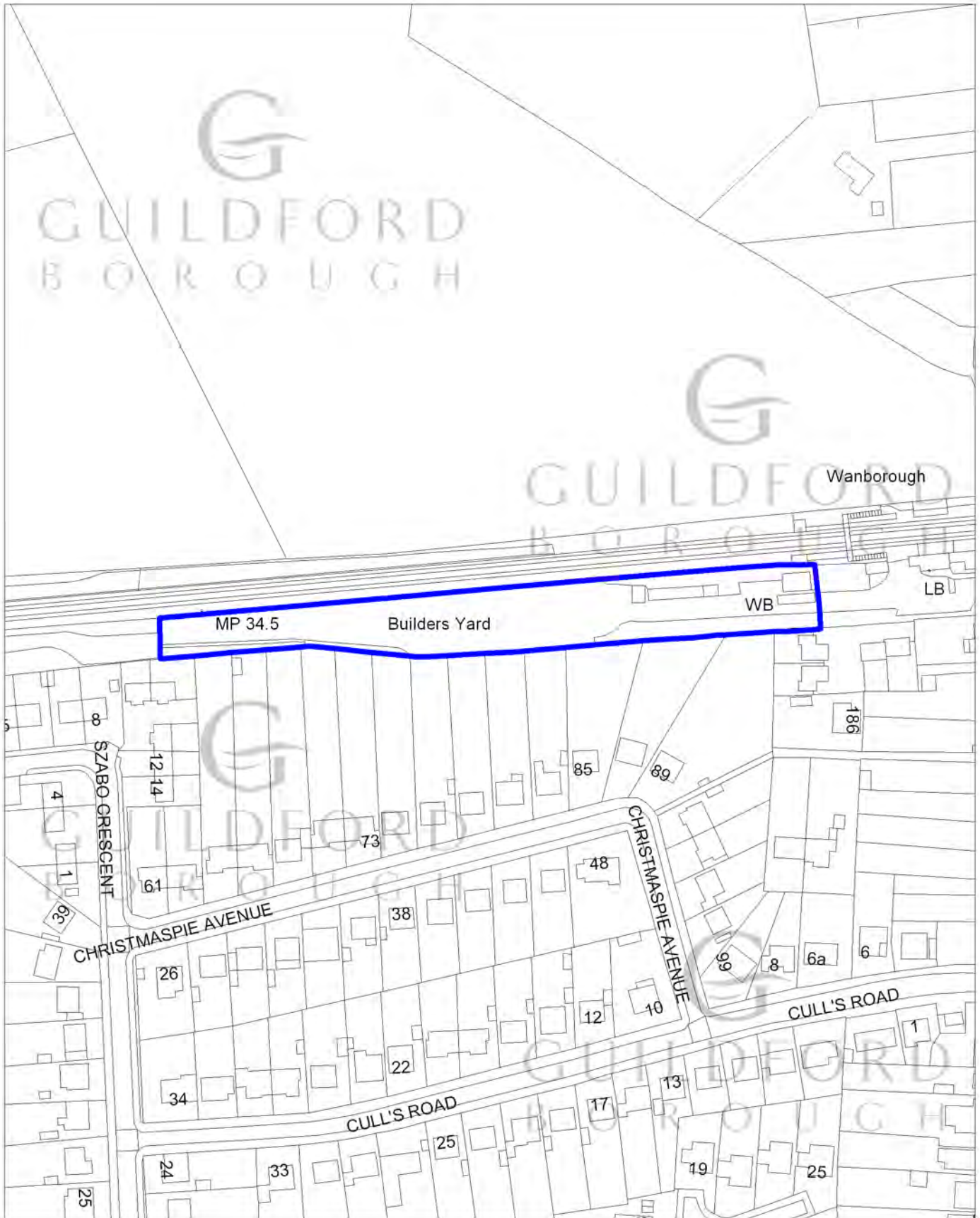
Consideration of possible uses

Given the proximity to the station, residential use would be most appropriate here. This would most likely be flats.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	8	17 dph

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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Not To Scale



Site reference	52
Address	Land off Heath Drive, Send
Ward	Send
Site area	2.5 ha
Current land use	Vacant greenfield land



Suitability

Location

The site is located to the north of Send, south of the River Wey navigation.

Physical description of the site

The site is a greenfield site, with the River Wey on its northern and western boundary, and residential to the south. To the east is Vision Engineering, which has planning permission for development, including residential.

Character of the area

The site is physically and visually enclosed by a number of trees which occupy and surround the site.

Relevant planning history

A planning application for 29 units was refused and is currently at appeal.

Summary of land designations

- Green Belt, outside of the village settlement boundary
- Greenfield
- Tree Preservation Orders across the site
- Flood zone 1 (low risk)
- Corridor of the River Wey
- Adjacent to River Wey Navigation Conservation Area
- Within 400m and 5km of the Thames Basin Heaths SPA where the impact of development can be avoided

Physical limitations and considerations

Agricultural land classification and level of use

The site is located on Grade 3 (moderate/good) agricultural land with a small amount classified as Grade 4 (poor).

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1).

Access

Access to the site would be from Heath Drive.

Environmental limitations and considerations

Green Belt and countryside

Volume 4 of the Green Belt and Countryside Study suggests this site to be included within the village settlement, and to be inset from the Green Belt.

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area H1 Send Gravel Terrace. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Heritage and conservation

The site is adjacent to the River Wey Navigation Conservation Area.

Nature

There is a Tree Preservation Order on the site comprises several species of trees.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The land is owned by Send Surrey Limited, the developer of the site with the outstanding planning application.

Achievability

This is developable site, with a reasonable prospect of development occurring within the plan period. A planning application (ref: 20/P/01011) for 29 dwellings on the site is currently at appeal and demonstrates developer interest in the site.

Applying constraints

The number of homes identified for this site is also purposely low (in comparison to the size of the site) to reflect the impact that the Tree Preservation order and proximity to the conservation area may have on the capacity of the site.

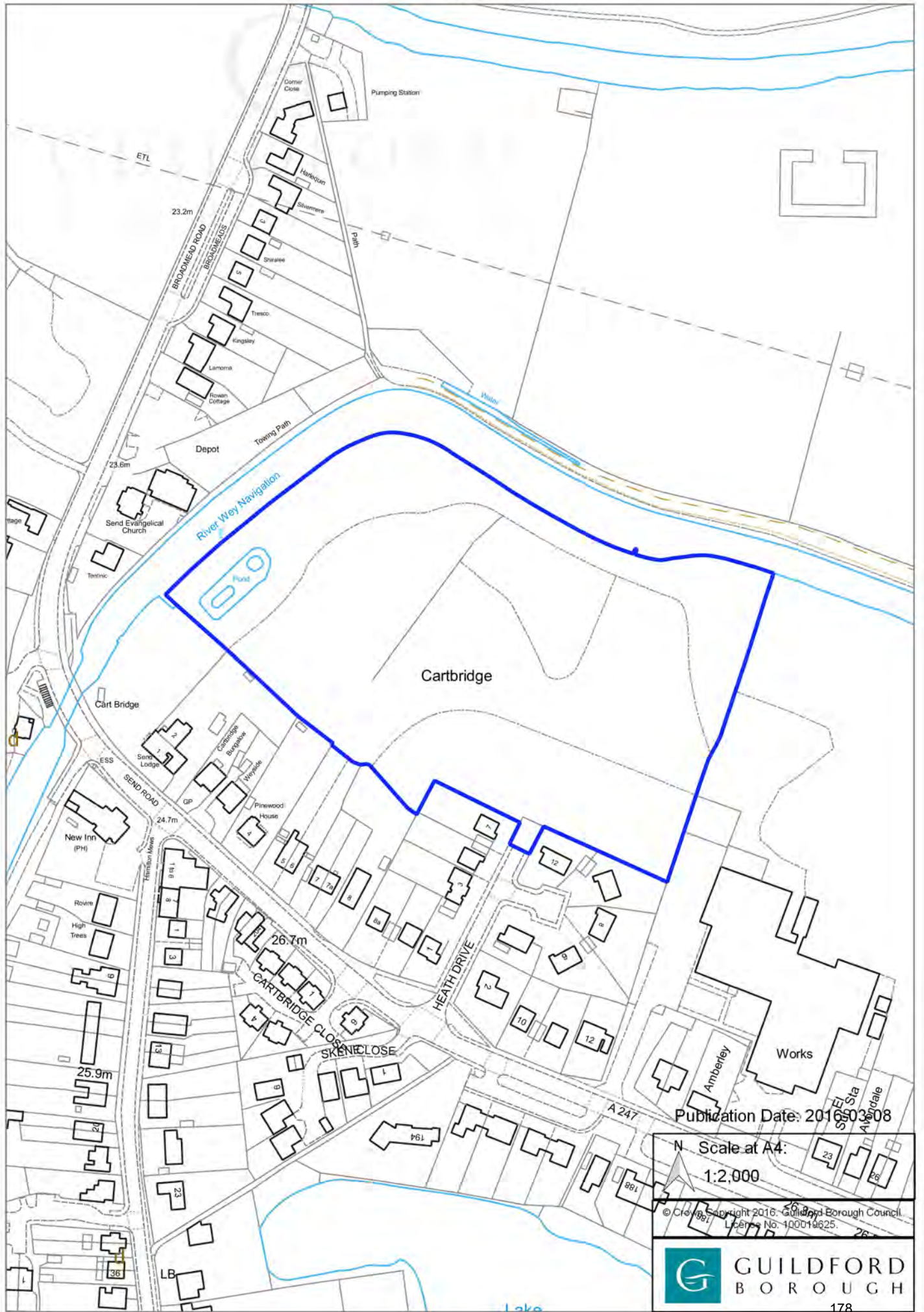
Consideration of possible uses

This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

Use	Number of homes (net)	Density (dwellings per hectare)
Residential (C3)	16	6 dph

Timescales	years	
	0-5	
	6-10	
	11-15	



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 1:2,000
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Site reference	1183
Address	Land rear of 6 Send Barns Lane, Send
Ward	Send
Site area	0.81 ha
Current land use	Fields



Suitability

Location

The site is located off B368 Send Marsh Road to the rear of St. William of York Catholic Church.

Physical description of the site

The site consists of a number of fields.

Character of the area

The site is physically and visually enclosed by a number of trees, which occupy and surround the site.

Relevant planning history

An Outline planning application [19/P/02149] for the erection of 28 dwellings with associated landscaping and parking following the demolition of 5 Send Barns Lane; creation of a new access off Send Barns Lane (all matters reserved except access) was refused at appeal.

Summary of land designations

- Greenfield
- Flood zone 1 (low risk)
- Within 400m-5km of the Thames Basin Heaths SPA, where the impact of development can be avoided

Physical limitations and considerations

Agricultural land classification and level of use

The site is located on Grade 3 (moderate/good) agricultural land.

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1). However, it is located within the Send Hotspot in the Surface Water Management Plan.

Access

Suitable access to the site can be achieved from No 5 Send Barns Lane following the demolition of the property. The A247 is subject to a 30-mph speed limit in this location and it would appear that appropriate visibility splays can be achieved.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Nature

The site includes a number of trees. Important trees should be retained as part of the development.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: This land is available for development and in the control of a single housebuilder.

Achievability

Planning application 19/P/02149 for 28 units was refused at appeal. A smaller number of units is likely to be considered appropriate.

Applying constraints

Constraints have been identified in relation to surface water flooding. Appropriate mitigation will be required within a development proposal, informed by the Surface Water Management Plan.

Consideration of possible uses

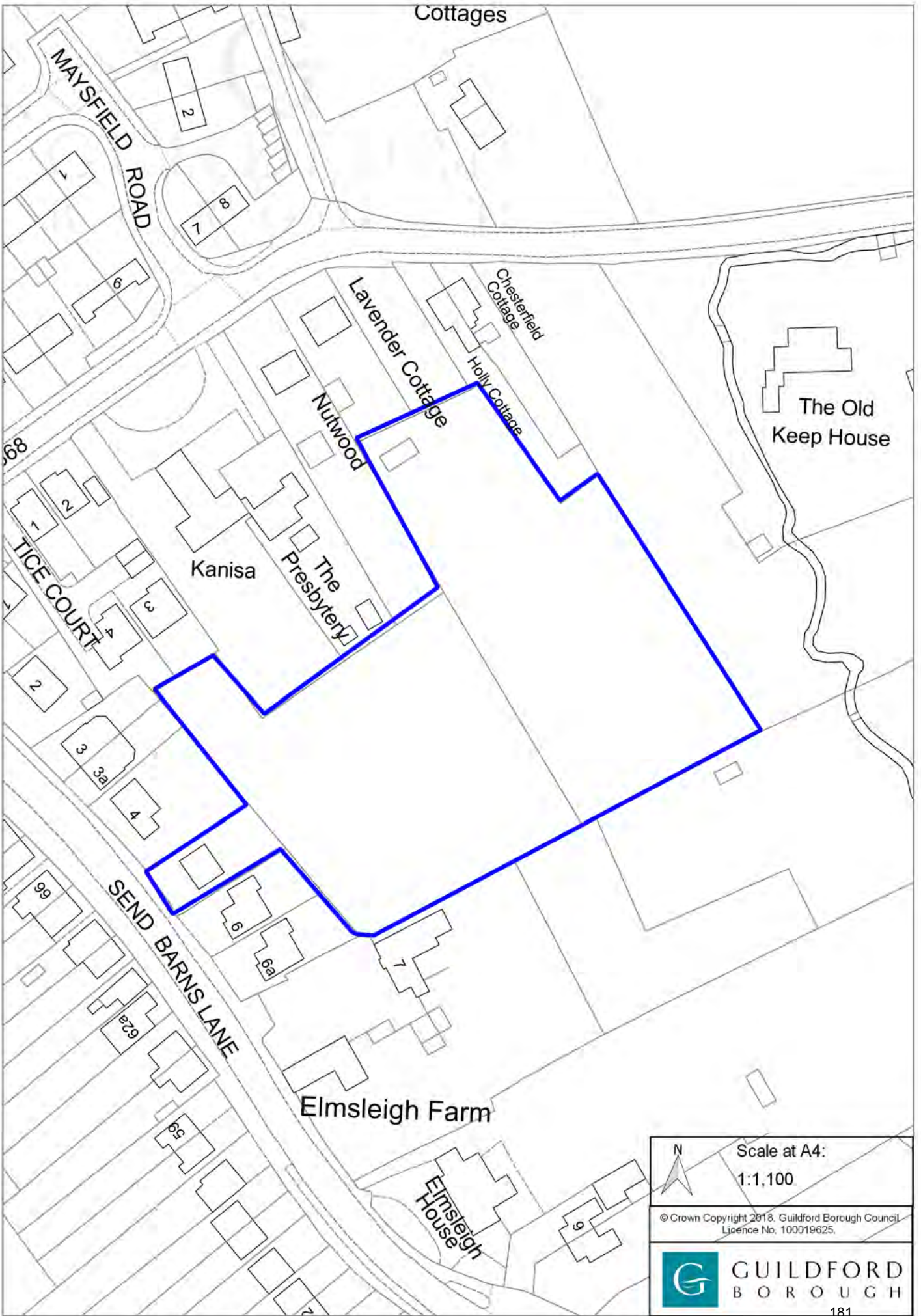
This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	12 dph

Timescales	Years	
	0-5	
	6-10	
	11-15	


1183
Cottages



N


Scale at A4:
1:1,100

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GUILDFORD
BOROUGH

181

Site reference	1268	
Address	Oakhaven, Webbers Post and Springfields, Clandon Road and Field Way, Send Marsh	
Ward	Send	
Site area	0.57 ha	
Current land use	Residential and private residential garden	
Suitability		
<p><u>Location</u></p> <p>The site is within the village settlement of Send Marsh. The nearest railway station is Clandon, and access to the A3 is close by.</p> <p><u>Physical description of the site</u></p> <p>The site consists of three residential properties, and large private residential gardens. There are trees on site, and towards the boundaries. The residential properties are primarily low density.</p> <p><u>Character of the area</u></p> <p>There is a mix of uses in this area, including residential, retail and employment. The site is towards the edge of the village.</p> <p><u>Relevant planning history</u></p> <p>A planning application [20/P/01216] for residential development comprising 9 new dwellings was allowed at appeal in September 2021.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Flood zone 1 (low risk) • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Previously developed land and private residential garden <p><u>Physical limitations and considerations</u></p> <p>Access is available to the current properties. Field Way provides potential access to the site.</p> <p>The site is at low risk of fluvial flooding (flood zone 1).</p> <p><u>Environmental limitations and considerations</u></p> <p>The potential to improve and enhance biodiversity should be considered if greenfield land is lost.</p> <p><u>Impact of development on the Thames Basin Heath SPA and potential mitigation</u></p> <p>The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.</p> <p><u>Appropriateness and likely attractiveness for the type of development proposed</u></p> <p>Well-designed new homes in this location are likely to be attractive to those looking for family homes, in a village location.</p> <p><u>Contribution to wider priorities</u></p> <p>Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.</p>		

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Loss of private residential garden to provide new homes would be a consideration for the private owners of the land, and any impact on value of the existing properties.

Availability

Landownership: All three houses are in single ownership. The landowner indicated that the site is available for development in the next five years.

Achievability

This site is in single ownership. Planning application 20/P/01216 was allowed at appeal in September 2021 for 9 units. The site promoter has confirmed that a developer is already on board to build out the site. Given this and the small-scale nature of the site, there is a realistic prospect that the site will be delivered in the first five years.

Applying constraints

The likely key consideration for development proposals would be ensuring sensitive design that has regard to the village location and avoiding over development of the site.

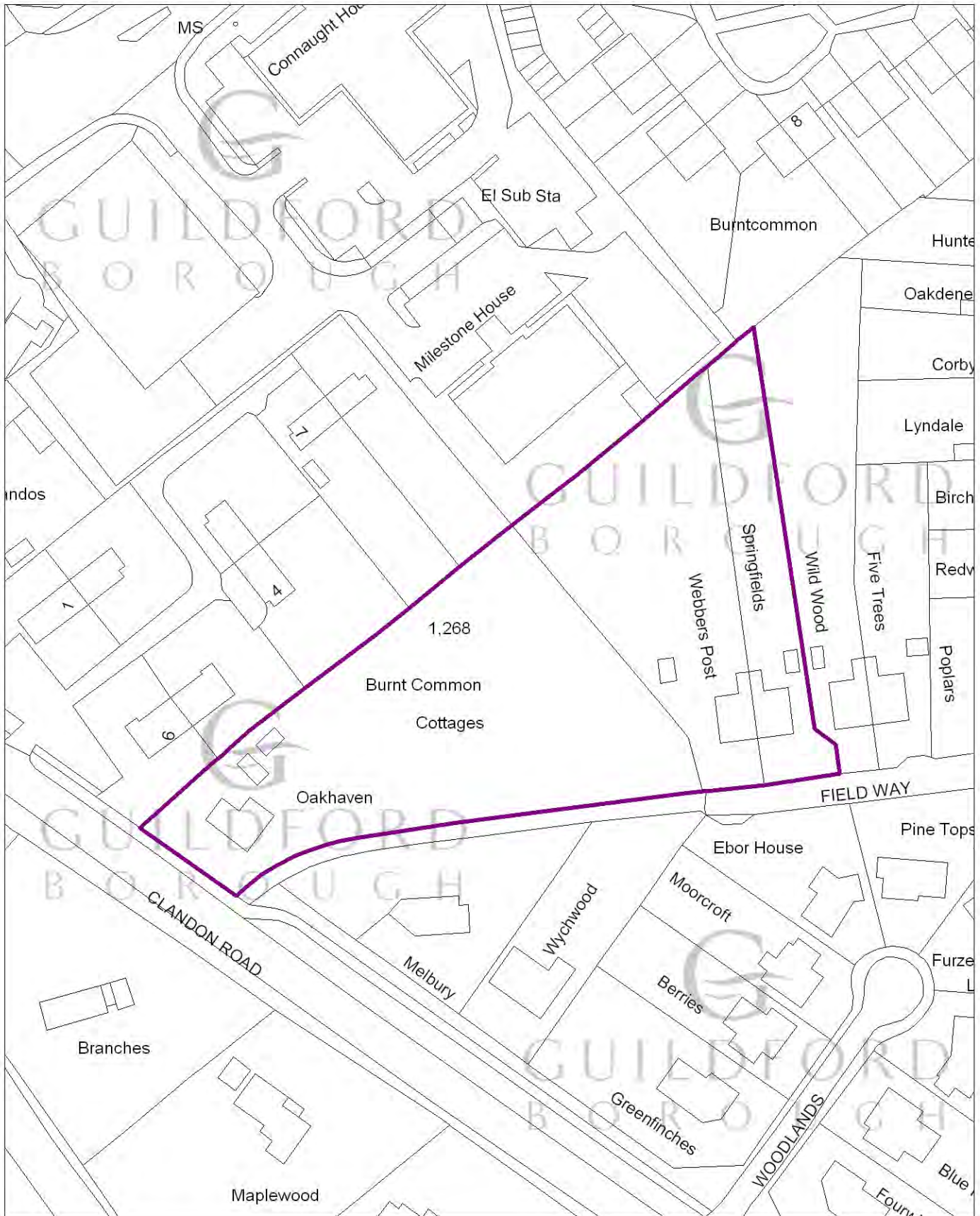
Consideration of possible uses

Residential would be the most appropriate use if this site were redeveloped.

Uses

<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	9	16 dph

Timescales	Years	
There is a realistic prospect that development will be delivered here in the next five years.	1 – 5	
	6 – 10	
	11 – 15	



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Not To Scale



Site reference	2081
Address	Land west of Winds Ridge and Send Hill, Send
Ward	Send
Site area	1.9 ha
Current land use	Used for informal recreation (with former quarry workings evident)



Suitability

Location

The site is located to the west of Send Hill and Winds Ridge.

Physical description of the site

The site is visually enclosed substantial hedgerows and treecover to the north, south and west, with residential gardens on Send Hill to the east.

Character of the area

The site comprises three fields currently used for informal recreation. The fields are enclosed by substantial hedgerows and treecover to the north, south and west, with residential gardens to the east of the potential development area. Urban influences are generally provided by residential properties on Send Hill to the east of the site.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Greenfield land
- Flood Zone 1 (low risk)
- Within 400m and 5km of the Thames Basin Heaths SPA
- Grade 3 (moderate/good) agricultural land

Physical limitations and considerations

Contamination, pollution and any hazardous risk

The site was a former sandpit turned landfill site, initially licensed in 1967. Tipping ceased in 1984 and the waste licence was surrendered in 1985. This site has been identified under Section 78 of the Environmental Protection Act 1990 as a potentially contaminated site. There has been previous monitoring of the site for landfill gas, and results have shown very low levels of erratic landfill gas generation. The site is typically an old, poorly compacted landfill site and the gas activity at this old landfill is very low with only occasional traces of methane detected. Monitoring of the eight boreholes present on the site has also indicated low gas pressures exist in the fill, allowing air ingress to occur and lowering the likelihood of lateral gas migration to adjacent residential properties. The fill is loose and will not support housing, so works will have to be carried out to compact the fill.

Agricultural land classification and level of use

The land is classified as Grade 3 (moderate/good) agricultural land.

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1). A flood risk assessment would be required to support a development proposal, particularly considering surface water flooding.

Access

Access to the site is from Send Hill Road.

Transport

Site access can be achieved from Send Hill. Although Send Hill does not have dedicated footways the character, speed of traffic and layout of Send Hill is suitable for shared use by vehicles and pedestrians, and it is an established residential area where pedestrians would currently be expected.

Utilities

Current wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes and commercial development in this location are likely to be attractive to the market. The site is relatively close to the services and facilities in Send and Send Marsh/Burntcommon.

Contribution to wider priorities

Provision of new homes and businesses here would help towards meeting the housing and employment need in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development.

Delivery record: Part of the site is owned by the Council.

Achievability		
Pre-application discussions have been held with the Council and the applicant is currently working through the feedback received from this. While no planning application has been submitted yet the applicant has confirmed work will quickly start on site following planning permission, with the whole site being delivered within 2 to 3 years.		
Applying constraints		
Constraints have been identified in relation to potential contamination. However, appropriate mitigation is considered possible.		
Consideration of possible uses		
This site is most suited for residential development, to provide new homes to help meet the identified need. The Council intends to provide two Traveller pitches alongside bricks and mortar homes on its own land, to help create sustainable and mixed communities, and better distribution of Traveller accommodation across the borough.		
Uses		
<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	40	22 dph
Traveller pitches (to be located on Guildford Borough Council owned land) (sui generis)	2	
Timescales		Years
Given the engagement with the pre-application process and discussions with the applicant, there is clear evidence that new homes will be developed here in the first five years of the Local Plan.		1 – 5
		6 – 10
		11 – 15



Publication Date: 2016-03-07

N Scale at A4:
1:2,200

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GUILDFORD
BOROUGH

Site reference	2244
Address	Garage, 92 Send Road, Send, Woking, GU23 7EZ
Ward	Send
Site area	0.16 ha
Current land use	Car dealership (sui generis)



Location

The site is close to the centre of the village with access to the A247 Send Road.

Physical description of the site

The site consists of a car showroom with some associated parking.

Character of the area

The surrounding area of the site is primarily residential. Opposite the site, there is an open space for recreational purpose.

Relevant planning history

A planning application for the demolition of existing buildings and erection of 9 x houses (2 x 2 bed, 6 x 3 bed and 1 x 4 bed) and 5 x flats (4 x 1 bed and 1 x 2 bed) with associated access, landscaping and related facilities (ref: 16/P/02118) was refused in January 2017.

A further planning application for the demolition of existing buildings and erection of 8 x dwellings (2 x 2 bed, 5 x 3 bed and 1 x 4 bed) and 5 x flats (3 x 1 bed and 2 x 2 bed) with associated access, landscaping and related facilities (ref: 17/P/00566) was refused in June 2017.

Summary of land designations

- Flood zone 1 (low risk)
- Within 400m and 5km of the Thames Basin Heaths SPA where the impact of development can be avoided
- Previously developed land

Physical limitations and considerations

Flood risk reduction

The site is at low risk of fluvial flooding (Flood Zone 1).

Access

Access to the site could be from Tannery Lane.

Environmental limitations and considerations

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A well-designed redevelopment proposal is not expected to negatively impact on the amenity of neighbouring areas.

Availability

Landownership: The site is owned by a single landowner.

Delivery record: The landowner has shown an interest in and is committed to redeveloping this site for residential use within the next five years.

Achievability

Recent planning history demonstrates that there is a realistic prospect that development is likely to be pursued for this site. Given the scale of development proposed for this site, development could be delivered within years 6 – 10 of the plan period.

Applying constraints

A well-designed redevelopment proposal could viably overcome the constraints presented by the location of the site.

Consideration of possible uses

This site is most suited for residential development, to provide new homes to help meet the identified need. The site is close to shops and services, making use of a previously developed site.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10	62 dph

Timescales

	Years	
There is clear evidence that development could be delivered on this site within the plan period.	1 – 5	
	6 – 10	
	11 – 15	

Clockbarn Nursery

El Sub Sta

Club

Isington

Garage

28.0m

Play Area

War Meml

Valer Cottages

LB

PO

94

141

Churston

The Fis

Laurone

White Grange

Home Vi

Oak C


N Scale at A4:

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GUILDFORD BOROUGH

Site reference	2258	
Address	Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley	
Ward	Send and Lovelace	
Site area	30 ha	
Current land use	Paddock and builders yard	
Suitability		
<p><u>Location</u></p> <p>The site is east of Burnt Common Lane, south of Portsmouth Road, and north of the A3. The nearest railway station is at Clandon.</p> <p><u>Physical description of the site</u></p> <p>The site is greenfield (with the exception of the builders' yard) with an area of wooded land to the north of the site adjoining Portsmouth Road, and to the east. The site is relatively flat.</p> <p><u>Character of the area</u></p> <p>The area is residential to the north west of the site and greenfield on other sides.</p> <p><u>Relevant planning history</u></p> <p>A Hybrid (part full/part outline) application (ref: 19/P/02223) comprising: Full planning permission for 220 residential dwellings (Use Class C3) with associated open space and landscaping, means of access, parking, drainage, utilities and infrastructure works, temporary acoustic fencing, and other associated works; and Outline planning permission, with all matters reserved except for access, for up to 300 residential dwellings (Use Class C3) and Travelling Showpeople plots (Sui Generis) with associated open space and landscaping (including a landscape bund and acoustic fencing), means of access, enabling infrastructure and other associated works, was submitted in December 2019 and received a resolution to grant planning permission in June 2021. S106 discussions are currently underway to enable this to be delivered.</p> <p>An application (ref: 19/P/02191) for the erection of 30 residential dwellings with the associated vehicular and pedestrian access via Burnt Common Lane, car parking, secure cycle storage and landscaping, was granted in May 2021.</p> <p>There is also a similar application (ref: 21/P/00352) for the erection of 29 residential dwellings with the associated vehicular and pedestrian access via Burnt Common Lane, car parking, secure cycle storage and landscaping submitted in March 2021 awaiting determination.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Within 400m-5km of the Thames Basin Heath Special Protection Area • Greenfield • Ancient woodland to the north west and east of the site • Medium and high flood risk (flood zones 2 and 3) in the central area of the site. The vast majority of the site is in flood zone 1 (low risk) • Tree Preservation Order (north west of the site, towards the boundary) <p><u>Physical limitations and considerations</u></p> <p><u>Agricultural land classification</u></p> <p>The entire site is underlain by mudstone, siltstone and sandstone. The site is shown to be covered by soil in the Hurst Association. The soils in the Hurst Association comprise of sandy loam over gravelly deposits covering clay. A typical Hurst soil profile, with the moisture deficits predicted for the site, is calculated to have a moisture balance of +18mm for wheat and -1mm for potatoes, both limiting the</p>		

site to Grade 2. Agricultural land classification is therefore predicted to be grade 2.

Flood risk

The majority of the site is at low risk of fluvial flooding (flood zone 1). A small part of the site is located within flood zones 2 and 3. See the SFRA Level 2 and flood risk sequential test for more information.

Access

The main vehicular access to the site allocation should be provided on the A247 frontage.

A through vehicular link between the B2215 Portsmouth Road and the A247 Clandon Road should be realised to provide an alternative route that relieves pressure on Send Marsh roundabout.

The site promoter has offered to make land available to enable the future provision of a new northbound on-slip to the A3 and a new southbound off-slip from the A3 from A247 Clandon Road.

Transport

There is an existing bus service and bus stops close to the site frontage on Portsmouth Road.

The closest railway station is located at Clandon. There is a pedestrian footway along A247 Clandon Road although it is narrow in places and switches sides of the road. There are also bus services along A247 Clandon Road with bus stops close to the railway station.

The site would require new and improved pedestrian and cycle facilities to enable occupiers to access the village centre of Send, the Burnt Common Warehouse site and Clandon railway station.

Improved bus frequency and level of service will encourage access to the site by this sustainable mode of transport.

Utilities

If the current water supply and wastewater network in this area was unable to support the demand anticipated from this development proposal, Thames Water would work the planned housing into their investment programme once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

There are currently power lines on the site. These would either be moved to be aligned with the A3 or buried – subject to cost. This would be a consideration at the planning application stage.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Nature

There are pockets of ancient woodland within the site, and an area of trees with a Tree Preservation Order.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed. Development of a large site such as this should consider linkages from the site, and green corridors, to green spaces surrounding the site.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: There are two housebuilders, Langham Homes and Countryside Homes respectively, ready to deliver the dwellings.

Achievability

A small part of the site already benefits from a planning permission for 30 dwellings (ref: 19/P/02191) granted on 26 May 2021. There is another similar application submitted by Langham Homes that is currently awaiting determination (ref: 21/P/00352). Given the small-scale nature of this site, there is a realistic prospect that it will be delivered within the first five years. The larger part of the site will be delivered by Countryside Homes who are a national housebuilder. Planning application (ref: 19/P/02223) received a resolution to grant planning permission at planning committee in June 2021 and S106 discussions are underway. This grants full planning permission for 220 homes and outline planning permission for a further 300 homes. Countryside Homes has confirmed on the 12th November 2021 that they intend to deliver the full planning permission within the first five years. They also intend to begin work on a reserved matters application shortly after the decision has been issued and deliver part of the remainder of the site towards the end of the five-year period.

Applying constraints

Development proposals would need to be supported by a Flood Risk Assessment. Appropriate mitigation is considered possible. Design proposals would need to have regard to the Ancient Woodland and Tree Preservation Order on site.

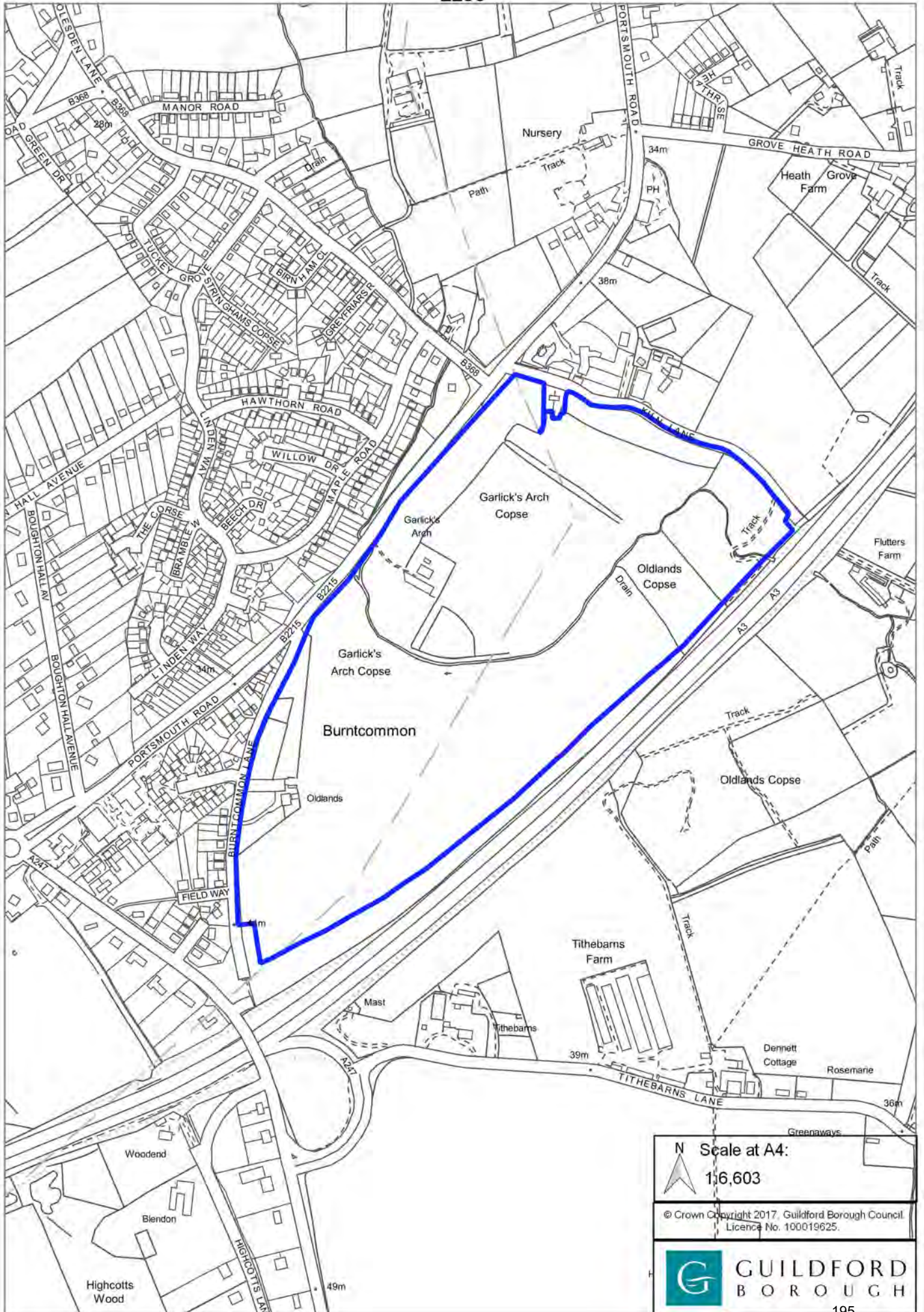
Consideration of possible uses

This site is most suited for residential development, to provide new homes and jobs to help meet the identified need.

Uses

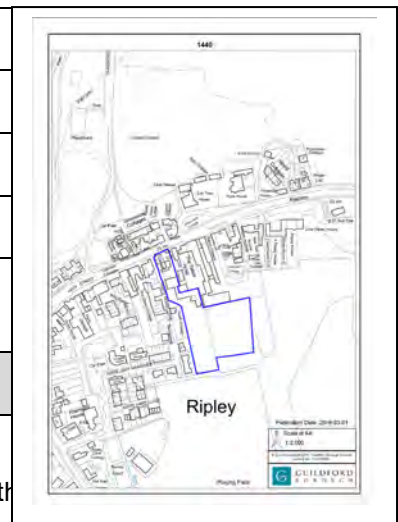
<u>Use</u>	<u>Number of homes</u>
Residential (including some self-build plots) (C3)	550
Travelling Showpeople Plot	6

Timescales	Years	
Given the approved and outstanding planning applications, and confirmation from the applicants there is a realistic prospect that the majority of development will be delivered here in the next five years.	1 – 5	
	6 – 10	
	11 – 15	



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Site reference	1440
Address	Land at the rear of the Talbot, High Street, Ripley
Ward	Lovelace
Site area	0.72 ha
Current land use	Petrol station forecourt, dilapidated workshops and field (B2 and sui generis)



Suitability

Location

The site is located on the main road through Ripley, to the side and rear of the

Physical description of the site

The north of the site is occupied by a vacant building associated with the former car sales use whilst the southern part is a field.

Character of the area

The northern part of the site forms part of the built up area of the village. The southern part of the site is visually and physically contained by woodland. There are a series of listed buildings fronting the High Street, either side of the site.

Relevant planning history

In 2003, planning permission was granted for a change of use from petrol filling station to display and sale of cars (ref: 03/P/00378).

A planning application (ref: 16/P/00608) for the demolition of existing petrol filling station, car sales buildings and dilapidated workshops and the construction of up to 26 residential units to the rear and two retail/commercial units on the High Street frontage (for flexible A1, A2, A3 or A4 use) and associated car parking and landscaping was permitted and subsequently lapsed.

There is currently a planning application (ref: 20/P/01057) for 26 dwellings awaiting determination.

Summary of land designations

- Green Belt partly outside the village settlement
- Flood zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Area of High Archaeological Potential (AHAP)
- Conservation area
- Partly previously developed land
- Frontage of the site is within Ripley local centre
- Proximity of Grade II and II* listed buildings - Barn across rear of The Talbot and The Ripley Pharmacy and Cottage Adjoining, The Talbot Inn

Physical limitations and considerations

Contamination, pollution and any hazardous risk

The front of this site, fronting the road, has been used as a petrol station in the past so will need an investigation into what remains of the petrol station and potential remediation work prior to development.

Agricultural land classification and level of use

The site is located on Grade 3 (moderate/good) agricultural land.

Flood risk

The site is at low risk of fluvial flooding (flood zone 1).

Access

Access to the site would be off High Street.

Town Centre uses

The frontage of the site is within the existing Ripley retail / service centre. Redevelopment of the site frontage for retail use (A1-A5) use of a scale suitable for a local centre would be suitable. Redevelopment should provide a shopfront to High Street to add to the liveliness of the centre.

Environmental limitations and considerations

Green Belt and countryside

Volume 4 of the Green Belt and Countryside Study suggests this site to be included within the village settlement, and to be inset from the Green Belt.

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area H1 Send Gravel Terrace. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Heritage and conservation

The site is located within a Conservation Area and an area of high archaeological potential, which would require further investigation. The site is also surrounded by a number of listed buildings. Setting of all of these are important considerations.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties should have an unacceptable impact.

Availability

Landownership: The land is available for development.

Delivery record: The land is in the control of one landowner.

Achievability

The site will be delivered by Shanly Homes who are a regional housebuilder operating in the South-East. Confirmation has been received from the applicant they will be on site as soon as planning permission is secured. The applicant has already undertaken remedial works to the site, secured the demolition consent under the Building Notice and made safe the utilities in anticipation of demolition and construction.

Therefore, there is a realistic prospect that development will be delivered within the next five years.

Applying constraints

Constraints have been identified in relation to potential contamination, flooding, archaeology and the potential impact on the Conservation Area and listed buildings. Whilst any further development proposal would need to be supported by further studies, appropriate mitigation is considered possible.

The site is used for a mix of car sales (sui generis) and car repair (B2) with the associated storage of cars. Although the loss of employment floor space is contrary to the Local Plan, B2 use is not an ideal use in a predominantly residential location. The loss of employment would need to be considered when a development proposal is made.

Consideration of possible uses

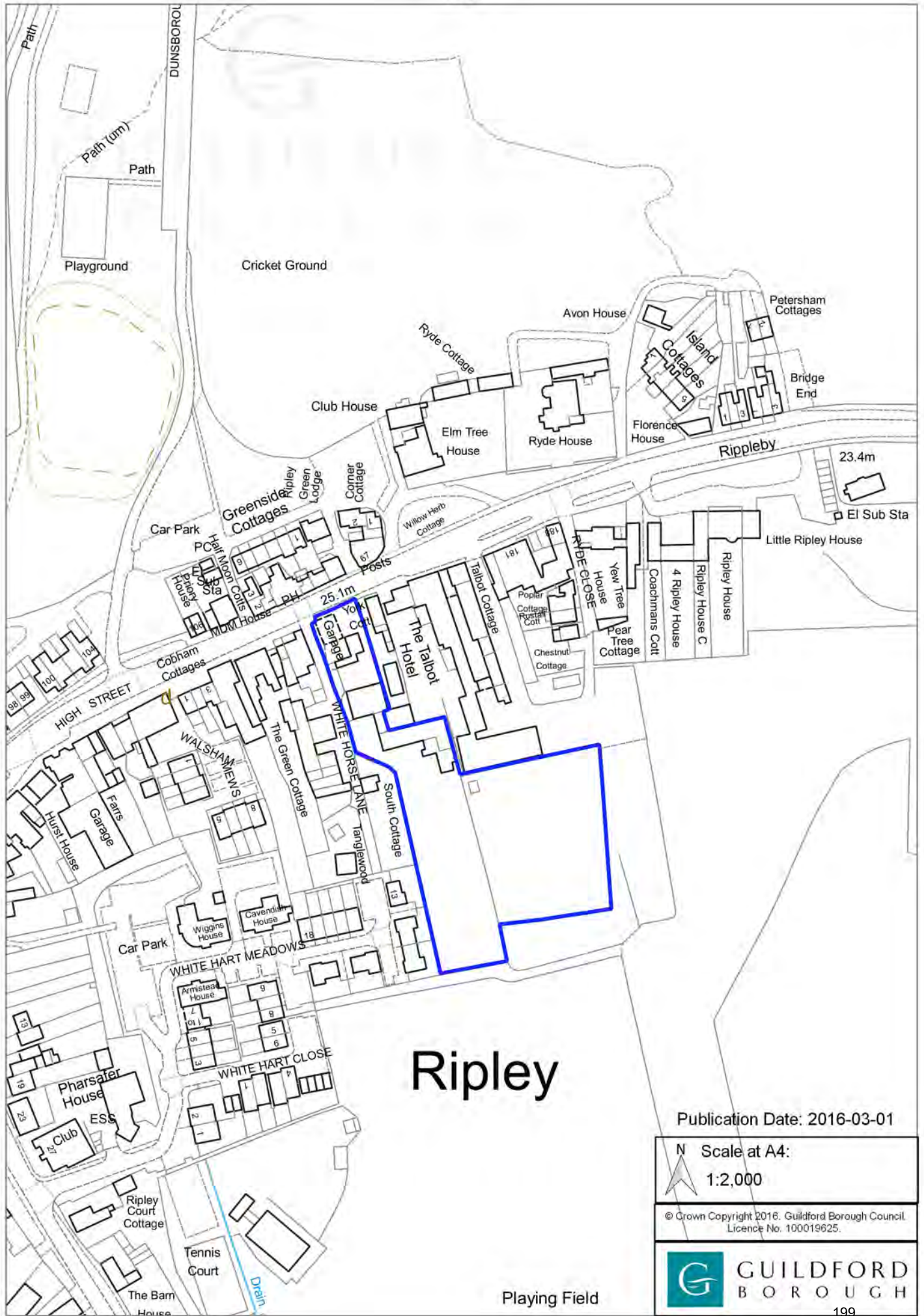
This site is most suited for residential and retail / town centre development, to provide new homes to help meet the identified need, and to further reinforce the function of this centre.

The site has also been suggested for C2 use. Although there is potentially a low-level need within the area for C2 use, the site has a limited capacity. This site is therefore most suited to C3 residential use with potentially an element of homes suitable, flexible and adaptable for those in later life.

Uses

Use	Number of homes	Density
Residential (C3)	26	36

Timescales	years	
	1-5	
Given the pending planning application and inclination to get on site from the applicant, there is a realistic prospect that development will be delivered here in the next five years.	6-10	
	11-15	



Ripley

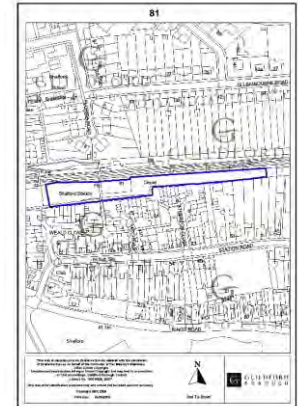
Publication Date: 2016-03-01

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Site reference	81
Address	Land at Shalford Station, Station Approach, Shalford
Ward	Shalford
Site area	0.26 ha
Current land use	Storage (B8)



Suitability

Location

The site is within Shalford village settlement, directly next to Shalford station, close to shops and Shalford Village Green.

Physical description of the site

The site is linear, running alongside the railway. It currently is a location for storage containers and one building. It is hardstanding, with little greenery. The site is accessed through the station car park.

Character of the area

This is primarily a residential area, with higher density than in some other areas of the village (akin to being close to the railway station). There are shops nearby.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Previously developed land
- Flood zone 1 (low risk)
- Risk of contamination
- Within 5km to 7km of the Thames Basin Heaths SPA - beyond the zone of influence

Physical limitations and considerations

Any development proposals would need to consider the impact of noise for new occupants.

The site is at low risk of fluvial flooding (flood zone 1).

Access could be obtained through the station car park (from Kings Road), or from another road such as Mitchells Close.

Environmental limitations and considerations

Given that the site is mainly hardstanding, inclusion of trees and landscaping would be beneficial to biodiversity and improve the visual appearance of the area.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case by case basis. The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Contamination Risks

Part of the site overlaps with former pharmaceutical works as well as being close to a station. Investigation work will be required as well as potential remediation work prior to any development.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking to live in a village, but also have good transport connections.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Noise from nearby trains would need to be considered.

Availability

Landownership: The landowner is Network Rail. Network Rail has confirmed that it still expects this site to come forward towards the end of the plan period. For this reason, it has been categorised in 11 – 15 year delivery period.

Delivery record: Network rail continues to look at its assets, and their future development potential.

Achievability

There may be issues regarding viability given narrow site area and proximity to the railway line. It is thought that a scheme could come forward on this land in the future, but it will need to have careful consideration to the site constraints and noise from trains.

Applying constraints

It is likely that the constraints identified could be overcome.

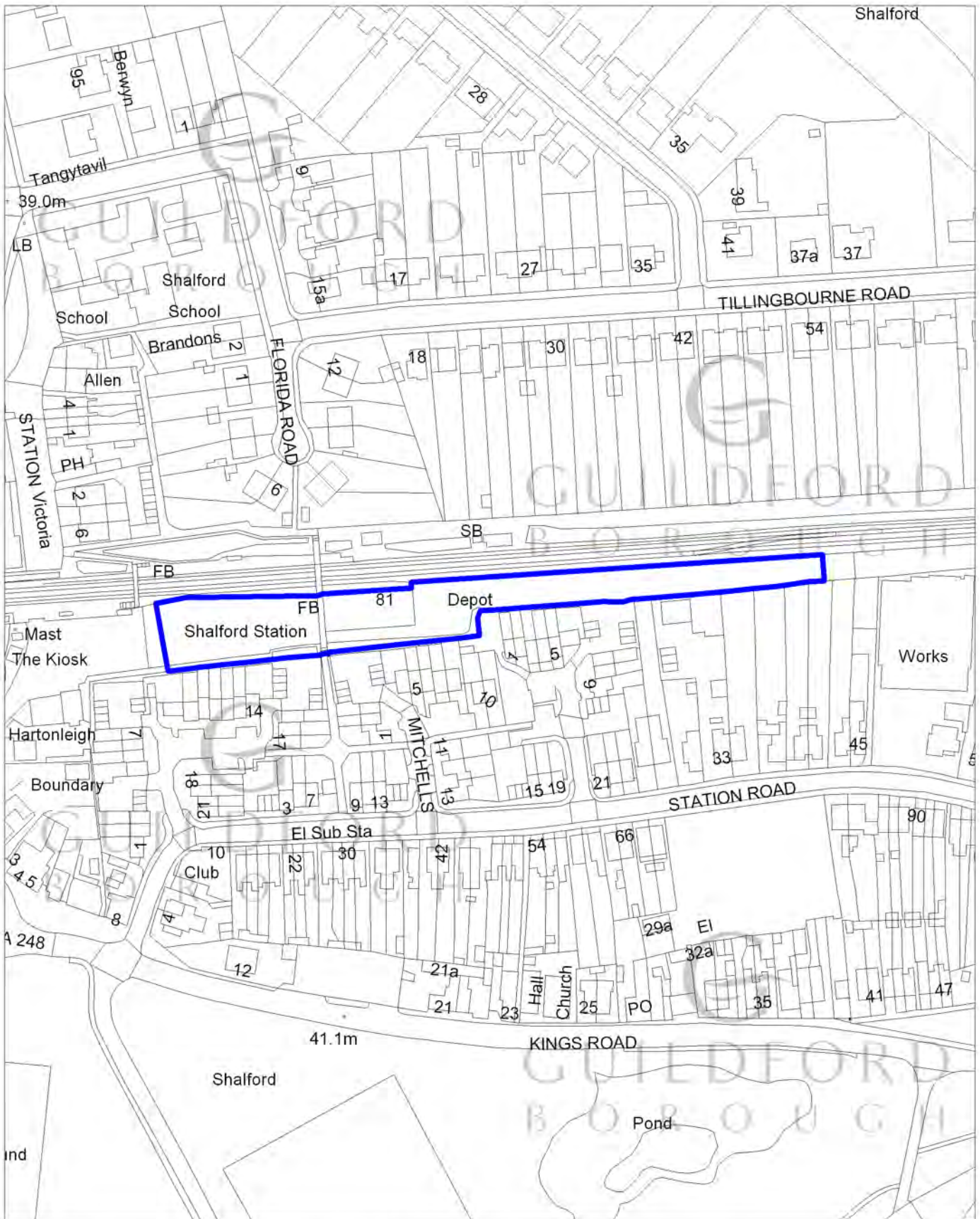
Consideration of possible uses

Given the proximity to the station, residential use would be most appropriate here. This would most likely be flats.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	11	42 dph

Timescales	Years	
There is a reasonable prospect that development will come forward here in the future. The site has been categorised in the 11-15 year delivery period.	1 – 5	
	6 – 10	
	11 – 15	



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Not To Scale



Site reference	2286
Address	Land at Old Manor Farm, Old Manor Lane, Chilworth
Ward	Shalford
Site area	2 ha
Current land use	Residential (C3) and pasture
Suitability	



Location

The site is located on the northern edge of the village of Chilworth.

Physical description of the site

The site contains one residential home and surrounding outbuildings and pasture. To the west of the site is the River Tillingbourne.

Character of the area

The area is residential to the east and south, with open green land to the north and west. A railway line borders the site to the south.

Relevant planning history

There is no recent relevant planning history for this site.

Summary of land designations

- Greenfield
- Flood zone 1 (low risk)
- Within 5km to 7km of the Thames Basin Heaths SPA, where development has no impact on the SPA
- Area of Great Landscape Value (AGLV)
- Adjacent to a Conservation area

Physical limitations and considerations

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1).

Access

Access to the site is off Old Manor Lane, which connects onto New Lane via a priority junction.

Environmental limitations and considerations

Landscape

The site is located in an Area of Great Landscape Value (AGLV). The site is categorised in the Landscape Character Assessment as falling within Rural Character Area I1 Tilling Bourne Greensand Valley and H4 Shalford Gravel Terrace. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case-by-case basis. The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The land is available for development.

Delivery record: The site is under the control of one landowner.

Achievability

Development is intended to be delivered within years 6 – 10 of the plan period. The agent has been in discussions with Surrey County Council over potential Highways concerns.

Applying constraints

Constraints have been identified in relation to the potential impact on landscape. However, appropriate mitigation is considered possible.

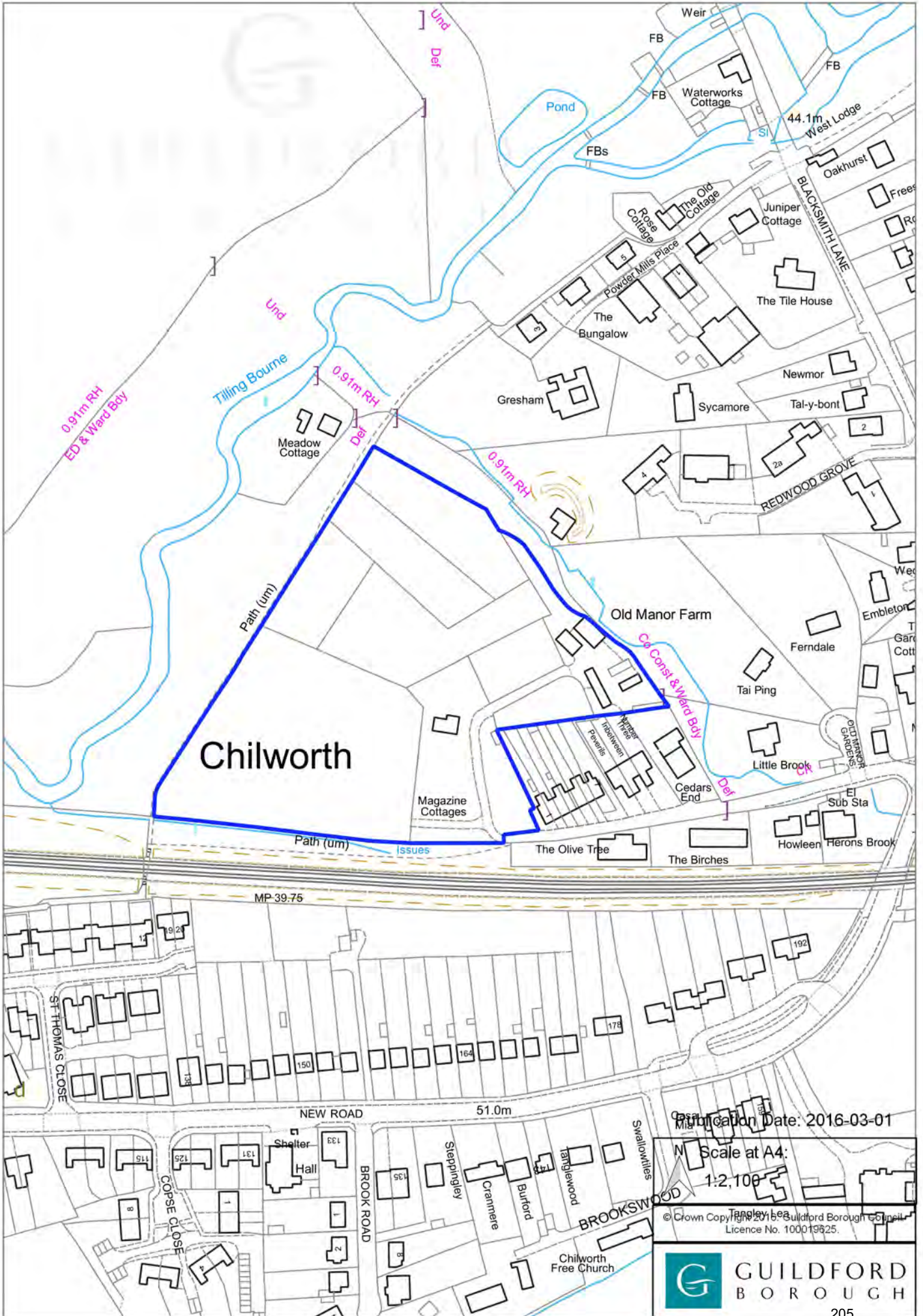
Consideration of possible uses

Residential development would be the most appropriate use for this site.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	8	4 dph


Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



Publication Date: 2016-03-01


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**GUILDFORD
BOROUGH**

205

Site reference	1017	
Address	Land at Old Manor Gardens, Old Manor Gardens, Chilworth	
Ward	Tillingbourne	
Site area	0.77 ha	
Current land use	Residential and private residential gardens	
Suitability		
<p><u>Location</u></p> <p>The site is in the village of Chilworth, close to Chilworth railway station. A small portion of the site boundary borders the village settlement boundary.</p> <p><u>Physical description of the site</u></p> <p>The site consists of two residential properties and their private residential gardens.</p> <p><u>Character of the area</u></p> <p>The site is within a predominately residential area, with low-density properties.</p> <p><u>Relevant planning history</u></p> <p>Recent planning history relates to tree applications.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Previously developed land and private residential garden (Greenfield) • Flood zone 1 (low risk) • Area of High Archaeological Potential (AHAP) • Conservation Area • Trees with Tree Preservation Orders (TPO) adjoining the site • Within 5km to 7km of the Thames Basin Heaths SPA – beyond the zone of influence <p><u>Physical limitations and considerations</u></p> <p>The site is at low risk of fluvial flooding (flood zone 1).</p> <p>Access is available to the current properties from Old Manor Gardens and a new access could be provided to serve the additional development.</p> <p>A developer may be required to undertake a prior assessment of the possible archaeological significance of the site and the implications of their proposals, and submit a desk-based assessment to accompany any application submitted.</p> <p><u>Environmental limitations and considerations</u></p> <p>Trees with TPOs at the boundary of the site need to be considered as part of any development proposals.</p> <p>Development proposals would need to be designed to have regard to the conservation area.</p> <p><u>Impact of development on the Thames Basin Heath SPA and potential mitigation</u></p> <p>The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case-by-case basis. As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.</p>		

Contamination Risks

The site has historically been used as gunpowder mills, but this is unlikely to cause any problems due to the length of time that has passed since operation.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to those looking for family homes.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

Loss of private residential gardens to provide new homes would be a consideration for the private owners of the land.

Availability

Landownership: The landowners have confirmed that the site is available for development.

Achievability

It is likely that a viable and suitable development scheme could be prepared. The site promoter is in discussions with Surrey County Council concerning the relevant highways matters. Pre-application discussions are intended to begin within the next 5 years, with development of the site shortly after planning permission is obtained. Therefore, there is a realistic prospect that development will be delivered here within years 6 – 10 of the plan period.

Applying constraints

There are constraints to development (conservation area and AHAP), however, a well-designed development, and the necessary site assessment work should be able to overcome these.

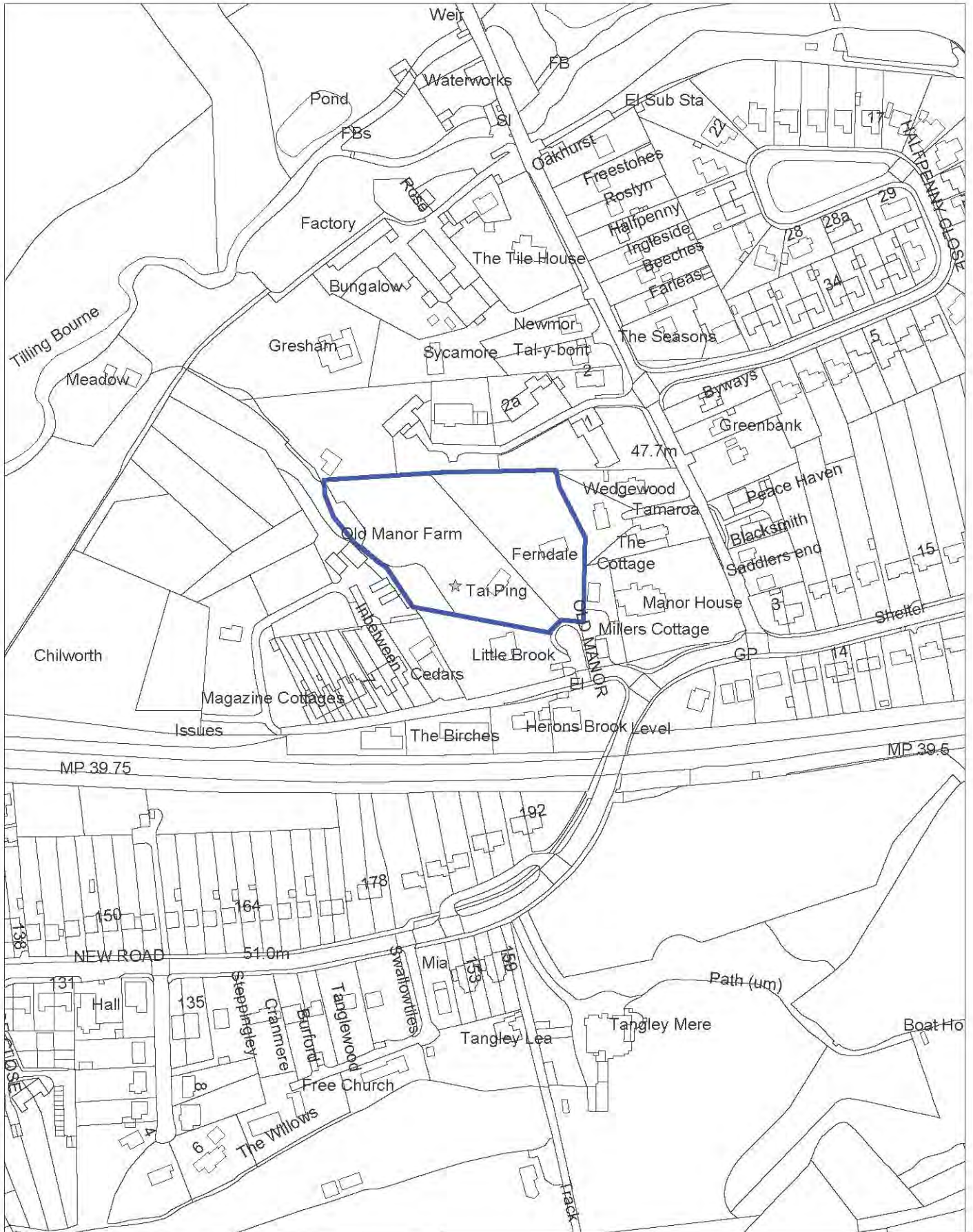
Consideration of possible uses

Residential would be the most appropriate use if this site were redeveloped.

Uses


<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	6 (net), 8 (gross)	10 dph

Timescales	Years	
	1 – 5	
	6 – 10	
	11 – 15	



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Site reference	35	
Address	Land at Oak Hill, Wood Street Village	
Ward	Worplesdon	
Site area	0.53 ha	
Current land use	Employment uses (B uses) and residential(C3)	
Suitability		
<p><u>Location</u></p> <p>The site is north of Oak Hill in a central location within the village.</p> <p><u>Physical description of the site</u></p> <p>There is some development within the site including employment uses and residential.</p> <p><u>Character of the area</u></p> <p>The southern part of the site is surrounded by residential development and the northern part is surrounded by open countryside.</p> <p><u>Relevant planning history</u></p> <p>There is no relevant recent planning history.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Green Belt • Partly within the village settlement • Flood zone 1 (low risk) • Within 400m and 5 km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Part previously developed land, part greenfield land <p><u>Physical limitations and considerations</u></p> <p><u>Agricultural land classification and level of use</u></p> <p>The land is partly classified as Grade 3 (moderate/good) and partly Grade 4 (poor) agricultural land.</p> <p><u>Flood risk reduction</u></p> <p>The site is at low risk of fluvial flooding (flood zone 1).</p> <p><u>Access</u></p> <p>There is currently access from Oak Hill to the existing uses, and this would be used if the site were redeveloped.</p> <p><u>Environmental limitations and considerations</u></p> <p><u>Green Belt and countryside</u></p> <p>Volume 4 of the Green Belt and Countryside Study suggests that some of this land is inset from the Green Belt. Redevelopment of previously developed land outside of the proposed inset boundary may be appropriate if it would not have a greater impact on the openness of the Green Belt.</p> <p><u>Landscape</u></p> <p>The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E1 Wanborough Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.</p>		

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Contamination Risks

This site was used as a Builder's Yard in the 1970s and then redeveloped for residential uses in the 1980s. Investigation and potential remediation would be needed prior to any redevelopment.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development.

Delivery record: The land is within the control of one landowner.

Achievability

This site is currently in employment use. In accordance with Local Plan policy E3, the loss of employment sites will be strongly resisted. Any loss will only be acceptable if the site is unsuitably located as an employment site or evidence of active and comprehensive marketing can be demonstrated. This can only be demonstrated through the planning application process. At present, the site is therefore considered developable rather than deliverable.

Applying constraints

Constraints have been identified in relation to potential contamination, however appropriate mitigation is considered possible. The loss of employment land would be a consideration for a development proposal.

Consideration of possible uses

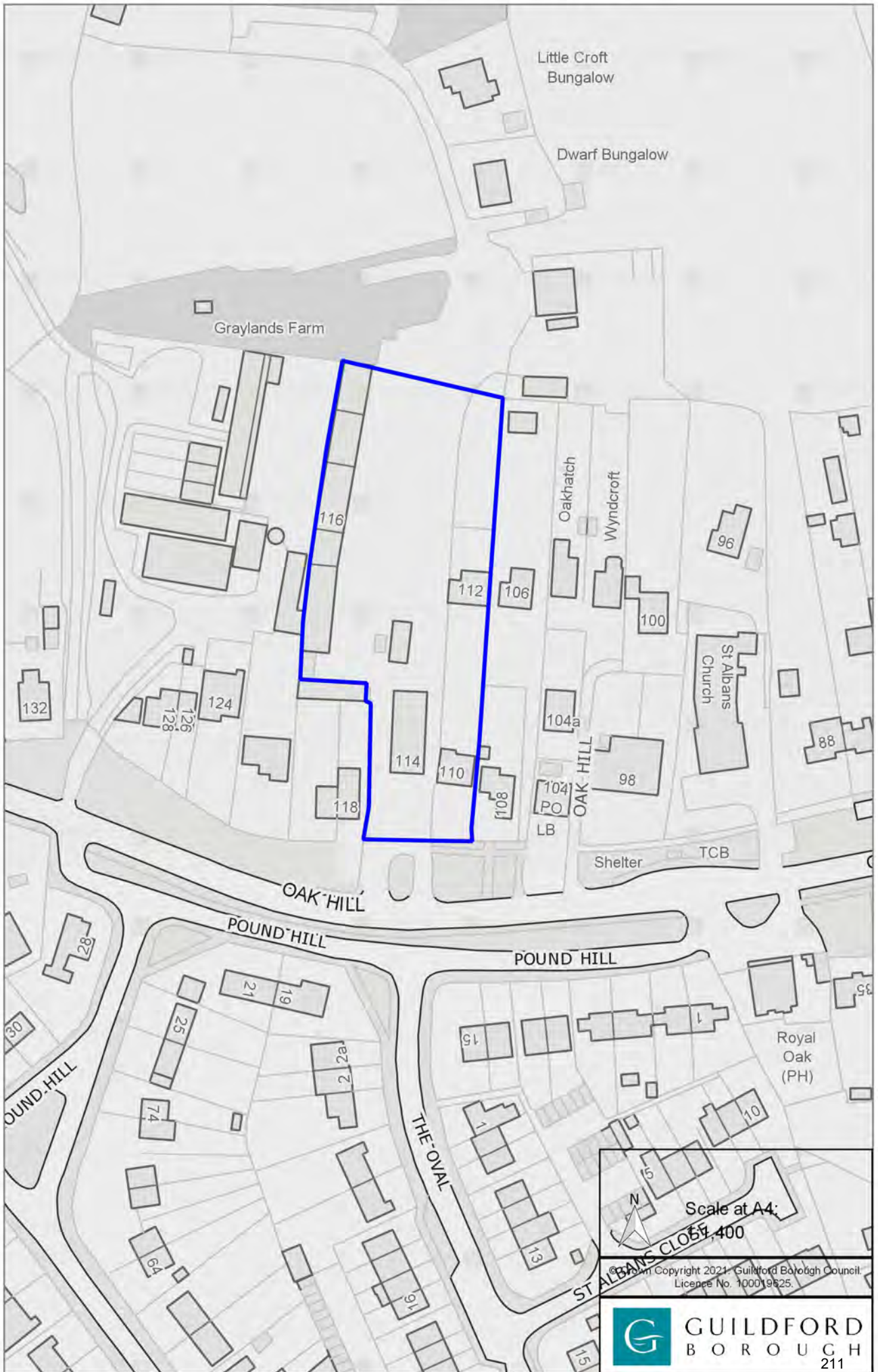
This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	12	23 dph

Timescales	Years	
	0-5	
	6-10	
	11-15	

Land at Oak Hill, Wood Street Village



Scale at A4:
£51,400

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GUILDFORD
BOROUGH
211

Site reference	1251
Address	Send Business Centre, Tannery Lane, Send
Ward	Send
Site area	2.8 ha
Current land use	Mixed use Business (B1a, B1b, B1c, and B8)



Location

The site is close to the centre of the village off Tannery Lane.

Physical description of the site

The site consists of Send Business Centre, with surrounding curtilage and hard standing. The Business Centre makes use of the former Tannery workshop. There is a greenfield area within the site, Southwest of the Business Centre area. The Northwestern edge of the site runs along the Wey Navigation Canal.

Character of the area

The site is visually contained on the Southwestern and Northeastern borders with the presence of trees. Residential units adjoin the Northeastern border. The Eastern border adjoins open green fields and the site fronts the Wey Navigation Canal to the West.

Relevant planning history

An outline planning application for the redevelopment of the site, including demolition of existing buildings to provide residential accommodation, alterations to access and re-alignment of Tannery Lane (as amended by plans received on 8th July 2004 amending sight lines and footpath arrangements to Tannery Lane, provision of disabled car parking space, dedicated access and parking to Cheriton, enhanced access to refuse area), was approved in October 2004 (Ref: 04/P/00576).

Although this consent remains extant (as a lawful start was made on its construction and the Council issued a Lawful Development Certificate at that time), the site promoters have demonstrated a preference to develop the unique commercial provision that Send Business Centre offers, rather than the residential units approved within this planning consent. The site promoters intend to complete the road realignment as part of the consolidation of the entire site with the additional commercial provision.

Summary of land designations

- Flood zone 1 (low risk)
- Within 400m and 5km of the Thames Basin Heaths SPA where the impact of development can be avoided
- Part previously developed land, part green field.

Physical limitations and considerations

Flood risk reduction

The site is at low risk of fluvial flooding (flood zone 1).

Access

Access to the site is off Tannery Lane.

Much of Tannery Lane is a narrow rural road. However, planning permission has been obtained by the site owner to divert a section of Tannery Lane to a new alignment running along the Southeastern boundary of the site. When completed, these works should provide significant improvement to highway and pedestrian safety when accessing the site.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area H1 Send Gravel Terrace. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Green and blue infrastructure

Opportunities to conserve and enhance biodiversity should be taken. The site includes a proportion of greenfield land and adjoins further greenfield land to the Southeastern border; there are opportunities to incorporate green spaces through redevelopment.

Opportunities to conserve and enhance aqua biodiversity should be taken. Proposals should have regard to the River Wey Catchment Management Plan, with guidance from the Environment Agency in relation to this. Development would provide opportunities to deliver the aims of the Water Framework Directive.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new commercial development in this location is likely to be attractive to the market. Send Business Centre offers a unique proposition for B1a and B1b uses to access high quality serviced office space in a creative industry hub.

Send Business Centre sits a 5-minute walk away from local amenity. There is reasonable access to the site for cyclists from both Clandon and Woking Railway Stations, in addition to bus service from the end of Tannery Lane.

Contribution to wider priorities

Provision of new commercial development here would help towards meeting the employment floorspace need in the Local Plan and contribute towards achieving sustainable, inclusive and mixed rural communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new commercial development in this location, that takes account of the amenities and character of the unique landscape, should have an unacceptable impact.

Availability

Landownership: The land is available for development.

Delivery record: The land is in the control of one landowner.

Achievability

There is a realistic prospect that development can be delivered within the next five years. The developer of this site has shown that they would be keen to develop this site for Office (B1a), and Research and Development (B1b) Uses.

Applying constraints

Constraints have been identified in relation to the Wey Catchment Management Plan.

Consideration of possible uses

The site is most suited for commercial development, providing an opportunity to cultivate the specialist nature of the site, utilise existing infrastructure and advance the economic potential of the area. The majority of new floorspace will occur on the currently undeveloped, western part of the site.

Uses

<u>Use</u>	<u>Floorspace (net)</u>
Office use (B1a), Research and Development (B1b)	8,400 sq m

Timescales	Years	
	0-5	
	6-10	
	11-15	



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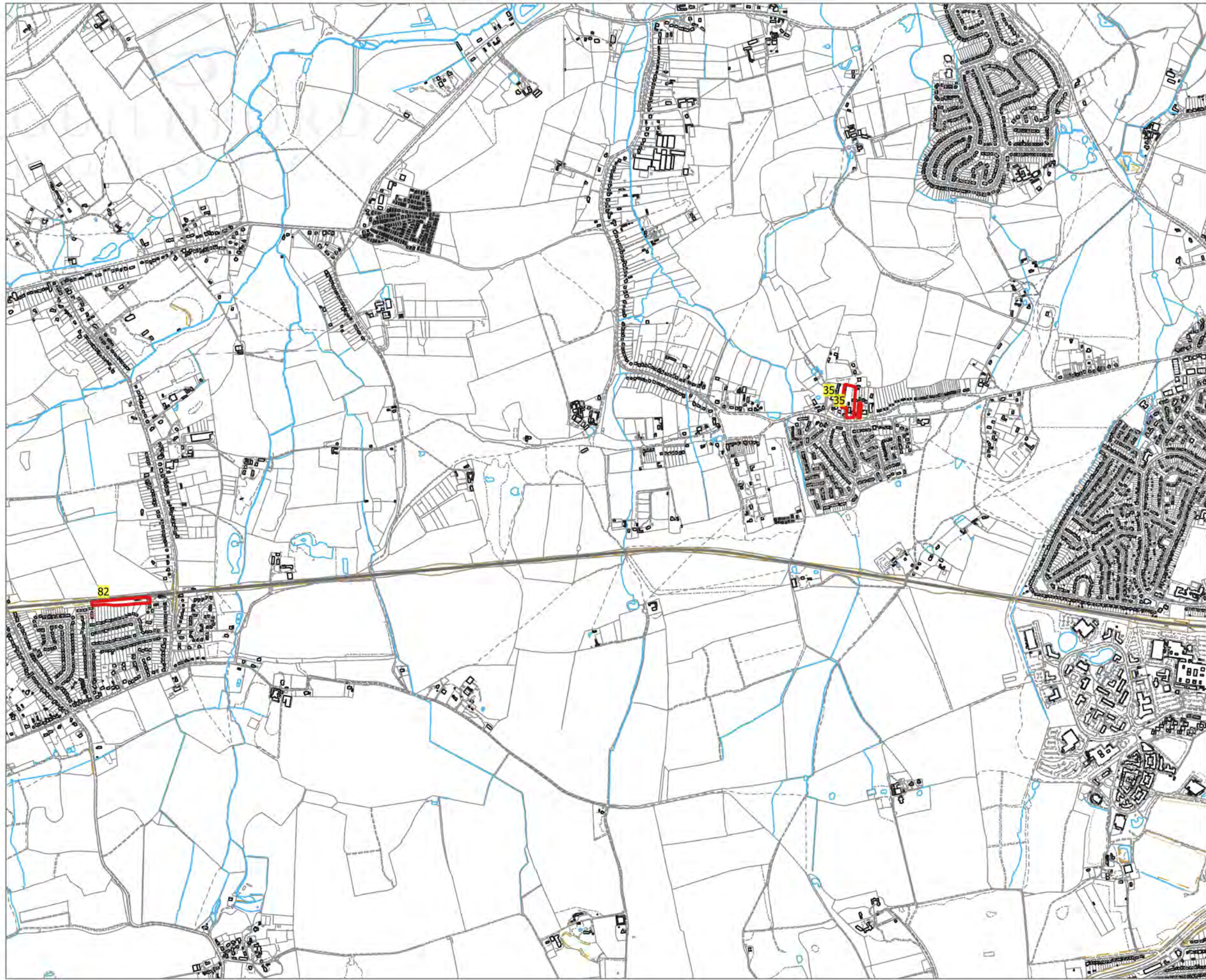
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Not To Scale




Realistic Candidates for Development - Villages 1



Legend
 Realistic Sites for Development

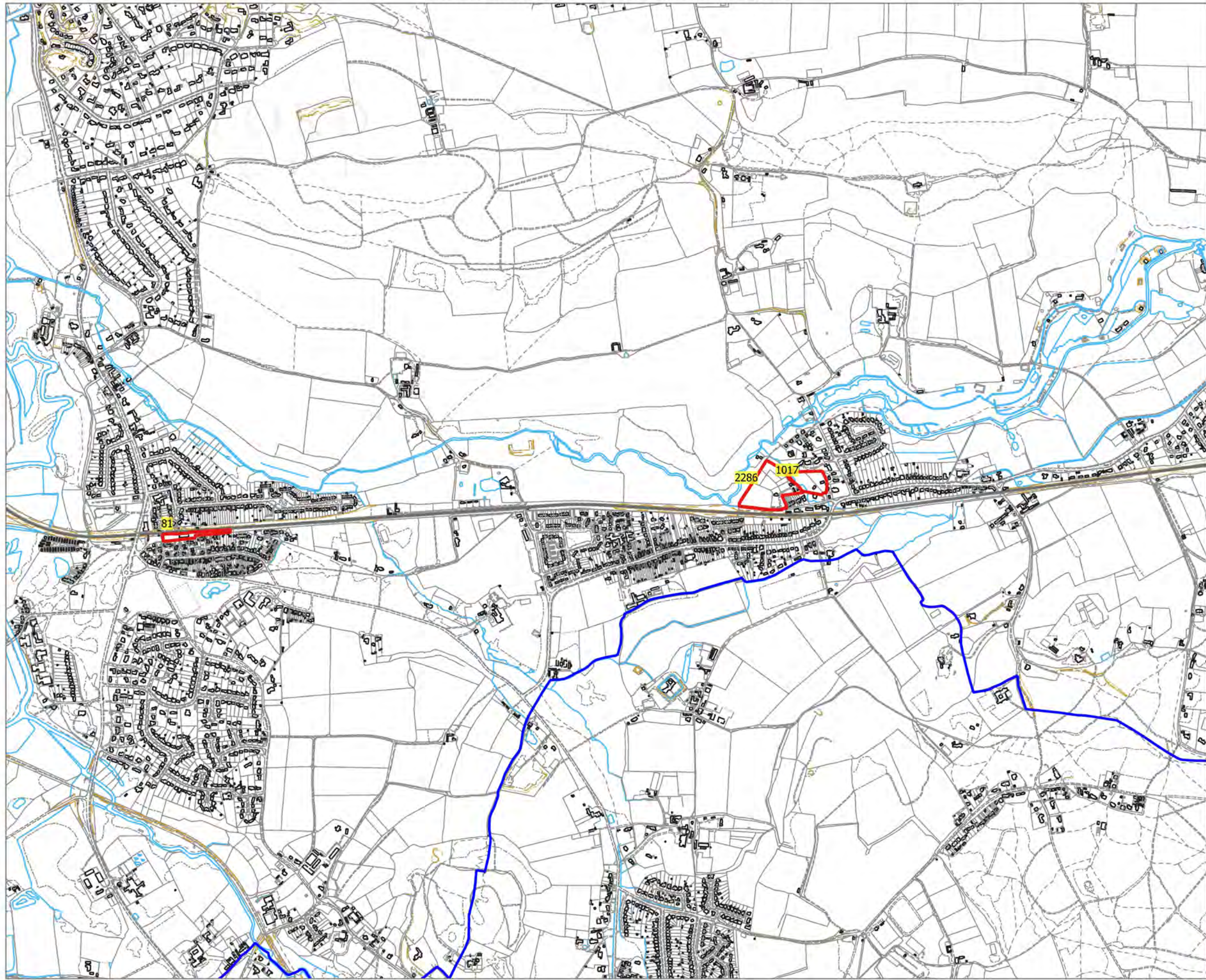
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Realistic Candidates for Development - Villages 2



- Legend**
-  Realistic Sites for Development
 -  Guildford Borough Boundary

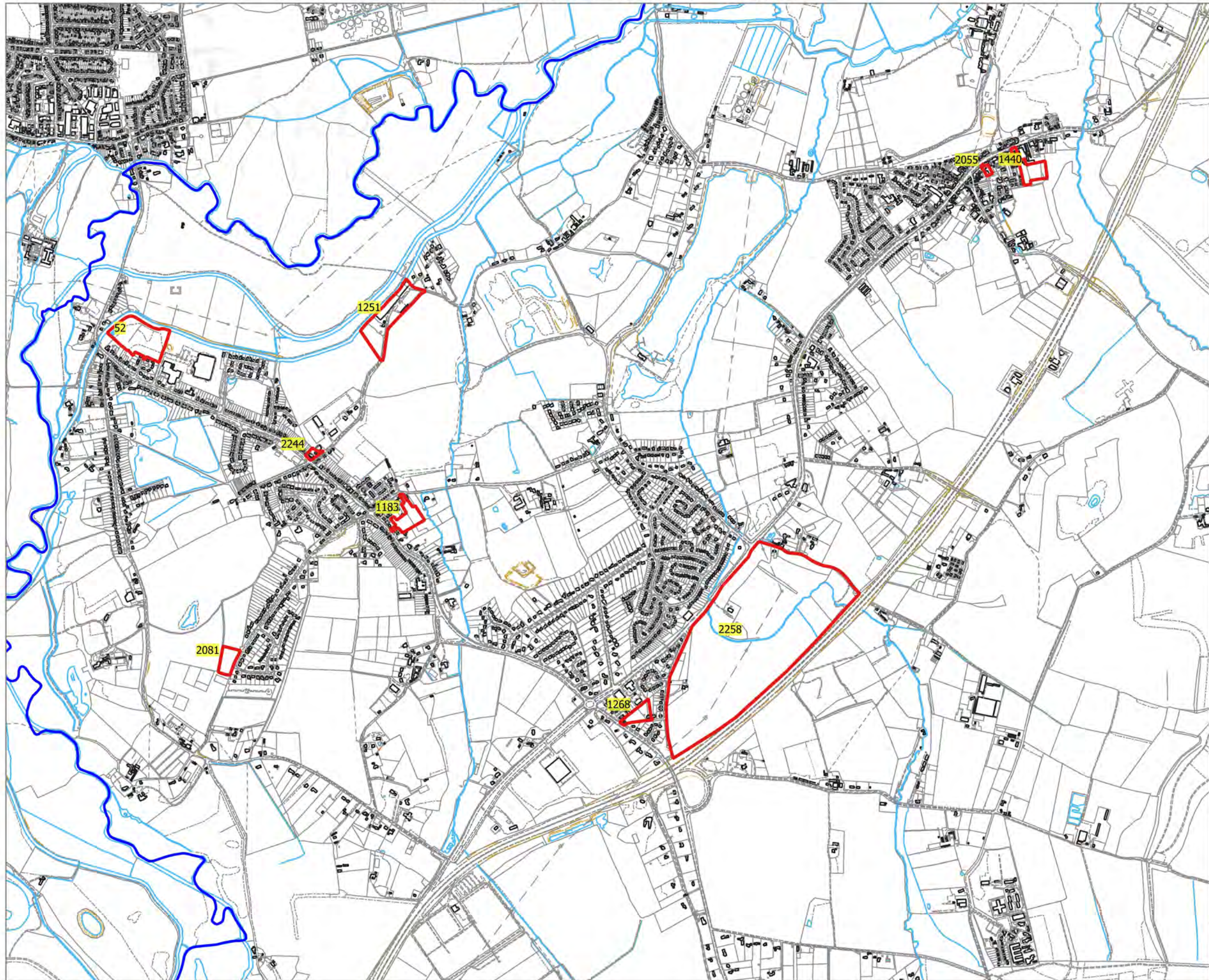
Publication Date: 2021-12-01

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Realistic Candidates for Development - Villages 3



- Legend**
-  Realistic Sites for Development
 -  Guildford Borough Boundary

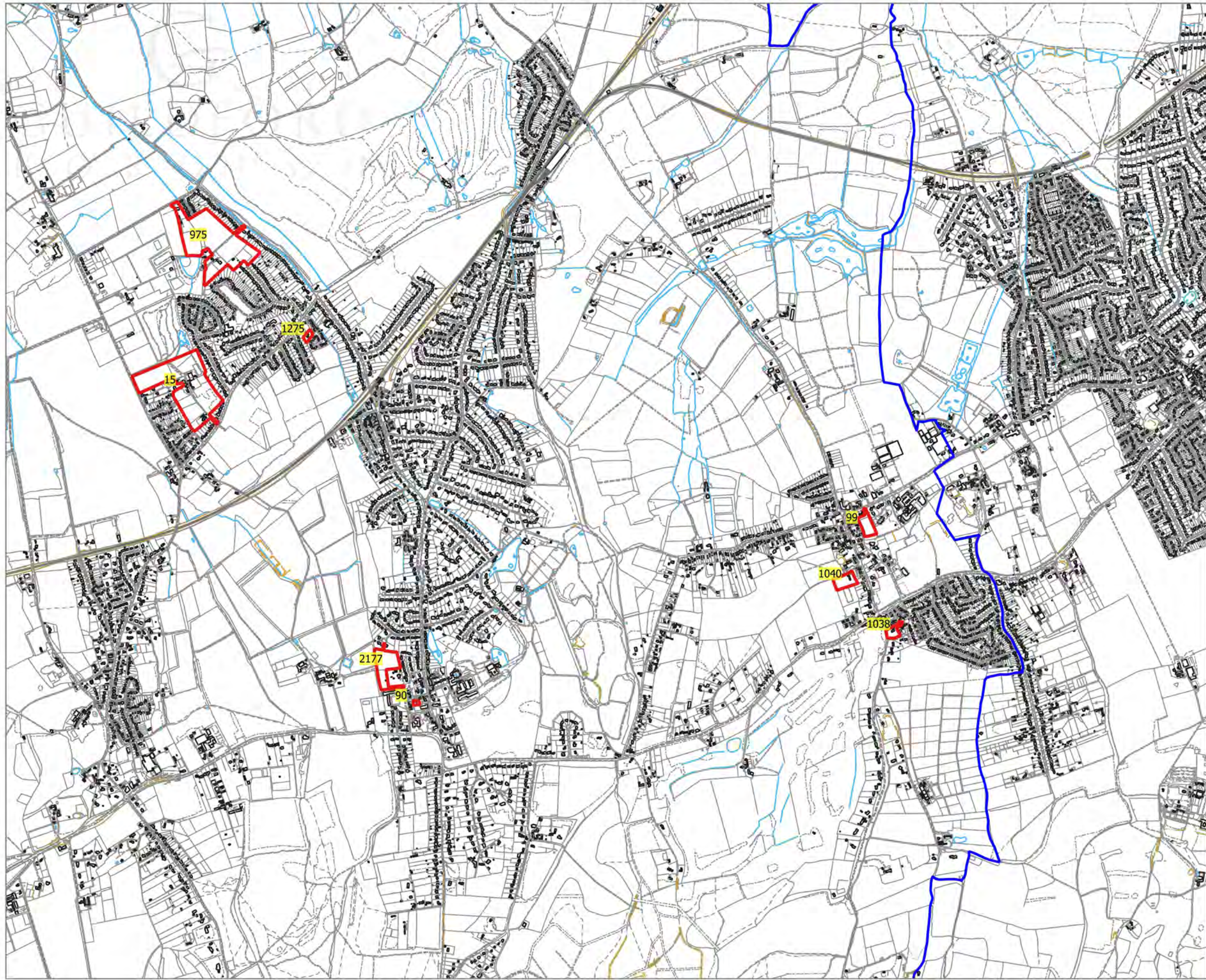
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Realistic Candidates for Development - Villages 4



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Publication Date: 2021-12-01

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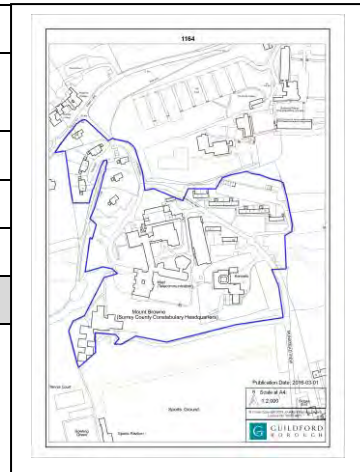


Previously Developed Land Inset from Green Belt

Realistic candidates for development

Previously Developed Land inset from the Green Belt		Anticipated delivery period (years)			No. of homes (net)	
Site ID	Ward	1-5	6-10	11-15		
1164	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford	Shalford	0	116	0	116
Total			0	116	0	116

Site reference	1164
Address	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford
Ward	Shalford
Site area	5.9 ha
Current land use	Mixed use (including B1a and B1b)



Suitability

Location

The site is outside of the urban area and village settlements, and is partially previously developed land in the Green Belt and AONB.

Physical description of the site

The site consists of a number of buildings, surface car parks and open space.

Character of the area

The site is within close proximity to the University of Law and some residential dwellings in the countryside. It is visually contained by significant tree cover.

Relevant planning history

The planning history relates to the current use of the site. There is no planning history relating to the comprehensive redevelopment of the site.

Summary of land designations

- Area of outstanding natural beauty
- Area of great landscape value
- Flood zone 1 (low risk)
- Primarily within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Partially previously developed land

Physical limitations and considerations

Utilities

Thames Water advised in their response to the draft Local Plan (2014) that current water supply and wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Thames Water will work the planned housing into their investment programme only once a site has planning permission. Any planning application for development of the site would therefore need to be conditional on upgrades to the water supply system being implemented, with the developer paying a contribution where needed.

Flood risk

The site is at low risk of fluvial flooding (flood zone 1).

Access

Current access to the site is from A3100 via Sandy Lane and The Ridges. Sandy Lane is relatively narrow and The Drive has a lane like character. Further work needs to be undertaken to explore whether improvements are needed to the existing access points or if a new access is needed. There is the potential for a new dedicated access from the east directly from A3100.

The trip generation from the proposed residential use is likely to be offset by the removal of the traffic generated by the existing Police operations on the site.

The site is located close to Artington Park and Ride and there is the potential for residents to walk to this site and to use the park and ride bus service which connect on a frequent basis to the town centre within an easy walk distance of Guildford's railway station. There are footways on A3100 and pedestrian/cycle links to the River Wey, which also provides a link to Guildford and Godalming.

Environmental limitations and considerations

Landscape

The site is situated within the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Area of Great Landscape Value (AGLV). The site is categorised in the Landscape Character Assessment as falling within Rural Character Area L1 Shackleford Open Greensand Hills. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Adjacent to the site are an area of ancient woodland, and St Catherine's Conservation Area that must be had regard to in any development proposals.

Nature

The site lies approximately 400m from the Wey Valley Meadows SSSI. A hydrological assessment will need to be undertaken to ensure that the development does not impact the water quality/resources of the SSSI.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that would provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

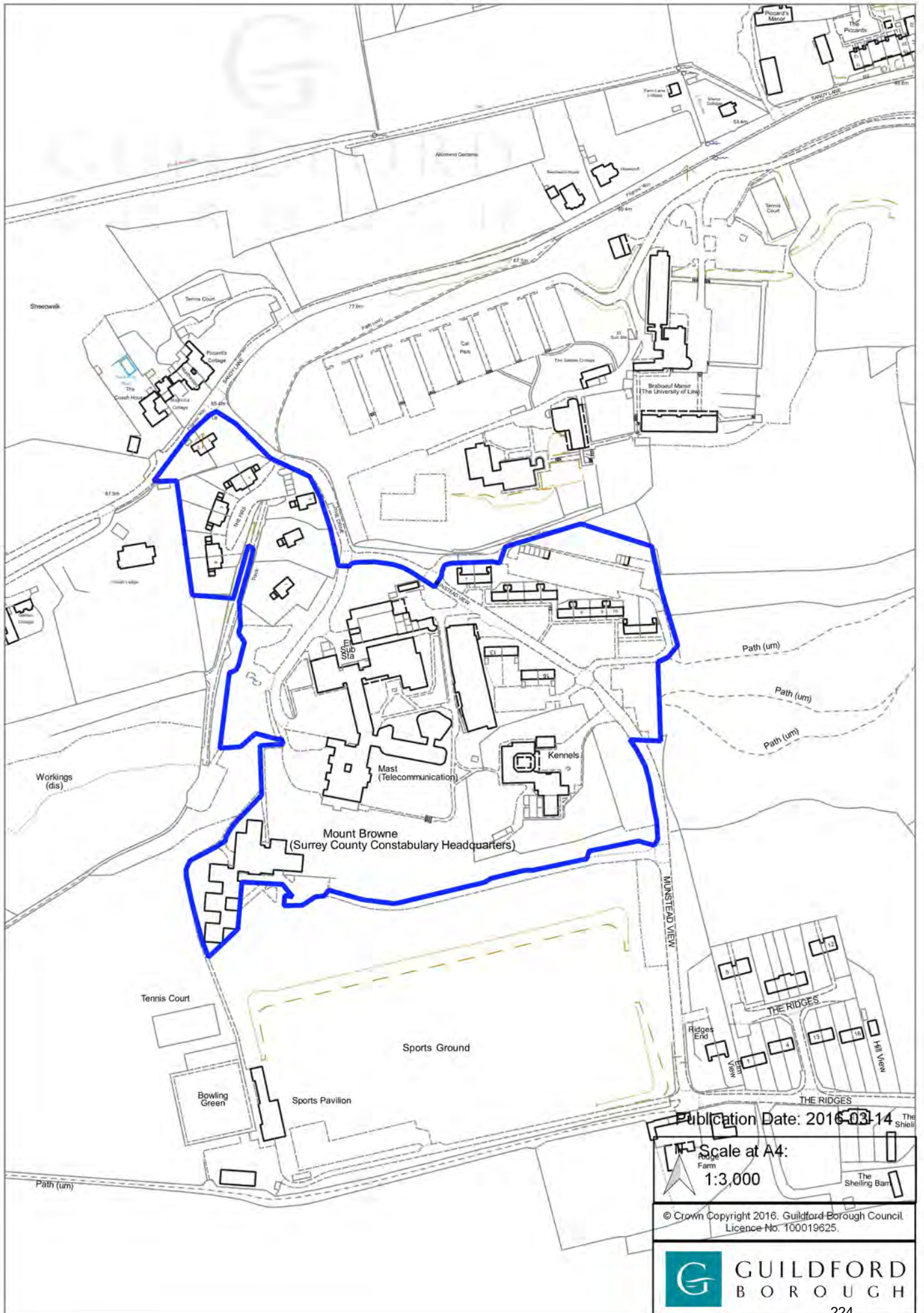
Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There are no known reasons why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

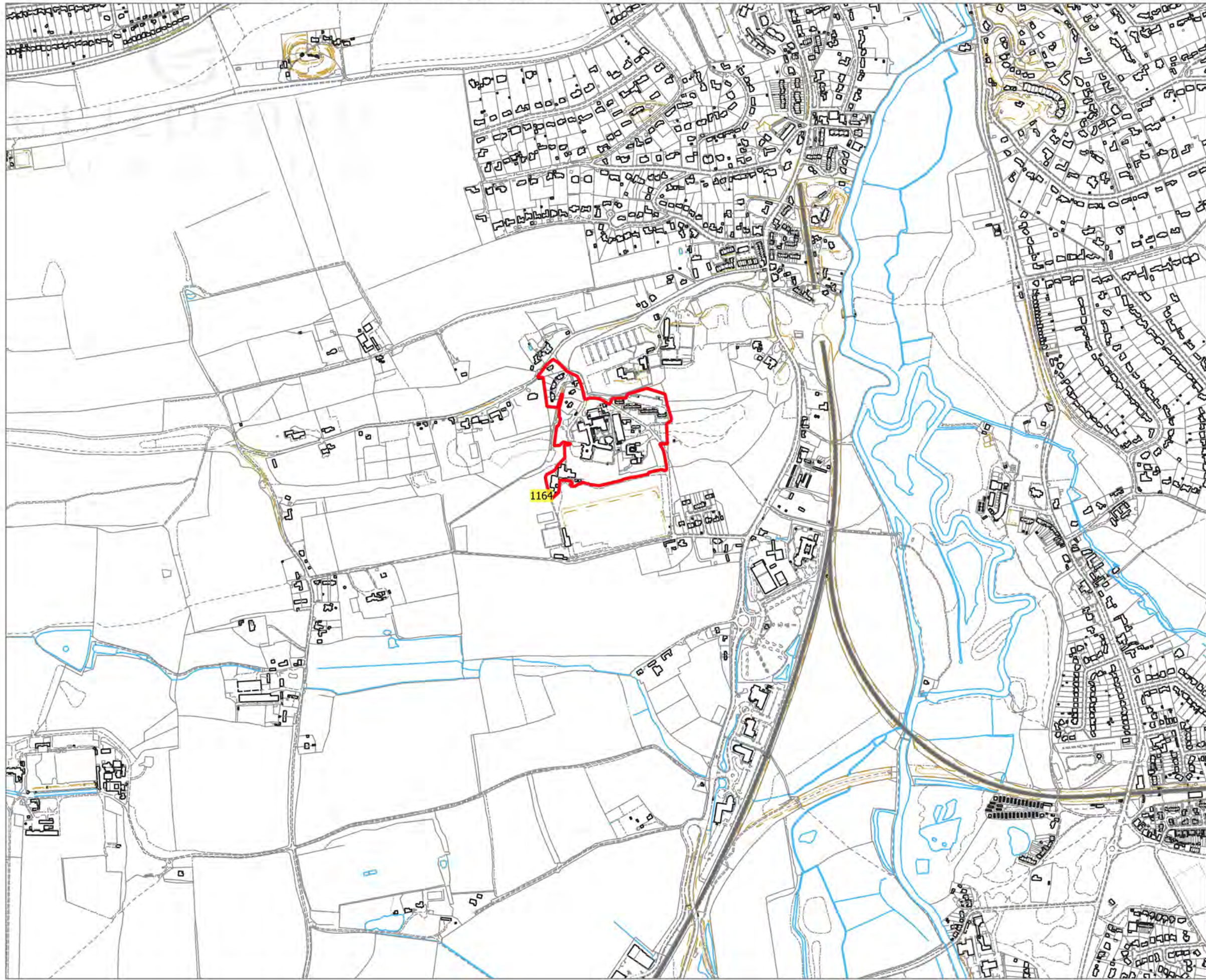
Loss of employment use

The site contains 6,630sqm of floorspace including offices, scientific support, dog training centre and general training centre. There is approximately 3,360sqm of B1a offices and the scientific support block of 713 sq m B1b use, giving a total of 4,370sqm of B1a and b use class on site. The facilities are considered to be outdated and no longer fit for purpose and Surrey Police is looking to relocate in the medium term. The offices are within a large Edwardian house, a 1970s office block and converted 1930s houses. It is accepted that, should Surrey Police vacate the site, it is unlikely that the buildings can be brought up to modern standards for employment use.

Availability		
<p>Landownership: Surrey Police confirmed that the land is likely to be available in 6-10 years. Over the next five years, Surrey Police is working on a relocation strategy.</p> <p>Delivery record: The land is within the control of one landowner.</p>		
Achievability		
<p>Surrey Police have committed to the transition to a new site, which provides this site as surplus to requirements and available for redevelopment. The site promoter is currently engaged in the process of disposing of the site to a developer. Once purchased, a developer is likely to commence working toward the submission of a planning application shortly thereafter. It is expected that this will be achieved in the next five years, and development could be delivered on this site in the next 6-10 years.</p>		
Applying constraints		
<p>Constraints have been identified in relation to the potential impact on the AONB, SSSI, adjacent Ancient Woodland, and adjacent Conservation Area. However, appropriate mitigation is considered possible.</p>		
Consideration of possible uses		
<p>This site is most suited for residential development, to provide new homes to help meet the identified need.</p>		
Uses		
<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (including some self-build plots) (C3)	116	20 dph
Timescales		Years
<p>This is a developable site, and there is a reasonable prospect that development will be delivered here within 6-10 years of the Local Plan.</p>		0-5
		6-10
		11-15



Realistic Candidates for Development - Previously Developed Land Inset from Green Belt



Legend
[Red Outline] Realistic Candidates for Development

Publication Date: 2019-09-26

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Scale at A4:
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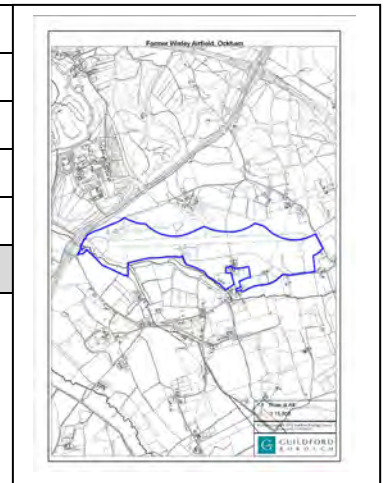


New Settlement

Realistic candidates for development

New Settlement			Anticipated delivery period (years)			No. of homes (net)
Site ID	Site Address	Ward	1-5	6-10	11-15	
53	Land at former Wisley airfield, Ockham	Lovelace	0	850	1150	2000
Total			0	850	1150	2000

Site references	53 and 54 (53 northern site, 54 southern smaller site)
Address	Land at former Wisley airfield, Ockham
Ward	Lovelace
Site area	95.9 ha
Current land use	Former airfield and fields
Suitability	



Location

The site is between Elm Lane to the north, Old Lane to the east, Ockham Road and Hatch Lane near Bridge End Farm to the south, tree-belts and hedgerows following Hyde Lane to the south west, and the A3 dual carriageway to the west of the airfield site.

Physical description of the site

The site primarily consists of the former Wisley Airfield, which includes a disused runway to the north. The remaining open areas are currently used for arable farmland and includes land around Bridge End Farm and the VOR Navigational Beacon to the south east. There is a watercourse following Hyde Lane to the south of the airfield near Bridge End Farm.

Character of the area

The area to the east of Hatch Lane is characterised by the disused runway and large open arable fields. The site to the west of Hatch Lane is more enclosed by treebelts and woodland within the surroundings of Elm Lane to the north, and Hyde Lane to the south.

Relevant planning history

16.98ha 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.

An outline planning application [ref: 15/P/00012] sought permission for the phased development of a new settlement of up to 2100 dwellings, incorporating up to 100 sheltered accommodation units and associated infrastructure, was refused in April 2016, and dismissed at appeal.

Summary of land designations

- Within 400m to 5km of the Thames Basin Heaths SPA
- Primarily flood zone 1 (low risk), with a small part in flood zone 2 (medium risk) and flood zone 3 (high risk) on the southern boundaries
- The majority of the site is greenfield (partially previously developed land – see Inspector’s decision, application reference 2008/0104)
- The site consists of Grade 2 (very good), 3a (good) and 3b (moderate) agricultural land
- The western part is an adopted Site of Nature Conservation Importance (SNCI)
- The site includes the Ockham VHF Omni-directional Range ‘VOR’ and Distance Measuring Equipment ‘DME’ Navigational Beacon
- Setting of listed buildings on boundary of site
- Setting of Conservation Area on boundary of site and on views

Physical limitations and considerations

Ground conditions

The site comprises concrete hard standing which formed the runway of up to 30ha, a gatehouse, and beacon. Other airfield-related buildings have been removed.

Contamination, pollution and any hazardous risk

To the far west of the site are two recorded areas of landfilling. These previous operations resulted in some limited areas of ground contamination and asphalt contamination, revealed with soil samples. The Ockham VOR/DME Beacon Transmitter, located in the south east of the Site, recorded marginally elevated concentrations of ground contaminants. The Site land ground details, provided by the British Geological Survey (BGS) in Map 285, indicates the site is underlain by superficial deposits of the Lunch Hill Gravel Member, over bedrock deposits of the Bagshot Formation and the London Clay Formation. Shallow groundwater was observed within some of these ground conditions.

There are noise constraints to the west of the site adjacent to the A3. Appropriate mitigation through acoustic barriers and masterplanning of the site is required.

Agricultural land classification and level of use

The greenfield part of the site consists of predominantly 3a (good) and 3b (moderate) with areas of Grade 2 (very good).

Flood risk

- Flooding from Fluvial sources – Low for the majority of the site. 2.9% of Site 53 lies within Flood Zone 3 and 3.5% of Site 54 is classified as Flood Zone 2.
- Flooding from Surface Water sources – Low for the majority of the site. Surface water ponding predicted during the 1 in 100 year pluvial event along south western boundary of Site 53.
- Flooding from artificial sources– Low for the entire site.

See the Level 2 SFRA and flood risk sequential test for more information.

Access

The primary access to the site would be best served from the A3 Ockham Interchange roundabout, which is likely to require signalling to provide additional capacity and to cater for pedestrians and cyclists. An internal spine road linking to Old Lane could be provided which may allow Ockham Lane to be downgraded to providing access only for local traffic.

An access onto Old Lane would enable development traffic wishing to travel south on the A3 to use the existing A3/Old Lane junction, subject to an assessment of its suitability to accommodate the additional traffic flows or potential modifications to its layout. There is the potential to close the Elm Corner junction with the A3 and link the existing Elm Corner settlement to the north via the site's tertiary access. Traffic Regulation Orders will be required to implement a number of traffic restrictions to limit the impact of the development on adjacent communities.

Transport

A number of public footpaths and bridleways intersect the site. This site would require a significant package of improvements to encourage sustainable forms of travel and minimize reliance on the private car. This would include new and improved cycle links and bus services to connect the site with surrounding rail stations, and service and employment centres. It will also require improvements to the strategic and local road network. A long-term financial package will be required to ensure that the sustainability of the site is secured in perpetuity.

Utilities

Current wastewater treatment capacity in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.

The site promoters have been discussions with utility providers, which have provided quotes for bringing utility services in the area up to the standard needed. Details were submitted with the current planning application.

Social and Community Infrastructure

The site will provide a 2-form entry Primary School to serve the development, and a 4-form entry Secondary School which would serve the development plus pupils from a wider area.

Retail and local services

The site will provide a local centre with a range of uses including a GP surgery, community space, a local convenience store, premises for eating and drinking out, takeaways, and other local services needed to serve the development.

Formal and informal open space will be required.

Employment floorspace

The site will provide B1a, B2 and B8 employment floorspace.

Impact of the development on the functioning of the Navigation Beacon

The VOR is expected to be removed by National Air Traffic Control (NATS) and may not need to be relocated. The DME may be retained at an appropriate location. Until the Beacon is removed, the VOR/DME Safeguarding Plan will be used in respect of proposed building heights.

Environmental limitations and considerations

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

A Landscape and Visual Impact Assessment has been undertaken for the site. The site has varying views to/from the site depending on surrounding vegetation and topography. This will require consideration as part of the masterplanning process.

Heritage and conservation

The eastern most point of the Ockham Conservation Area is adjacent to the southern-most point of the site. Setting of listed buildings on eastern and southern boundaries will need to be considering as part of the masterplanning process.

Nature

A Phase 1 Habitat Survey has been undertaken in 2013. To the north of the site lies the wooded area of Ockham and Wisley Common, which is designated as an SSSI and as part of the Thames Basin SPA. The western part is an adopted SNCI whilst a larger area is proposed as new SNCI. A number of proposed ecological enhancements are proposed through the emerging masterplan.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). Bespoke SANG will be provided by the site owners (see Infrastructure Delivery Plan).

Contamination Risks

The site has been used as an airfield in the past so will need investigation and potential remediation prior to development. It may also require a noise and air quality assessment, due to its proximity to the A3 with appropriate mitigation.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes and commercial development in this location are likely to be attractive to the market. The site will deliver a mix of uses and with access onto the wider strategic highway network.

Contribution to wider priorities

Provision of new homes and businesses here would help towards meeting the housing and employment need in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. The infrastructure that will be delivered as part of the site will also benefit the existing community.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes and commercial uses in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development. The site has recently been purchased by a developer, which is currently working toward the submission of a planning application and intends to retain control throughout delivery.

Achievability

This site is capable of delivering homes throughout the plan period. The site owner is a national housebuilder, which is currently engaged in pre-application discussions with the Council, progressing toward the submission of a planning application in accordance with a Planning Performance Agreement (PPA) signed with the Council. Masterplanning guidance has been set out in the Council's Strategic Development Framework Supplementary Planning Document (SDF SPD). The site owner intends to retain control of the development throughout delivery and intends to commence the build-out soon after planning permission is obtained. The developer has a Registered Provider on board to assist with the delivery of the affordable homes. The Secretary of State's decision on the Development Consent Order for Junction 10 of the M25 has been delayed until spring 2022. Given this uncertainty, delivery has not been assumed within the first five years.

Applying constraints

Constraints have been identified in relation to the Navigational Beacon which, if not removed, will influence the masterplanning in respect of building heights in the eastern part of the site. A surface water drainage strategy will be required to mitigate the surface water flood risk and a remediation strategy will be required to mitigate the effects of ground contamination. Development would result in harm to the designated and proposed SNCI for which satisfactory amelioration would be required. Constraints have also been identified in relation to wastewater infrastructure. Whilst any further development proposal would need to be supported by additional drainage infrastructure, appropriate mitigation is considered possible. Mitigation may also be required in relation to contamination, noise and air quality.

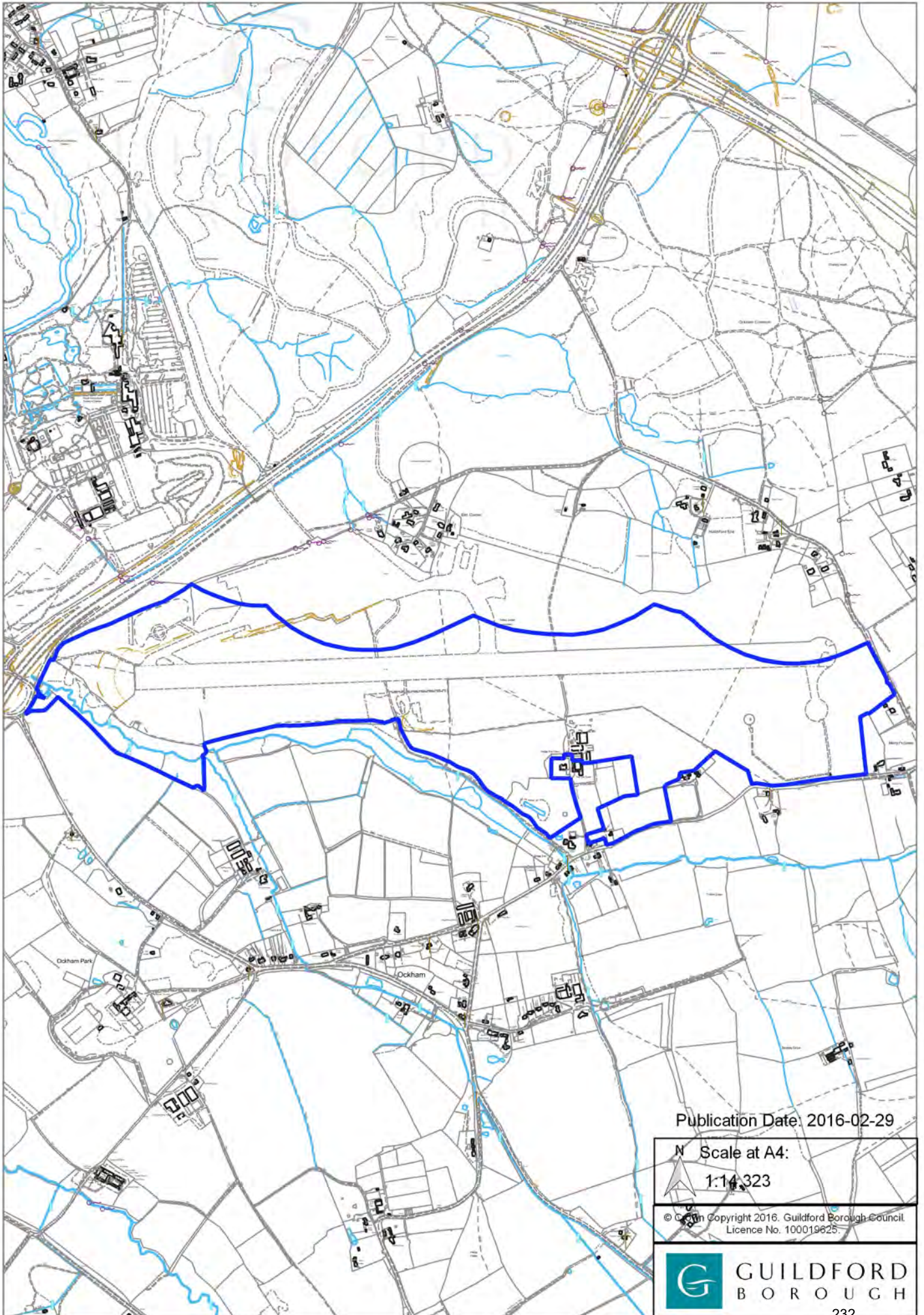
Consideration of possible uses

This site is most suited for a housing-led, mixed-use development, to meet the identified housing need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>
Residential C3 (including some specialist housing and self-build plots)	2,000
Sheltered/Extra Care accommodation (C3 use)	100
Employment (B1a use)	1,800 sq m
Employment (B2/B8 use)	2,500 sq m
Traveller pitches (sui generis use)	8

Comparison retail (A1 use)	500 sq m
Convenience retail (A1 use)	600 sq m
Services in Local Centre (A2 –A5 use)	550 sq m
Community uses in new Local Centre (D1)	500 sq m
Education (D1 use)	2FE Primary school 4FE secondary school (to age 16) – two entry forms needed for the housing on the site, and two for the wider area
Timescales	Years
There is clear evidence that progress is being made toward the delivery of homes on this site within the first five years of the plan period. Given the scale of the site, it is expected that homes will be delivered throughout the whole plan period.	0-5
	6-10
	11-15



Publication Date: 2016-02-29

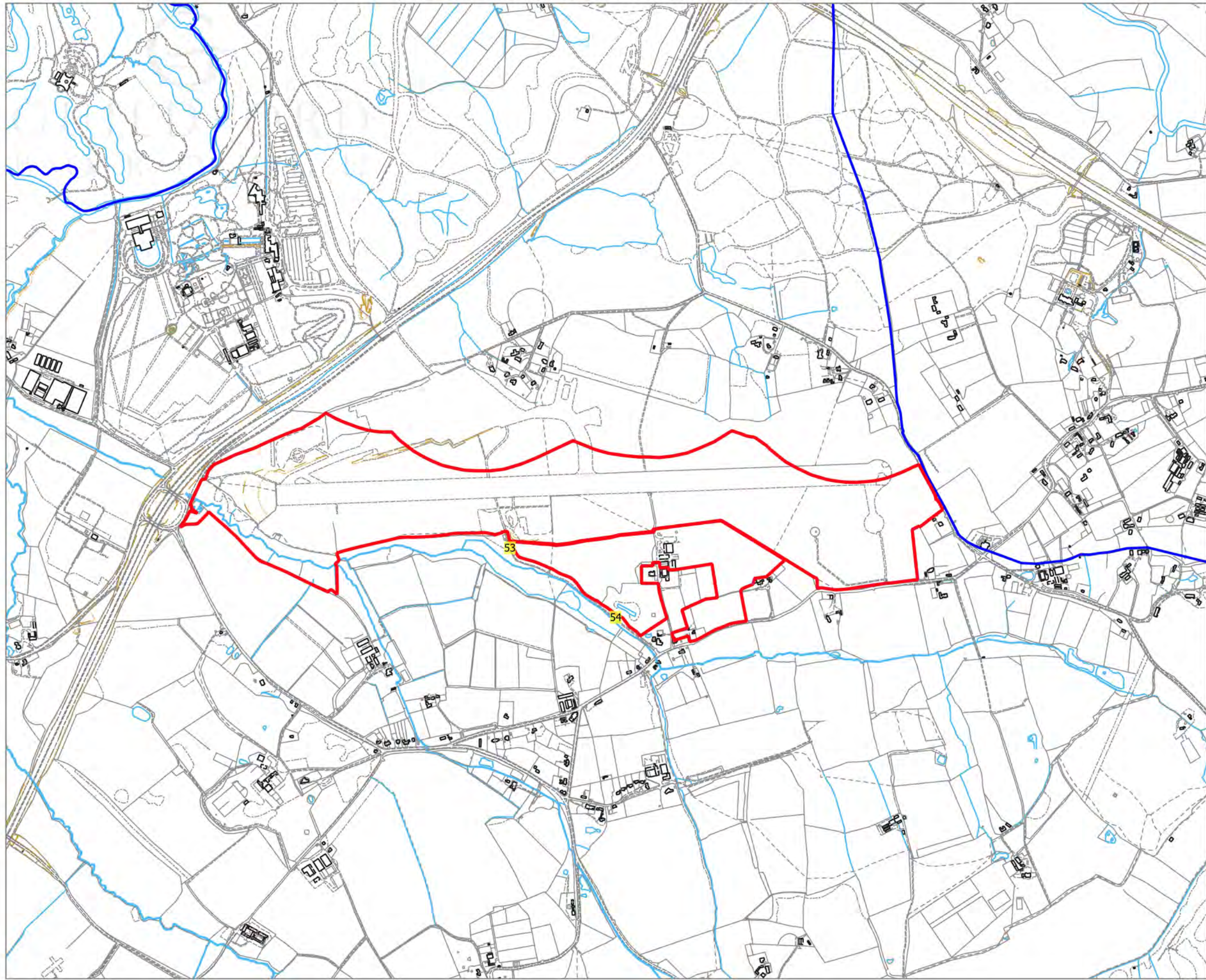
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Realistic Candidates for Development - New Settlement



- Legend**
-  Realistic Candidates for Development
 -  Guildford Boundary

Publication Date: 2019-09-26

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Traveller Accommodation


Realistic candidates for development

Traveller pitches		Ward	Anticipated delivery period (years)			
Site ID	Site Address		1-5 years	6-10 years	11-15 years	No. of pitches (net)
1399	The Orchard, Puttenham Heath Road, Puttenham	The Pilgirms	0	0	1	1
2081	Land west of Winds Ridge and Send Hill, Send	Send	2	0	0	2
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley	0	6	0	6
311	Blackwell Farm, Hogs Back, Guildford	Shalford and Worplesdon	0	6	0	6
53	Land at former Wisley airfield, Ockham	Lovelace	0	8	0	8
2106	Lakeview, Lakeside Road, Ash Vale	Ash Vale	0	3	0	3
245	Slyfield Area Regeneration Project, Guildford	Stoke	0	6	0	6
165	Land at Cobbetts Close, Worplesdon	Worplesdon	0	0	3	3
Total			2	29	4	35

Sites 2081, 46, 311, 53, 245 are shown in other sections

Travelling Showpeople plots		Ward	Anticipated delivery period (years)			
Site ID	Site Address		1-5 years	6-10 years	11-15 years	No. of plots (net)
2258	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	Send and Lovelace	6	0	0	6
241	Land at Whittles Drive, Aldershot Road, Normandy	Normandy	0	0	2	2
Total			6	0	2	8

Site 2258 is shown in another section

Site reference	1399 (formerly 2118)	
Address	The Orchard, Puttenham Heath Road, Puttenham	
Ward	The Pilgrims	
Site area	0.17 ha	
Current land use	Temporary Traveller accommodation (one pitch) (sui generis) and private residential garden	
Suitability		
<p><u>Location</u></p> <p>The site is outside of a village settlement, but is amongst a small number of bricks and mortar housing. The site has close access to the A3 and is within a drivable distance of Puttenham village and local schools and services.</p> <p><u>Physical description of the site</u></p> <p>This is a spacious plot, with a large well-maintained garden and one mobile home accommodating one family. The land rises a little from the road, but is mainly flat. There is a parking area, and hedging and trees on the boundaries.</p> <p><u>Character of the area</u></p> <p>This is a rural area, with low density residential properties, forming a group of properties.</p> <p><u>Relevant planning history</u></p> <p>09/P/01071 - Two storey three bed house with detached double garage following demolition of existing cottage. This application was refused.</p> <p>10/P/01145 - Siting of one mobile home for Gypsy accommodation (Retrospective application) – This application gained temporary planning permission following an appeal. The temporary planning permission expires in January 2016.</p> <p>15/P/02322 - Removal of condition 1 and 2 of planning application 10/P/01145 approved 06/01/2015 for the siting of one mobile home for gypsy accommodation, a touring caravan and use of the existing building as a day room (amended plan received 12/10/2010). Appeal allowed for 1 permanent personal permission for up to 2 caravans of which no more than one shall be a static caravan.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Area of Outstanding Natural Beauty (AONB) • Area of Great Landscape Value (AGLV) • Within 5km to 7km of the Thames Basin Heaths SPA – beyond the zone of influence • Flood zone 1 (low risk) • Greenfield (whilst the land is currently developed, the planning conditions attached to the temporary planning permission requires that the land be reinstated to its previous Greenfield condition). <p><u>Physical limitations and considerations</u></p> <p><u>Flood risk</u></p> <p>The site is at low risk of fluvial flooding (flood zone 1).</p> <p><u>Access</u></p> <p>There is current access to the site. This was assessed as part of the previous planning applications.</p> <p><u>Environmental limitations and considerations</u></p> <p><u>AONB</u></p> <p>The inspector said, “the development would not conflict with the aim of conserving the natural beauty</p>		

of the landscape of the AONB. This is because of the location of the site as part of the group of dwellings on this part of Puttenham Heath Road and the lack of prominence within the wider landscape” (paragraph 18 of the appeal decision).

Environmental considerations

There is open space and woodland nearby. There are no known environmental concerns in this location.

Natural environmental considerations

There are no known concerns, however, any issues would be considered as part of the determination of a planning application.

Green infrastructure

The majority of this site remains green with an extensive private residential garden, unlike many Traveller sites which predominantly consist of hardstanding.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case by case basis. As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Appropriateness and likely attractiveness for the type of development proposed

There is a need for Traveller accommodation in the borough. The family occupying this site intend to stay here, for at least the duration of their children’s education.

Contribution to wider priorities

It remains the Council’s aim to ensure there is sufficient decent accommodation for all members of its communities, and that better opportunities for integration and access to services exist.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is well established and exceptionally well kept, and provides the opportunity for Traveller accommodation to be visually integrated with bricks and mortar housing. There are specific personal circumstances that require this family to stay in this local area, and for a member of the family to attend a particular local school. Despite the large site area, these personal circumstances mean that the family wishes to live on this site alone. The appeal inspector (ref: APP/Y3615/C/11/2151031 and APP/Y3615/W/16/3155889) gave these personal circumstances significant weight in support of the development.

Particular consideration would need to be given to any decision that risked unsettling the education of the child with special needs. This site offers the benefit of visual integration with bricks and mortar housing.

Availability

Landownership: The site is occupied by the landowner and is available for the proposed development.

Achievability

This site is currently occupied and there is no concern regarding deliverability.

Applying constraints

The Local Plan amended the Green Belt boundary to inset this site from the Green Belt, to provide permanent Traveller pitches to assist with meeting identified need.

Consideration of possible uses

Given the personal circumstances, this is not an appropriate site for any business use.

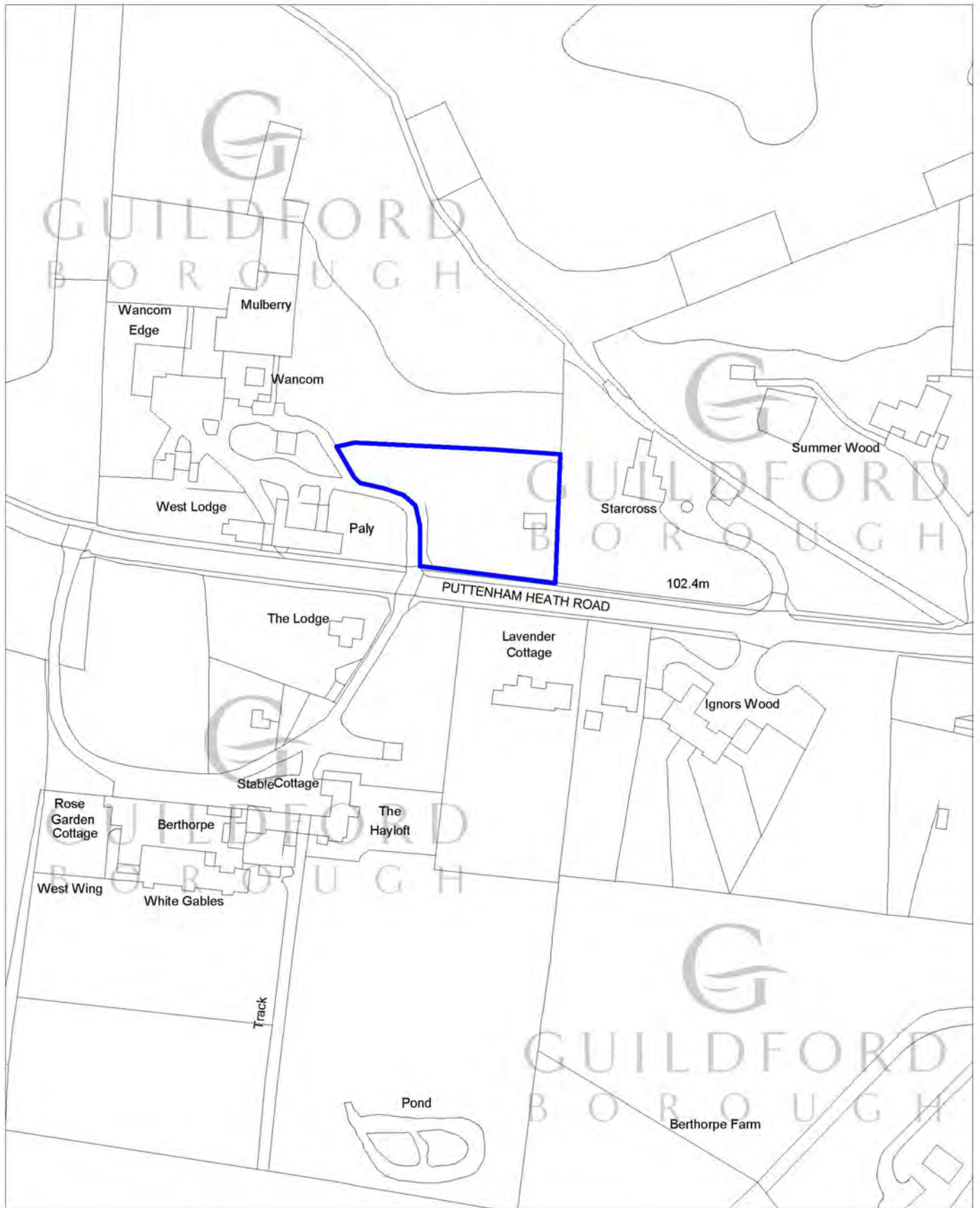
This site gained temporary planning permission due to the need for Traveller pitches and the personal circumstances of the occupants. Permanent permission for one pitch has been allowed at appeal on 19th May 2017. The Local Plan inset this land from the Green Belt to help demonstrate that the need for Traveller pitches over the Local Plan period can be met, and allocate the land for Traveller accommodation. Whilst there remains a need for Traveller accommodation, loss of this use to other uses (including other forms of housing) would not be supported.

Uses

<u>Use</u>	<u>Number of pitches</u>	<u>Density (number of homes per hectare)</u>
Traveller accommodation (sui generis)	2 (Gross), 1 (Net)	12

Timescales

	Years	
One pitch has been allowed at appeal in 2017, this pitch is currently occupied.	1 – 5	
A further pitch may follow later, to provide accommodation for children currently living on the site.	6 – 10	
	11 – 15	



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Not To Scale



Site reference	2106	
Address	Lakeview, Lakeside Road, Ash Vale	
Ward	Ash Vale	
Site area	0.55 ha	
Current land use	Traveller accommodation, private residential garden and business use	
Suitability		
<p><u>Location</u></p> <p>The site is just outside of the urban area, and benefits from being close to services and facilities within the urban area. The site is close to bricks and mortar housing, whilst retaining a countryside location and character from the site.</p>		
<p><u>Physical description of the site</u></p> <p>The site is flat and is accessed easily from Lakeside Road. There are trees on the boundary and some on the site. There are two mobile homes on the site, with hard standing for parking, and there is garden land that is used for keeping chickens and birds. There is also a commercial business selling logs, and a cabin for sales.</p>		
<p><u>Character of the area</u></p> <p>The site is long established and is located on the edge of the urban area, on countryside land. There is a mix of types of housing nearby, including bricks and mortar and mobile homes. The site forms a transition from urban to countryside.</p>		
<p><u>Relevant planning history</u></p> <p>There is no relevant recent planning history.</p>		
<p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Countryside beyond Green Belt • Blackwater Valley Strategic Gap • Site of Nature Conservation Importance (SNCI) • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Adjoins Lakeside SANG • Primarily flood zone 1 (low risk). Small areas around the site boundary are flood zones 2 (medium risk) and flood zones 3 (high risk) • Part previously developed land • A Local Nature Reserve borders the site on three sides. 		
<p><u>Physical limitations and considerations</u></p>		
<p><u>Flood risk</u></p> <p>The site is primarily at low risk of fluvial flooding (flood zone 1). There is potential flood risk at the edge of the site, and this would need to be addressed as part of a development proposal, should it be pursued. Access and egress can be achieved from the site onto Lakeside Road. See the Level 2 SFRA and flood risk sequential test for more information.</p>		
<p><u>Access</u></p> <p>There is currently access to the site. Access would be considered further as part of a planning application.</p>		
<p><u>Infrastructure</u></p> <p>Infrastructure with regards to drainage, waste water and water supply on site would likely need to be improved to accommodate additional residential accommodation.</p>		

Environmental limitations and considerations

Environmental considerations

There are no noise or privacy concerns known at present. The site is surrounded by trees, and should be considered if development proposals are prepared.

Natural environmental considerations

The site is designated as an SNCI, and this would need to be considered as part of the preparation of the development proposal. However, it is noted that the site has been developed for many years.

There is SANG very close by, surrounding the majority of the site (Lakeside SANG).

A Local Nature Reserve borders the site on three sides, Lakeside Park.

Green Belt and countryside

The land is countryside land, not Green Belt. Regard should be had to the intrinsic character and beauty of the countryside, balanced with the need for the proposed use and assessed against the presumption in favour of sustainable development.

Green infrastructure

It is acknowledged that Traveller sites can traditionally appear to be hard landscaped, with limited greenery. Any attempts to soften the landscape and appearance of the site would be beneficial.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Appropriateness and likely attractiveness for the type of development proposed

The site currently occupies one household. New pitches here would accommodate family members with a view to assisting the current occupier of the site. There are specific circumstances relating to this family regarding the aspiration for the family to be on one site, and these would be explored as part of the determination of a planning application, should development be pursued.

Whilst the site is on the opposite side of the road to the other houses nearby, it is in a residential area and offers opportunities for integration.

Contribution to wider priorities

It remains the Council's aim to ensure there is sufficient decent accommodation for all members of its communities, and that better opportunities for integration and access to services exist.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is well established providing a settled based for a local Traveller household, in area where there are also bricks and mortar housing, but a rural setting which is often favoured by members of the Traveller community.

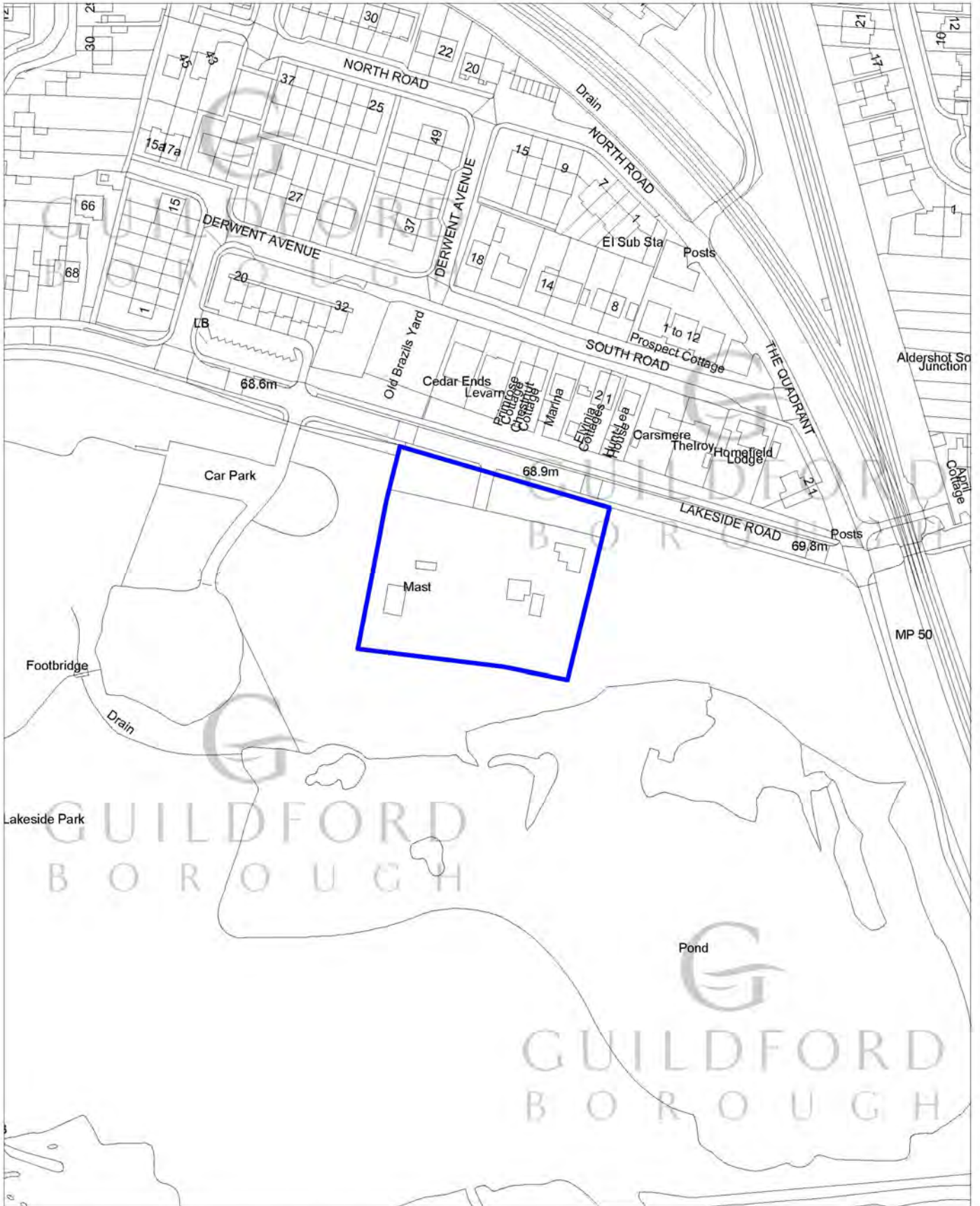
Whilst the site has a countryside designation, it is located close to other residential properties. This site does not offer the benefit of daily integration opportunities as it is most likely that residents will travel to and from the site by motor vehicle, however, it is not a totally isolated site.

Availability

Landownership: The land is privately owned and the family is keen to provide additional accommodation.

Achievability		
Likely deliverability timescales relate to the individual's ability to deliver the pitches, and their need to do so.		
Applying constraints		
There are environmental constraints which would need to be considered if development is to proceed, including the impact of development on wildlife, flood risk and trees.		
Consideration of possible uses		
The site is owned and occupied by members of the Traveller community, and its continued and intensified use for this purpose is the best use of this site, helping to meet the overall need for Traveller accommodation in the borough, and ensuring there is suitable accommodation for all members of the community.		
Uses		
<u>Use</u>	<u>Number of pitches</u>	<u>Density (number of pitches per hectare)</u>
Traveller pitches (sui generis)	3 (net) 4 (gross)	7
Timescales		Years
The site has been categorised in the 6-10 year likely delivery period, as there are no known immediate plans to apply for planning permission. This does not restrict development from coming forward earlier, if suitable plans are made and planning permission is granted.		1 – 5
		6 – 10
		11 – 15

2106



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Not To Scale



Site reference	165
Address	Land at Cobbetts Close, Worplesdon
Ward	Worplesdon
Site area	1.6 ha
Current land use	17 Traveller pitches (sui generis)



Suitability

Location

This site is close to a main road. There are other residential properties, and services within the wider area. The site is, however, relatively isolated from other residential properties.

Physical description of the site

This land accommodates 17 public Traveller pitches. It is previously developed land, at low risk of flooding. The site reflects an older style of design, and does not comply with current best practice on the design of Traveller accommodation. There is extensive hard standing, with a lack of amenity land and greenery.

Character of the area

The site is in a rural location, but once on site, has a very developed feel, with extensive hard standing.

Relevant planning history

There is no relevant planning history.

Summary of land designations

- Flood Zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Previously developed land

Physical limitations and considerations

Flood risk

The site is at low risk of fluvial flooding (flood zone 1).

Access

There is currently access to the site, which would be suitable for the proposed development.

Infrastructure

There are infrastructure needs on the site, and these would need to be addressed by a redevelopment of the site.

Environmental limitations and considerations

Environmental considerations

There is open space nearby. There is a watercourse adjoining the east of the site and this would need consideration as part of any redevelopment proposals.

Green infrastructure

It is acknowledged that Traveller sites can traditionally appear to be hard landscaped, with limited greenery. Any attempts to soften the landscape and appearance of the site would be beneficial. The drawings include landscaping.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Appropriateness and likely attractiveness for the type of development proposed

This land has provided affordable traveller accommodation for many years. The site does not provide high quality living conditions. If searching for a new site, this land would not be preferable due to its isolation, and number of pitches. The accommodation would be extremely difficult to relocate, however, improvements could be made in the future to reconfigure the layout, improve the living conditions for all, and provide a better environment. This could also potentially increase the number of pitches to 20 to provide accommodation for those already living there who are doubling up. The best practice guidance (2008) recommends that a site should ideally not be more than 15 pitches. Whilst reconfiguring this site and increasing the number would provide an overall higher number of pitches than this recommended amount, the overall improvement in living conditions and living environment, and provision of suitable accommodation for those already living there in cramped conditions, would be of great benefit.

Contribution to wider priorities

It remains the Council's aim to ensure there is sufficient decent accommodation for all members of its communities, and that better opportunities for integration and access to services exist.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is isolated from other properties, and a re-development of this site is not likely to impact on neighbouring areas once developed. However, the process of redevelopment, and de-camping of current residents to temporary locations would likely be a challenging operation with impacts for local areas.

Availability

Landownership: The land is owned by Surrey County Council and the accommodation is managed by Guildford Borough Council.

Achievability

The cost of redeveloping this site would be very high and re-homing the occupants whilst work is carried out would be exceptionally difficult. Funding would be required from the Government, Guildford Borough Council and Surrey County Council. Whilst it is an aspiration to improve the living conditions on this site, funding is not currently available for this redevelopment.

Applying constraints

This is a longer-term aspiration to improve this site and deliver new pitches that will provide accommodation for those already living there. It is not deliverable at present, as the funding is not in place, nor is there a plan for the re-homing of occupants if redevelopment were to take place.

Consideration of possible uses

The proposed layout is a pleasant street environment with green spaces, and a mix of pitch sizes to meet differing needs (e.g. including starter homes). It removes the straight road through the site, and provides a much-improved layout.

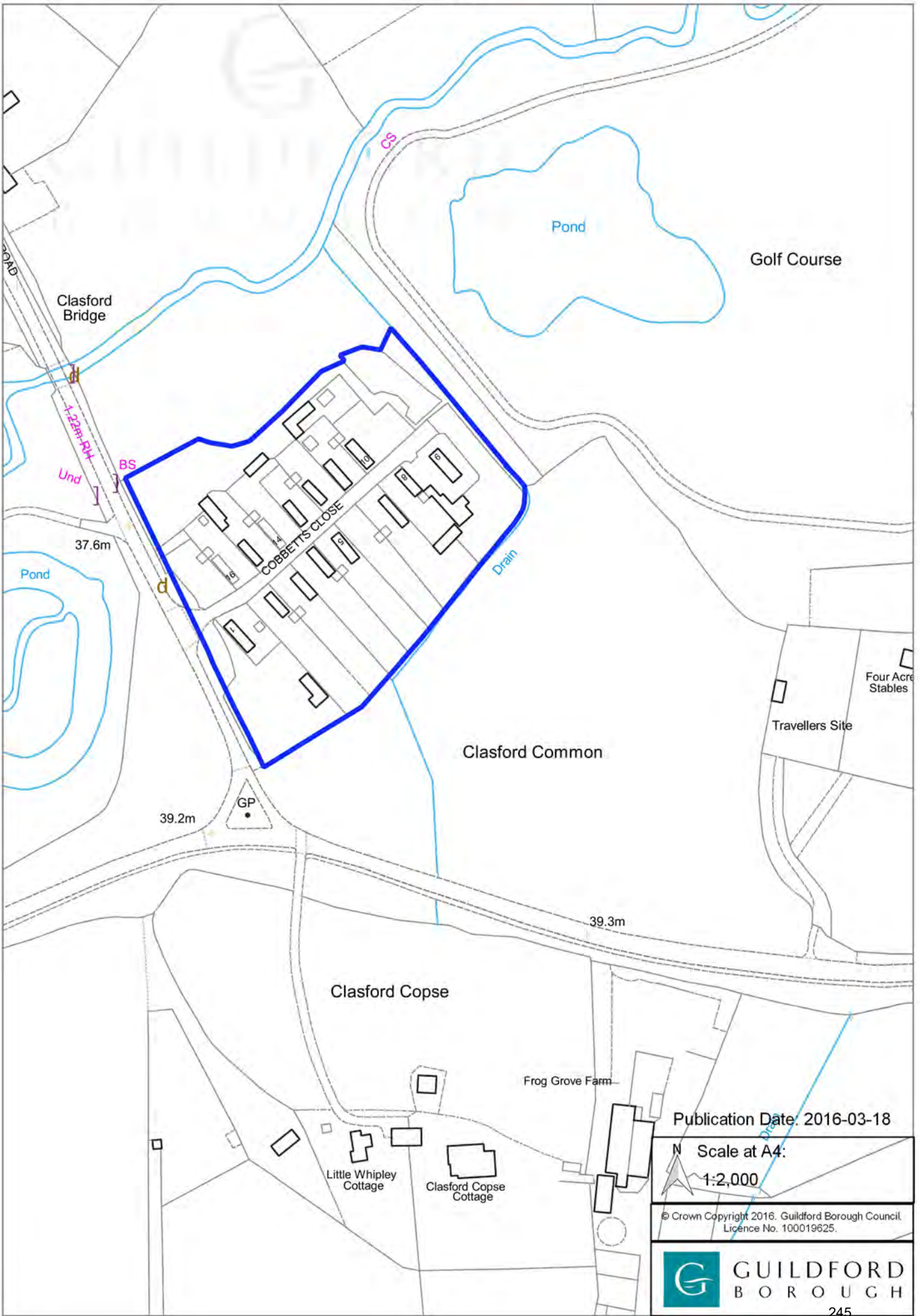
Uses

<u>Use</u>	<u>Number of pitches</u>	<u>Density (number of pitches per hectare)</u>
Traveller pitches (sui generis)	3 (net) 20 (gross)	12.5

Timescales

This is a longer term aspiration, dependent on funding and the ability to safely and practically develop an existing traveller site.


Years	
1 – 5	
6 – 10	
11 – 15	



Publication Date: 2016-03-18

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Site reference	241	
Address	Land at Whittles Drive, Aldershot Road, Normandy	
Ward	Normandy	
Site area	2.8 ha	
Current land use	Travelling Showpeople site (sui generis)	
Suitability		
<p><u>Location</u></p> <p>The site is north east of Normandy village, between the villages of Normandy and Fairlands. The closest train station is at Wanborough (Flexford village).</p> <p><u>Physical description of the site</u></p> <p>The land is flat, and is accessed by the Aldershot Road.</p> <p>The site is well screened. There is a risk of flooding on part of the site.</p> <p><u>Character of the area</u></p> <p>The site is in a rural location, but once on site, has a very developed feel, with extensive hard standing.</p> <p><u>Relevant planning history</u></p> <p>10/P/00894 - continuing use of the land as a permanent site for travelling show people with retention of existing 12 pitches for mobile homes, including the storage, maintenance and repair of showground vehicles and equipment, approved.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Part flood zone 1 (low risk), flood zone 2 (medium risk) and flood zone 3 (high risk) • Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided • Previously developed land • Adjoining ancient woodland <p><u>Physical limitations and considerations</u></p> <p><u>Flood risk</u></p> <p>The site is primarily at low risk of fluvial flooding (flood zone 1), but part of the site at the northern edge is in flood zone 2 and 3 (medium and high risk). See Level 2 SFRA and flood risk sequential test for more information.</p> <p><u>Access</u></p> <p>There is access to the site.</p> <p><u>Infrastructure</u></p> <p>The infrastructure is currently in place for the permanent plots. Consideration would need to be given to whether existing infrastructure could facilitate additional plots if this site were reconfigured in the future.</p> <p><u>Environmental limitations and considerations</u></p> <p><u>Environmental considerations</u></p> <p>There are trees north of the site (ancient woodland, partly bordering the site), and on the site boundaries. These form the boundaries of the site.</p> <p><u>Natural environmental considerations</u></p> <p>There is open space and woodland nearby. There are no known environmental concerns in this location.</p>		

Green infrastructure

It is acknowledged that Travelling Showpeople sites can traditionally appear to be hard landscaped, with limited greenery. Any attempts to soften the landscape and appearance of the site would be beneficial.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.

Appropriateness and likely attractiveness for the type of development proposed

The site is well established, and has the benefit of permanent planning permission. The members of the Travelling Showpeople community living at this site are acknowledged locally as part of the community. The site is, however, not well located in terms of integration with the settled community. It does, however, provide a settled base for Travelling Showpeople to return to when not working, and therefore provides access to health care, services and education.

Contribution to wider priorities

It remains the Council's aim to ensure there is sufficient decent accommodation for all members of its communities, and that better opportunities for integration and access to services exist.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

The site is relatively separate from other properties, and any additional pitches provided by reconfiguration is not expected to impact on neighbouring areas, or occupiers (subject to a caravan license).

Availability

Landownership: The landowner would consider reconfiguration of this site to provide additional accommodation in the future.

Achievability

A small amount of additional permanent Travelling Showpeople accommodation is considered to be deliverable on this site.

Applying constraints

The main constraint relates to flood risk. A flood risk assessment would need to be provided as part of development proposals.

Consideration of possible uses

This site provides permanent Travelling Showpeople plots, and whilst there remains a need for this accommodation, its loss would not be suitable in planning terms. Any reconfiguration would best provide additional Travelling Showpeople accommodation.

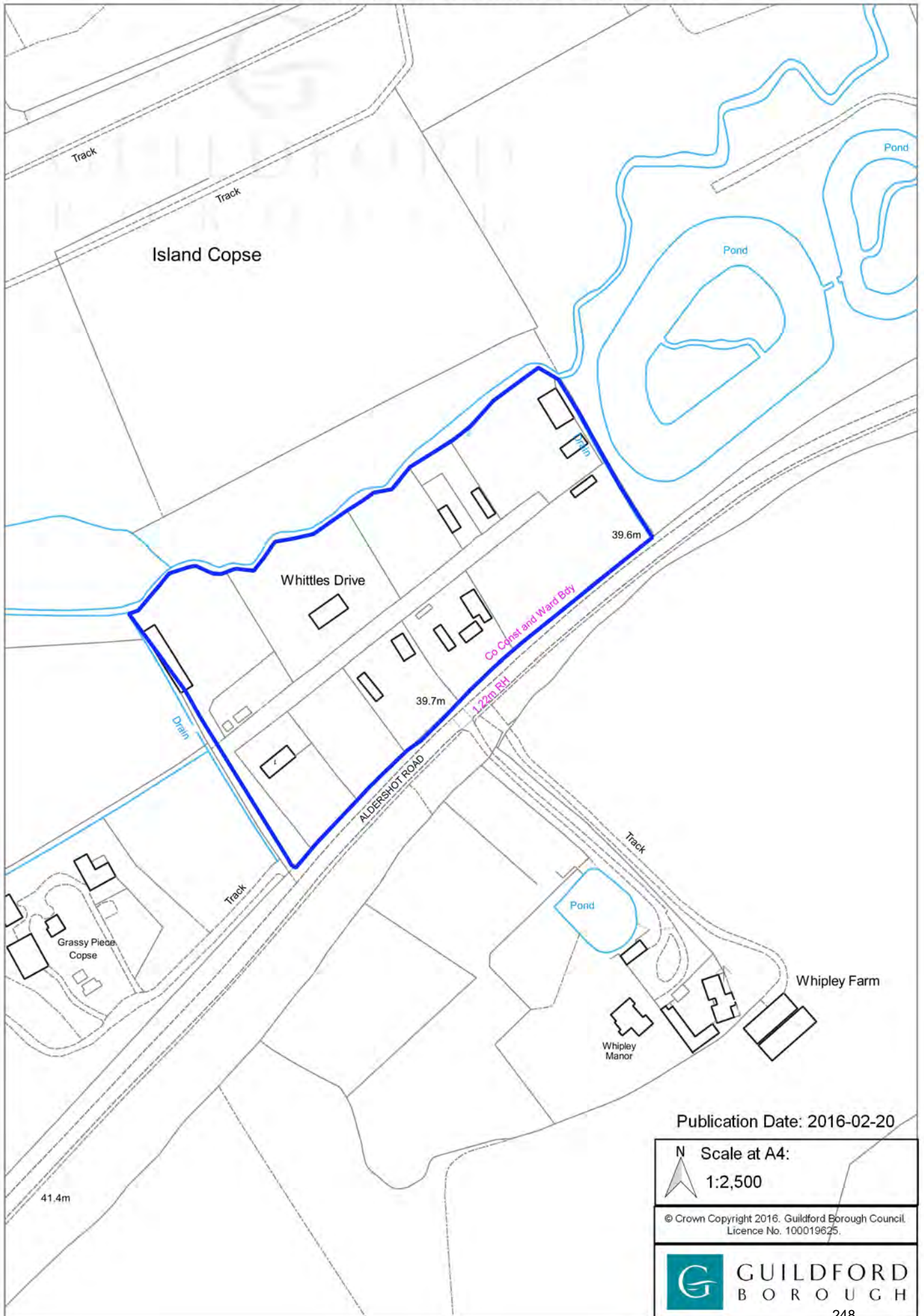
Uses

<u>Use</u>	<u>Number of pitches</u>	<u>Density (number of pitches per hectare)</u>
Travelling Showpeople plots (sui generis)	2 (net) 14 (gross)	5 dph

Timescales

	Years	
This is a longer term development possibility, and the site has been categorised in the 11-15 year delivery period.	1 – 5	
	6 – 10	
	11 – 15	

Land at Whittles Drive, Aldershot Road, Normandy



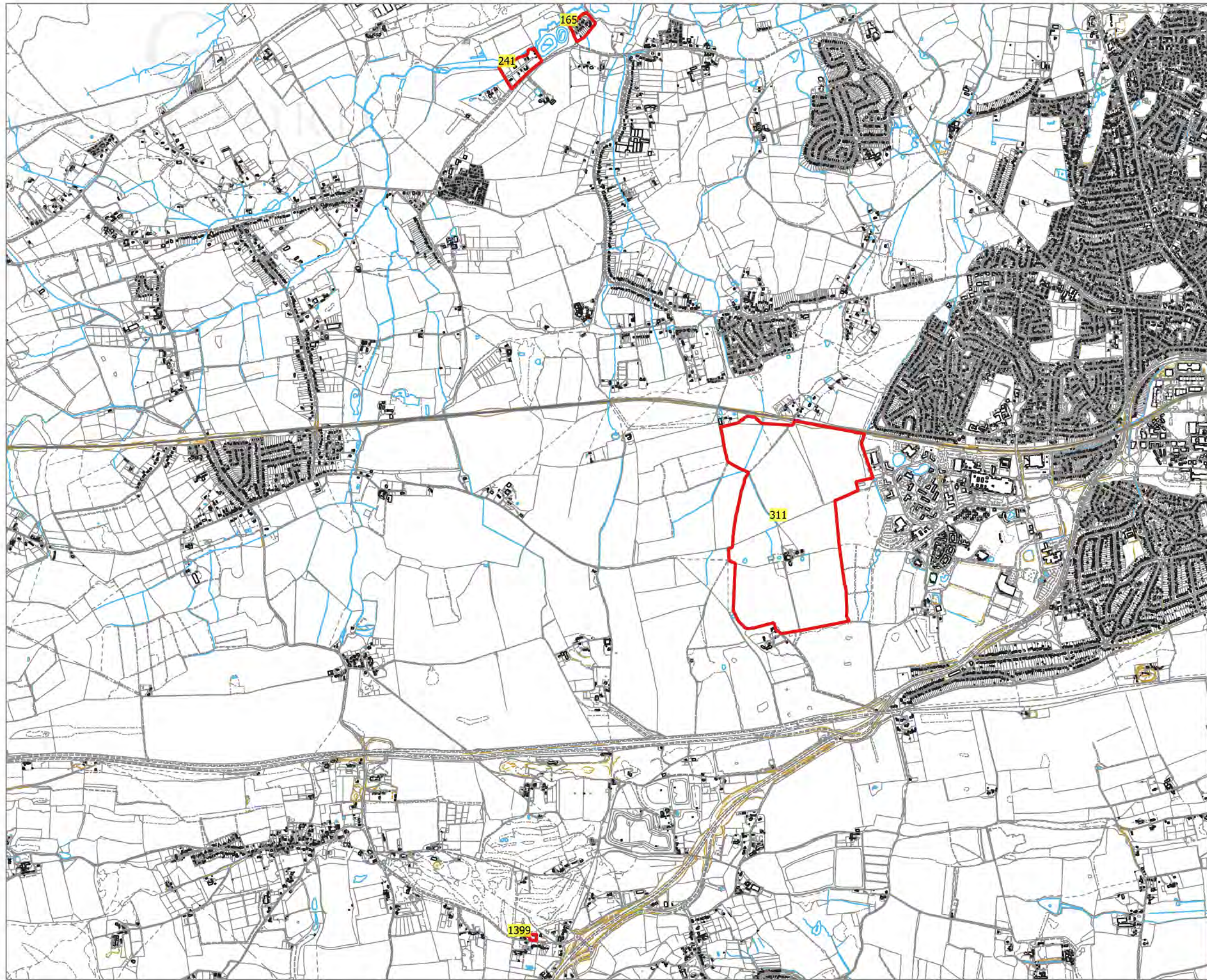
Publication Date: 2016-02-20

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Realistic Candidates for Development - Travellers Sites 1



- Legend**
-  Realistic Sites for Development
 -  Guildford Borough Boundary

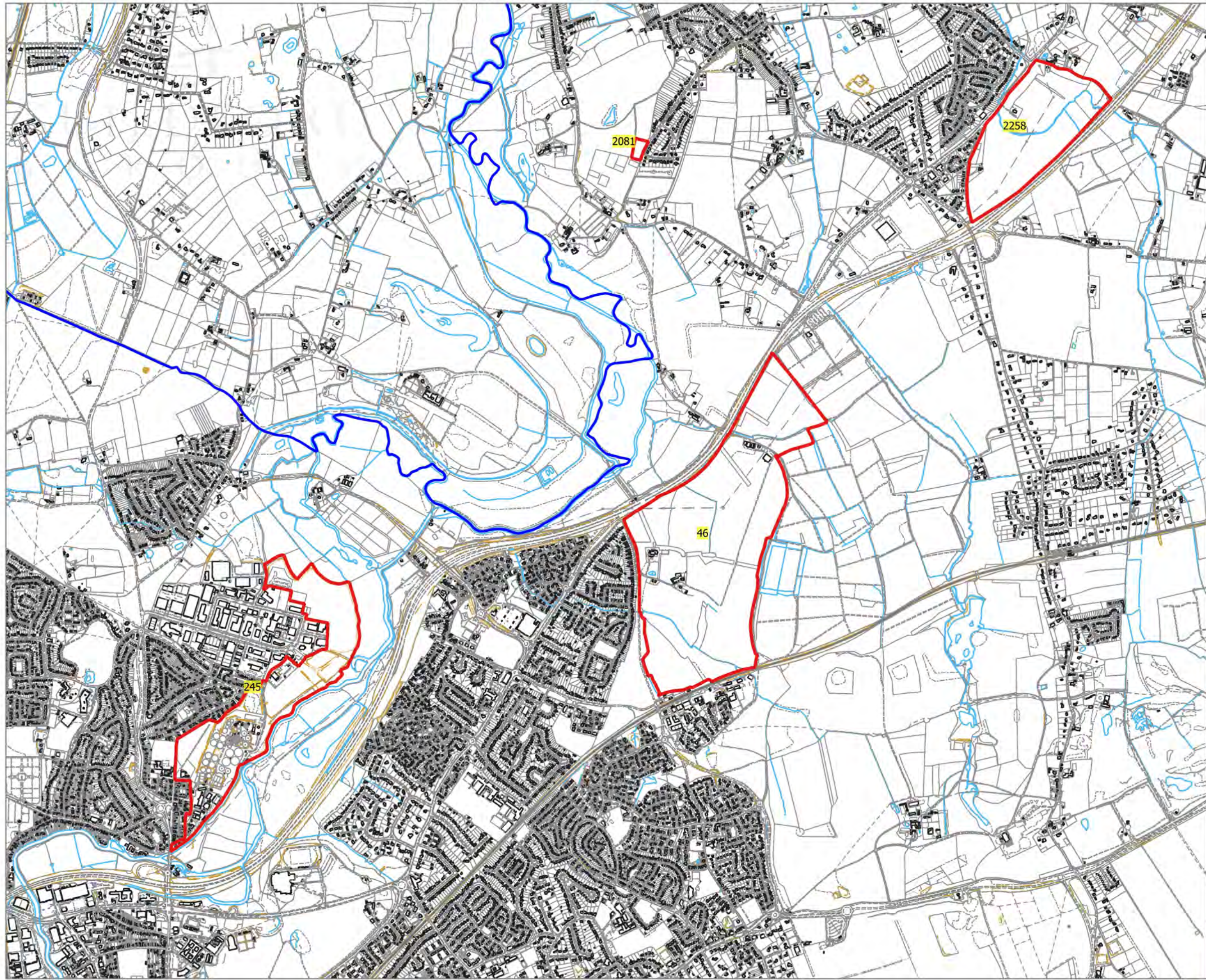
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Realistic Candidates for Development - Travellers Sites 2



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

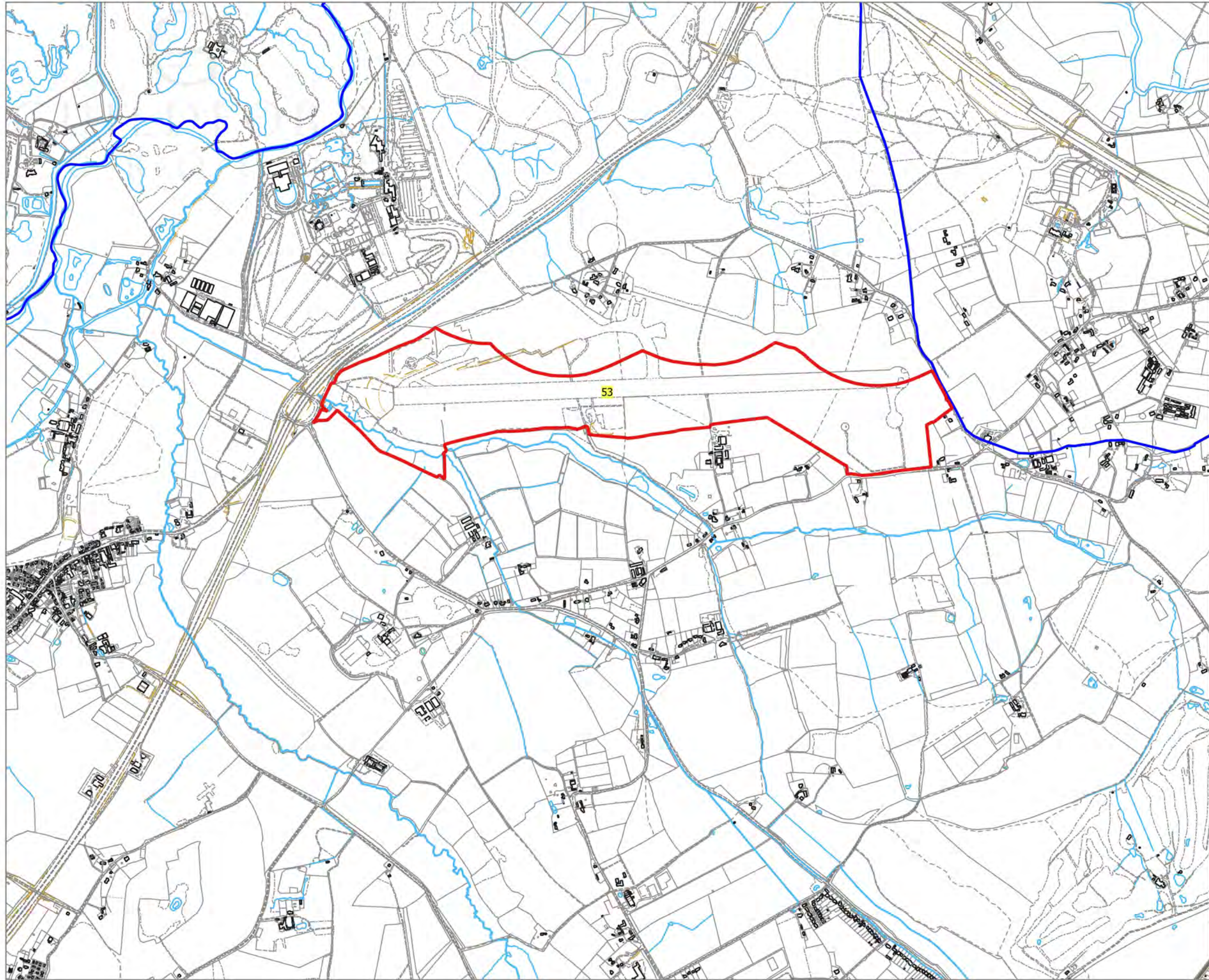
Publication Date: 2020-09-25

 Scale at A4:
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Realistic Candidates for Development - Travellers Sites 3



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

Publication Date: 2020-09-25

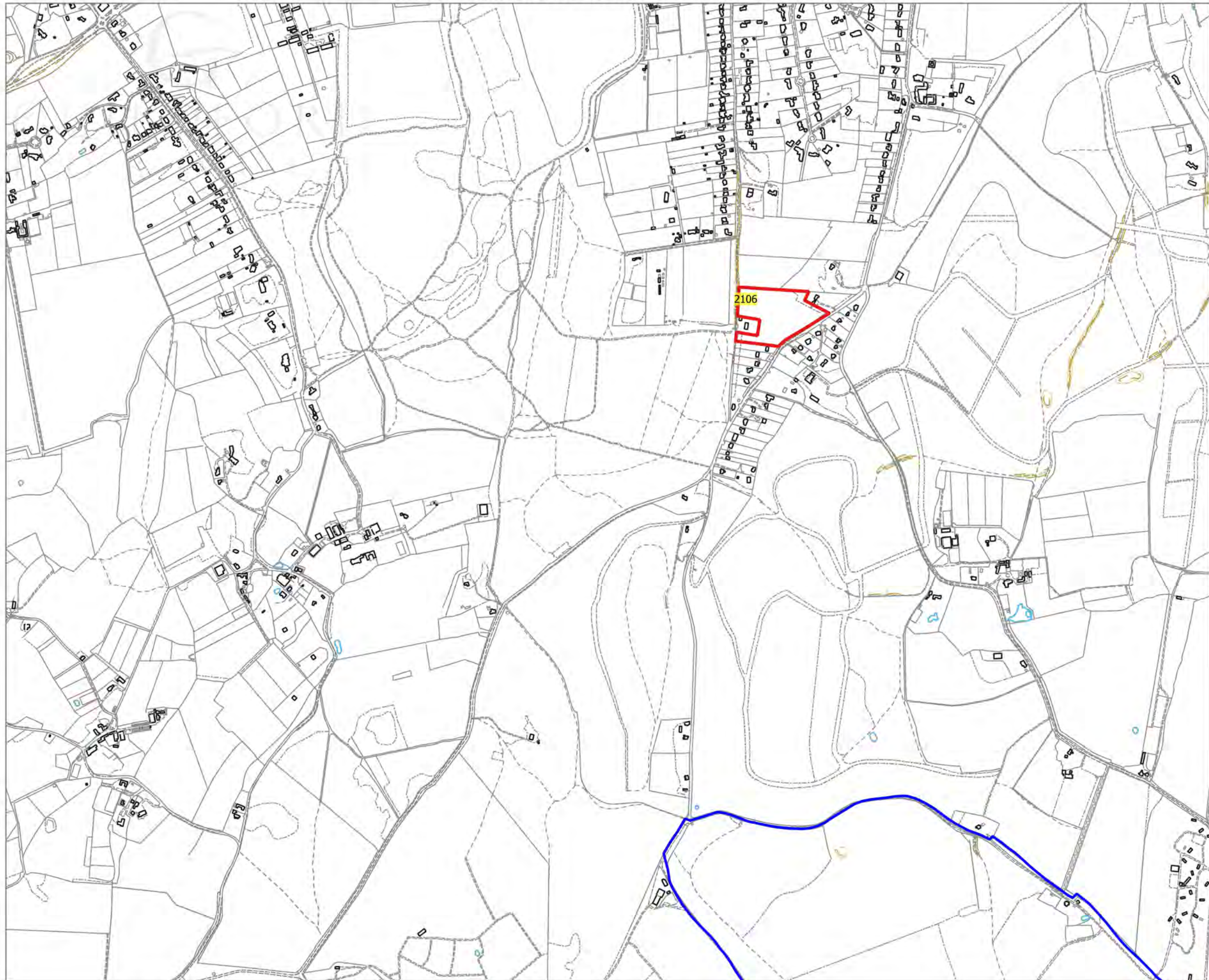


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Realistic Candidates for Development - Travellers Sites 4



- Legend**
-  Realistic Sites for Development
 -  Guildford Borough Boundary

Publication Date: 2020-09-25



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Self-Build

Realistic candidates for development

Self build						Anticipated delivery period (years)		
Site ID	Site Address	Ward	Site allocation	Total homes	5%	1-5	6-10	11-15
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley	A25	1350	68	0	28	40
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon	A26	1500	75	3	34	38
2247	Land to the south and east of Ash and Tongham	Ash South and Tongham, Ash Wharf	A29	300	15	0	0	15
1164	Surrey Police Headquarters, Mount Browne, Sand Lane, Guildford	Shalford	A32	116	6	0	6	0
15	Land to the west of West Horsley	Clandon and Horsley	A38	135	7	7	0	0
975	Land to the north of West Horsley	Clandon and Horsley	A40	84	4	4	0	0
2258	Garlick's Arch, Send Marsh/Burnt Common and Ripley	Send and Lovelace	A43	550	28	23	5	0
53	Land at former Wisley airfield, Ockham	Lovelace	A35	2000	100	8	43	50
Total				6035	302	45	115	143

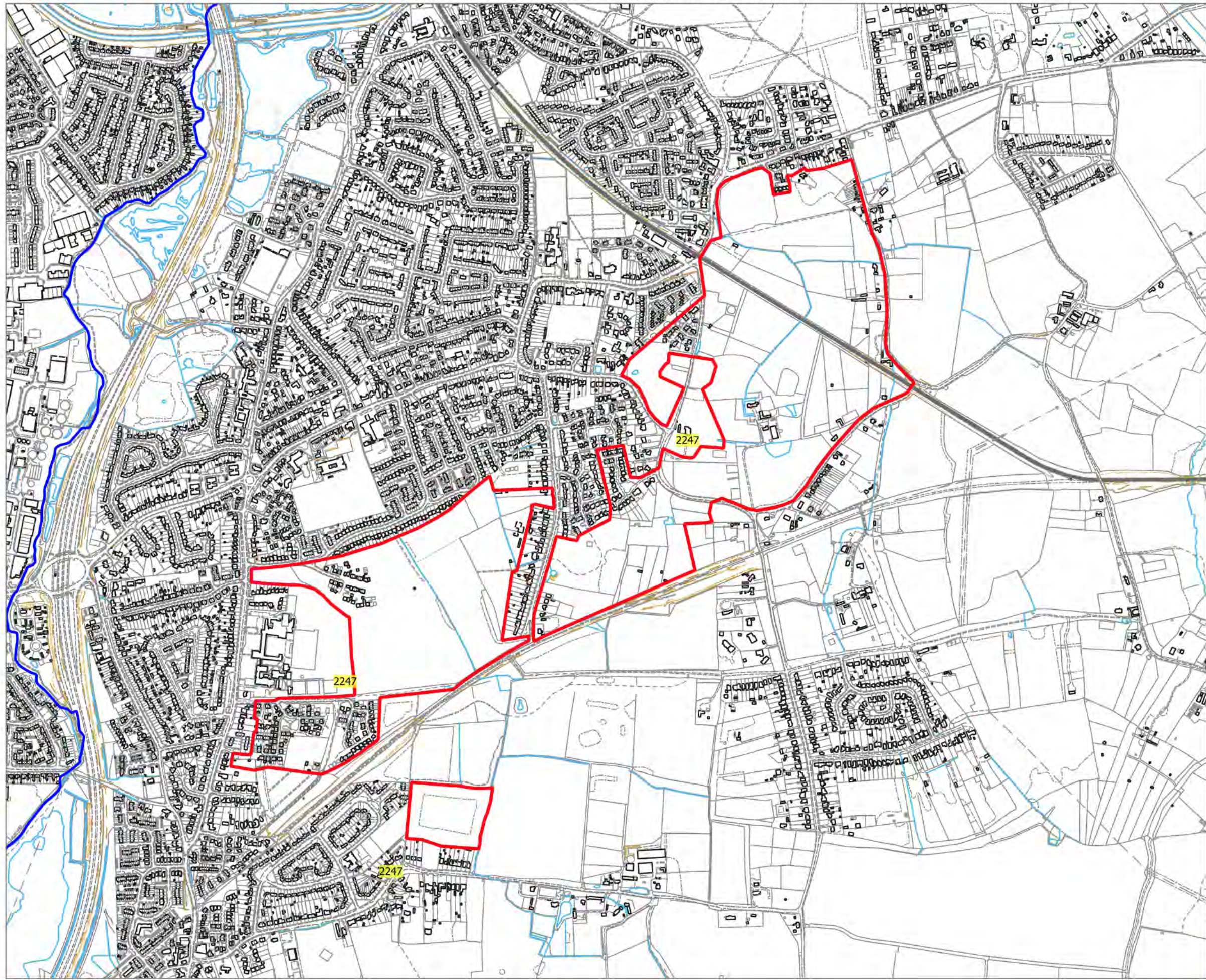
See notes below



Notes

The sites are shown in another section: Proposed extensions to urban areas and villages, and new settlement
Number of Self-Build homes not specified - policy seeks 5% on developments of 100 plus homes.

Figure of 300 homes on site A29 is for a smaller parcel of land likely to come forward in the plan period; the whole site is made up of parcels of land, some with planning permission, so delivery of self-build on total no. of homes (1750) is highly unlikely.

Realistic Candidates for Development - Self-Build 1



- Legend**
-  Realistic Candidates for Development
 -  Guildford Boundary

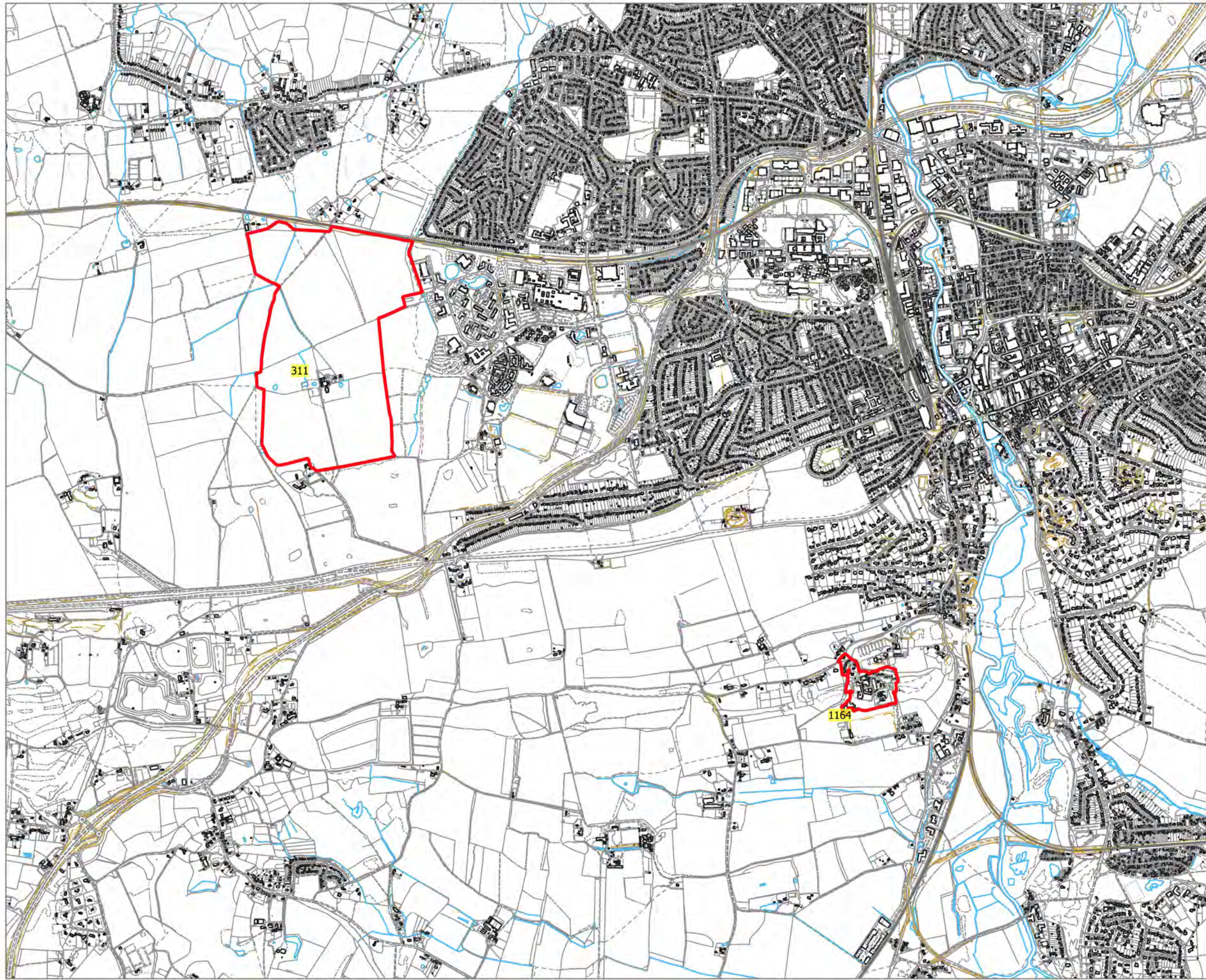
Publication Date: 2019-09-26

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Realistic Candidates for Development - Self-Build 2



Legend
Realistic Candidates for Development

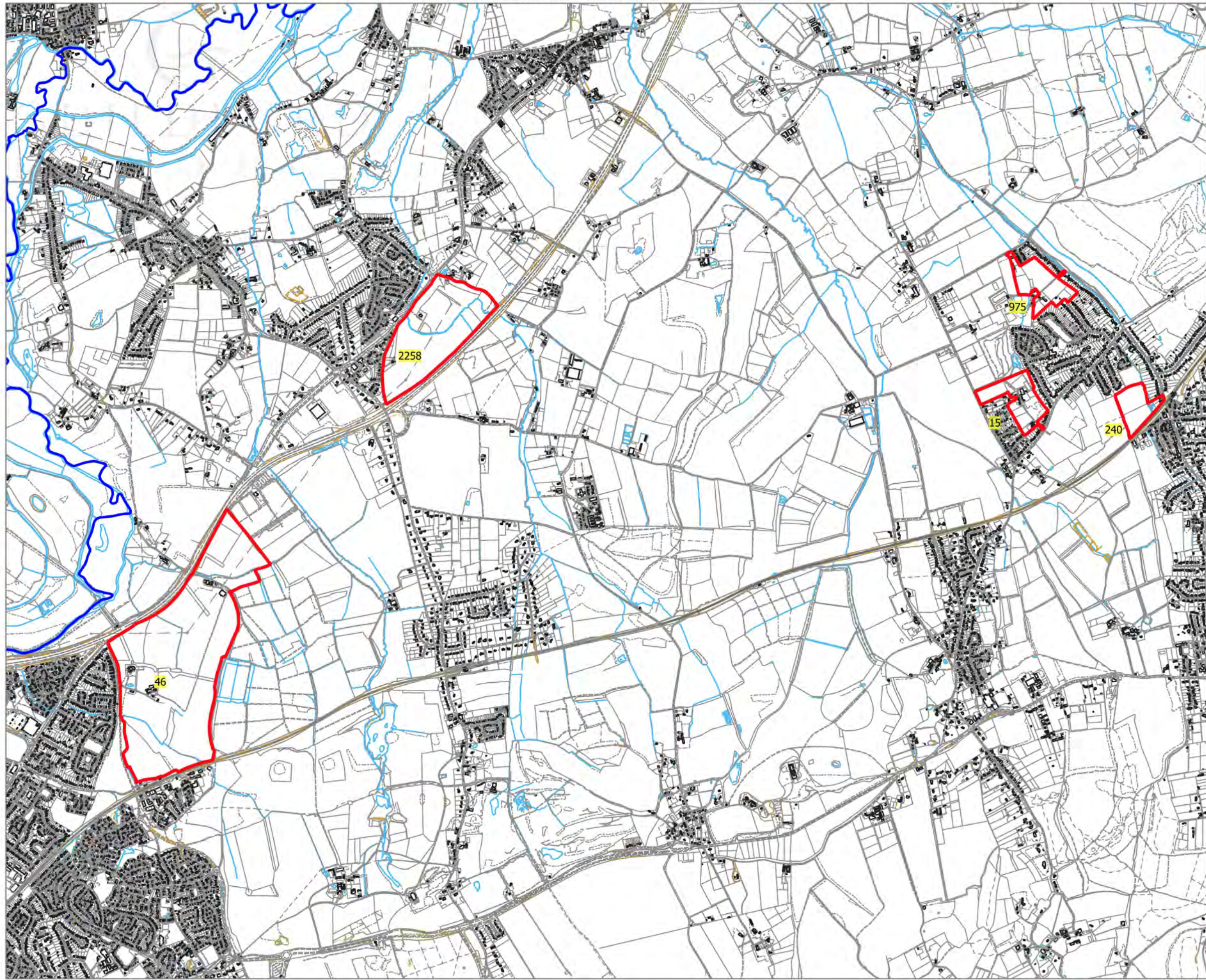
Publication Date: 2019-09-26



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Realistic Candidates for Development - Self-Build 3



- Legend**
-  Realistic Candidates for Development
 -  Guildford Boundary

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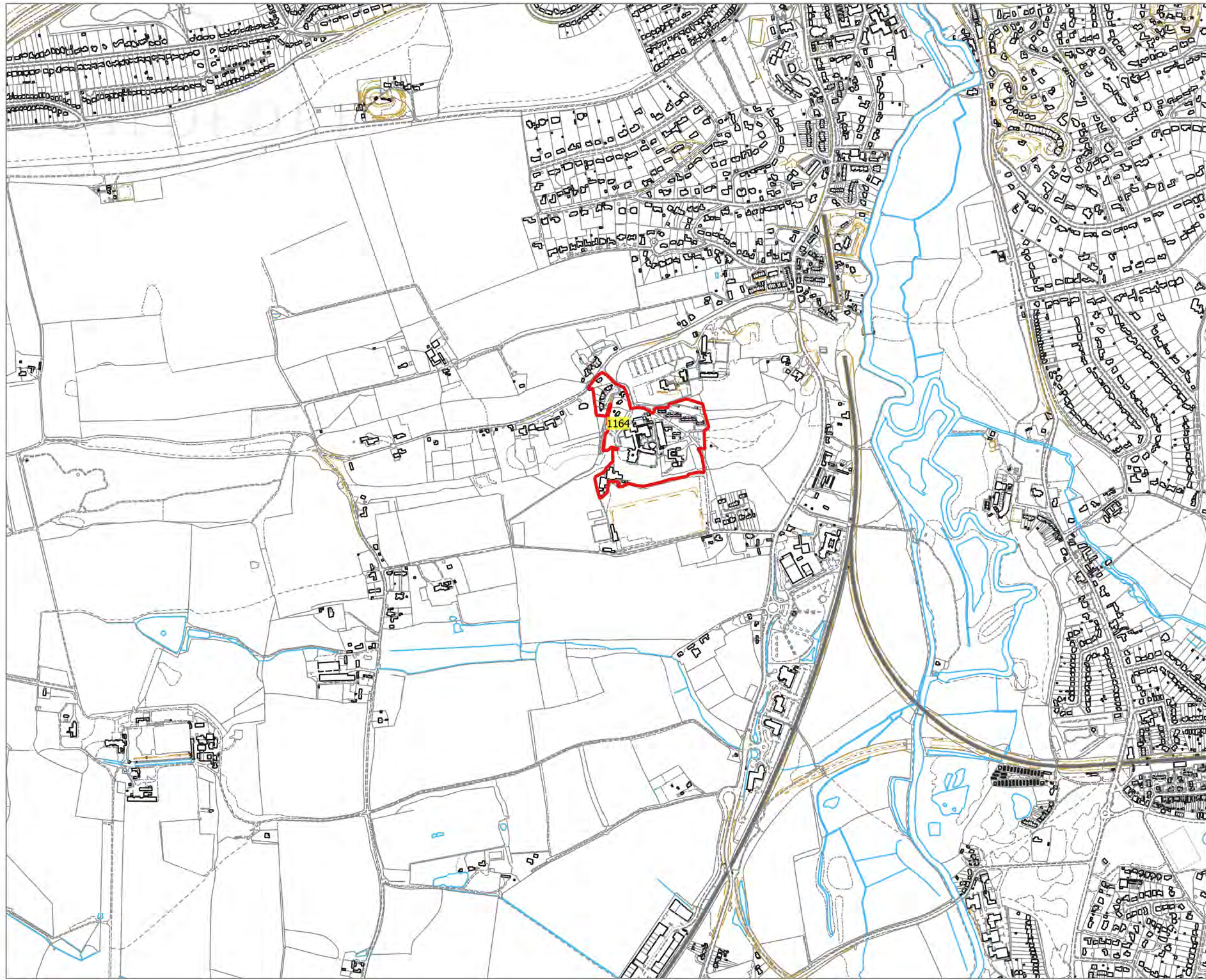


Student Accommodation


Realistic candidates for development

Student Accommodation		Ward	Anticipated delivery period (Years)			Bedspaces	Equivalent C3 (net)
Site ID	Site address		1-5	6-10	11-15		
1210	The University of Law, Braboeuf Manor, Portsmouth	Shalford	0	0	36	112	36
Total			0	0	36	112	36

Realistic Candidates for Development - Student Accommodation 1



Legend

-  Realistic Sites for Development

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Care Home

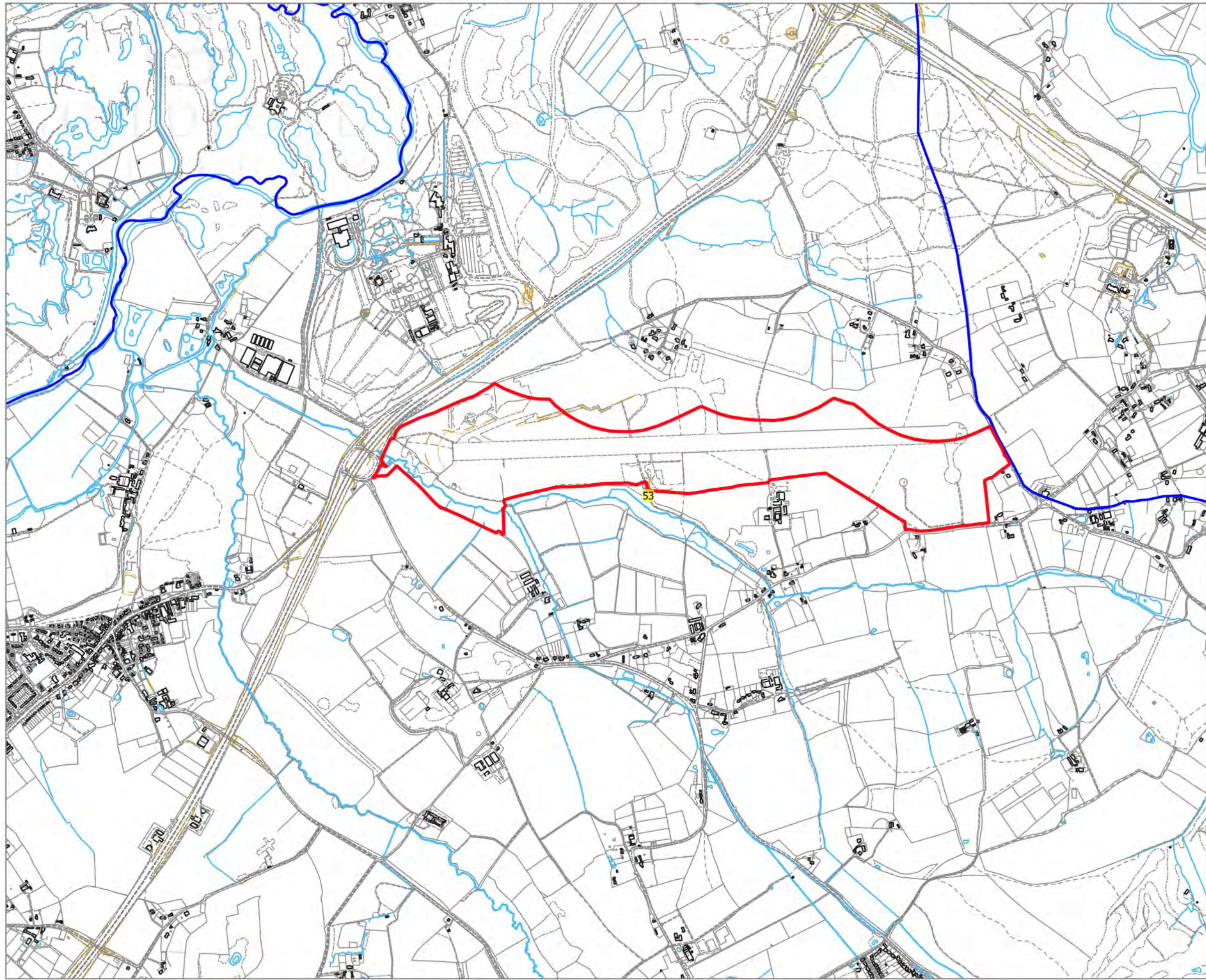
Realistic candidates for development

Residential care/nursing homes					
Site ID	Site address	Ward	Anticipated Delivery Period	Bedspaces	Equivalent C3
53	Former Wisley Airfield	Lovelace	Years 6 - 10	100	56
Total				100	56



The site is shown in another section: New Settlement

Communal accommodation ratio of 1.8 bedspaces per equivalent C3 dwelling, based on average no.of adults in all households; Housing Delivery Test Rule Book (2018)(Paragraph 11)


Realistic Candidates for Development - Care Home



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

Publication Date: 2019-09-27

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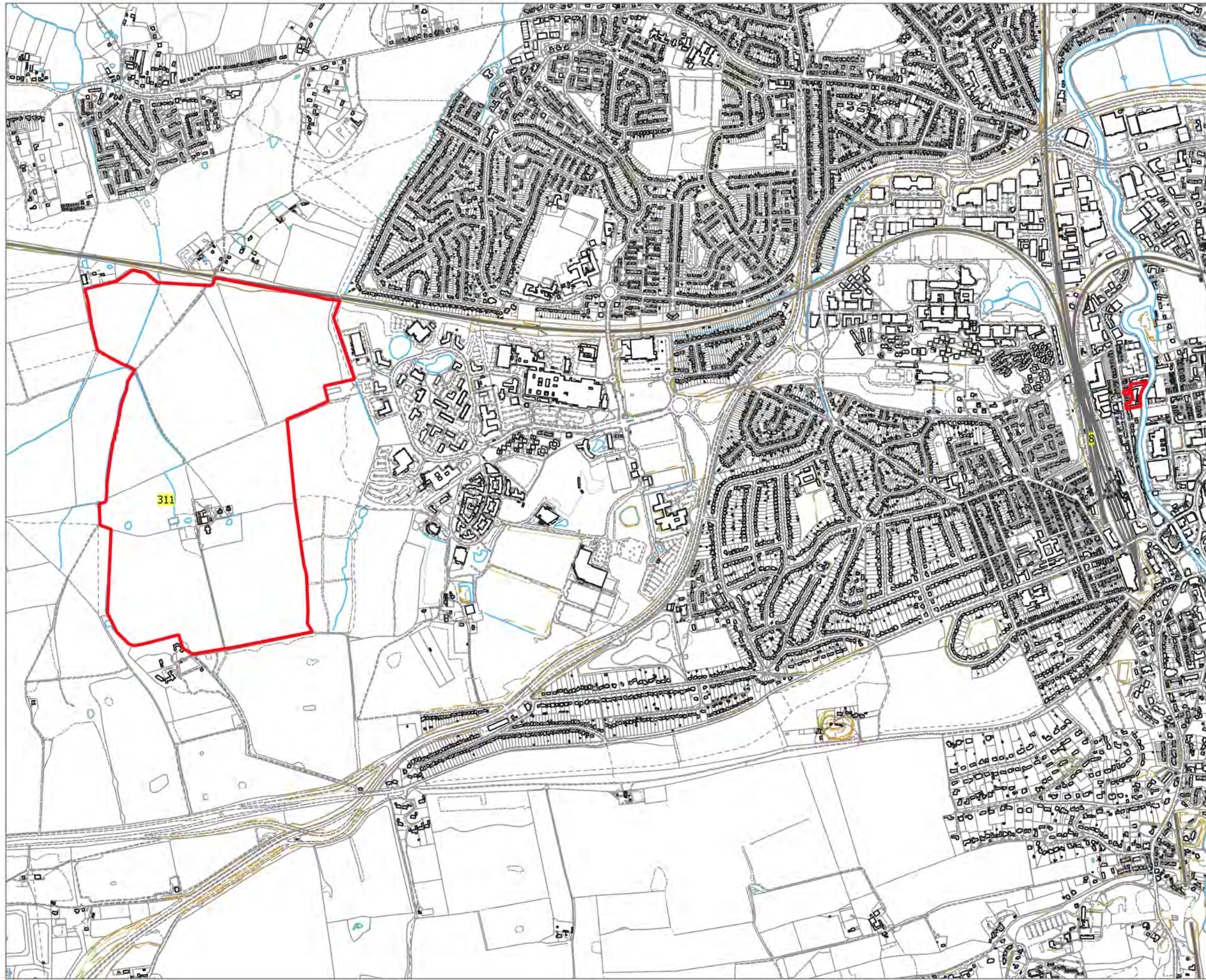
Employment Uses

Realistic candidates for development



Employment uses		
Site ID	Site Address	Ward
8	77 to 83 Walnut Tree Close, Guildford	Friary and St Nicolas
1251	Send Business Centre and Tannery Studios, Tannery Lane, Send	Send
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley
53	Land at former Wisley airfield, Ockham	Lovelace
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon
245	Slyfield Area Regeneration Project, Guildford	Stoke

These sites are shown in other sections: Guildford Town Centre, Guildford Urban Area, Ash and Tongham and Villages.

Realistic Candidates for Development - Employment Uses 1



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

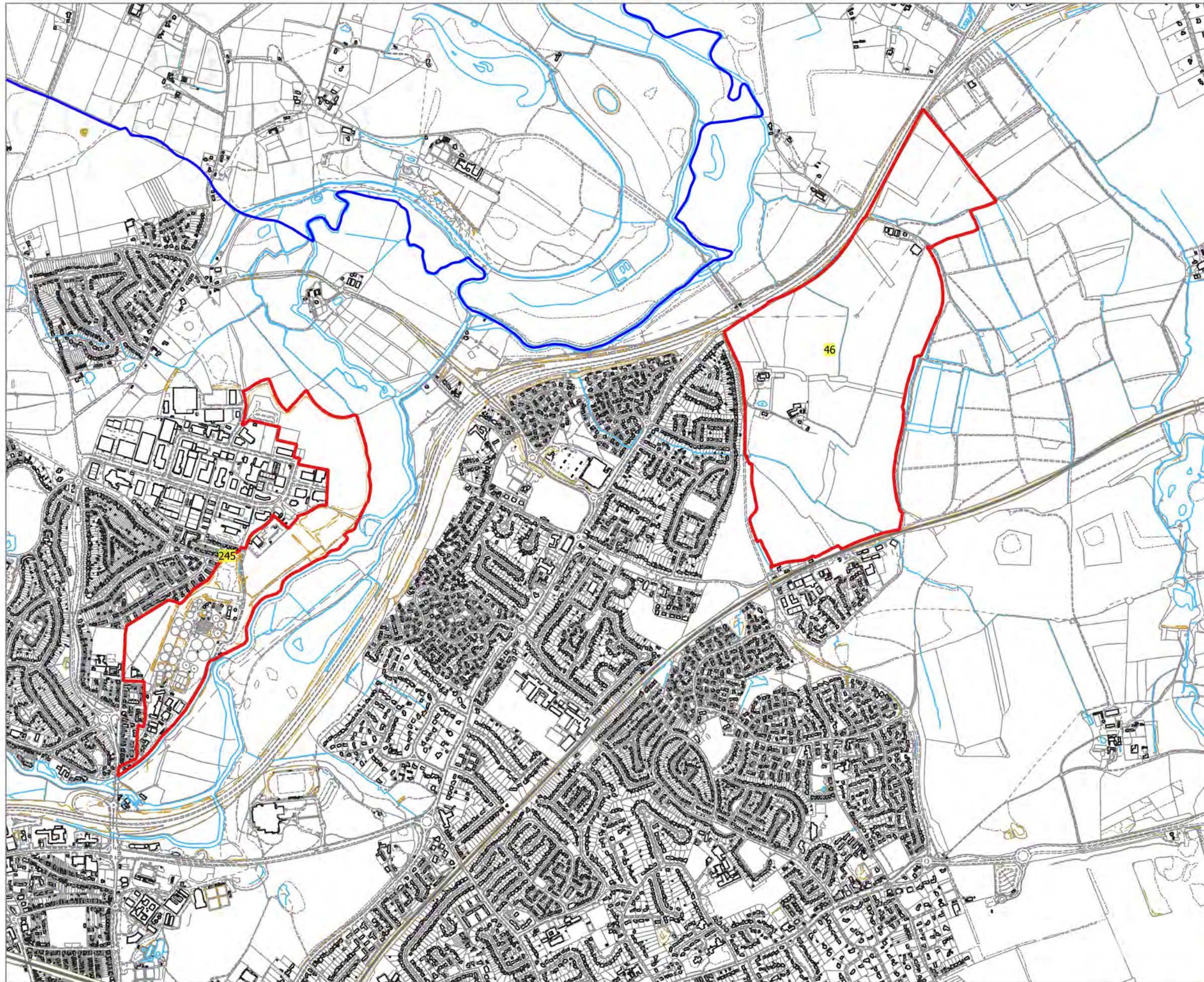
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Realistic Candidates for Development - Employment Uses 2



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

Publication Date: 2021-12-03

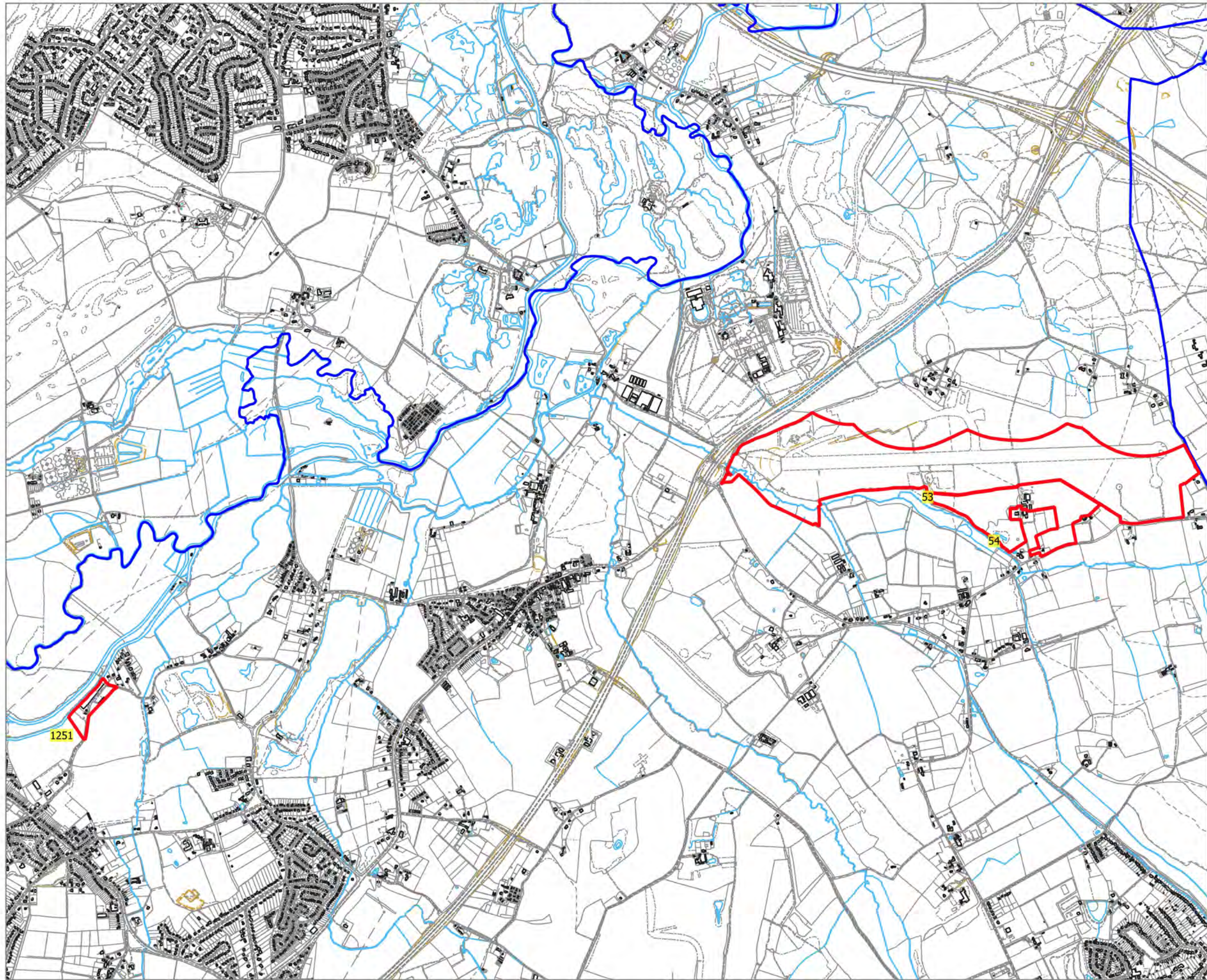


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Realistic Candidates for Development - Employment Uses 3



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

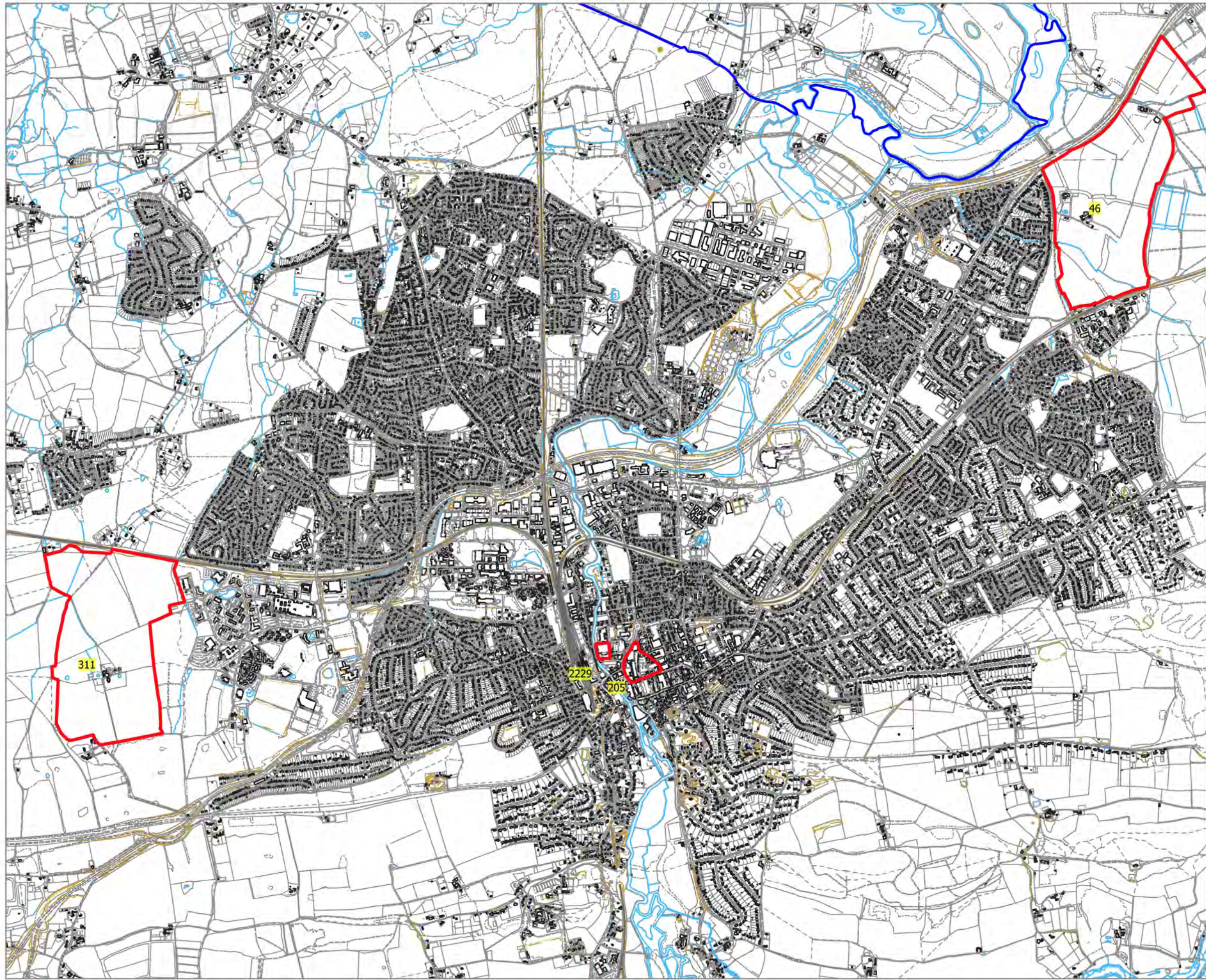
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Realistic Candidates for Development - Employment Uses 4



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

Publication Date: 2019-09-27

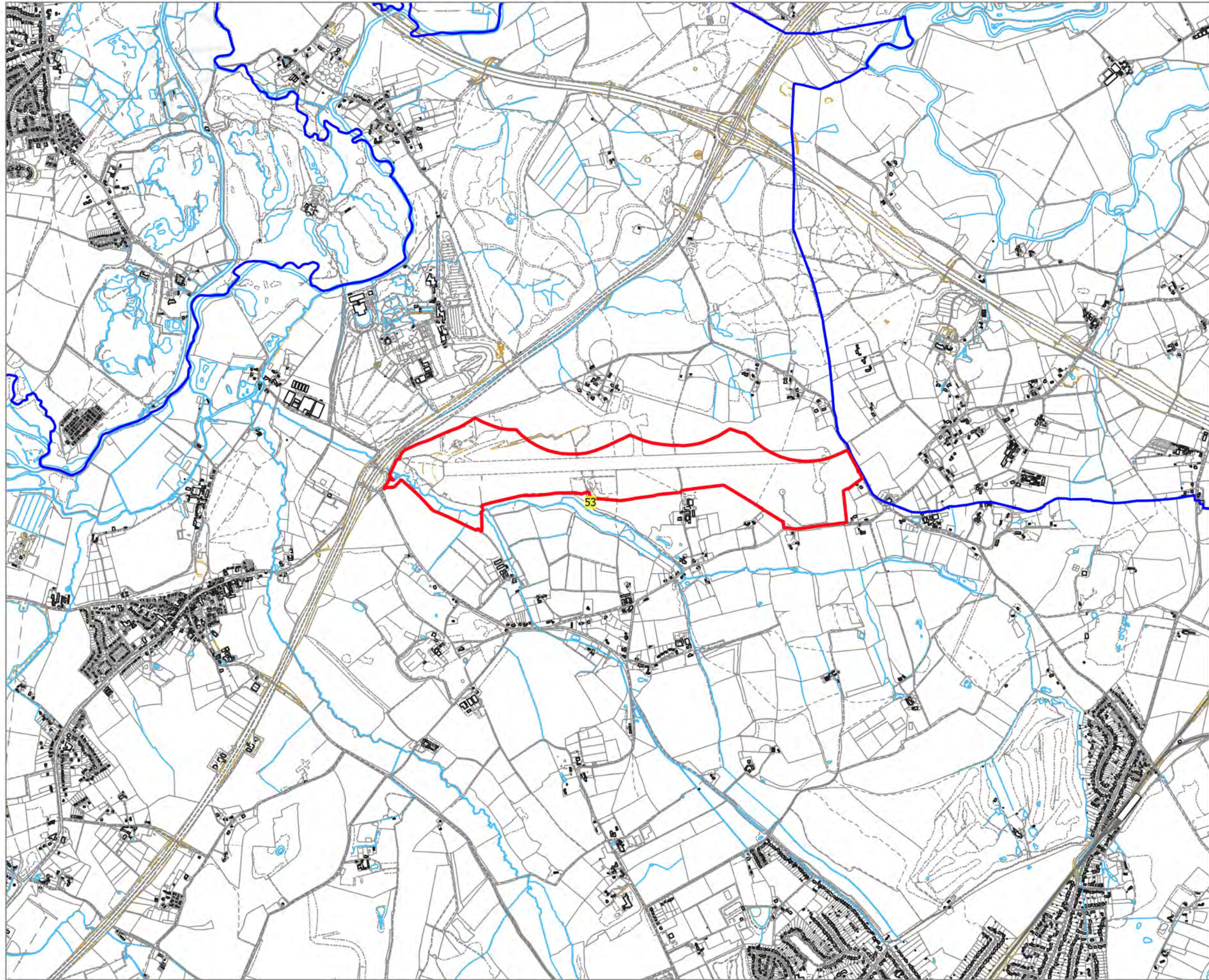


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Realistic Candidates for Development - Employment Uses 5



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

Publication Date: 2019-09-27

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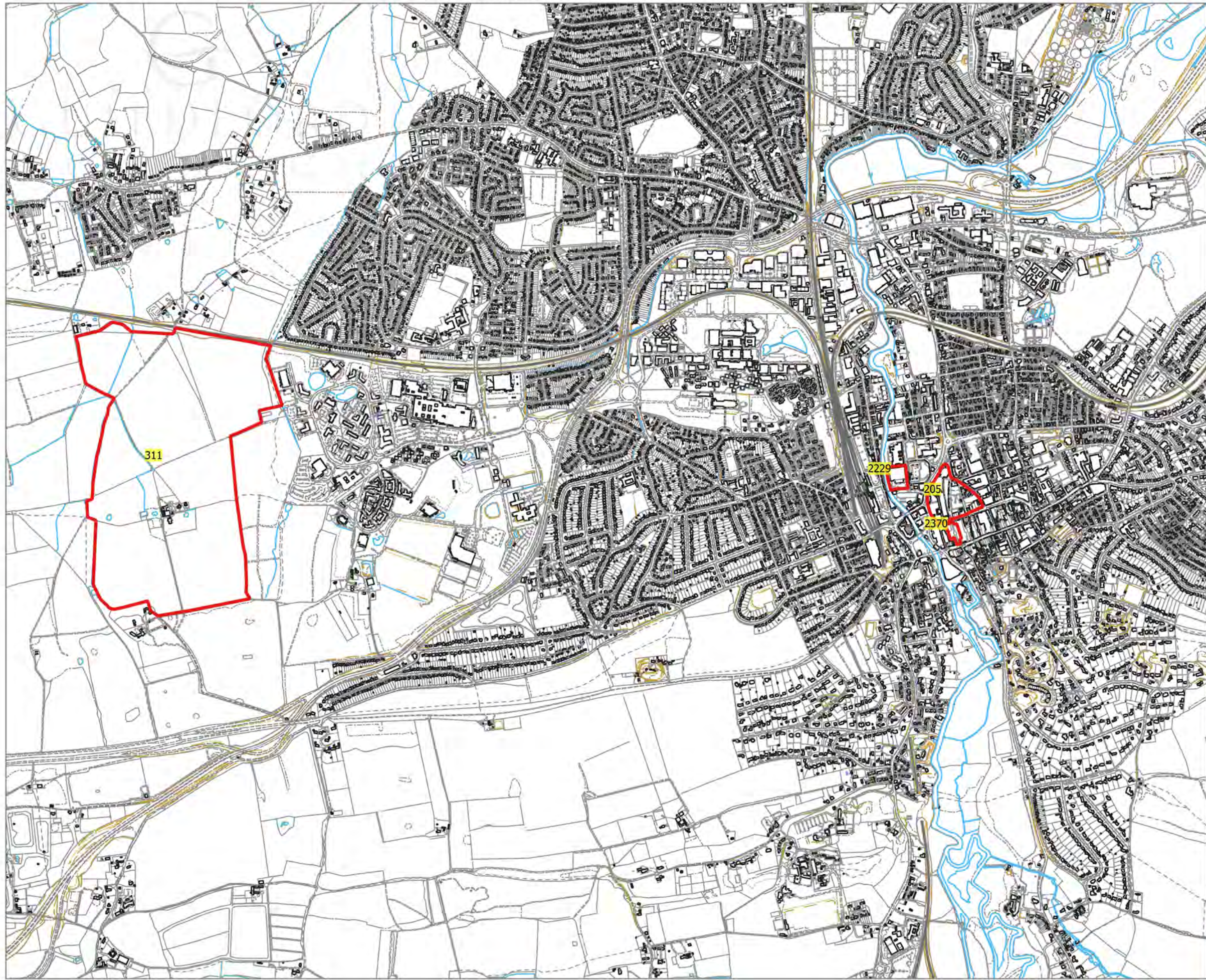
Retail Uses

Realistic candidates for development

Retail (convenience and comparison), food and drink and leisure		
Site ID	Site Address	Ward
46	Gosden Hill Farm, Mellow Lane, Guildford	Burpham, Clandon and Horsley
205	North Street redevelopment, Guildford	Friary and St Nicolas
2229	Guildford cinema, Bedford Road, Guildford	Friary and St Nicolas
53	Land at former Wisley airfield, Ockham	Lovelace
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon
2370	White Lion Walk, High Street, Guildford	Friary and St Nicolas

These sites are shown in other sections: Guildford Town Centre, New Settlement and Villages

Realistic Candidates for Development - Retail 1



Legend
Realistic Sites for Development

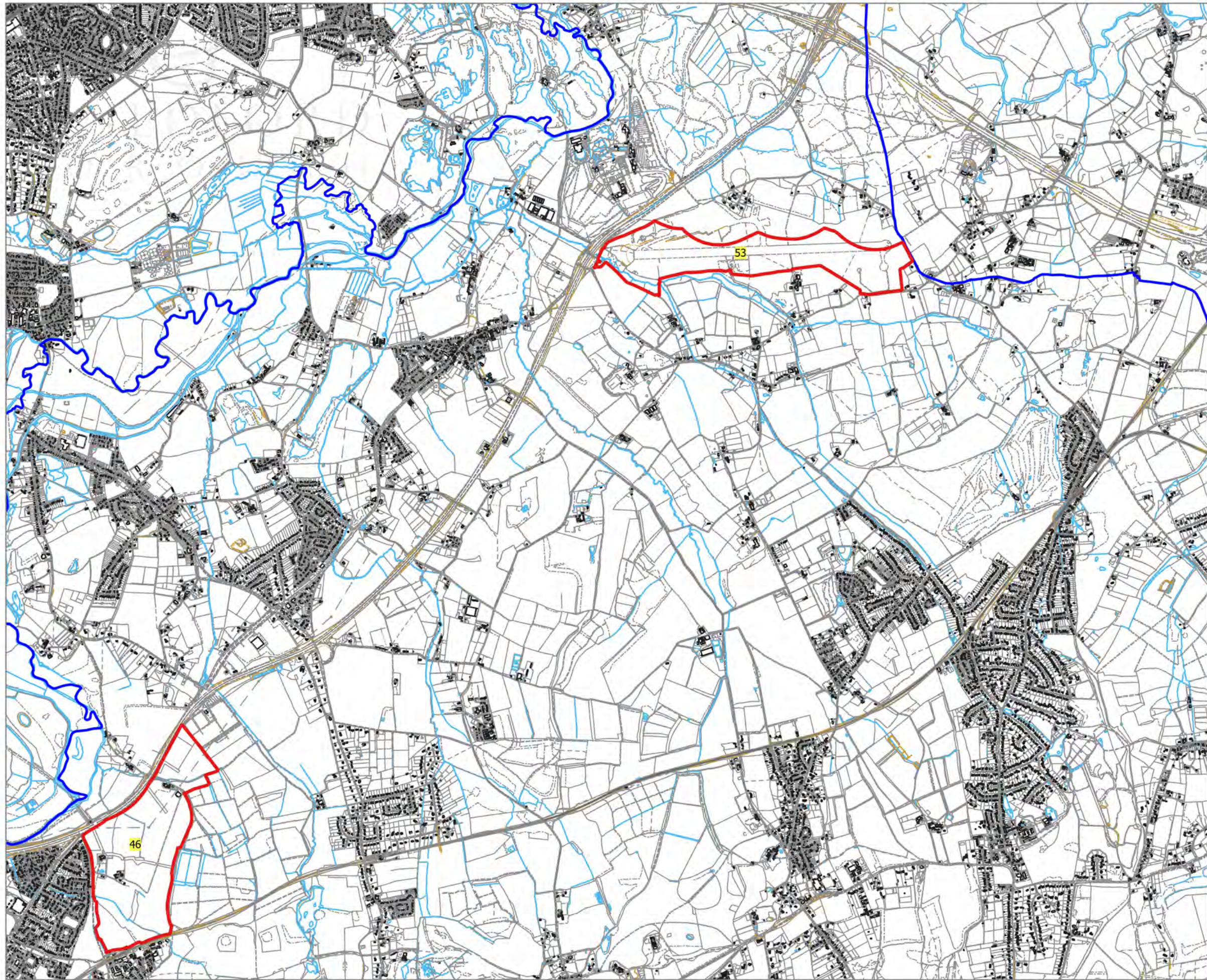
Publication Date: 2021-12-01

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Realistic Candidates for Development - Retail 2



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

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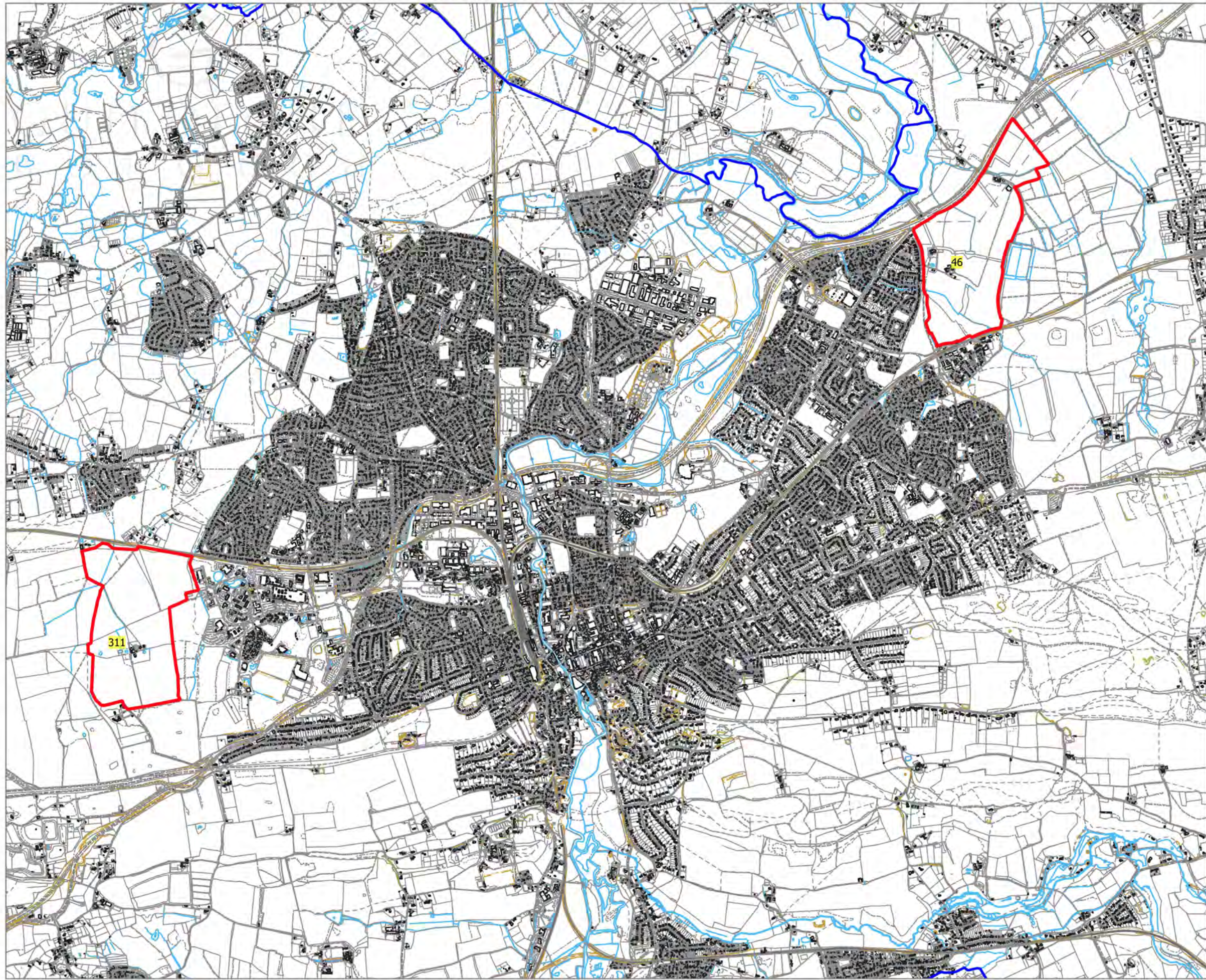
Secondary Schools

Realistic candidates for development



Secondary School		
Site ID	Site Address	Ward
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley
53	Land at former Wisley airfield, Ockham	Lovelace
311	Blackwell Farm, Hogs Back, Guildford	Shalford and Worpleston

The sites are shown in another section: Proposed extensions to urban areas and villages, and new settlement.

Realistic Candidates for Development - Secondary Schools 1



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

Publication Date: 2019-09-27



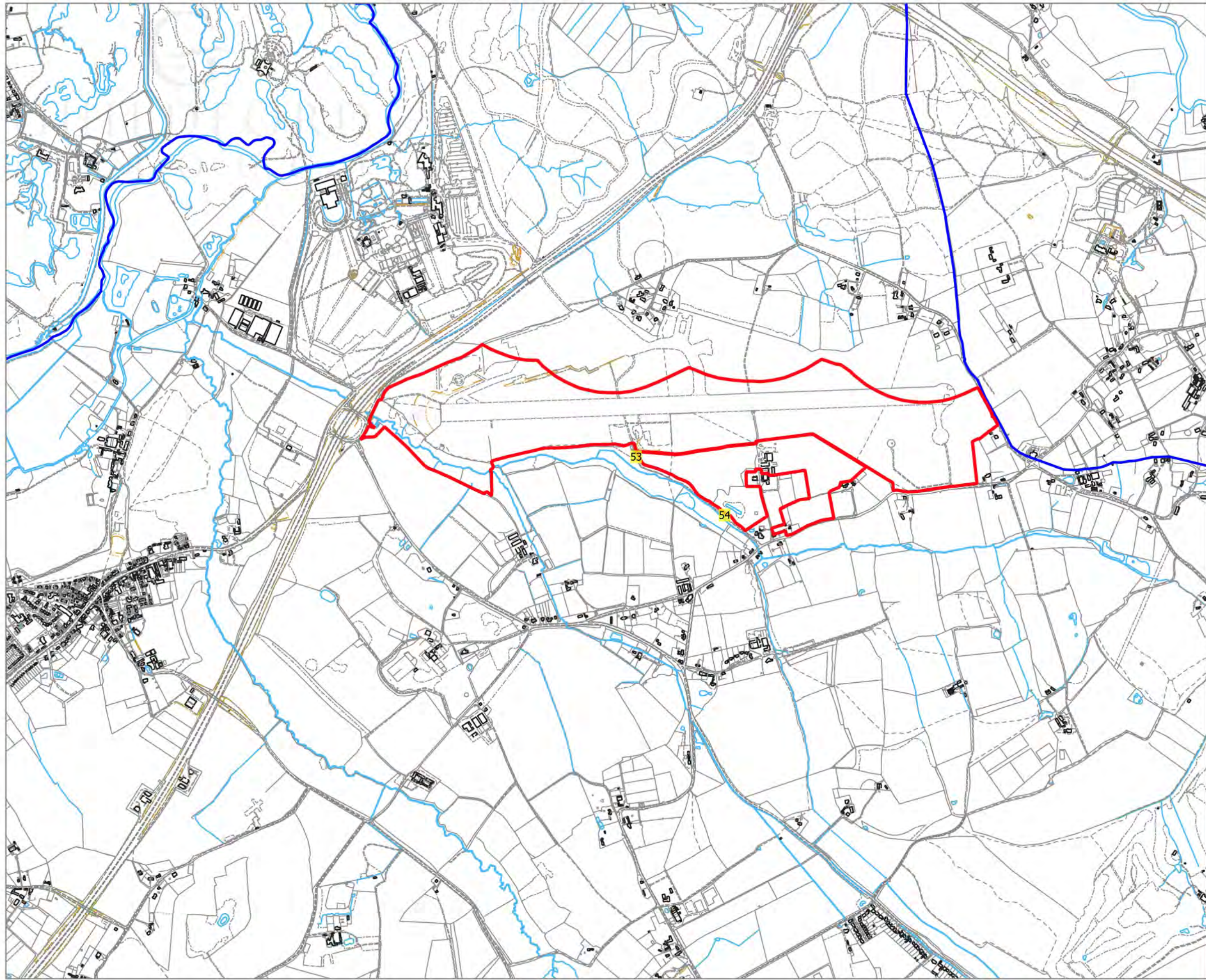
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GUILDFORD
BOROUGH


Realistic Candidates for Development - Secondary Schools 2



Legend

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-  Guildford Boundary

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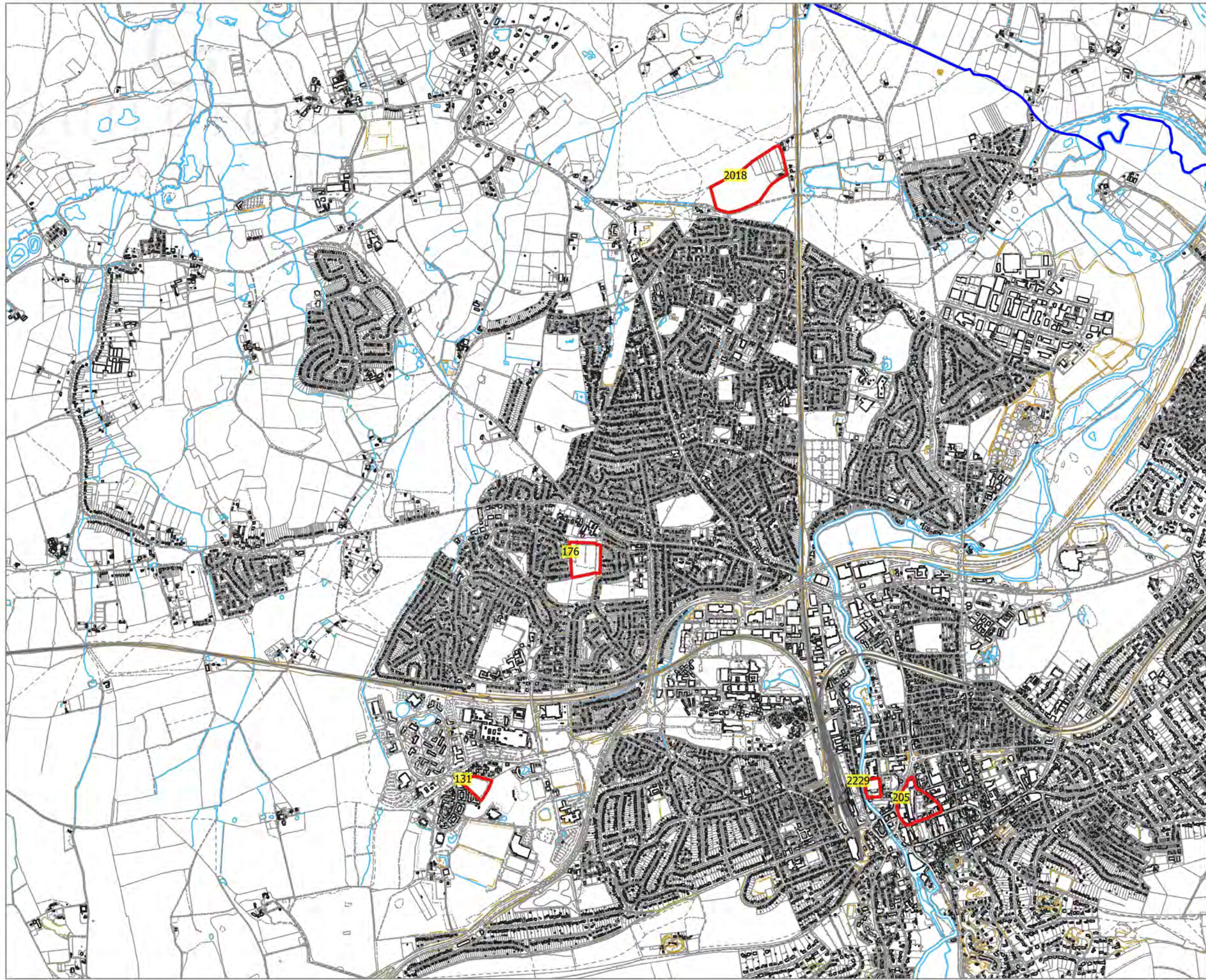
Other Uses

Realistic candidates for development

Other uses			
Site ID	Site Address	Ward	Use
2018	Land north of Salt Box Road, Guildford	Worplesdon	Burial ground
176	Land at Westborough allotments, Guildford	Westborough	Allotments
131	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	Onslow	Hospital related development
2229	Guildford Cinema, Bedford Road, Guildford	Friary and St Nicolas	Cinema
205	North Street redevelopment, Guildford	Friary and St Nicolas	Food and drink uses, including drinking establishments


The sites are shown in other sections: Guildford urban area and Guildford Town Centre

Realistic Candidates for Development - Other Uses



- Legend**
-  Realistic Sites for Development
 -  Guildford Borough Boundary

Publication Date: 2021-12-01

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