

Appendix 2

Realistic Candidates for Development

Guildford Borough Council

2023

Index of Sites

Guildford Town Centre

Site ID	Site Address	Page Number
88	Guildford Adult Education Centre, Sydenham Road, Guildford	40
93	Pewley Hill Centre, Guildford	44
174	Bright Hill Car Park, Sydenham Road, Guildford	48
1419	Debehams, Millbrook	52
178	Guildford Park Car Park	56
2181	Land between Farnham Road and the Mount, Guildford	60
1107	Jewsons, Walnut Tree Close	64
205	North Street redevelopment, Guildford	68

Guildford Urban Area

Site ID	Site Address	Page Number
2276	Land at Coltsfoot Drive and 1 Bryony Road, Guildford	83
2387	Coltsfoot Drive garages, Guildford	87
46	Gosden Hill Farm, Merrow Lane, Guildford	90
2349	13, Lower Edgeborough Road	96
50	Land at Guildford Cathedral, Alresford Road, Guildford	99
311	Blackwell Farm, Hogs Back, Guildford	104
1262	69 Woodbridge Road, Guildford	109
2331	Land between Gill Avenue and Rosalind Franklin Close, Guildford	113
1584	Former Pond Meadow School, Pond Meadow, Guildford	117

Ash and Tongham

Site ID	Site Address	Page Number
2247	Land to the south and east of Ash and Tongham	132
1121	Works, Poyle Road, Tongham	137

Villages

Site ID	Site Address	Page Number
90	East Horsley countryside depot, St Martins Close, East Horsley	142
975	Land to the north of West Horsley	146
2177	Land at Fangate Manor, St Martins Close, East Horsley	151
1275	Hall, Weston Lea, East Lane, West Horsley	154
99	Land at Church Street, Effingham	157
1040	The Barn, The Street, Effingham	161
82	Land rear of Wanborough Station, Flexford, Normandy	165
2055	Hurst House, High Street, Ripley	168
52	Land off Heath Drive, Send	172
1183	Land rear of 6 Send Barns Lane, Send	176
2081	Land west of Winds Ridge and Send Hill, Send	180
2244	Garage, Send Road	184
1582	The Shed Factory, Portsmouth Road, Ripley	187
81	Land at Shalford Station, Station Approach, Shalford	191
2286	Land at Old Manor Farm, Old Manor Lane, Chilworth	194
1017	Land at Old Manor Gardens, Old Manor Gardens, Chilworth	197
35	Land at Oak Hill, Wood Street Village	201

Previously Developed Land Inset from the Green Belt

Site ID	Site Address	Page Number
-	There are no sites in this category	209

New Settlement

Site ID	Site Address	Page Number
53	Land at former Wisley airfield, Ockham	211

Traveller Accommodation

Site ID	Site Address	Page Number
1399	The Orchard, Puttenham Heath Road, Puttenham	218
2081	Land west of Winds Ridge and Send Hill, Send	180
46	Gosden Hill Farm, Merrow Lane, Guildford	90
311	Blackwell Farm, Hogs Back, Guildford	104
53	Land at former Wisley airfield, Ockham	211
2106	Lakeview, Lakeside Road, Ash Vale	222
245	Slyfield Area Regeneration Project, Guildford	217
165	Land at Cobbetts Close, Worplesdon	226
2258	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	217
241	Land at Whittles Drive, Aldershot Road, Normandy	230
2120	Valley Park Equestrian Centre, Shalford	234

Self-Build Sites

Site ID	Site Address	Page Number
46	Gosden Hill Farm, Merrow Lane, Guildford	90

311	Blackwell Farm, Hogs Back, Guildford	104
2247	Land to the south and east of Ash and Tongham	132
15	Land to the west of West Horsley	238
975	Land to the north of West Horsley	146
2258	Garlick's Arch, Send Marsh/Burnt Common and Ripley	217
53	Land at former Wisley airfield, Ockham	211

Student Accommodation

Site ID	Site Address	Page Number
1210	The University of Law, Braboeuf Manor, Portsmouth Rd, Guildford	240

Care Homes

Site ID	Site Address	Page Number
53	Former Wisley Airfield	211

Employment Uses

Site ID	Site Address	Page Number
8	77 to 83 Walnut Tree Close, Guildford	73
1251	Send Business Centre and Tannery Studios, Tannery Lane, Send	205
46	Gosden Hill Farm, Merrow Lane, Guildford	90
53 / 54	Land at former Wisley airfield, Ockham	211
311	Blackwell Farm, Hogs Back, Guildford	104

Retail Uses

Site ID	Site Address	Page Number
46	Gosden Hill Farm, Merrow Lane, Guildford	90
205	North Street redevelopment, Guildford	68
2229	Guildford cinema, Bedford Road, Guildford	78
53	Land at former Wisley airfield, Ockham	211
311	Blackwell Farm, Hogs Back, Guildford	104
1419	Debenhams, Millbrook	52

Secondary Schools

Site ID	Site Address	Page Number
46	Gosden Hill Farm, Merrow Lane, Guildford	90
53 / 54	Land at former Wisley airfield, Ockham	211
311	Blackwell Farm, Hogs Back, Guildford	104

Other Uses

Site ID	Site Address	Page Number
2018	Land north of Salt Box Road, Guildford	127
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	78
205	North Street redevelopment, Guildford	68

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)
88	Guildford Adult Education Centre, Sydenham Road, Guildford	Castle	0	15	0	15
93	Pewley Hill Centre, Guildford	Castle	0	6	0	6
174	Bright Hill Car Park, Sydenham Road, Guildford	Castle	0	0	40	40
1419	Debehams, Millbrook	Castle	215	0	0	215
178	Guildford Park Car Park	Onslow	0	244	0	244
2181	Land between Farnham Road and the Mount, Guildford	St Nicolas	0	0	70	70
1107	Jewsons, Walnut Tree Close	Stoke	176	0	0	176
205	North Street redevelopment, Guildford	Stoke	188	282	0	470
Total			579	547	110	1236

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	Stoke
2229	Guildford Cinema, Bedford Road, Guildford	Stoke

Site reference	88
Address	Guildford Adult Education Centre, Sydenham Road, Guildford, GU1 3RX
Ward	Castle
Site area	0.41 ha
Current land use	Adult education centre and gallery
Timescales	Years 6-10

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 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: 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

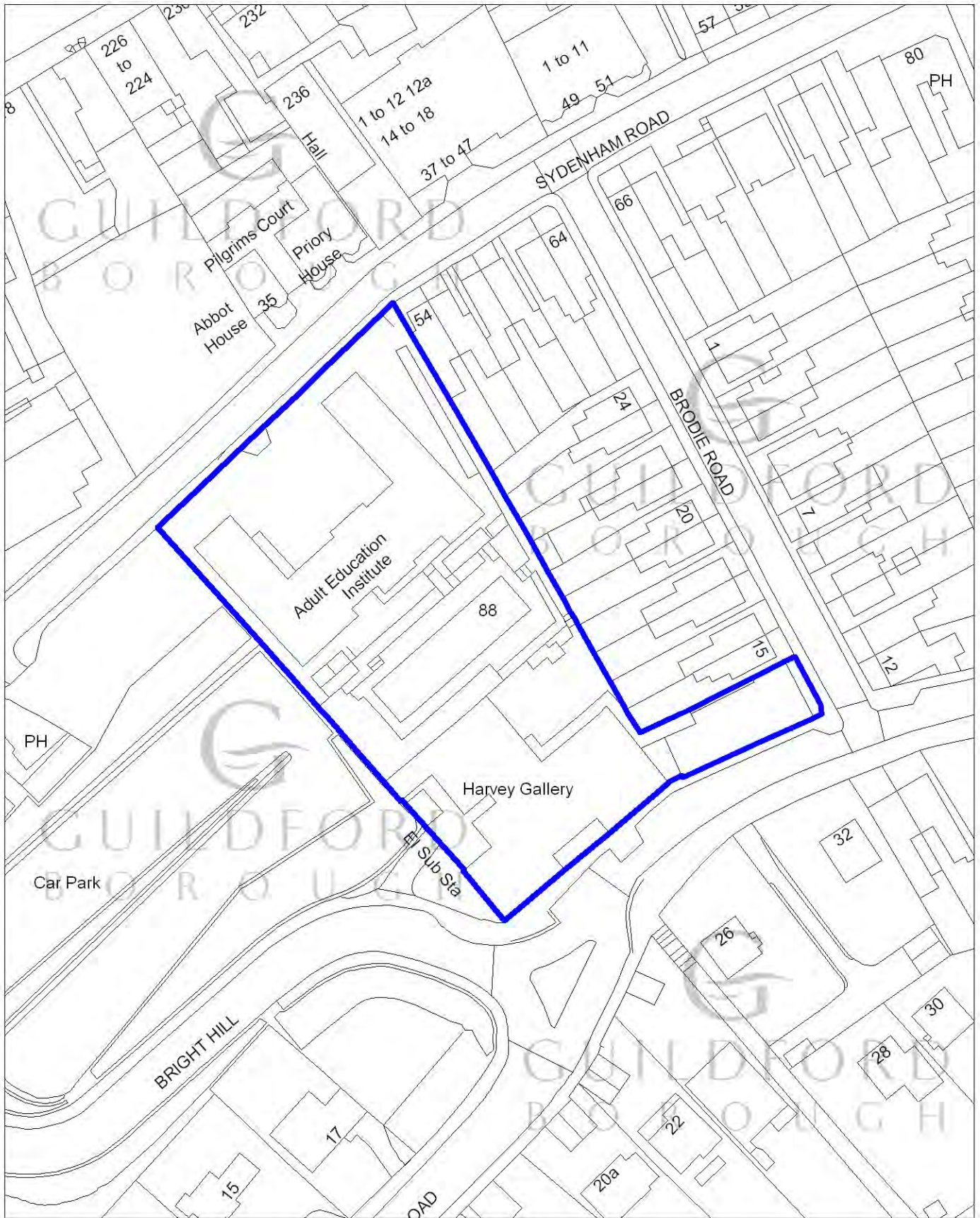
- Residential development would be the best use of this site, particularly as it is at low risk of fluvial flooding. The site is close to shops, services and public transport, and would make use of a previously developed site.

Uses

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

Timescales

- Years 6-10.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



Not To Scale



Site reference	93
Address	Pewley Hill Centre
Ward	Castle
Site area	0.22 ha
Current land use	Education (D1)
Timescales	Years 6-10

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

Flood risk

- 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 6-10.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



Not To Scale



Site reference	174
Address	Bright Hill Car Park, Sydenham Road, Guildford
Ward	Castle
Site area	0.47 ha
Current land use	Temporary car park
Timescales	Years 11-15

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

Flood risk

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

Access

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

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.

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).

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.

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 wide 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.

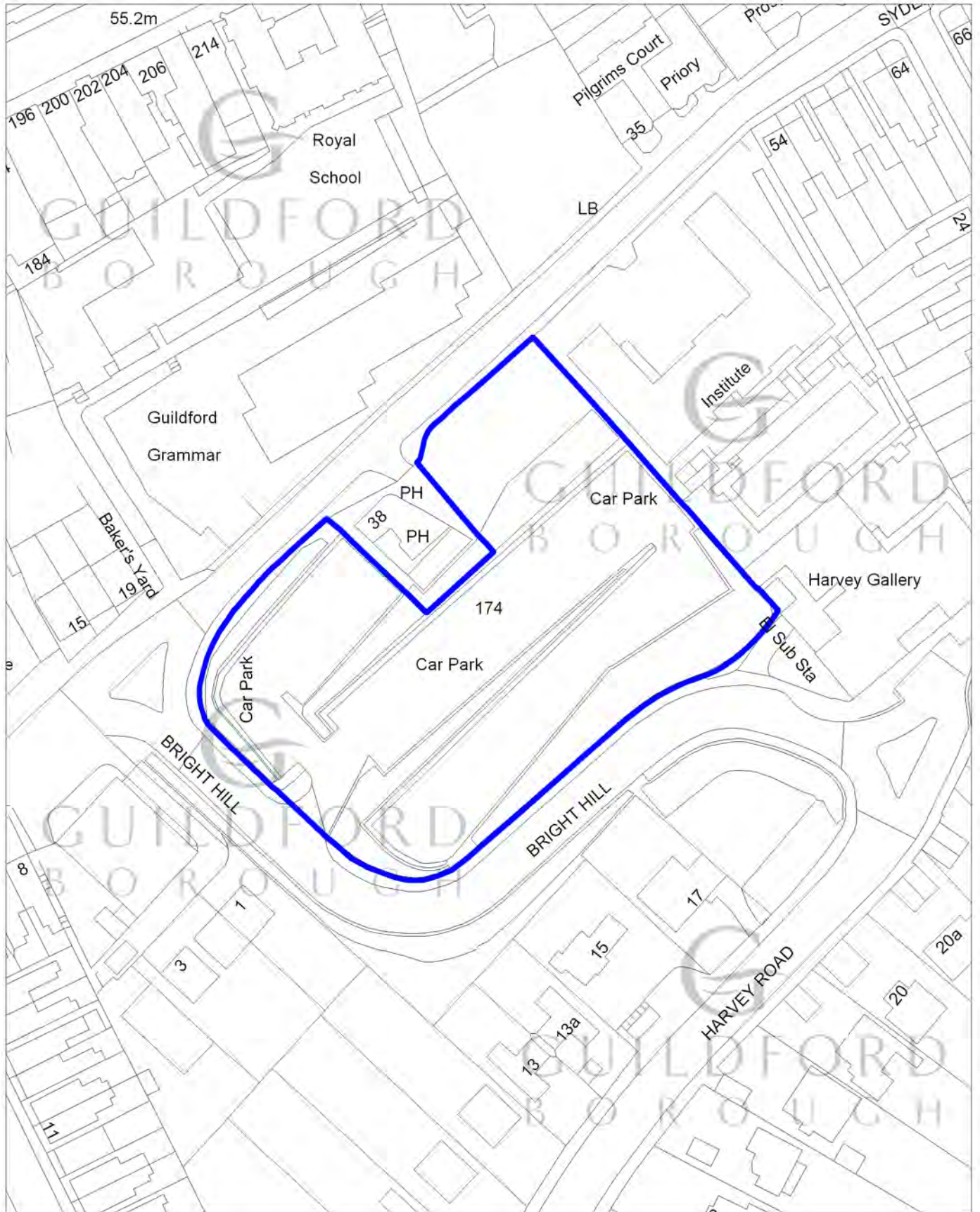
- At present, as much public car parking as possible needs to be retained on this site, to enable parking requirements to be met.

Uses

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

Timescales

- Years 11-15.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
 Print Date: 01/06/2009



Not To Scale



Site reference	1419
Address	Debenhams, Millbrook
Ward	Holy Trinity
Site area	0.68 ha
Current land use	Vacant, site of former Debenhams
Timescales	Years 1-5

Suitability

Location

- The Site is situated in a prominent town centre location and is bound by the River Wey to the west and south, Millbrook Road to the east and Guildford High Street to the north. The Site is triangular in shape and has no directly adjoining properties.
- It is approximately half a kilometre from Guildford Railway Station.

Physical description of the site

- The Site currently comprises an existing Debenhams Department Store (vacated in May 2021), totaling up to 5 storeys with an additional basement level. Vehicle parking spaces associated with the retail store are currently located at basement level.

Character of the area

- The Site is located within the Millmead and Portsmouth Road Conservation Area. Guildford Town Centre Conservation Area lies to the east of the Site, with Wey and Godalming Navigation Conservation Area to the north.
- The Site is situated within Guildford Town Centre, an area characterised by mixed-uses including commercial, residential, leisure and cultural uses. The existing immediate surrounding developments are of predominantly low to mid density.

Relevant planning history

- Planning application (21/P/02232) was granted approval, subject to a S106 agreement being agreed and signed, in November 2022.
- This application is for the demolition of existing building and erection of two buildings comprising residential accommodation (Use Class C3), flexible retail floorspace (Use Class E) and cinema (Sui Generis), together with car and cycle parking, plant and all highways, landscaping and other associated works.

Summary of land designations

- Guildford Town Centre
- Flood zone 3
- Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided
- Conservation Area
- Previously developed land

Physical limitations and considerations

Access

- Within five minutes' distance to the Town Centre.
- Access to the site for pedestrians, cyclists and vehicles will be served by Millbrook Road.

Flood risk

- The site has a high probability of flooding (flood zone 3).

Utilities

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

Environmental limitations and considerations

Landscape

- Aspiration to create external spaces which contribute to the setting and uses of the proposed buildings and also add to the enjoyment of the wider community, whilst integrating the development within the surrounding context.
- Improved community access to the river.

Heritage and conservation

- The site is within a Conservation Area, and there are a number of statutorily listed buildings within the immediate surroundings, including the Yvonne Arnaud Theatre and Town Mill to the south, both of which are Grade II listed. Additionally, the Church of St Mary lies to the east of Mill Lane and is Grade I listed, with Castle Keep also to the east of the Site located at Castle Street which is Grade I listed.

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 and flexible use floorspace 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

- Planning application (21/P/02232) was granted approval, subject to a S106 agreement being agreed and signed, in November 2022. The applicant is keen to develop the site in accordance with the permission.

Achievability

- 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 surrounding the site boundaries. However, this is a town centre potential redevelopment site, for which a duly considered proposal could overcome these constraints.

Consideration of possible uses

- Residential development alongside flexible use space would be the best use of this site. The site is close to shops, services and public transport, and would make use of a previously developed site.

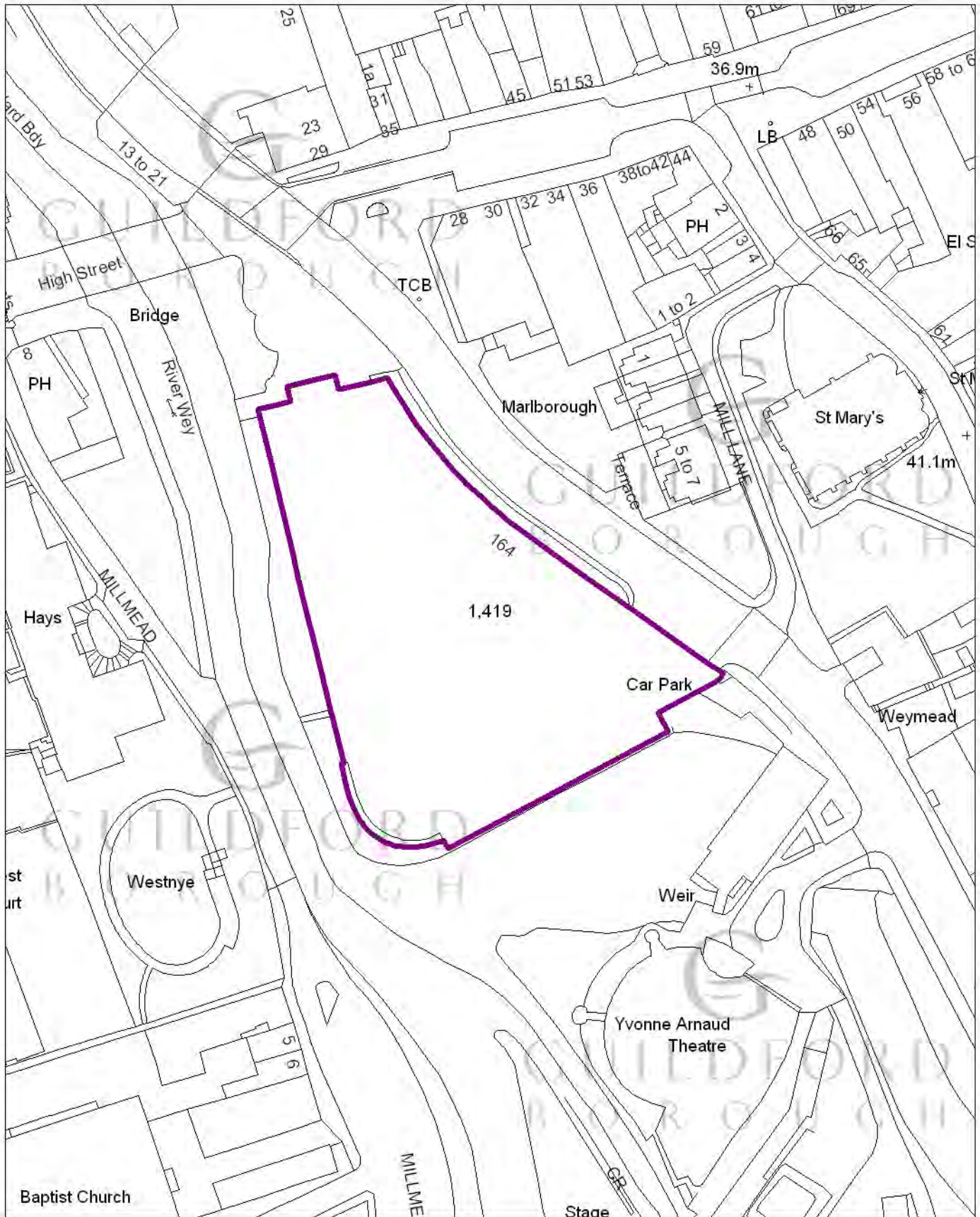
Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	215	316 dph
Other retail Class E and Sui Generis	-	1955 sqm

Timescales

- The applicant is keen to develop the site in accordance with the permission granted in November 2022, therefore, there is a realistic prospect of all 215 being delivered in the first five years.

1419



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



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
Timescales	Years 6-10

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.
- An EIA Screening Opinion application has been submitted (22/S/00004) and significant site assessments and investigation have also already been undertaken as part of the previous planning permission.

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

Flood risk

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

Access

- A through route for buses is to be maintained.
- 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

Landscape

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

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.

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).

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.

Appropriateness and likely attractiveness for the type of development proposed

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

Contribution to wide 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.
- Pre-application discussions are ongoing and draft proposals have been the subject of a design review panel. A new planning application for an increased number of homes and no multi-storey car park is being progressed. The Council intends to build out soon after permission is granted as part of a 4-year build programme.

Applying constraints

- Constraints relate to design in relation to preserving views, and any remediation needed.

Consideration of possible uses

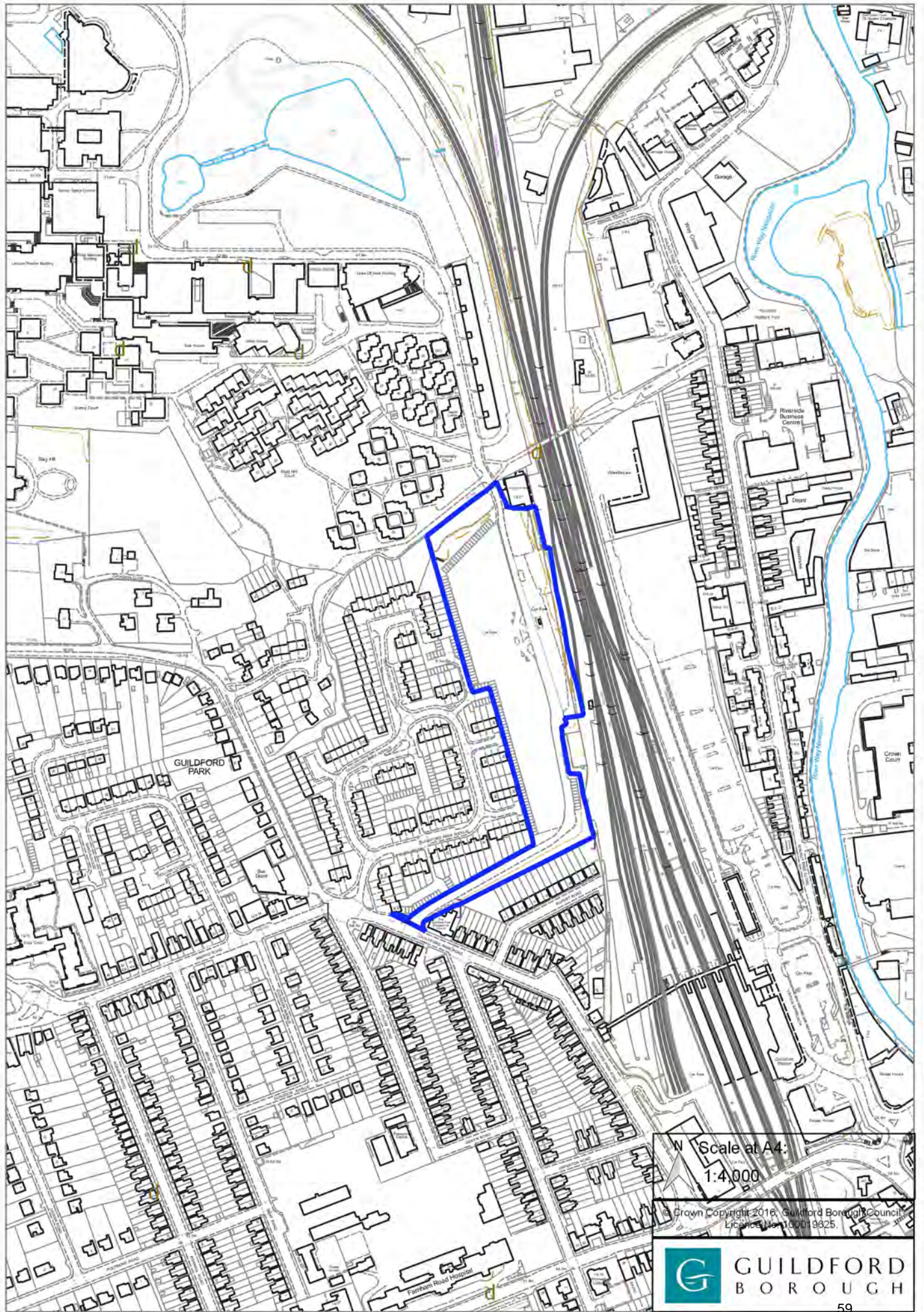
- The site is best suited for residential use. There is an Executive decision to omit the parking on site which forms part of the allocation.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	240	99 dph

Timescales

- Years 6-10.



Scale at A4:
1:4,000

© Crown Copyright 2016, Guildford Borough Council
Licence No 100019825

Site reference	2181
Address	Land between Farnham Road and the Mount, Guildford
Ward	St. Nicolas
Site area	0.64 ha
Current land use	Old quarry and signal box
Timescales	Years 11-15

Suitability

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

Flood risk

- 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.

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.

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).

Green infrastructure

- 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.

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 wide 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

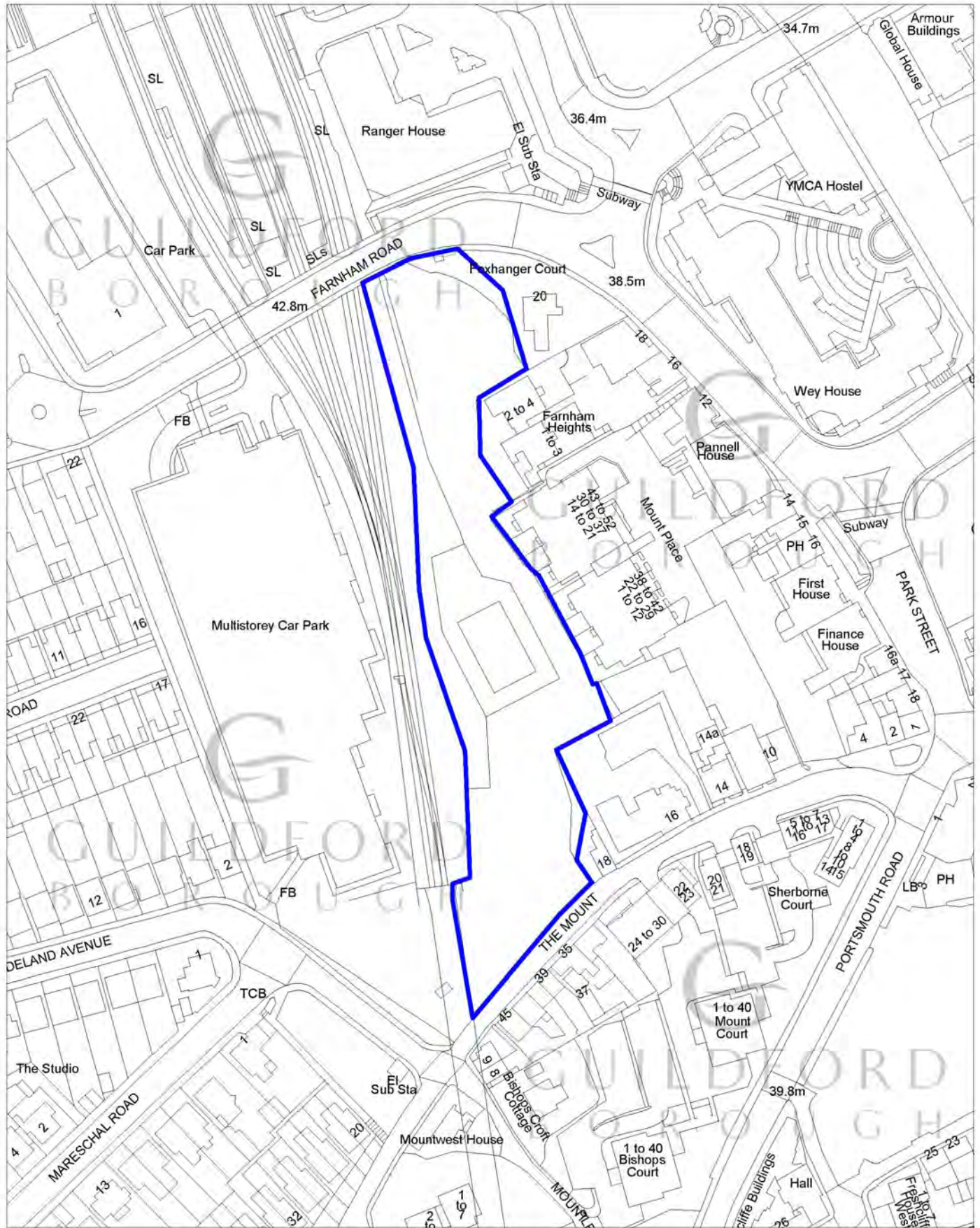
- The site would be best suited to residential development, to help meet the need for housing in a town centre location.

Uses

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

Timescales

- Years 11-15.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Guildford Borough Council, Licence No. 100019625, 2013"

This map is for identification purposes only and should not be relied upon for accuracy
Copyright GBC 2013

Print Date: 15/04/2014



Not To Scale



Site reference	1107
Address	Jewsons, Walnut Tree Close, Guildford
Ward	Stoke
Site area	0.64 ha
Current land use	Buildings merchant (sui generis)
Timescales	Years 1-5

Suitability

Location

- The site is just off Walnut Tree Close, close to Guildford Railway Station and the University of Surrey's Stag Hill Campus.

Physical description of the site

- 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.

Character of the area

- 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.

Relevant planning history

- Following the signing of a S106 agreement planning application (21/P/02559) was approved in June 2023 for a mix of 54 residential units and 345 student bedspaces.

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
- 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

Physical limitations and considerations

Flood risk

- 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.

Access

- 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.

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

Contamination risks

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

Green infrastructure

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

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 wide 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

- Pre-application discussions concluded in 2021 and were followed by the submission of a full planning application in December 2021 (21/P/02559). The applicant is progressing with a mix of approximately 50 residential units and 340 student bedspaces, this application received a resolution to approve in December 2022, subject to the agreement and signing of a S106 Agreement.

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.

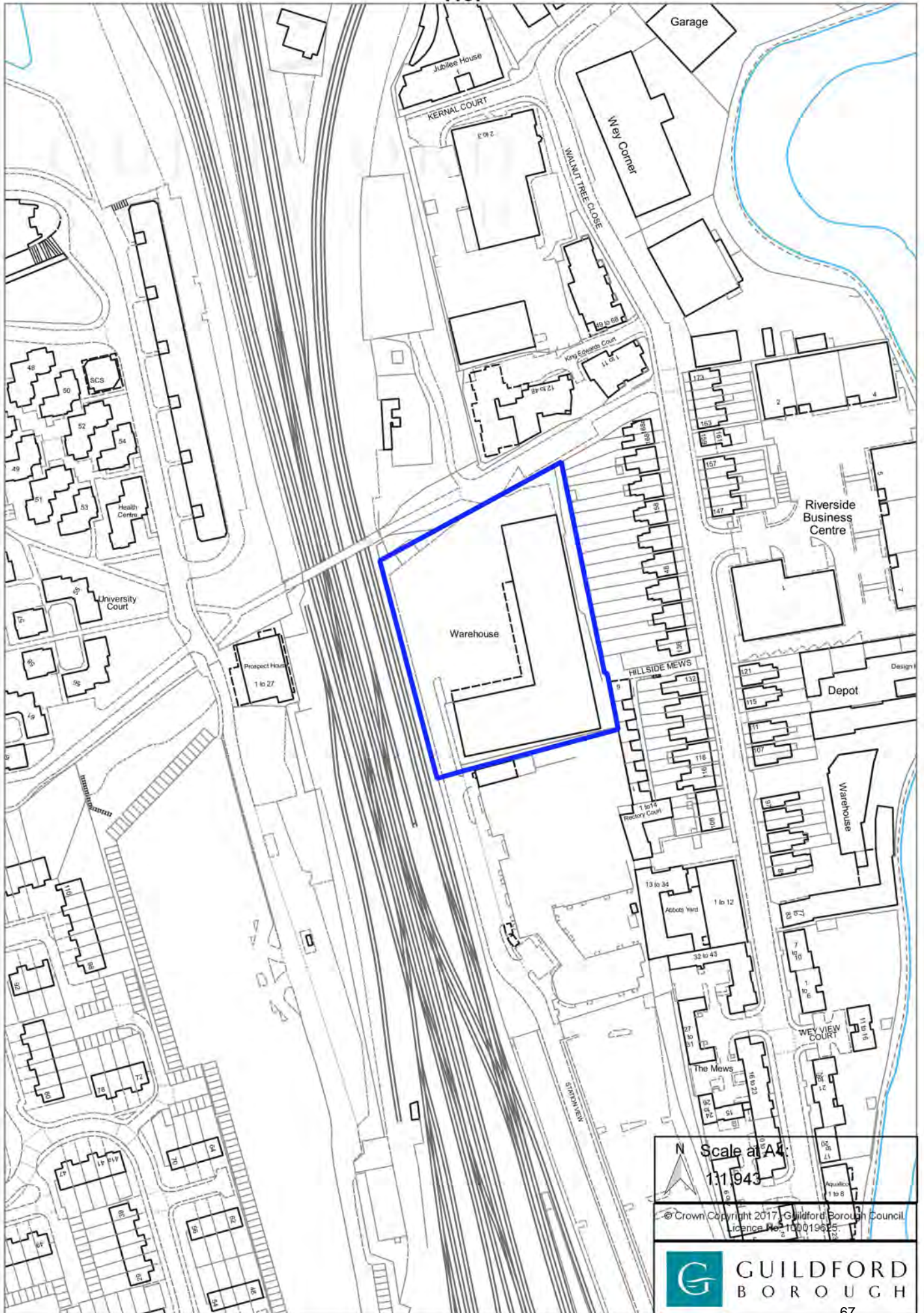
Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	176	215 dph

Timescales

- Following the signing of a S106 agreement, planning application (21/P/02559) was approved in June 2023 and the applicant is keen to deliver the scheme as soon as possible. Therefore, there is a reasonable prospect the units will be completed within years 1-5.

1107



N Scale at A4:
1:1943
© Crown Copyright 2017, Guildford Borough Council
Licence No: 100019625

Site reference	205
Address	North Street redevelopment, Guildford
Ward	Stoke
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.....
Timescales	Years 1-5 and 6-10

Suitability

Location

- 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.

Physical description of the site

- The site comprises a mix uses including bus station, retail and food and drink, a surface car park, office, shops and some vacant properties.

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. To the east of the site is a Council-owned multi-storey car park and BT building.

Relevant planning history

- 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.
- 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.
- A planning application (22/P/01336) for a mixed-use redevelopment of the site was refused in January 2023.
- A planning application (23/P/01211) for a mixed-use redevelopment of the site was approved in October 2023, subject to the signing of a S106 agreement.

Summary of land designations

- 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

Physical limitations and considerations

Flood risk

- 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.
- 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.

Contamination risks

- 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.

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).

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.

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 wide 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.

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.
- Following the refusal of planning application 22/P/01336 the developer remains committed to developing the site.
- The new application (23/P/01211) was submitted in July 2023 and aims to address the reasons for refusal given to the previous application (22/P/01336). The new application was granted permission, subject to the signing of a S106 agreement, in October 2023.

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.

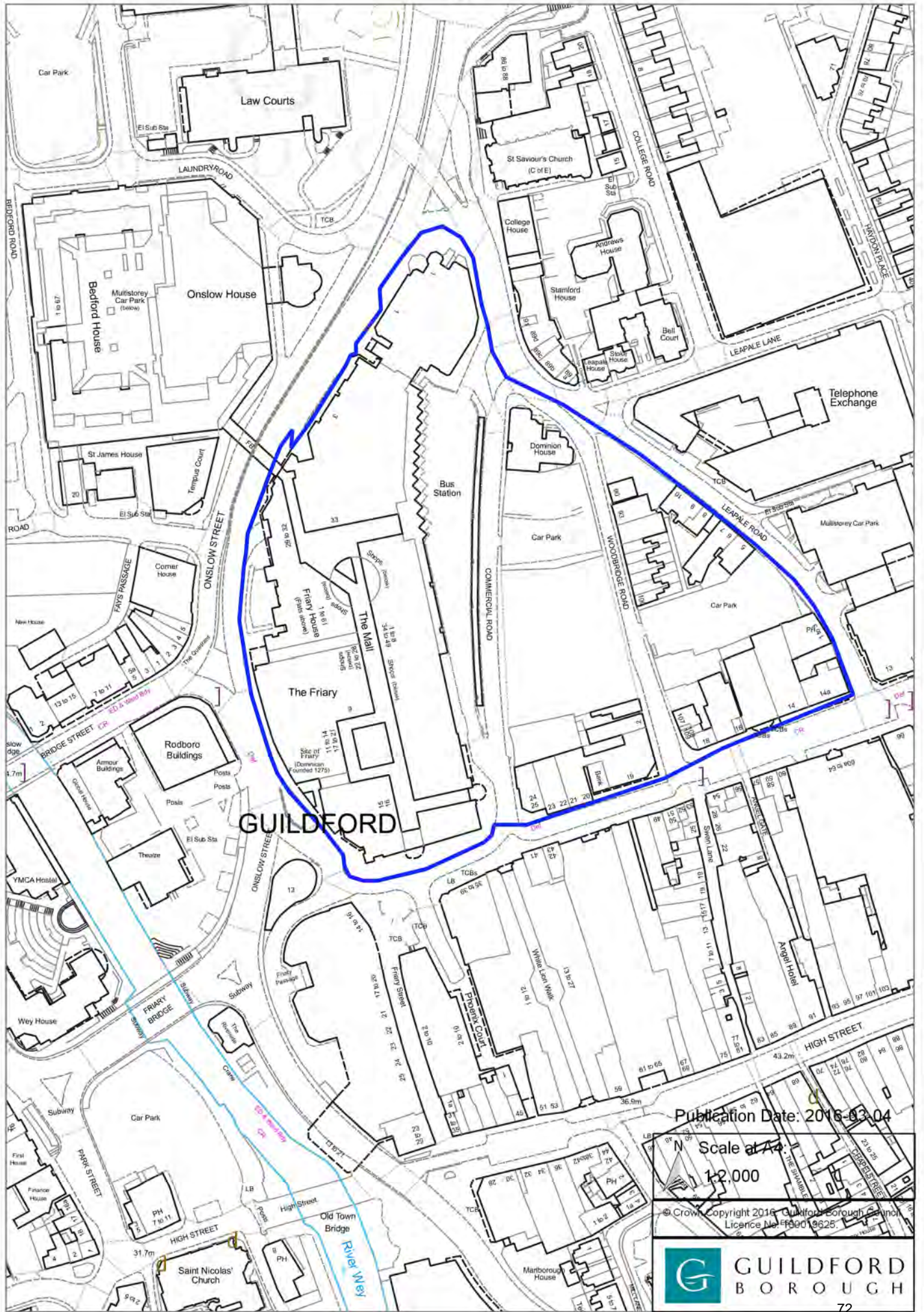
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Retail (minimum)	41,000sqm GEA	
Other Uses – Food and Drink Uses	6,000	Including drinking establishments
Residential	Up to 470 (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

		<p>centre uses.</p> <p>Approximate mixture of:</p> <p>Market homes – 75% two-bedroom, and 25% one-bedroom (with a few three –bedroom)</p> <p>Affordable homes - 34% two-bedroom flats, and 66% one-bedroom.</p> <p>Proportionally more residential and less retail would also be acceptable.</p>
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 and 6-10.



Publication Date: 2016-03-04

Scale at A4:
1:2,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625



Site reference	8
Address	Land to the read of 77 to 83 and between 99 to 103 Walnut Tree Close, Guildford
Ward	Stoke
Site area	0.37 ha
Current land use	Business (B1) and warehouses (B8).
Timescales	Years 1-5.

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.

Green infrastructure

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

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 wide 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.

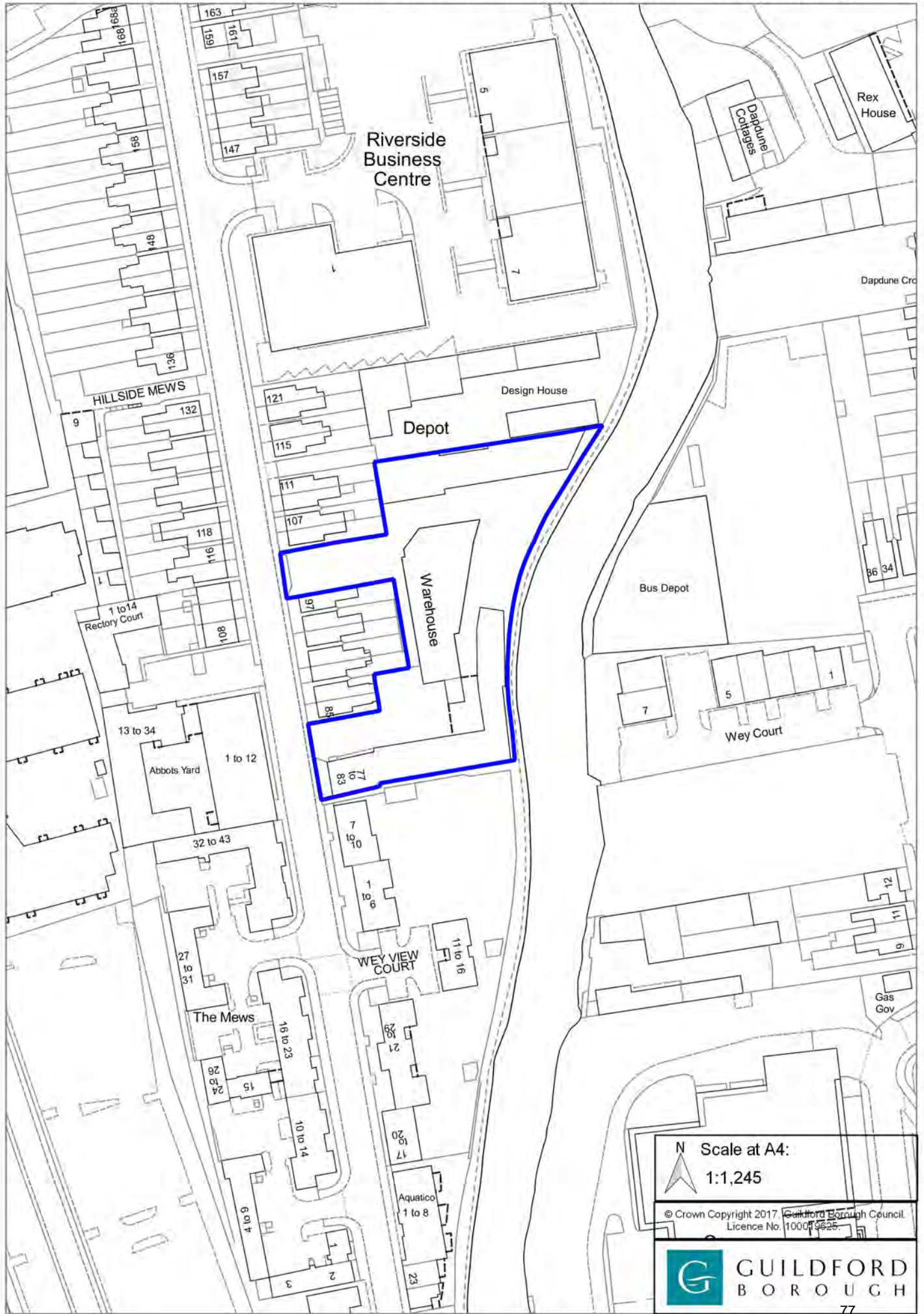
Uses

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

Timescales

- There is a realistic prospect that this site will deliver new employment floorspace within the next five years.

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



N Scale at A4:
1:1,245
© Crown Copyright 2017. Guildford Borough Council.
Licence No. 100019625

Site reference	2229
Address	Guildford Cinema, Bedford Road, Guildford
Ward	Stoke
Site area	0.8 ha
Current land use	Cinema (D2), food and drink (A3) and protected open space.
Timescales	Years 6-10.

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.

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.
- 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.

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.

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 wide 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

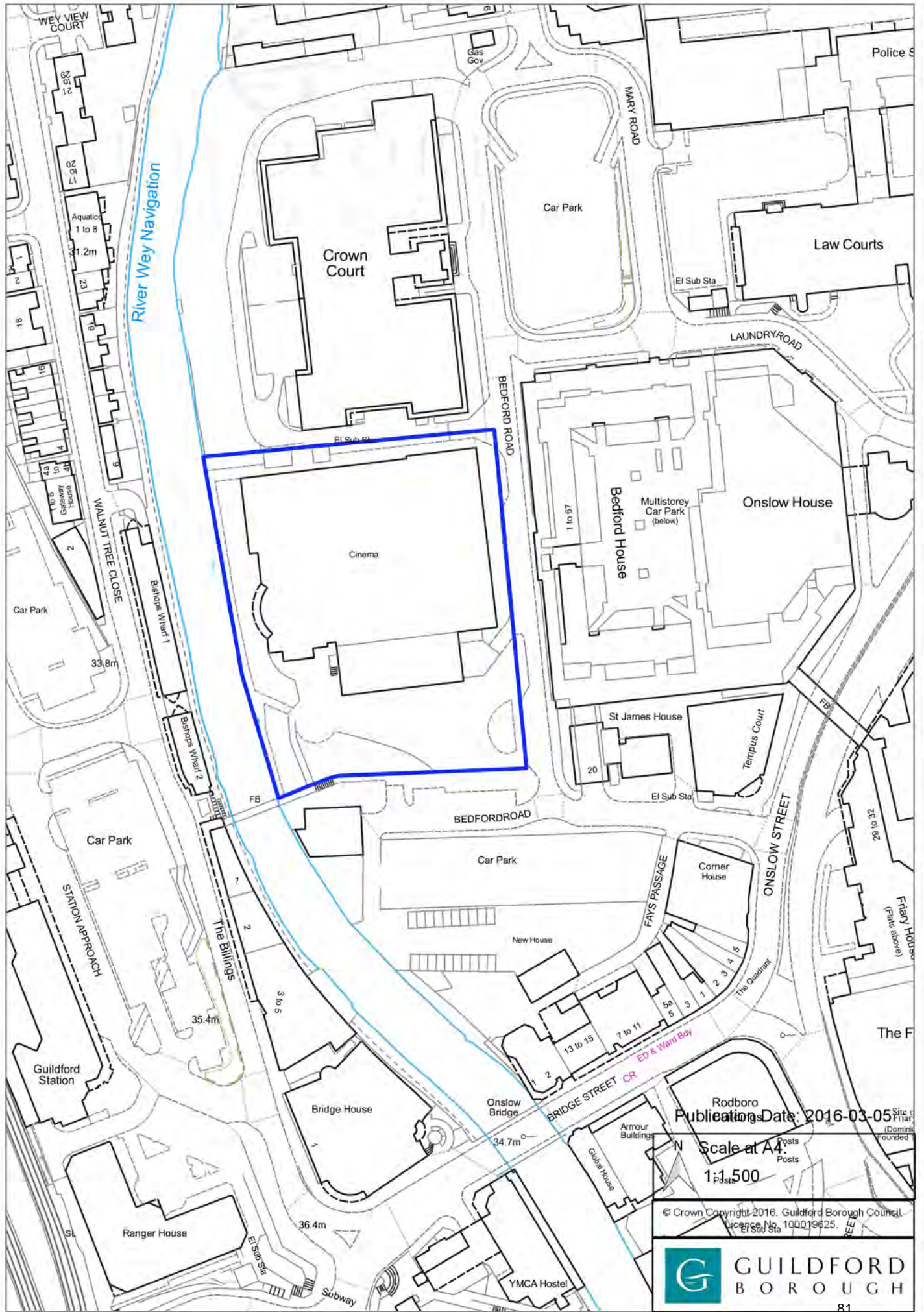
- The site is suitable for main town centre uses, and ideally not retail (as it is not in the Primary Shopping Area). It is ideally positioned to benefit from expansion of the cinema screens to meet needs, and more food and drink floorspace, being located close to Guildford station and the retail core.

Uses

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

Timescales

- Years 6-10.



Publication Date: 2016-03-05
 Scale at A4:
 1:1,500
 © Crown Copyright 2016. Guildford Borough Council.
 Licence No. 100019625.



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	750	1300
2349	13, Lower Edgeborough Road	Castle	0	10	0	10
50	Land at Guildford Cathedral, Alresford Road, Guildford	Onslow	0	93	0	93
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon	0	300	800	1100
1262	69 Woodbridge Road, Guildford	Stoke	0	0	7	7
2331	Land between Gill Avenue and Rosalind Frankin Close, Guildford	Westborough	0	0	61	61
1584	Former Pond Meadow School, Pond Meadow, Guildford	Westborough	0	10	0	10
Total			0	977	1618	2595

Other uses

Site ID	Site address	Ward
131	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	Westborough
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
Timescales	Years 6-10

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 recent relevant planning history.

Summary of land designations

- 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

Other considerations

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

Physical limitations and considerations

Flood risk

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

Access

- 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

Biodiversity

- Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken in accordance with the Development Plan.

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 wide 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

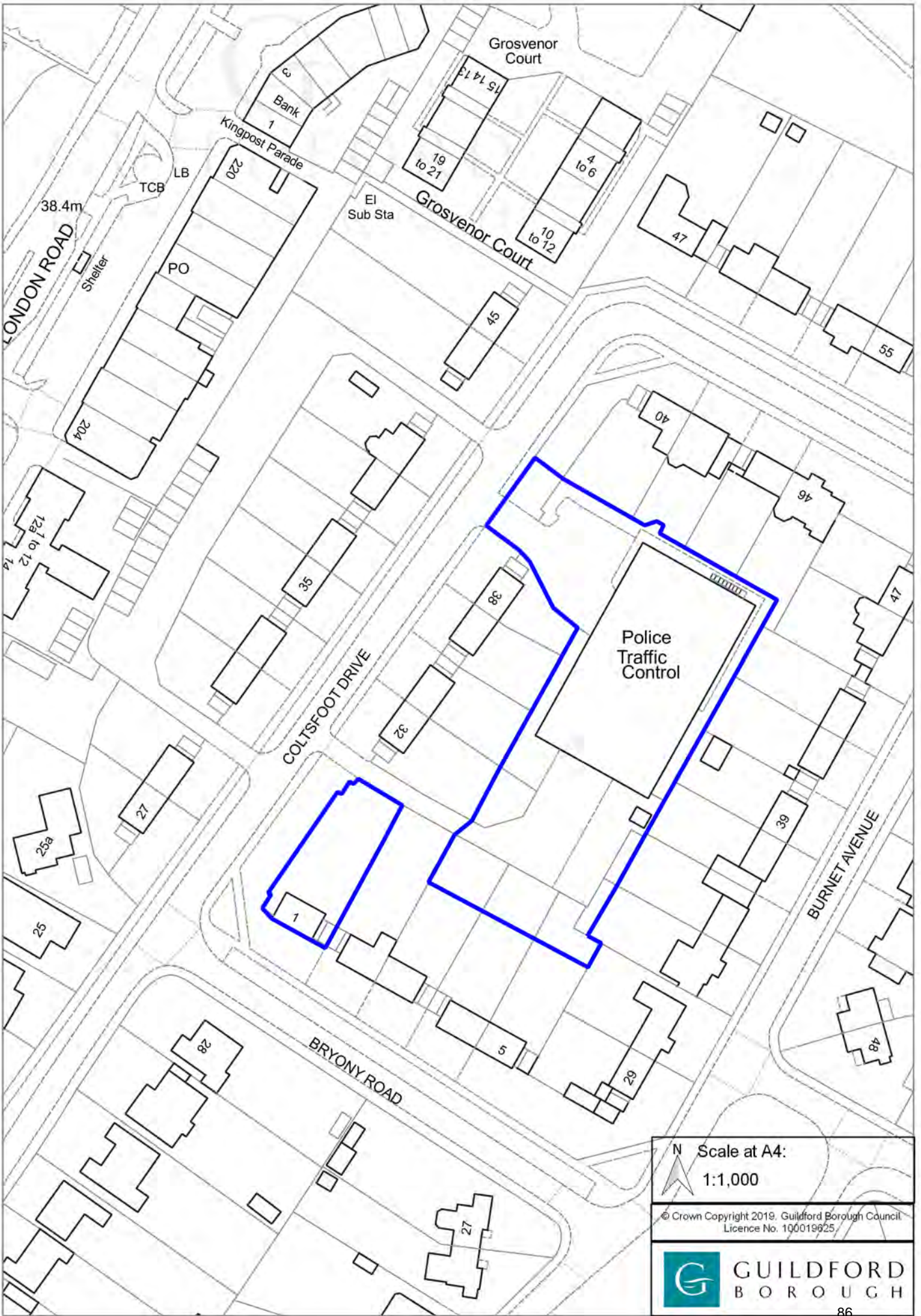
- Given this is a residential area, new homes are the most suitable future use for this site, when it fully becomes surplus to requirements by Surrey Police.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential C3	9 (gross), 8 (net)	14 dph

Timescales

- Years 6-10.



N Scale at A4:
1:1,000

© Crown Copyright 2019, Guildford Borough Council
Licence No. 100019625

Site reference	2387
Address	Coltsfoot Drive garages, Guildford
Ward	Burpham
Site area	0.22 ha
Current land use	Garages and residential gardens
Timescales	Years 6-10

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 (TBH 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

Flood risk

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

Access

- 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

Biodiversity

- Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken in accordance with the Development Plan.

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 wide 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

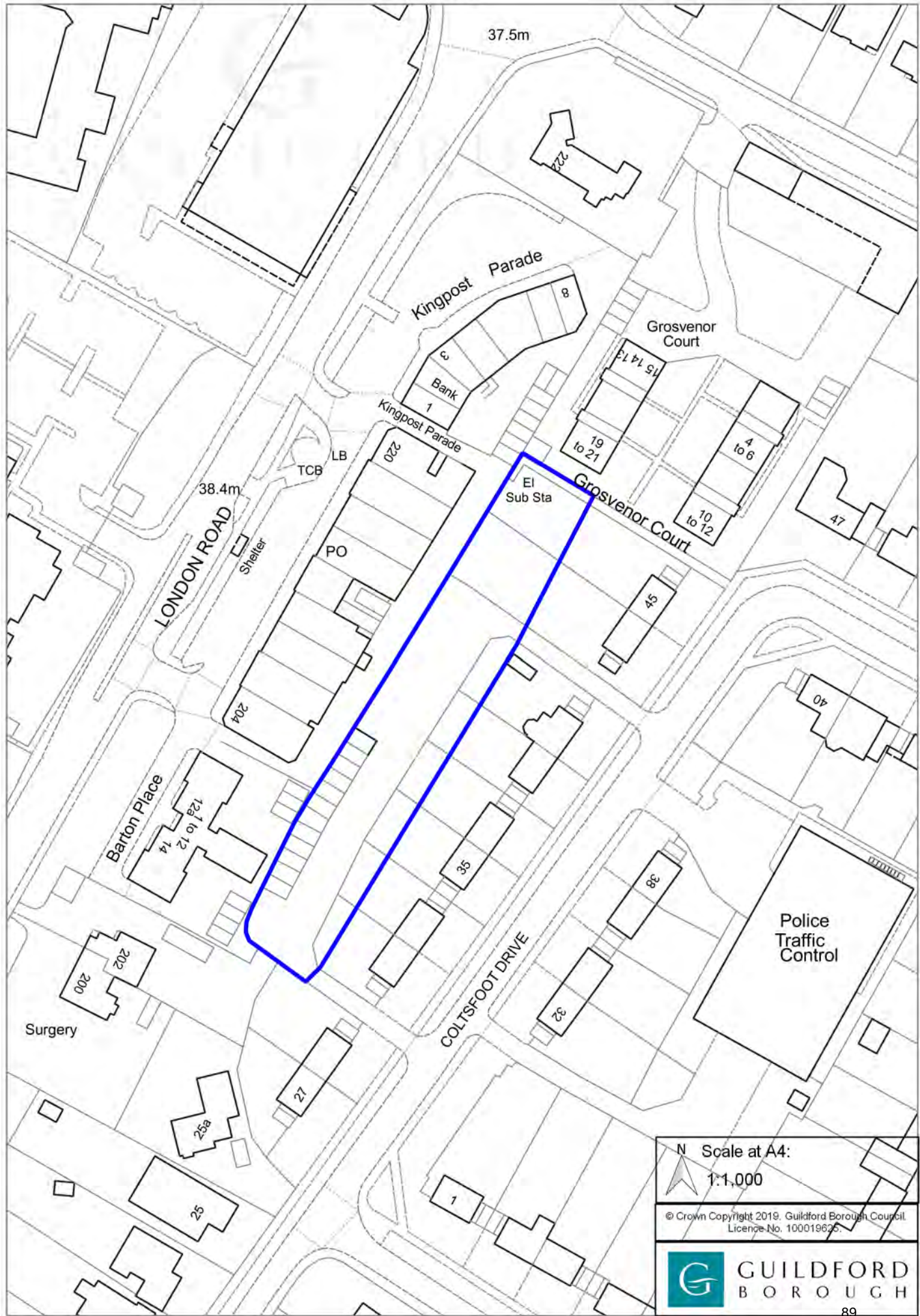
- Given that this is a residential area, new homes would be the most suitable future use for this site.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential C3	6	28 dph

Timescales

- Years 6-10.



N Scale at A4:
1:1,000
© Crown Copyright 2019, Guildford Borough Council
Licence No. 100019625

Site reference	46
Address	Gosden Hill Farm, Merrow Lane, Guildford
Ward	Burpham and Clandon and Horsley
Site area	89 ha
Current land use	Farmland
Timescales	Years 6-10 and 11-15

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 consideration

- 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

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.

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.

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).

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 (Marrow), 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.

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 wide 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

- 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.
- Masterplanning guidance has been set out in the Council's recently adopted Strategic Development Framework Supplementary Planning Document (SDF SPD).

Applying constraints

- 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.
- 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.

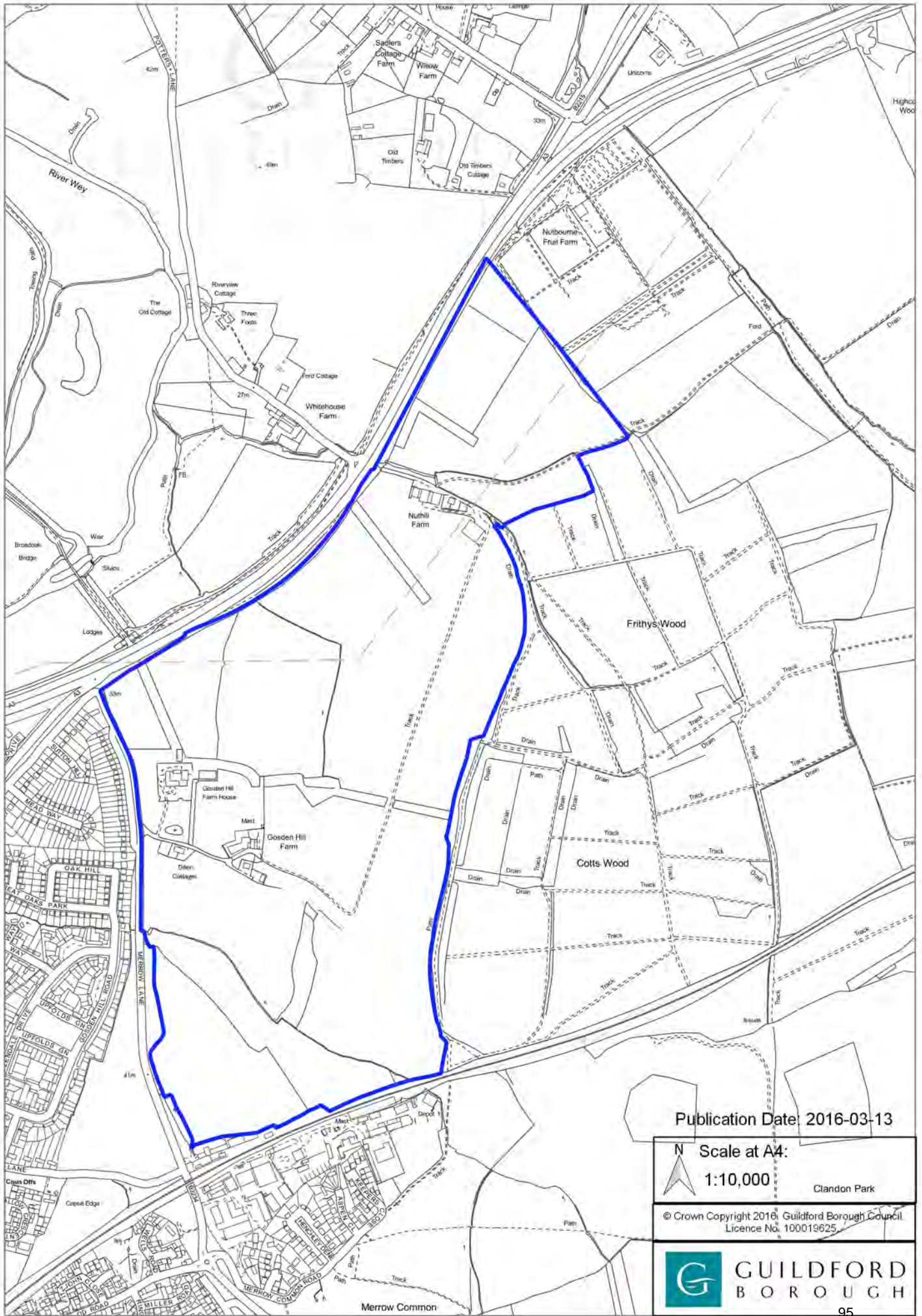
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</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 6-10 and 11-15.



Publication Date: 2016-03-13


 Scale at A4:
 1:10,000

Clandon Park

© Crown Copyright 2016, Guildford Borough Council
 Licence No. 100019625



Site reference	2349
Address	13, Lower Edgeborough Road, Guildford, GU1 2DX
Ward	Castle
Site area	0.13 ha
Current land use	Private residential home and garden
Timescales	Years 6-10

Suitability

Location

- 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.

Physical description of the site

- The site consists of the number 13 Lower Edgeborough Road property and the associated residential gardens.

Character of the area

- This is a predominantly residential area, with a mix of types of homes (flats and houses), and densities.

Relevant planning history

- 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.

Summary of land designations

- 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
- Partly previously developed land, partly greenfield

Physical limitations and considerations

Flood risk

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

Access

- Current vehicular access for the residential property is from Lower Edgeborough Road.

Environmental limitations and considerations

Biodiversity

- Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken in accordance with the Development Plan.

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, with good transport connections, schools and services nearby.

Contribution to wide 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 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.

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 (net) / floor space</u>	<u>Further information</u>
Residential C3	10	20 dph

Timescales

- Years 6-10.

2349



TCB
 N Scale at A4:
 1:1,200
 © Crown Copyright 2016, Guildford Borough Council
 Licence No. 100019625



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
Timescales	Years 6-10

Suitability

Location

- 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.

Physical description of the site

- 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.

Character of the area

- 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.

Relevant planning history

- 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.
- 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).
- 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.
- Planning application (ref: 21/P/02333) for 124 residential units was refused in April 2023, the applicant confirmed they will be appealing against the decision.

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
- 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

Land stability

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

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.

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.

Utilities

- 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.

Environmental limitations and considerations

Landscape

- 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.

Heritage and conservation

- 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).

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 wide 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 engaged in pre-application discussions with the Council and a planning application (21/P/02333) was submitted in November 2021 for 124 residential units.
- Planning application (ref: 21/P/02333) for 124 residential units was refused in April 2023, the applicant confirmed they will be appealing against the decision.
- It is understood that the Dean and Chapter are keen to deliver new homes here as soon as possible and confirmed they are intending to start on site once planning permission is attained.

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

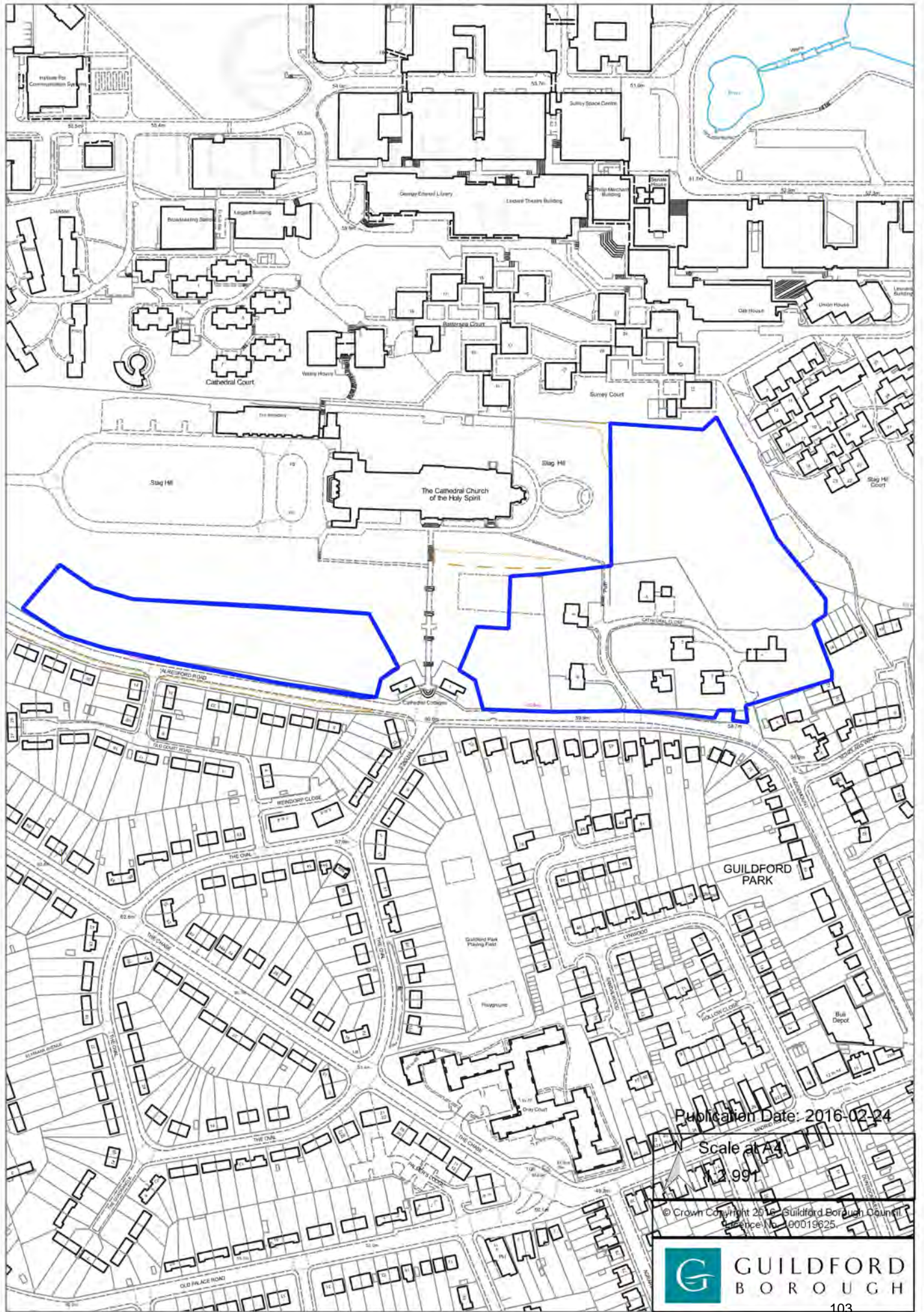
- The key driver for the development proposals is to provide funding for the future of the Cathedral, and therefore within the limits of planning and delivery, and with provision of some affordable housing, the maximum financial return is likely to be sought. Residential development of this site is likely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

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential C3	93 (net), 100 (gross)	30 dph

Timescales

- Years 6-10.



Publication Date: 2016-02-24

Scale at A3

1:2,997

© Crown Copyright 2016. Guildford Borough Council
Reference No. 90019625

Site reference	311
Address	Blackwell Farm, Hogs Back, Guildford
Ward	Shalford and Worplesdon
Site area	78 ha
Current land use	Farmland
Timescales	Years 6-10 and 11-15

Suitability

Location

- 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.

Physical description of the site

- The site is predominantly managed as arable and pastoral farmland with small to medium sized fields surrounding Blackwell Farm.

Character of the area

- 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.

Relevant planning history

- There is no recent relevant planning history.

Summary of land designations

- 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

Physical limitations and considerations

Access

- 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.
- 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.

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.

Agricultural land classification

- 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.

Transport

- 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.

Social and community infrastructure

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

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.

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 wide 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.

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.

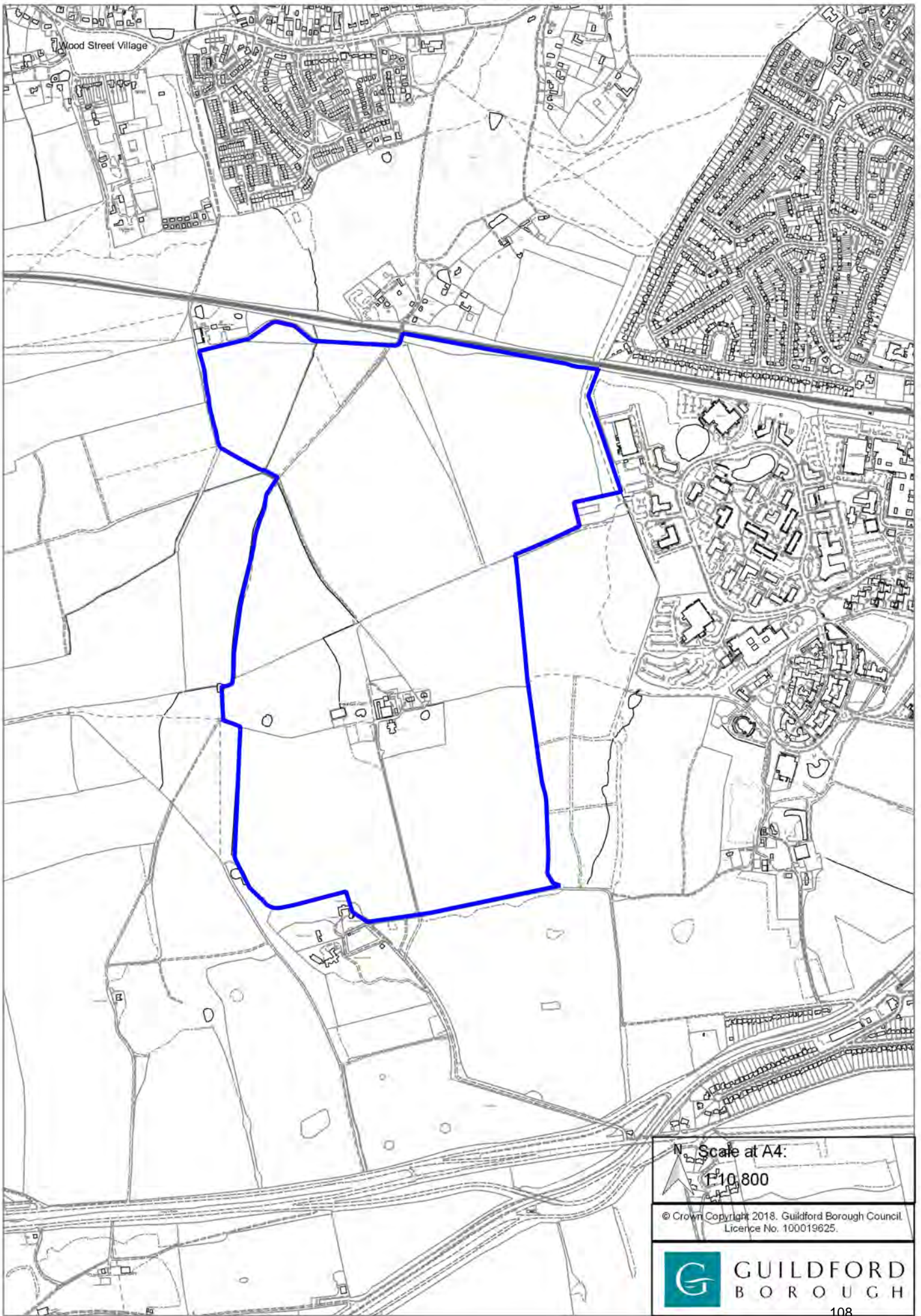
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3) (including some specialist housing and self-build plots)	1,500	
Employment (B1)	30,000 sqm	Located 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 6-10 and 11-15.

Blackwell Farm, Hogs Back, Guildford



N Scale at A4:
1:10,800
© Crown Copyright 2018, Guildford Borough Council
Licence No. 100019625.

Site reference	1262
Address	69 Woodbridge Road, Guildford
Ward	Stoke
Site area	0.02 ha
Current land use	Office (B1a)
Timescales	Years 11-15

Suitability

Location

- The site is within the urban area, and close to the town centre, Guildford railway station and bus station.

Physical description of the site

- 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).

Character of the area

- 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.

Relevant planning history

- 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.
- GUI/810522503 - planning permission granted for permanent use as offices and centre for telephone for Samaritans, approved in 1969.

Summary of land designations

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

Physical limitations and considerations

Flood risk

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

Access

- 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.

Utilities

- 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.

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

Biodiversity

- 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 wide 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.

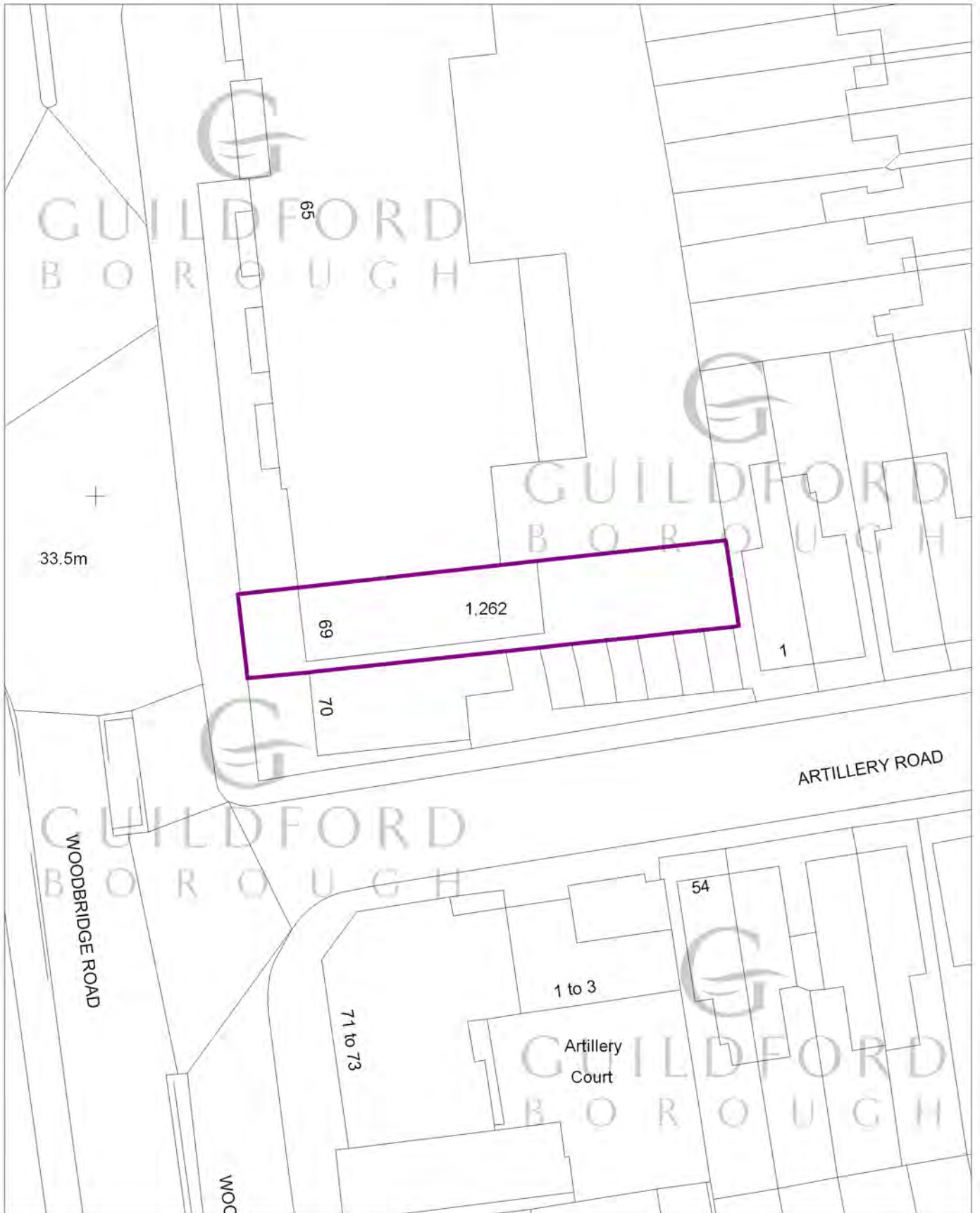
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential C3	7	350 dph

Timescales

- Years 11-15.

1262



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



Not To Scale



Site reference	2331
Address	Land between Gill Avenue and Rosalind Franklin Close, Guildford
Ward	Westborough
Site area	2.36 ha
Current land use	Nurse/student/staff accommodation (C3)
Timescales	Years 11-15

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
- 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

Physical limitations and considerations

Flood risk

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

Access

- 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.

Transport

- 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.

Environmental limitations and considerations

Biodiversity

- Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken in accordance with the Development Plan.

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

Contribution to wide 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

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

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

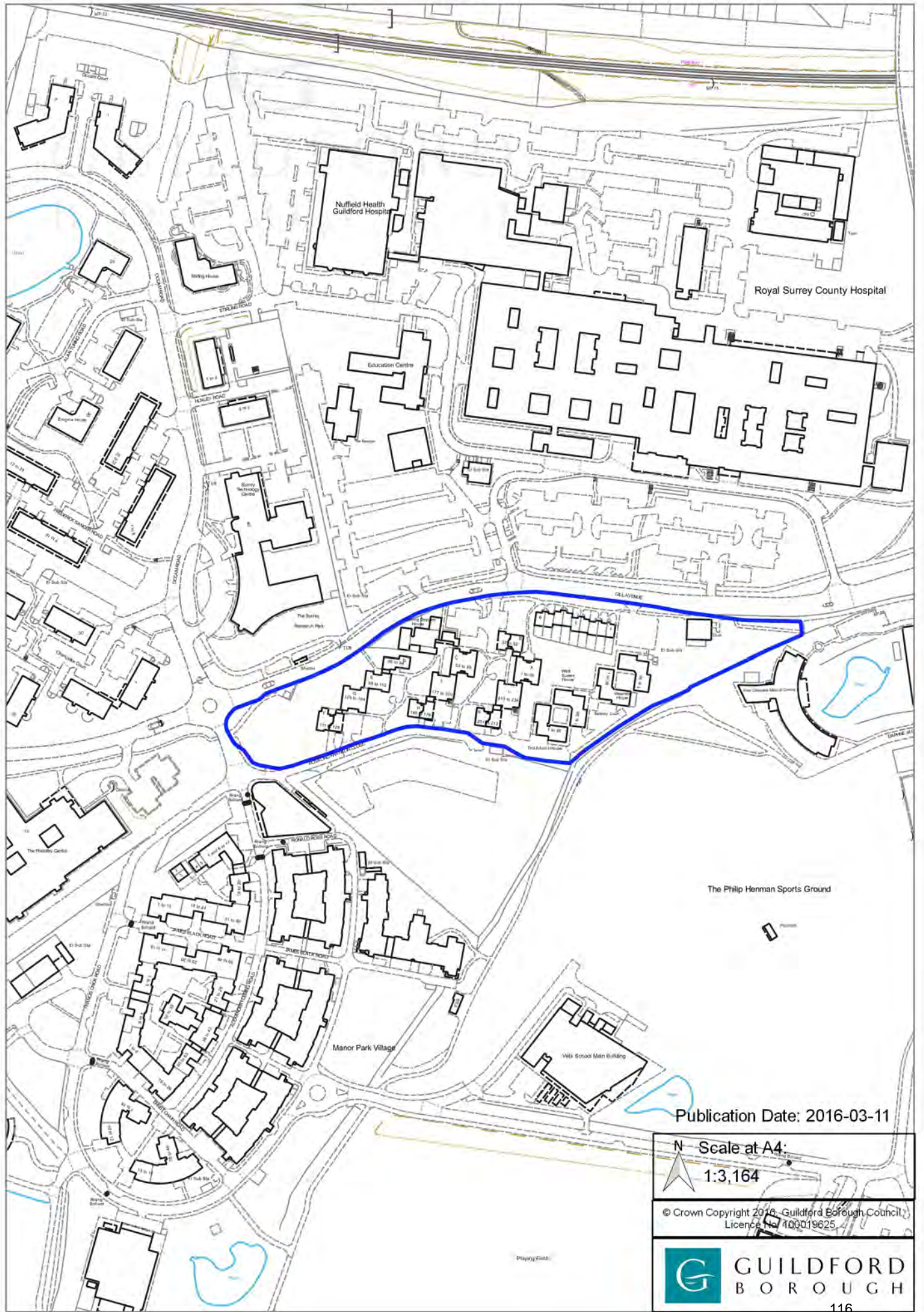
- This site is most suited for residential development, to provide new homes to help meet the identified need. Specific student accommodation may also be appropriate considering the current student accommodation provided on the site.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential C3	61 (gross), 450 (net)	190 dph

Timescales

- Years 11-15.



Publication Date: 2016-03-11

N Scale at A4:
1:3,164

© Crown Copyright 2016 - Guildford Borough Council
Licence No 100019625



GUILDFORD
BOROUGH

Site reference	1584
Address	Former Pond Meadow School, Pond Meadow, Guildford
Ward	Westborough
Site area	0.6 ha
Current land use	Former school (D1)
Timescales	Years 6-10

Suitability

Location

- 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.

Physical description of the site

- 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.

Character of the area

- 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.

Relevant planning history

- There is no recent relevant planning history.

Summary of land designations

- 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

Physical limitations and considerations

Flood risk

- The site is at low risk of fluvial flooding (flood zone 1). The site is not within a surface water flooding hot spot area.

Access

- 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.

Utilities

- Thames Water has confirmed that water supply and waste water supply are likely to be adequate.

Environmental limitations and considerations

Biodiversity

- Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken in accordance with the Development Plan.

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 wide 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

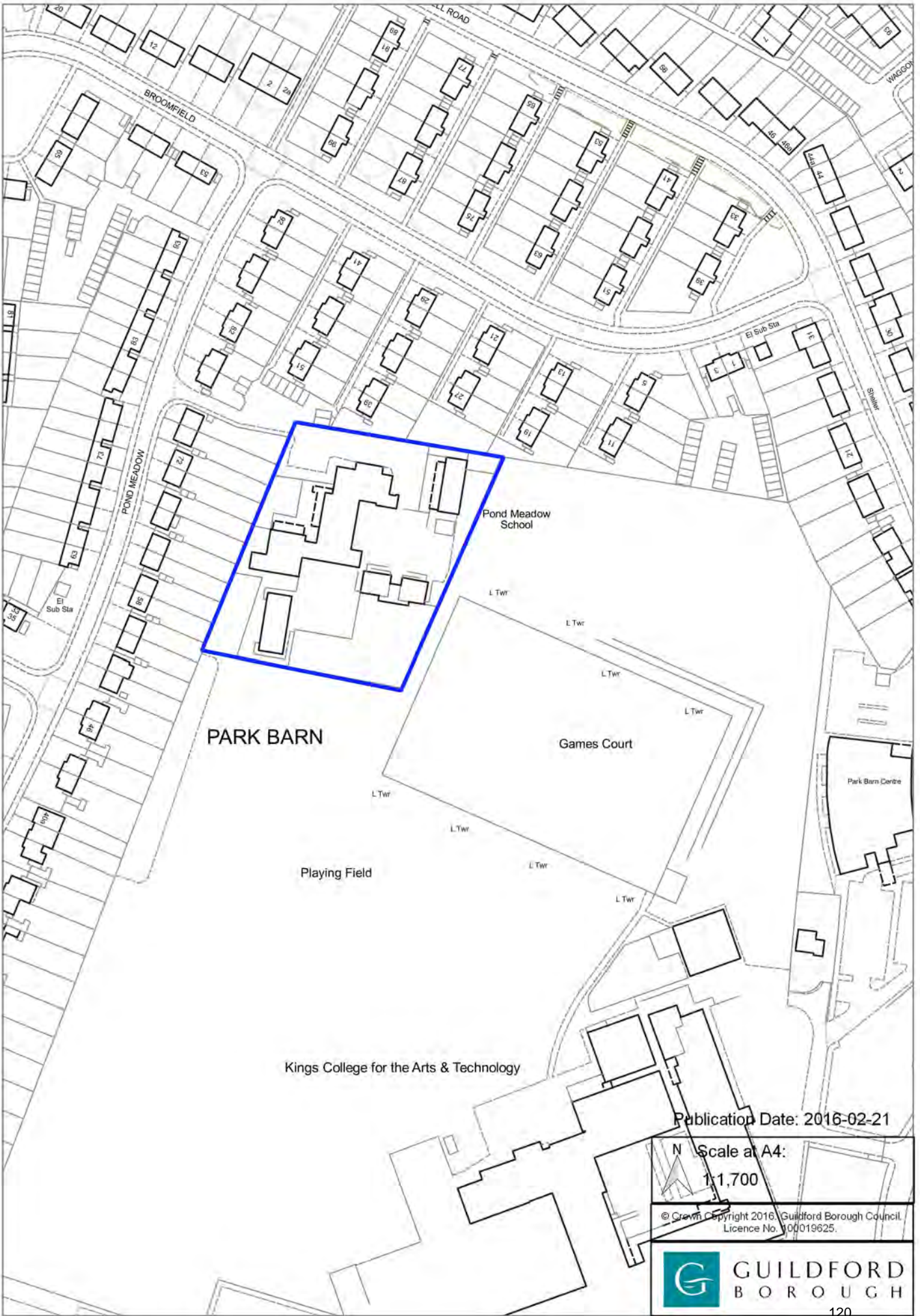
- The aspiration for this site is to provide a community hub with health and community facilities. This would be funded in part by the development of some houses on the site.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential C3	10	17 dph
Medical centre D1	800 sqm	
Community facility D1	800 sqm	

Timescales

- Years 6-10.



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

© Crown Copyright 2016, Guildford Borough Council, Licence No. 100019625.

Site reference	131
Address	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford
Ward	Westborough
Site area	1.3 ha
Current land use	Temporary car park for hospital use
Timescales	Years 6-10

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
- Flood Zone 1 (low risk)
- Within 400m to 5km of the Thames Basin Heaths SPA (TBH 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 suitable access as the site is currently a well-used car park.

Environmental limitations and considerations

Biodiversity

- Planning applications should aim to conserve and enhance biodiversity, so any opportunities to improve biodiversity through redevelopment should be taken in accordance with the Development Plan.

Impact of development on the Thames Basin Heaths 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 wide 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

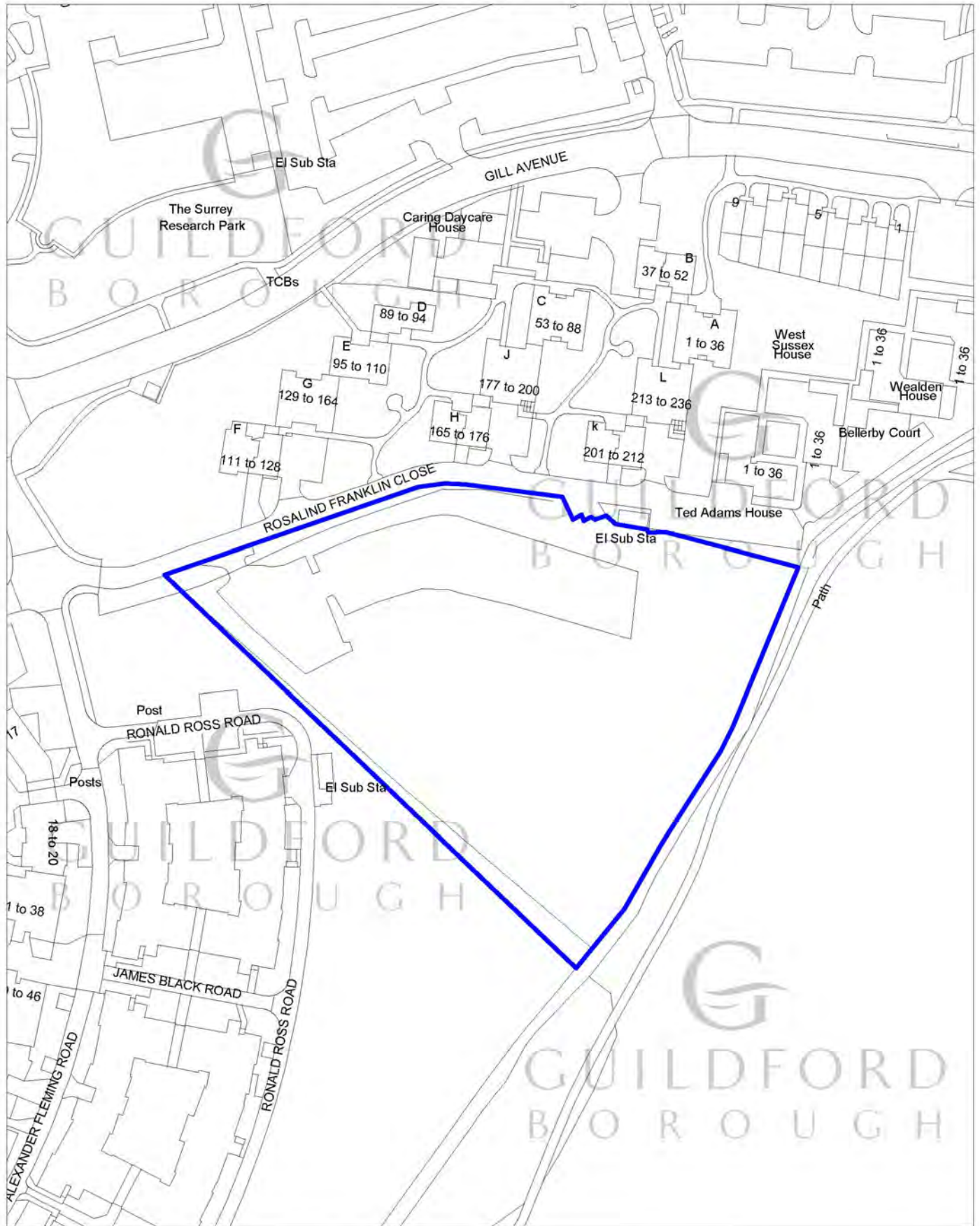
- There are no known specific constraints to development that would prevent development of this site.

Consideration of possible uses

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

Timescales

- Years 6-10.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2013"

This map is for identification purposes only and should not be relied upon for accuracy
Copyright GBC 2013

Print Date: 29/04/2014



Not To Scale



Site reference	176
Address	Aldershot road allotments, Guildford
Ward	Westborough
Site area	3 ha
Current land use	Allotments and green space
Timescales	Years 0-15

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
- Flood Zone 1 (low risk)
- Protected Open Space
- Greenfield

Physical limitations and considerations

Flood risk

- 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 be taken up quickly, and well used. Allotments in urban areas provide pockets of green space and contribute towards wellbeing.

Contribution to wide 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

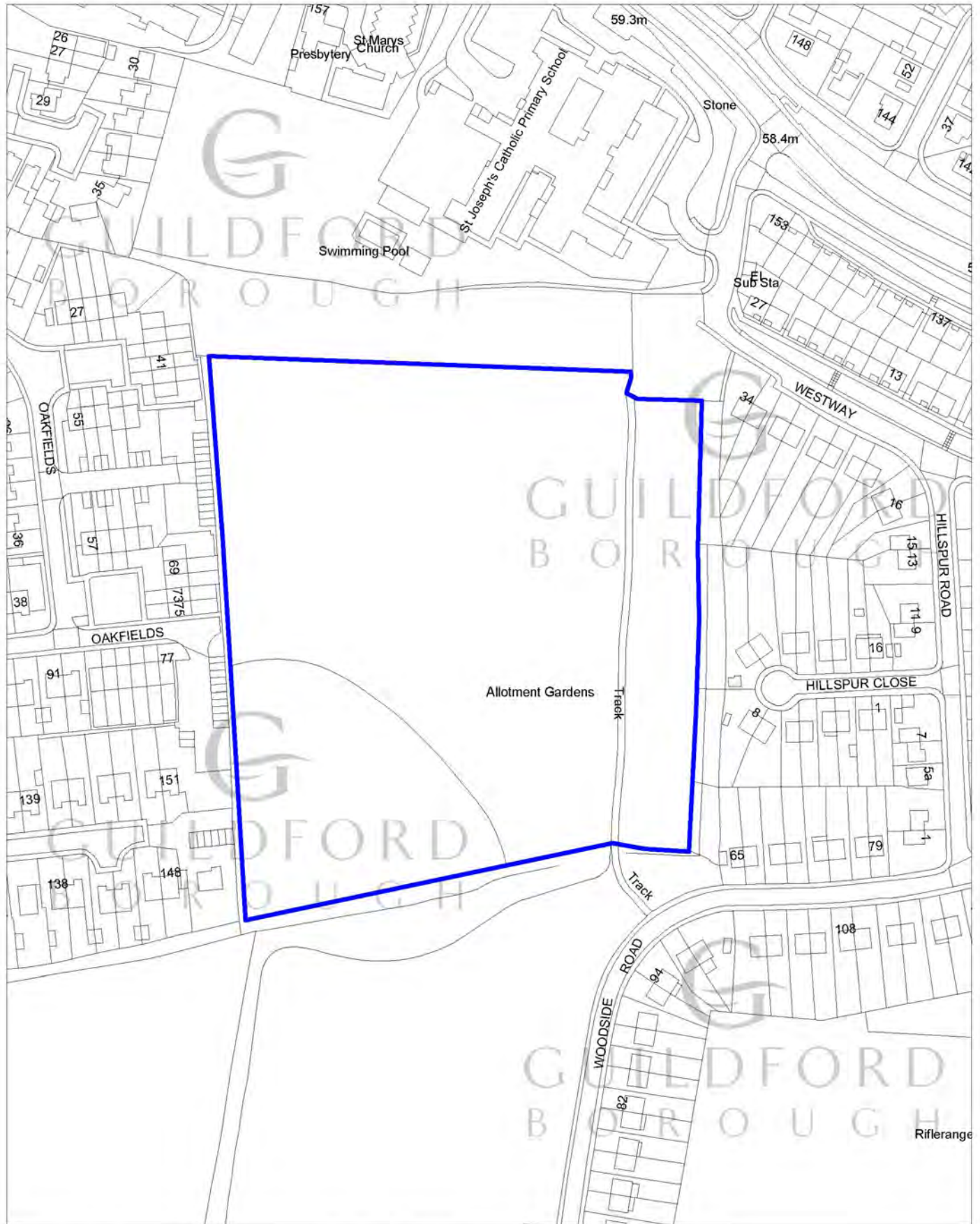
- There are no known constraints.

Consideration of possible uses

- This site is most suited to use as allotments.

Timescales

- Years 0-15.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2013"

This map is for identification purposes only and should not be relied upon for accuracy
Copyright GBC 2013

Print Date: 29/04/2014



Not To Scale



Site reference	131
Address	Land north of Salt Box Road, Guildford
Ward	Worplesdon
Site area	7.88 ha
Current land use	Pasture land
Timescales	Years 1-5

Suitability

Location

- 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.

Physical description of the site

- The site is generally constrained by substantial woodland tree cover, which is registered as ancient woodland. The open land is pasture land.

Character of the area

- The woodland tree cover generally creates a strong sense of enclosure and frames the site in both physical and visual terms.

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 (TBH SPA), where the impact of development can be avoided
- Site is almost surrounded by a Site of Special Scientific Interest (SSSI)
- Non-agricultural land

Physical limitations and considerations

Agricultural land classification and level of use

- The land is classified as non-agricultural land.

Flood risk reduction

- 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.

Access

- Access to the site could be achieved from where Grange Road meets Salt Box Road. The Highways Authority has requested a signalised junction.

Transport

- 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.
- 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.
- 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 wide 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.

Timescales

- Years 1-5.



Scale at A4:
1:4,000

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625

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)
2247	Land to the south and east of Ash and Tongham	Ash South, Ash Wharf and Pilgrims	0	170	159	329
1121	Works, Poyle Road, Tongham	Pilgrims	0	0	10	10
Total			0	170	169	339

Site reference	2247
Address	Land to the south and east of Ash and Tongham
Ward	Ash South, Ash Wharf and Pilgrims
Site area	96 ha
Current land use	Pastoral farmland / Fields
Timescales	Years 6-10 and 11-15

Suitability

Location

- The site is located east of Ash and Tongham, predominantly north of the dismantled railway.

Physical description of the site

- 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.

Character of the area

- 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.

Relevant planning history

- The total outstanding capacity identified for this site reflects the land that was allocated as Policy A31 in the Local Plan (2015 – 2034).
- 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 01/04/2023) 1,421 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 329 homes.
- The outstanding capacity of 329 homes is expected to be delivered within years 6 – 10 and 11 – 15.

Summary of land designations

- 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

- 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 wide 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).

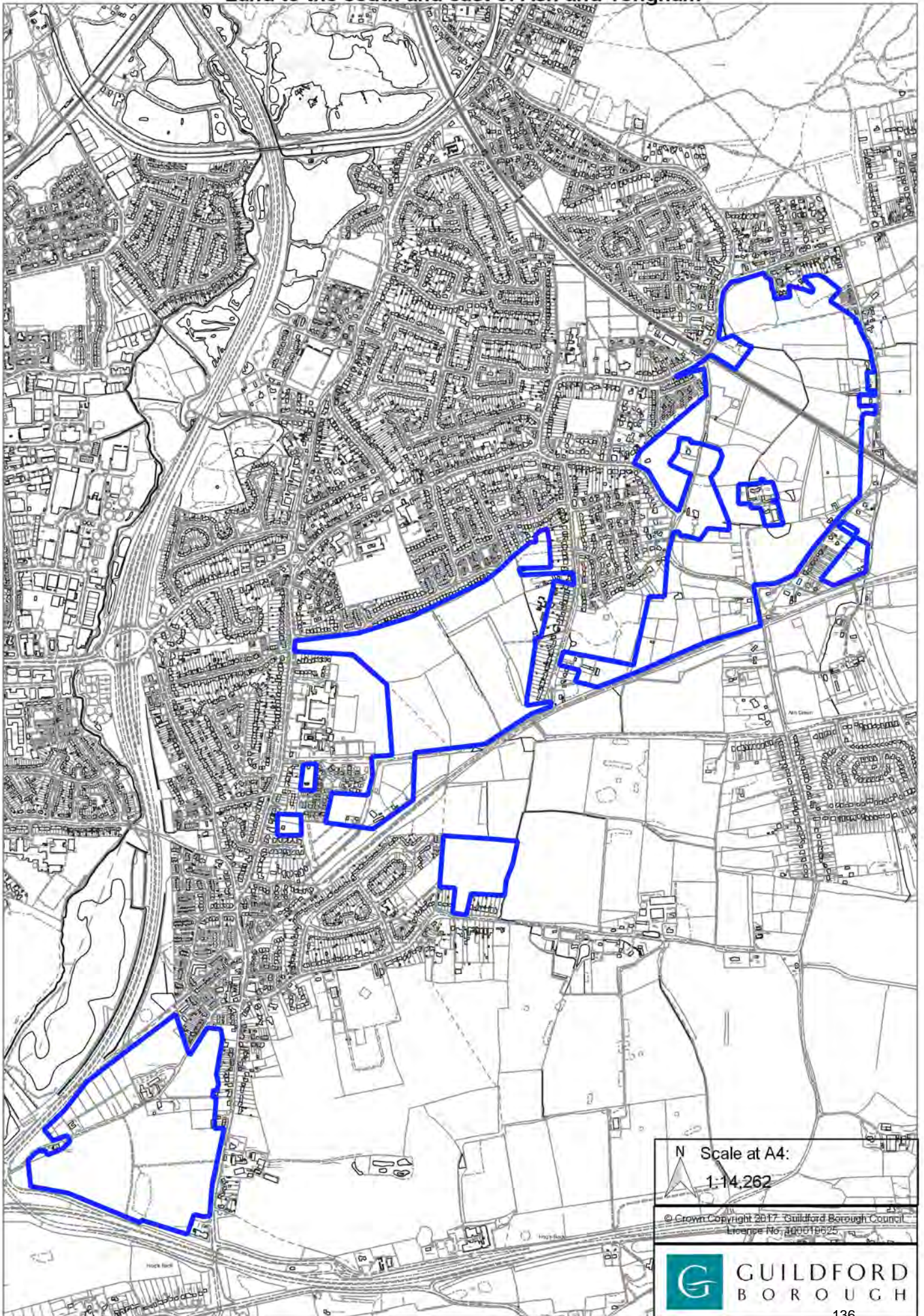
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (potentially including some self-build plots) (C3)	1750	18.2 dph

Timescales

- Years 6-10 and 11-15.
- It is likely that this land will deliver new homes across the plan period. Land with planning permission is counted separately.

Land to the south and east of Ash and Tongham



N Scale at A4:
1:14,262

© Crown Copyright 2017, Guildford Borough Council
Licence No. 100019025

 GUILDFORD
BOROUGH

Site reference	1121
Address	Works, Poyle Road, Tongham
Ward	Pilgrims
Site area	0.12 ha
Current land use	Employment use (B2)
Timescales	Years 11-15

Suitability

Location

- The site is in the urban area, close to schools, community facilities and a local shopping centre with access to the A331.

Physical description of the site

- 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.

Character of the area

- 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.

Relevant planning history

- There is no recent relevant planning history.

Summary of land designations

- 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

Physical limitations and considerations

Flood risk

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

Access

- 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.
- 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.

Environmental limitations and considerations

Green infrastructure

- 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 wide 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.

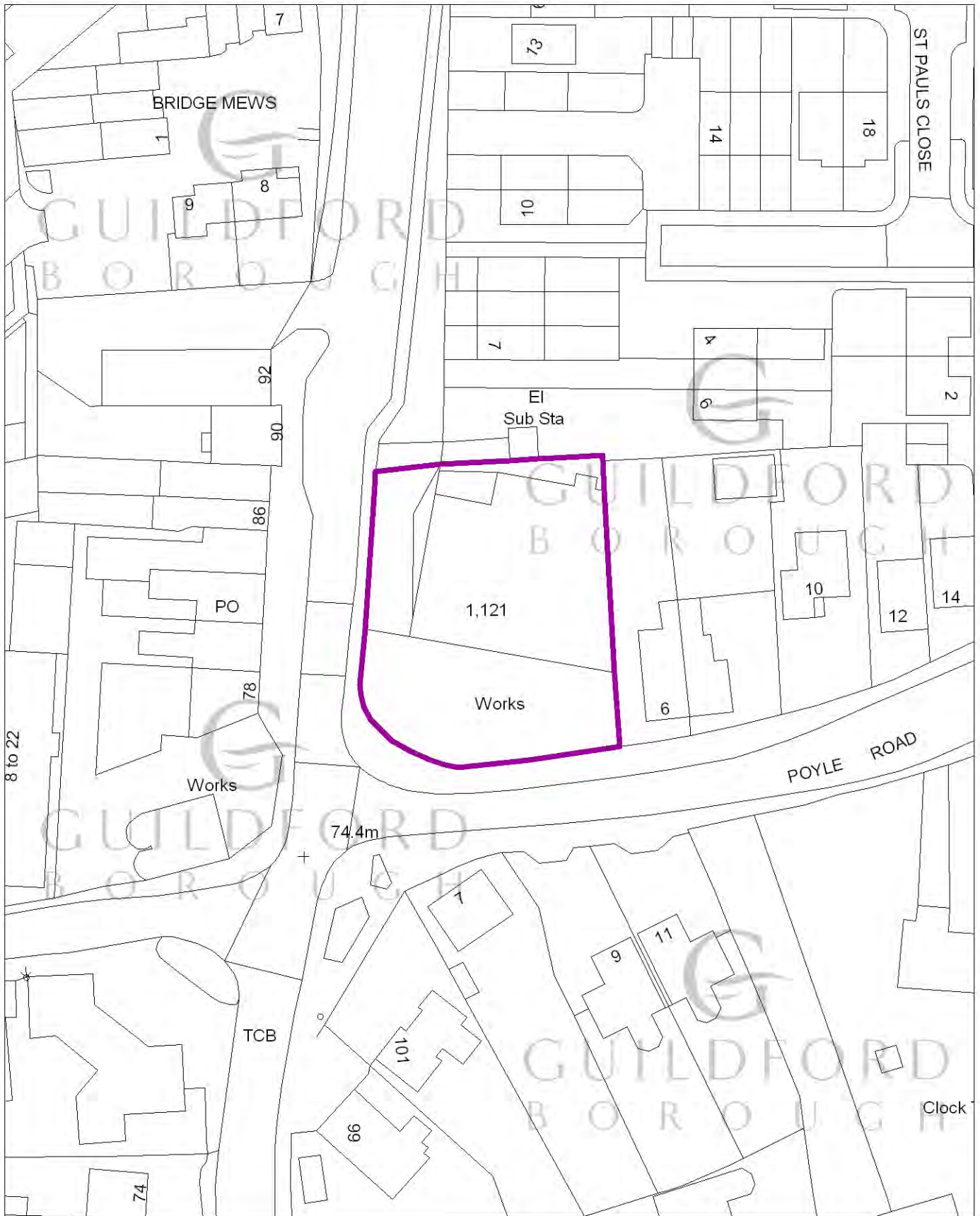
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	10	83 dph

Timescales

- Years 11-15.

1121



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council.
Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



Not To Scale



Villages

Realistic candidates for development

Villages			Anticipated delivery period (Years)			
Site ID	Site address	Ward	1-5	6-10	11-15	No. of homes (net)
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	36	50	0	86
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
1040	The Barn, The Street, Effingham	Effingham	0	10	0	10
82	Land rear of Wanborough Station, Flexford, Normandy	Normandy & Pirbright	0	0	8	8
2055	Hurst House, High Street, Ripley	Send & Lovelace	0	5	0	5
52	Land off Heath Drive, Send	Send & Lovelace	0	16	0	16
1183	Land rear of 6 Send Barns Lane, Send	Send & Lovelace	0	10	0	10
2081	Land west of Winds Ridge and Send Hill, Send	Send & Lovelace	40	0	0	40
2244	Garage, Send Road	Send & Lovelace	0	10	0	10
1582	The Shed Factory, Portsmouth Road, Ripley	Send & Lovelace	0	8	0	8
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			76	172	19	267

Other uses

1251	Send Business Park	Send & Lovelace
------	--------------------	-----------------

Site reference	90
Address	East Horsley countryside depot, St Martins Close, East Horsley
Ward	Clandon and Horsley
Site area	0.3 ha
Current land use	Depot
Timescales	Years 6-10

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

Flood risk

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

Access

- Access could be achieved from Ockham Road South.

Utilities

- 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

Nature

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

Biodiversity

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

Heritage and conservation

- 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 wide 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 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

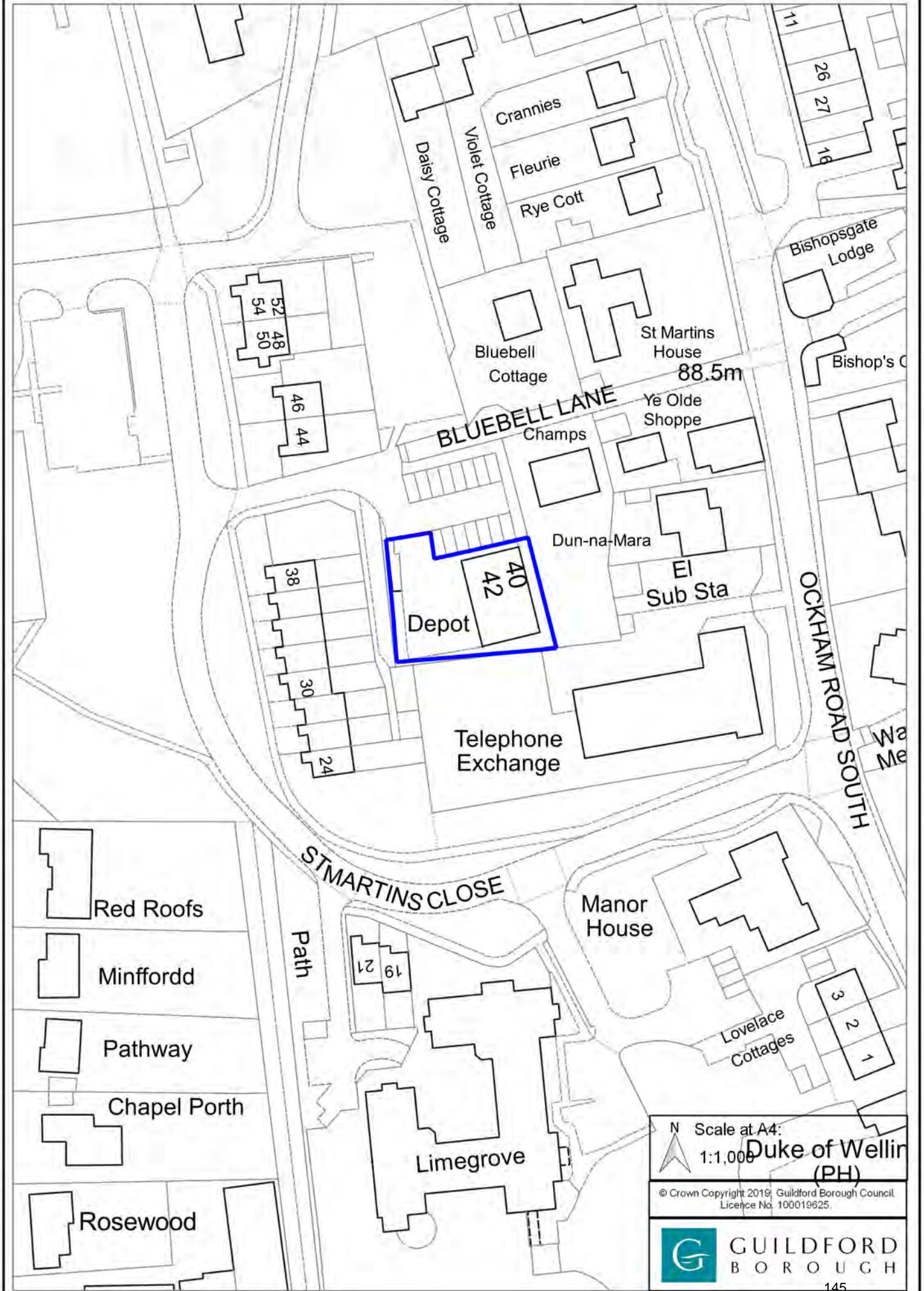
- This site is most suited to a residential use, given its attractive location and surrounding uses.
- The site would best accommodate new flats, and help contribute to the need for new homes in the borough.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	5	17 dph

Timescales

- Years 6-10.



N Scale at A4:
1:1,000
Duke of Wellin
(PH)

© Crown Copyright 2019, Guildford Borough Council.
Licence No. 100019625.



Site reference	975
Address	Land to the north of West Horsley
Ward	Clandon and Horsley
Site area	8 ha
Current land use	Paddocks (partly disused), residential (C3)
Timescales	Years 1-5 and 6-10

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 tree cover, 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 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).
- 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 application 21/P/00917 for 35 dwellings received a resolution to grant planning permission at planning committee on in June 2021 and S106 discussions were completed in May 2022. These units have been removed from the site allocation capacity to avoid double counting.
- A full planning application (ref: 22/P/01538) for 86 dwellings was submitted in September 2022 and is awaiting determination. A decision is expected in late 2023.

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

- 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.

Biodiversity

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

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.

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 wide 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 completed the S106 discussions in May 2022 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. These units have been removed from the site allocation capacity to avoid double counting.
- The remainder of the site is owned by Persimmon Homes who submitted an application (ref: 22/P/01538) for 86 dwellings in September 2022.
- 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 construction of homes and approval of application, there is a realistic prospect that 36 units will be delivered 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.

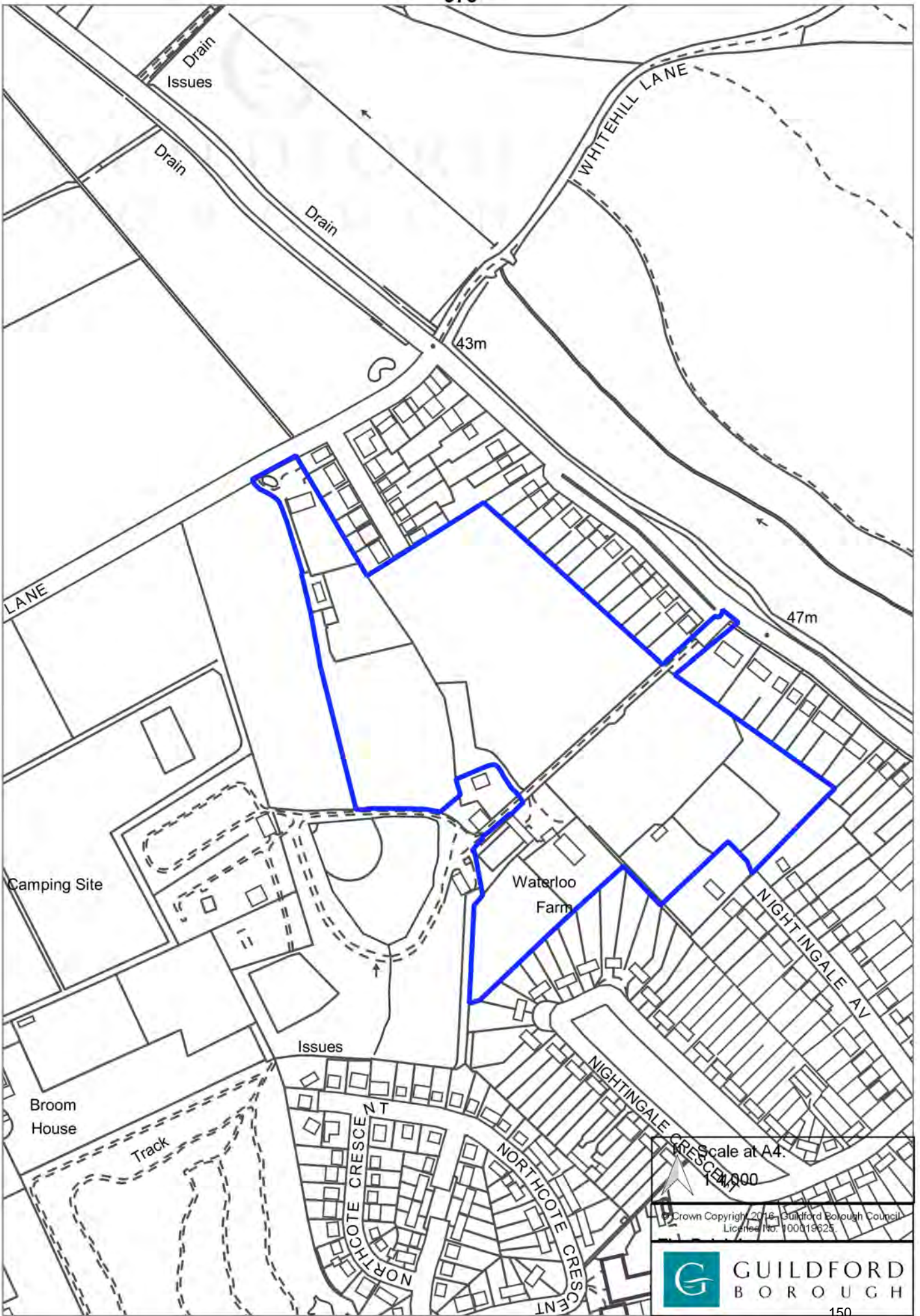
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (potentially including self-build plots) (C3)	86	15 dph

Timescales

- Years 1-5 and 6-10.

975



Scale at A4:
1:1000

© Crown Copyright, 2016 - Guildford Borough Council
License No. 100019625



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
Timescales	Years 6-10

Suitability

Location

- The site is located towards the south of East Horsley.

Physical description of the site

- The site consists of fields to the west and north of Fangate Manor Farm.

Character of the area

- The site is surrounded by predominantly residential development on the edge of the village.

Relevant planning history

- There is no relevant recent planning history.

Summary of land designations

- Flood zone 1 (low risk)
- Greenfield land
- Within 400 m to 5km of the Thames Basin Heaths SPA
- Proximity to a grade II listed building (Fangate Manor Farm House)

Physical limitations and considerations

Flood risk

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

Access

- The site can be accessed from St Martins Close. Pedestrian access could be provided from Manor Close.

Heritage and conservation

- 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.

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 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 wide 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 and will undertake pre-application discussions before the submission of an application.

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

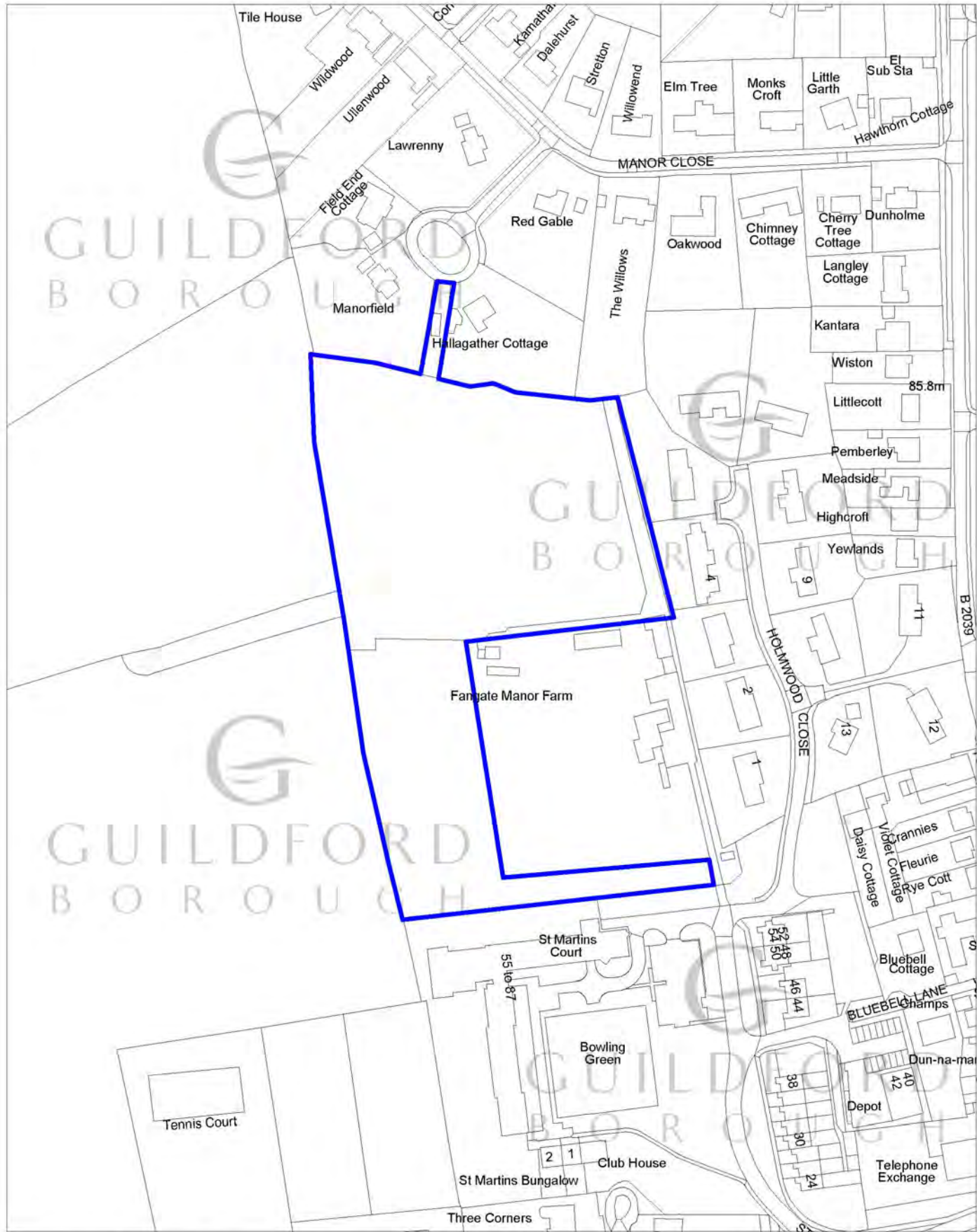
- This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	10	6 dph

Timescales

- Years 6-10.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2013"

This map is for identification purposes only and should not be relied upon for accuracy Copyright GBC 2013

Print Date: 06/03/2014



Not To Scale



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)
Timescales	Years 6-10

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

Flood risk

- 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.

Access

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

Environmental limitations and considerations

Green infrastructure

- Opportunities to conserve and enhance biodiversity should be taken, particularly when brownfield 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 those looking for new homes, in a village location.

Contribution to wide 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.

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.

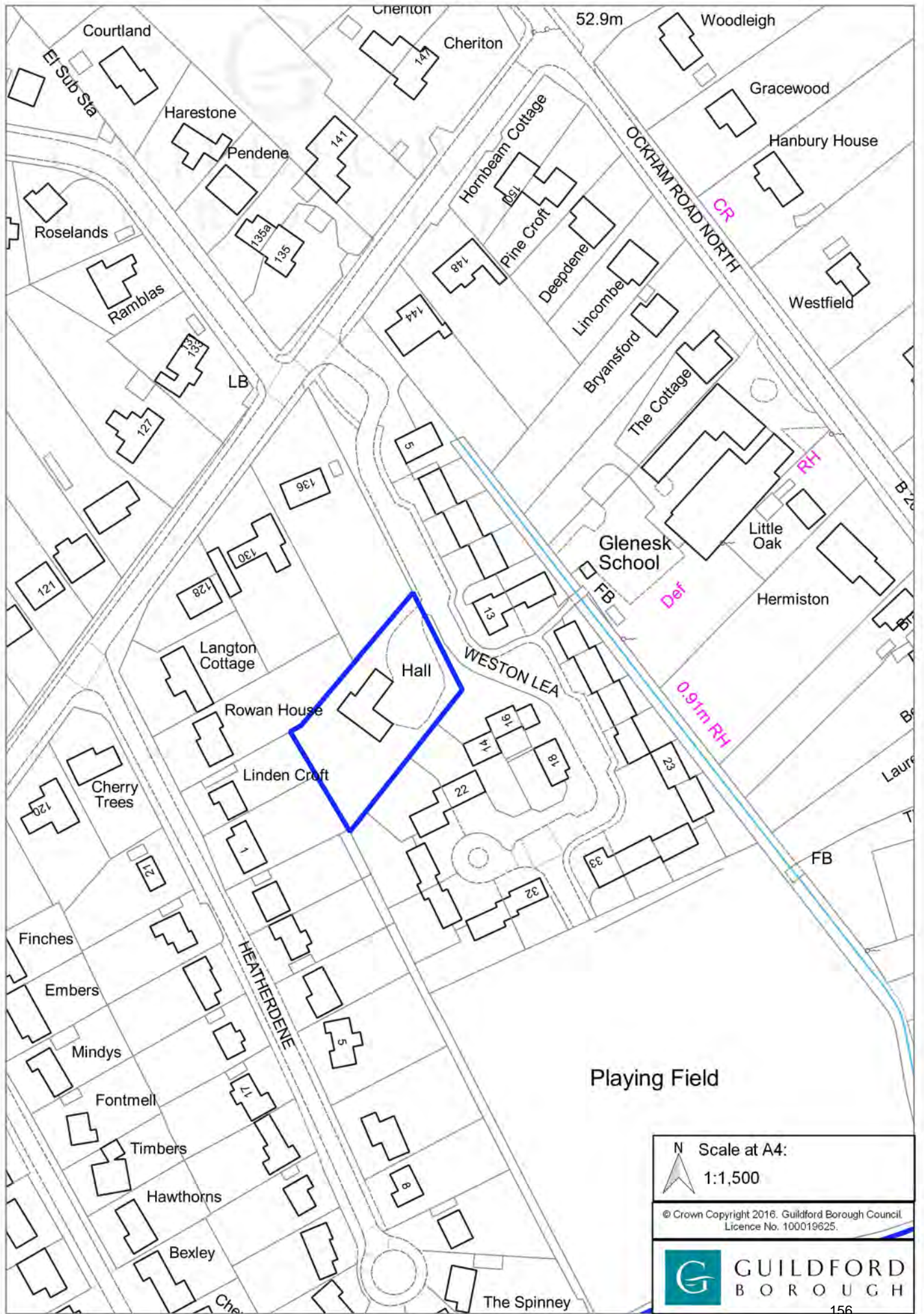
Uses

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

Timescales

- Years 6-10.

1275



N Scale at A4:
1:1,500

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



GUILDFORD
BOROUGH

156

Site reference	99
Address	Land at Church Street, Effingham
Ward	Effingham
Site area	0.7 ha
Current land use	Vacant greenfield land
Timescales	Years 6-10

Suitability

Location

- The site is located east of Church Street and south of Lower Road.

Physical description of the site

- The site is the former playing fields for St Lawrence School, which were relocated in 2006, leaving this site vacant.

Character of the area

- The site is surrounded by tree belts and adjacent to residential properties, churches and a school.

Relevant planning history

- A planning application (ref: 19/P/01726) for the erection of 17 dwellings including access, parking and landscaping was refused and dismissed at appeal in December 2021.
- In 2018, a planning application (ref: 18/P/01924) for the erection of 23 dwellings plus parking, access, and landscaping, was withdrawn.
- 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).
- 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).

Summary of land designations

- 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

Physical limitations and considerations

Agricultural land classification and level of use

- The majority of site is located on Grade 4 (poor) agricultural land.

Flood risk

- 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

- The site can be accessed from Church Street or Lower Road.

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.

Biodiversity

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

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.

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 wide 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 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.

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

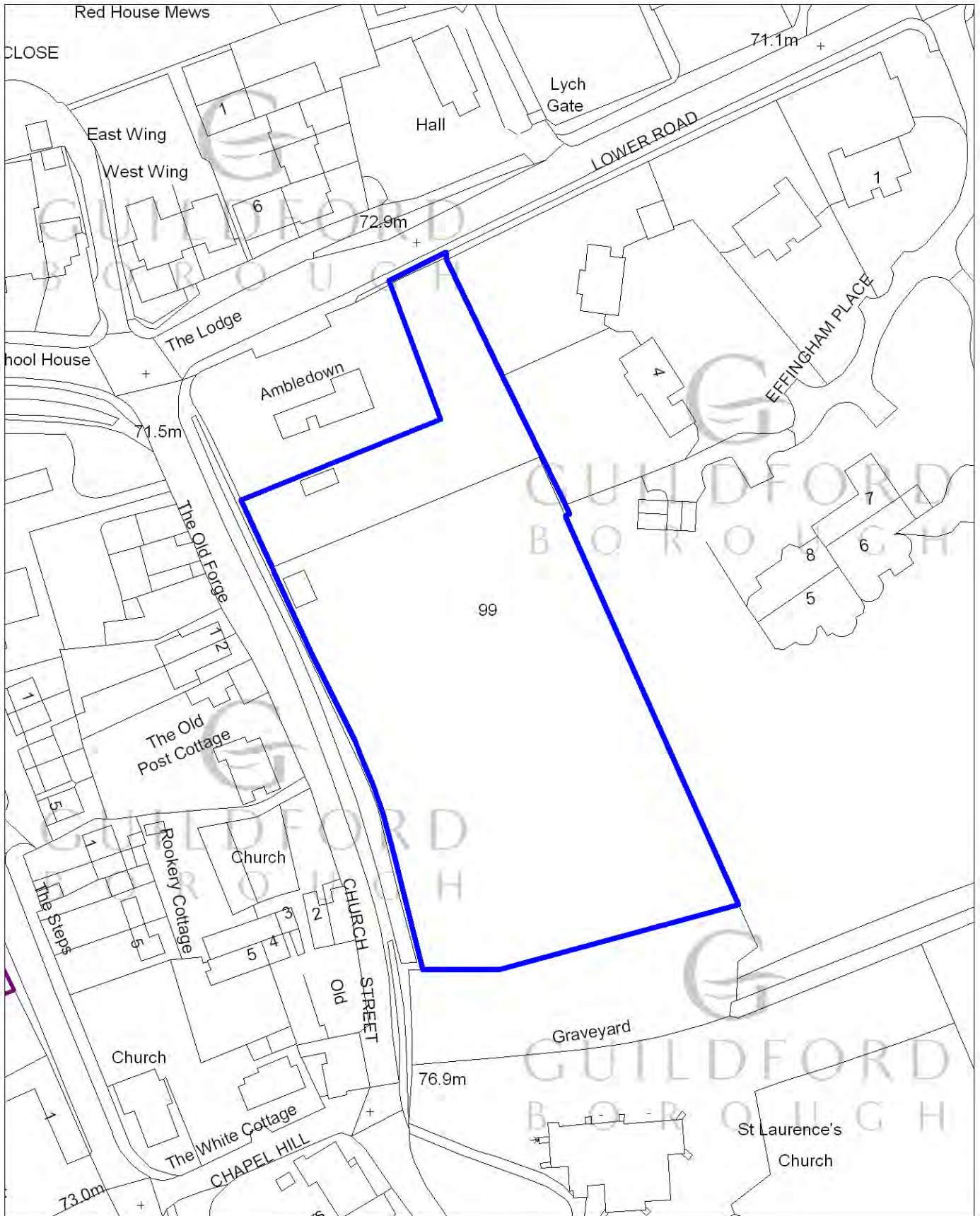
- This site is suitable for residential development, providing new homes to help meet identified need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	17	24 dph

Timescales


- Years 6-10.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
 Print Date: 01/06/2009

N

 Not To Scale



GUILDFORD
BOROUGH

Site reference	1040
Address	The Barn, The Street, Effingham
Ward	Effingham
Site area	0.7 ha
Current land use	Residential and private residential gardens
Timescales	Years 6-10

Suitability

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

- 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 wide 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 12 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

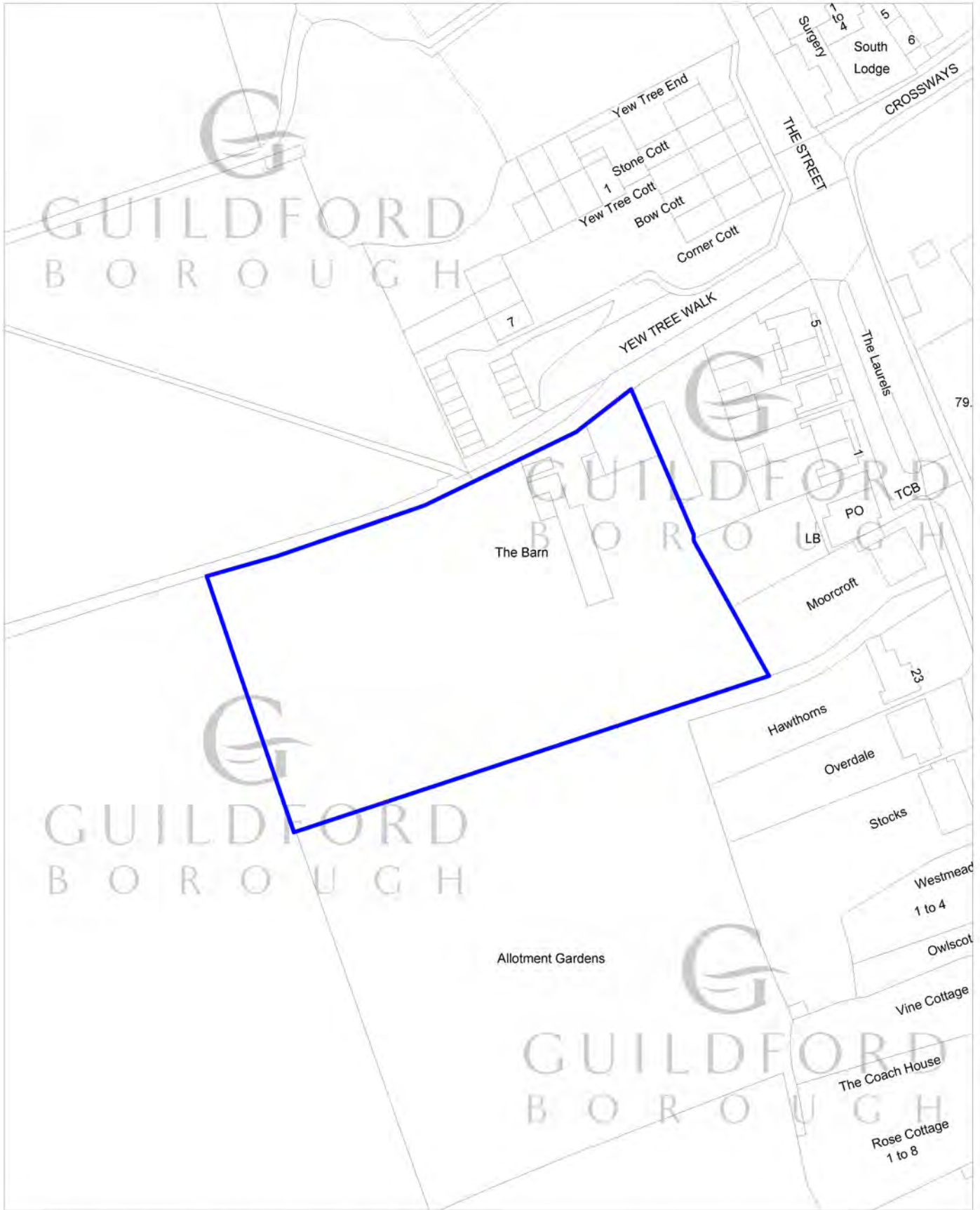
- This site is most suited for residential development (including potential conversion of current home to smaller sized family housing), to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	10	14 dph

Timescales

- Years 6-10.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2014"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2014
Print Date: 01/05/2014



Not To Scale



Site reference	82
Address	Land rear of Wanborough Station, Flexford
Ward	Normandy & Pirbright
Site area	0.46 ha
Current land use	Vacant land
Timescales	Years 11-15

Suitability

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 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

Flood risk

- 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.

Contamination Risks

- 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.

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 wide 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 years 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

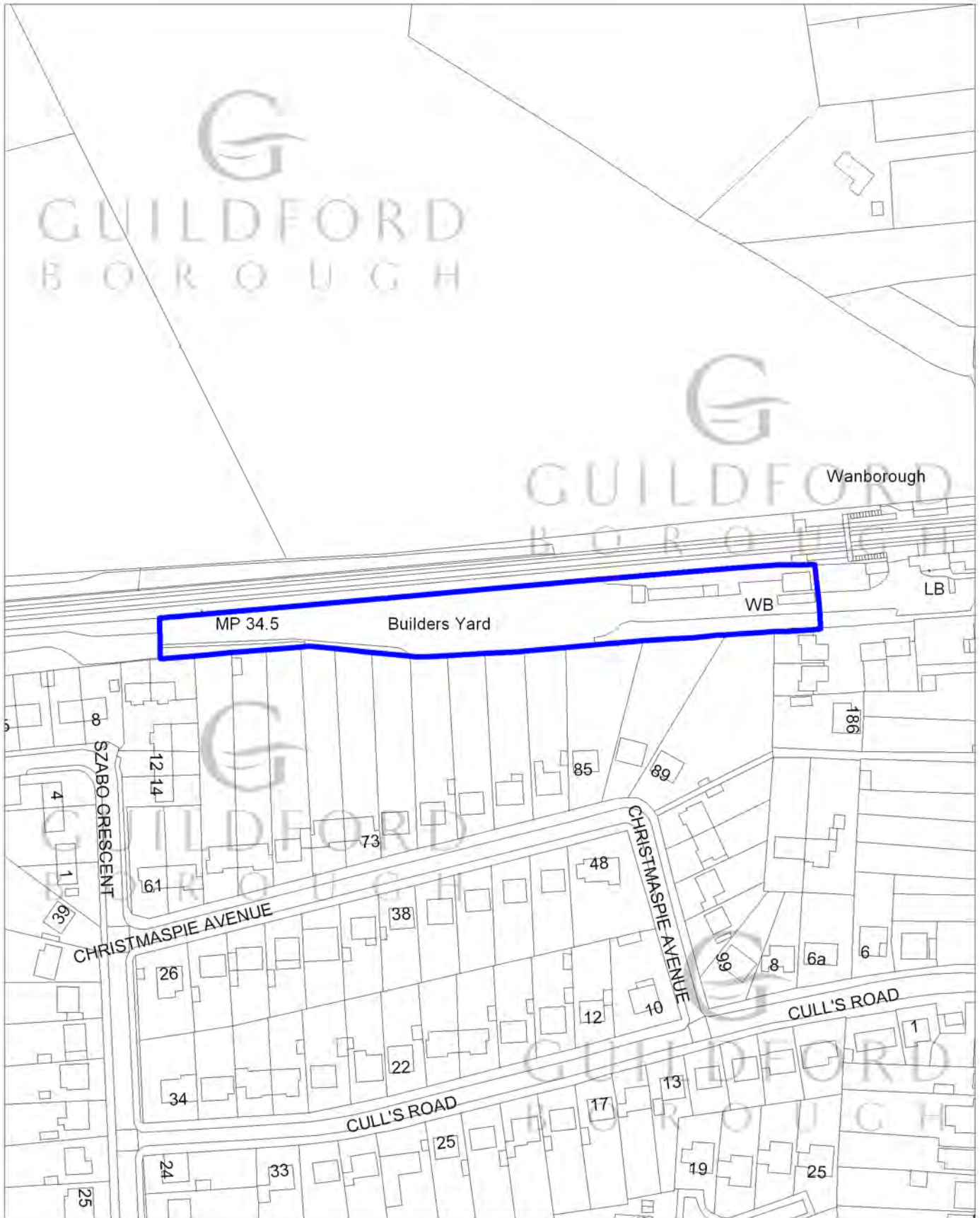
- Given the proximity to the station, residential use would be most appropriate here. This would most likely be flats.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	8	17 dph

Timescales

- Years 11-15.



MP 34.5 Builders Yard WB

Wanborough

LB

"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



Not To Scale



Site reference	2055
Address	Hurst House, High Street, Ripley
Ward	Send & Lovelace
Site area	0.1 ha
Current land use	Workshops and offices (B1c and A2)
Timescales	Years 6-10

Suitability

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

Flood risk

- 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

- 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.

Heritage and conservation

- 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.

Environmental limitations and considerations

Green infrastructure

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

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 wide 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.

Applying constraints

- Constraints relate to listed buildings, and achieving a viable scheme that is suitable in planning terms.

Consideration of possible uses

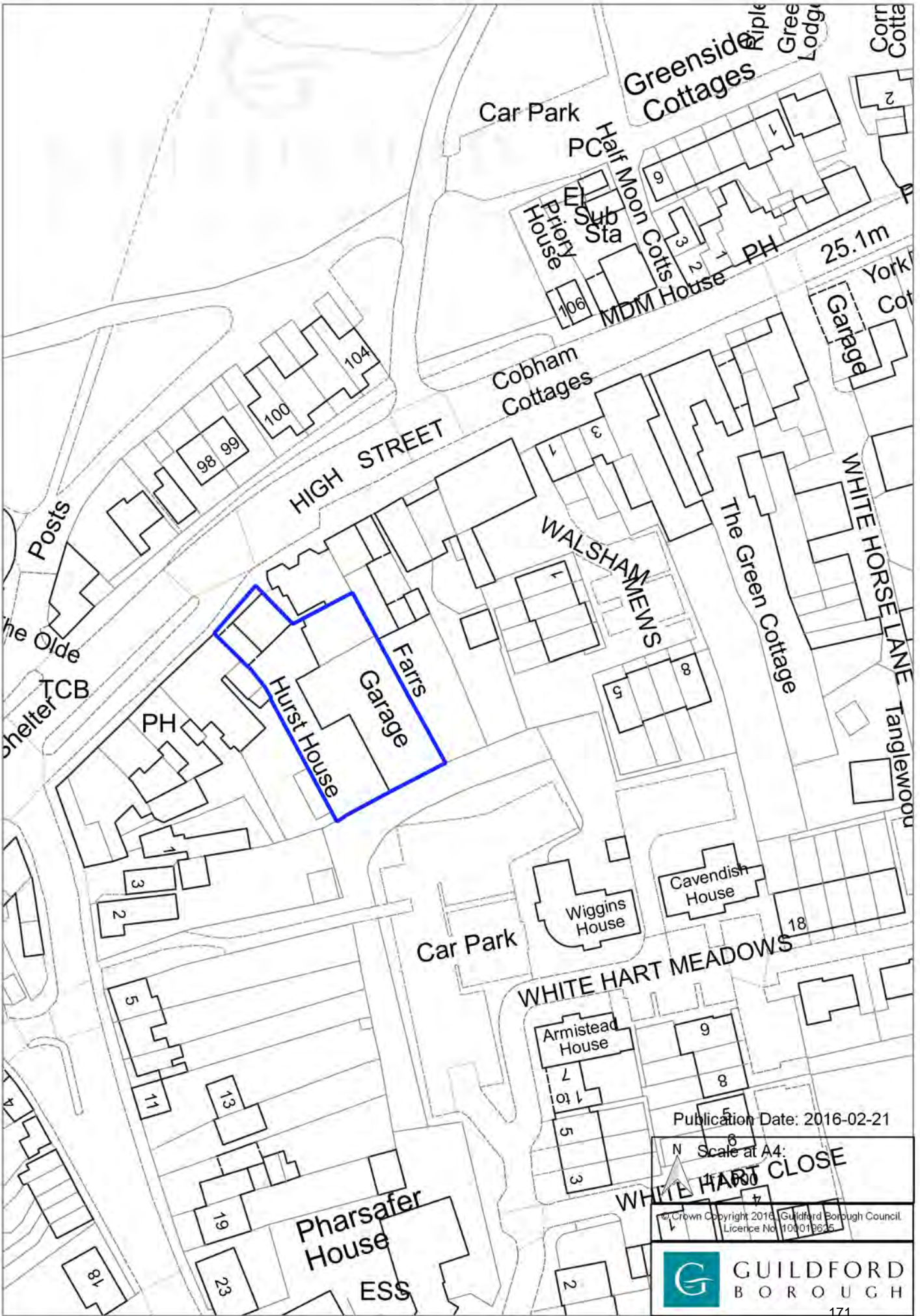
- This site is most suited to a residential use, given its attractive location and surrounding uses.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	5	20 dph

Timescales

- Years 6-10.



Publication Date: 2016-02-21

Scale at A4:

WHITE HART CLOSE

© Crown Copyright 2016, Guildford Borough Council
Licence No 100019635

Site reference	52
Address	Land off Heath Drive, Send
Ward	Send & Lovelace
Site area	2.5 ha
Current land use	Vacant greenfield land
Timescales	Years 6-10

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 dismissed at appeal in February 2022, while matters such as the principle of development were acceptable the applicant had not sufficiently addressed harm to badger habitat.

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

- 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 wide 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. Planning application (ref: 20/P/01011) for 29 dwellings on the site demonstrates developer interest in the site, and the Council has been informed a revised application will be submitted in the near future.

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

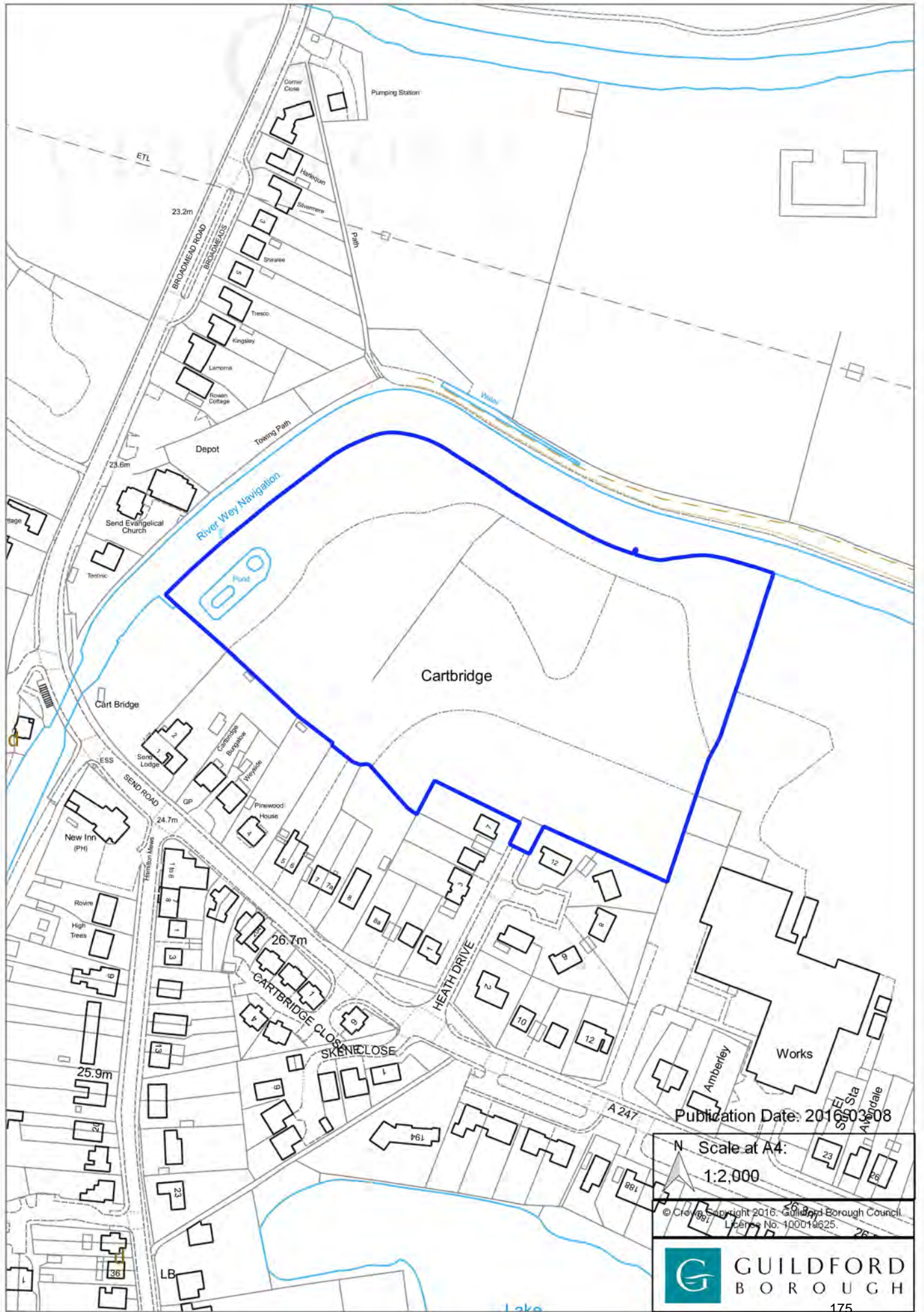
- This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	16	6 dph

Timescales

- Years 6-10.



Publication Date: 2016-03-08

N. Scale at A4:
1:2,000

© Crown Copyright 2016. Guildford Borough Council.
Licence No. 100019625.

Site reference	1183
Address	Land rear of 6 Send Barns Lane, Send
Ward	Send & Lovelace
Site area	0.81 ha
Current land use	Fields
Timescales	Years 6-10

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

- 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 wide 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.

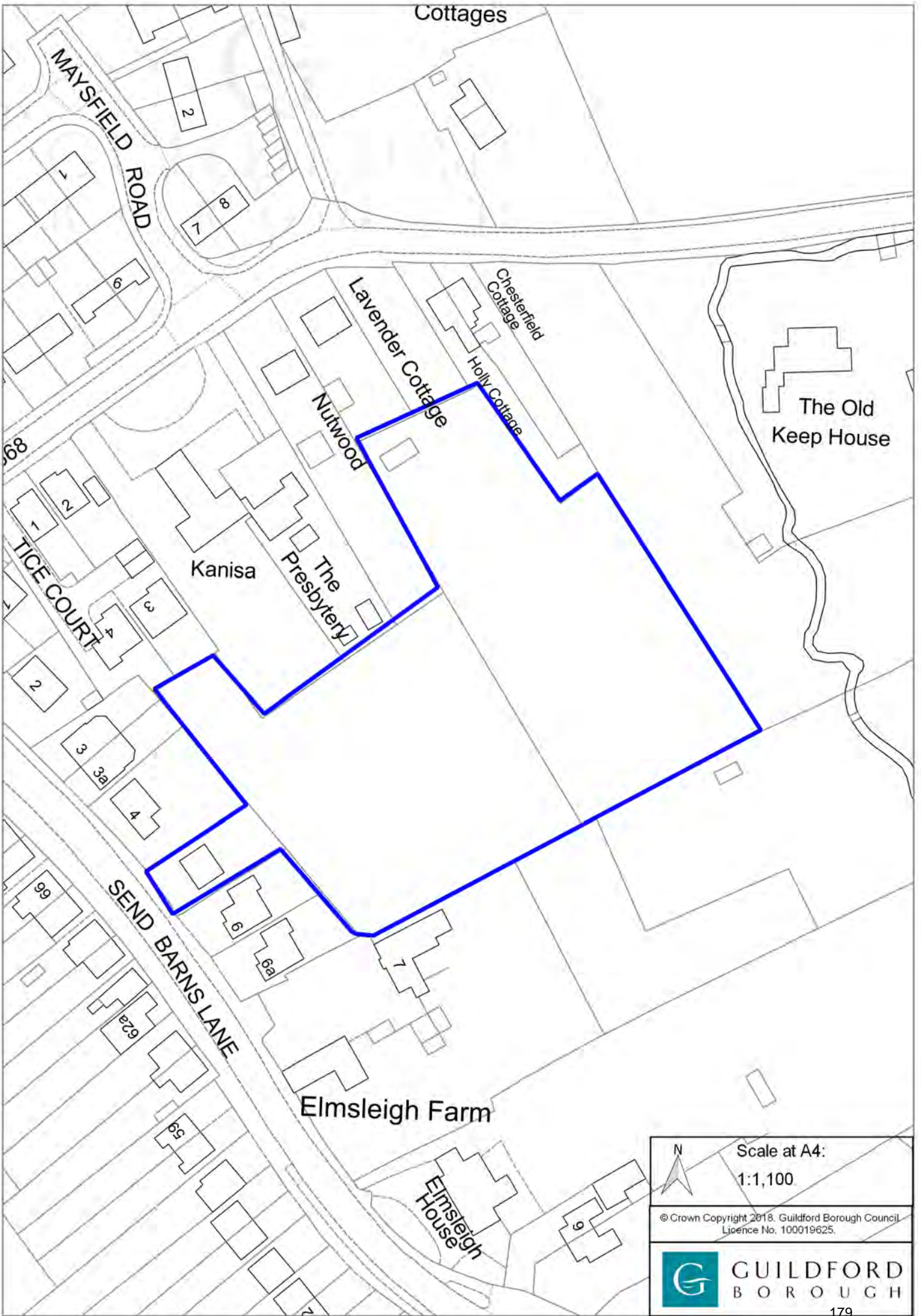
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	10	12 dph

Timescales

- Years 6-10.

1183
Cottages



Scale at A4:
1:1,100

© Crown Copyright 2018, Guildford Borough Council
Licence No. 100019625.



GUILDFORD
BOROUGH

Site reference	2081
Address	Land west of Winds Ridge and Send Hill, Send
Ward	Send & Lovelace
Site area	1.9 ha
Current land use	Used for informal recreation (with former quarry workings evident)
Timescales	Years 1-5

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

- Flood zone 1 (low risk)
- Greenfield land
- Within 400 m to 5km of the Thames Basin Heaths SPA
- Grade 3 (moderate/good) agricultural land

Physical limitations and considerations

Flood risk

- 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.

Agricultural land classification and level of use

- The land is classified as Grade 3 (moderate/good) agricultural land.

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).

Contamination risks

- 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.

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 wide 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, the applicant has already taken several surveys of the site and a public consultation is planned for later in the year before a detailed planning application is submitted in early 2024.
- The applicant has been in discussions with a developer and 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) / floor space</u>	<u>Further information</u>
Residential (C3)	40	22 dph
Traveller pitches (to be located on Guildford Borough Council owned land) (sui generis)	2	-

Timescales

- Given the engagement with the pre-application discussions and progress made by the applicant, there is clear evidence that new homes will be developed here in the first five years.



Publication Date: 2016-03-07

N Scale at A4:
1:2,200

© Crown Copyright 2016. Guildford Borough Council. Licence No. 100019625.



Site reference	2244
Address	Garage, 92 Send Road, Send, Woking, GU23 7EZ
Ward	Send & Lovelace
Site area	0.16 ha
Current land use	Car dealership (sui generis)
Timescales	Years 6-10

Suitability

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

- 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 wide 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 in years 6 – 10.

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) / floor space</u>	<u>Further information</u>
Residential (C3)	10	62 dph

Timescales

- Years 6-10.

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:
1:804

© Crown Copyright 2016, Guildford Borough Council.
Licence No. 100919625.



GUILDFORD
BOROUGH

Site reference	1582
Address	The Shed Factory, Portsmouth Road, Ripley
Ward	Send & Lovelace
Site area	0.4 ha
Current land use	Residential (C3)
Timescales	Years 6-10

Suitability

Location

- The site is located east of the Portsmouth Road, between Send Marsh and Ripley.

Physical description of the site

- The site consists of numerous commercial buildings and associated hard standing.

Character of the area

- The site is surrounded by other residential development.

Relevant planning history

- A planning application (ref: 19/P/01126) for the Erection of 7 residential units, retention of commercial sales area in separate building for established garden shed business and associated development together with demolition of existing building and retention of some display sheds/outbuildings, was refused in March 2023.
- A planning application (ref: 18/P/01679) for the erection of 7 dwellings together with associated parking and landscaping; retention of commercial sales area within separate building for established garden shed business following demolition of existing buildings and retention of display shed, was withdrawn in 2018.

Summary of land designations

- Green Belt, outside of 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
- Previously developed land

Physical limitations and considerations

Contamination

- The site has been used as a factory for the manufacturing of sheds. It will therefore require investigation and potential remediation prior to any development.

Flood risk

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

Access

- Access to the site is off the B2215 Portsmouth Road. There is current access to the site.

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.

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 wide 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

- A proposal to redevelop this site for residential development and lose the current employment uses would need to be assessed fully. Given the constraints associated with this site and the timescales for potential relocation, deliverability of any new homes is anticipated to be within the next 6-10 years, unless the currently planning application can demonstrate that the site could be brought forward sooner.

Applying constraints

- 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.

Consideration of possible uses

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

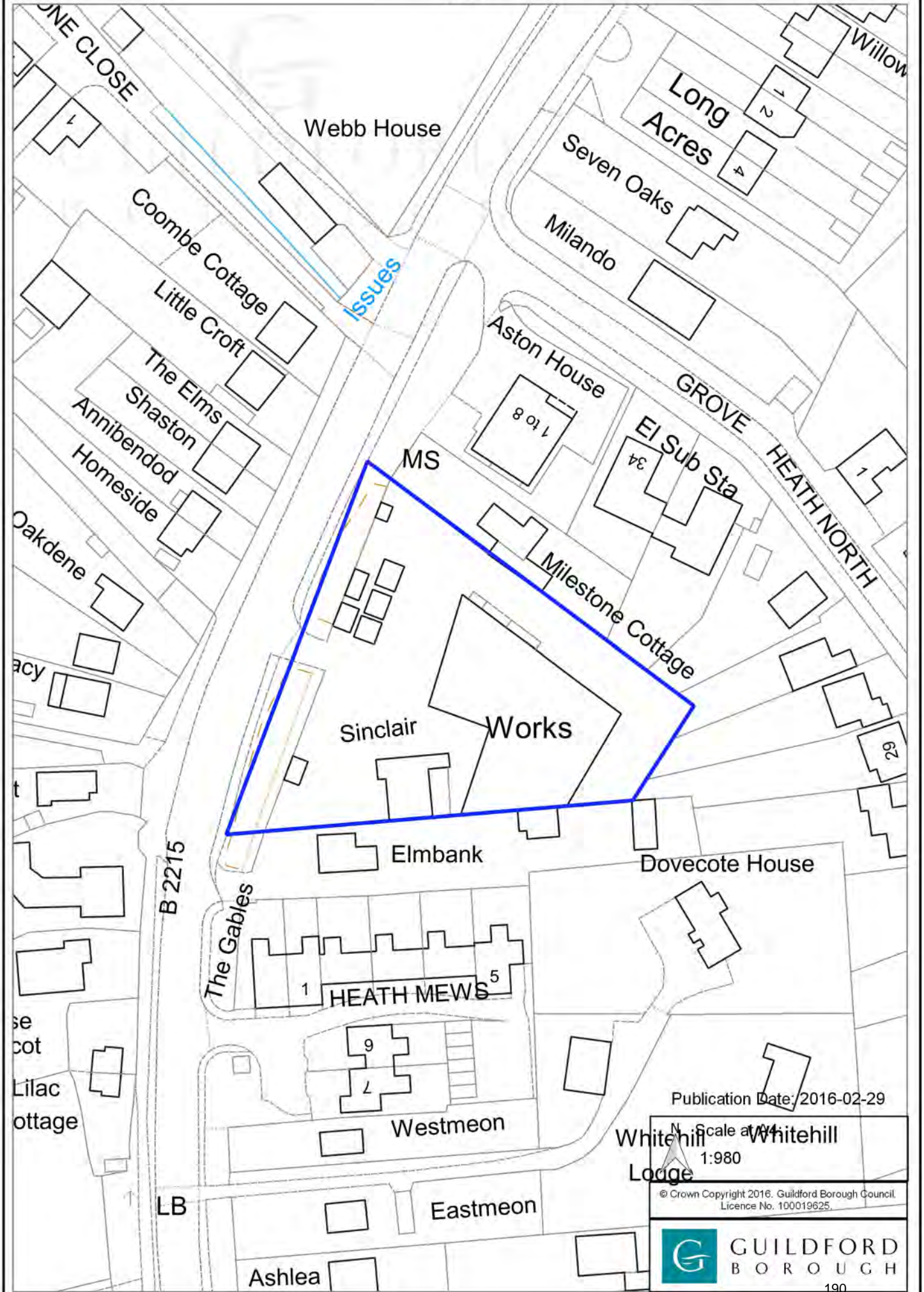
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
------------	--	----------------------------

Residential (C3)	8	20 dph
------------------	---	--------

Timescales

- Years 6-10.



Publication Date: 2016-02-29

Scale at 1:980
 Whitehill Whitehill
 Lodge

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625



Site reference	81
Address	Land at Shalford Station, Station Approach, Shalford
Ward	Shalford
Site area	0.26 ha
Current land use	Storage (B8)
Timescales	Years 11-15

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 primary a residential area, with higher density than in some others area 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

Noise

- Any development proposals would need to consider the impact of noise for new occupants.

Flood risk

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

Access

- Access could be obtained through the station car park (from Kings Road), or from another road such as Mitchells Close.

Environmental limitations and considerations

Biodiversity and Green infrastructure

- 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 the market.

Contribution to wide 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 years 11-15.

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

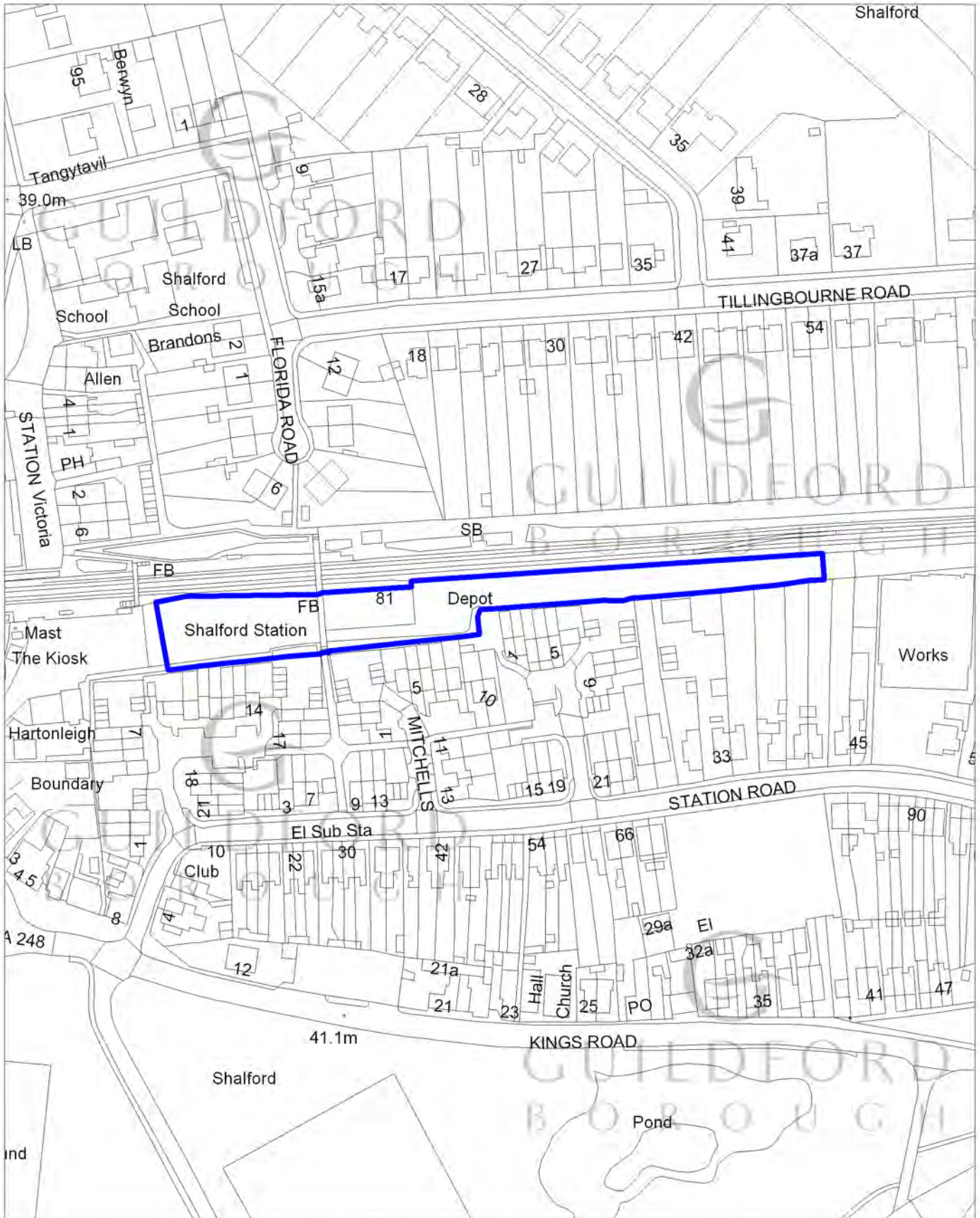
- This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	11	42 dph

Timescales

- Years 11-15.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2009"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2009
Print Date: 01/06/2009



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
Timescales	Years 6-10

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

- 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 wide 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 and have confirmed they intend to submit a planning application in 2024.

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.

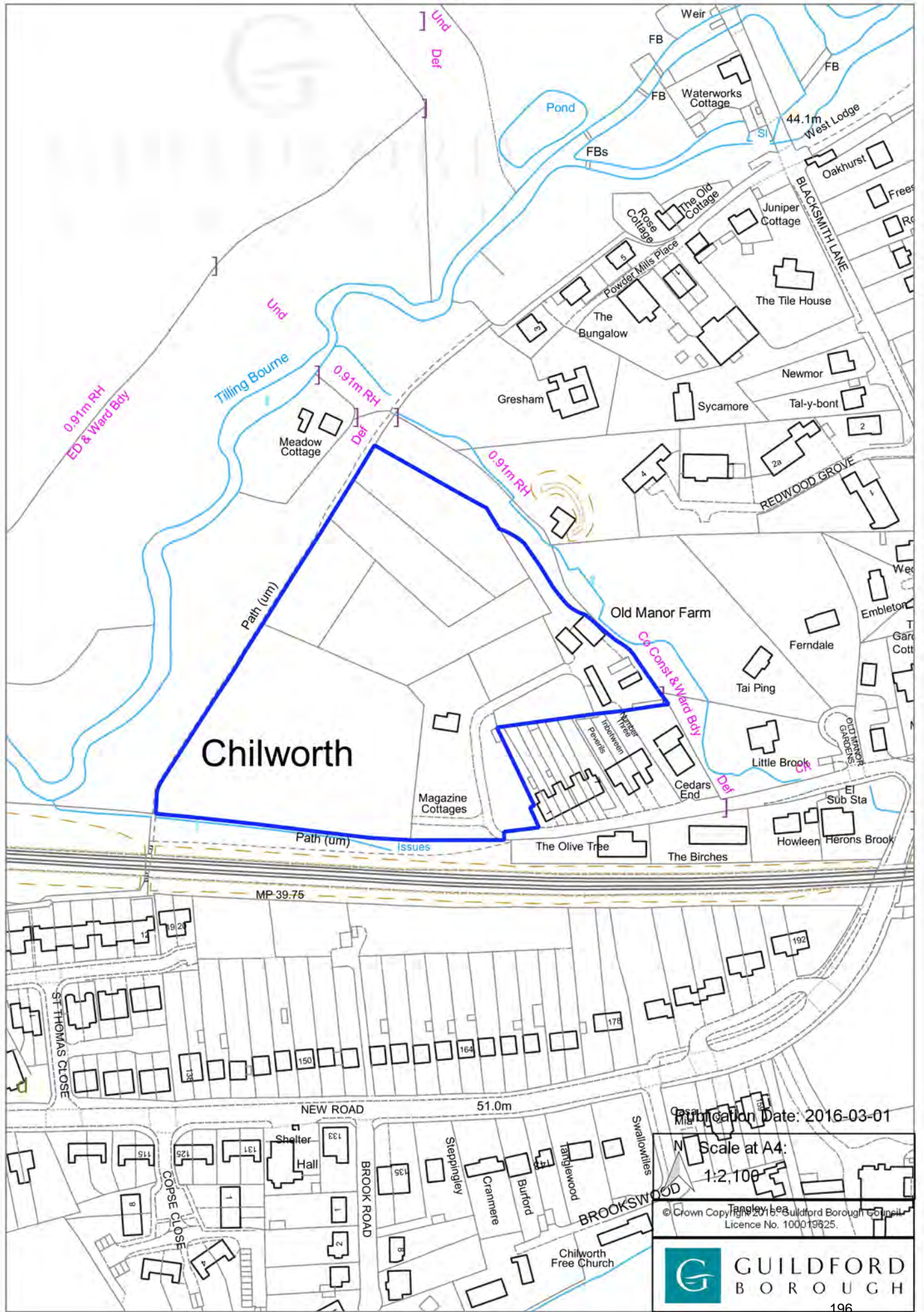
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	8	4 dph

Timescales

- Years 6-10.

2286



Chilworth

Publication Date: 2016-03-01
Scale at A4:
1:2,100
© Crown Copyright 1998 Guildford Borough Council
Licence No. 100019625

 **GUILDFORD
BOROUGH**
196

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
Timescales	Years 6-10

Suitability

Location

- 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.

Physical description of the site

- The site consists of two residential properties and their private residential gardens.

Character of the area

- The site is within a predominately residential area, with low-density properties.

Relevant planning history

- Recent planning history relates to tree applications.

Summary of land designations

- 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

Physical limitations and considerations

Flood risk

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

Access

- Access is available to the current properties from Old Manor Gardens and a new access could be provided to serve the additional development.

Environmental limitations and considerations

Green infrastructure

- Trees with TPOs at the boundary of the site need to be considered as part of any development proposals.

Heritage and conservation

- 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.
- Development proposals would need to be designed to have regard to the conservation area.

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.

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

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

Contribution to wide 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.

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

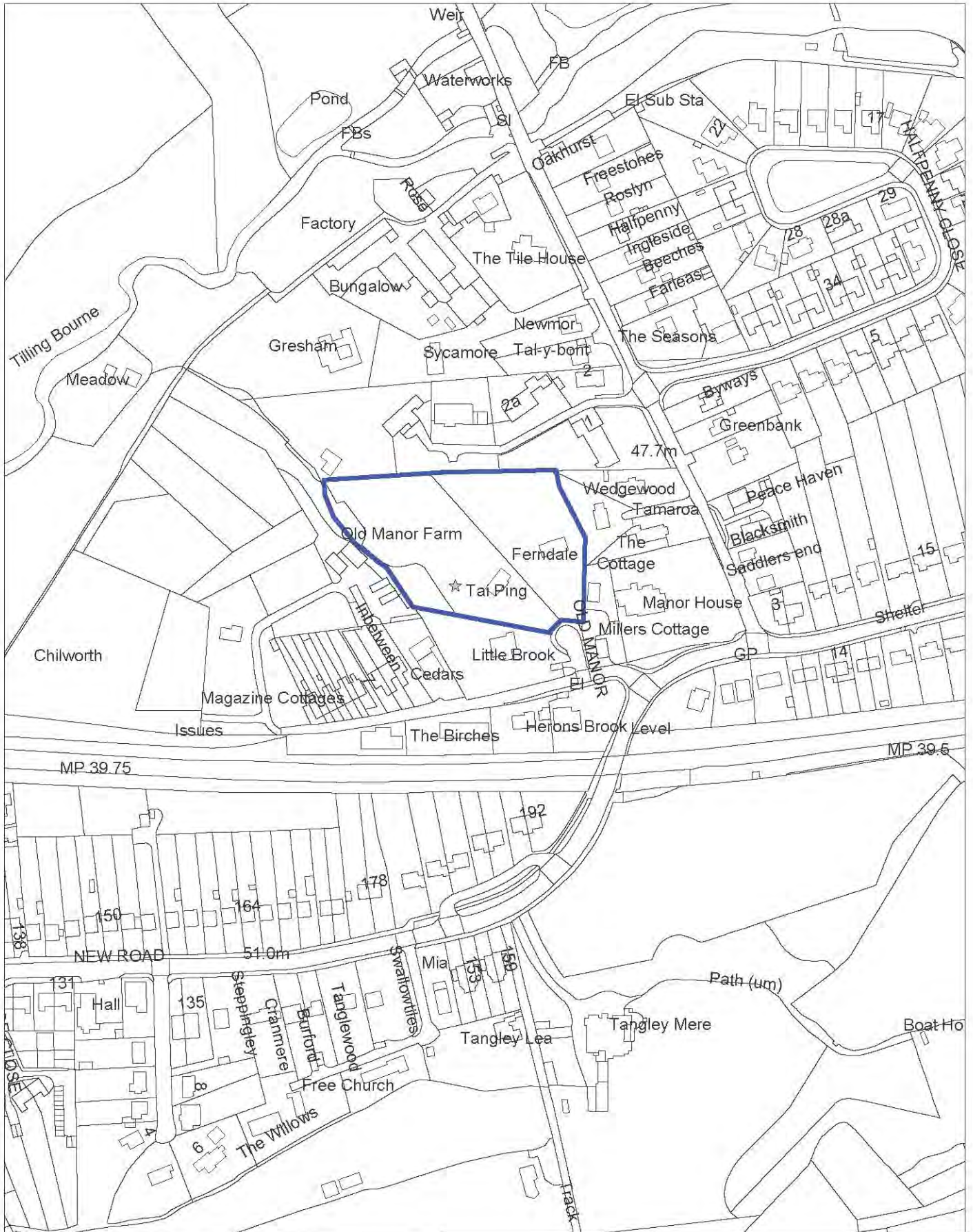
- Residential would be the most appropriate use if this site were redeveloped.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	6 (net), 8 (gross)	10 dph

Timescales

- Years 6-10.



*This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings
 Guildford Borough Council
 Licence No. 100019625, 2012
 Copyright GBC 2012
 Print date: 14/01/2013



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)
Timescales	Years 6-10

Suitability

Location

- The site is north of Oak Hill in a central location within the village.

Physical description of the site

- There is some development within the site including employment uses and residential.

Character of the area

- The southern part of the site is surrounded by residential development and the northern part is surrounded by open countryside.

Relevant planning history

- There is no relevant recent planning history.

Summary of land designations

- 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

Physical limitations and considerations

Agricultural land classification and level of use

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

Flood risk

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

Access

- There is currently access from Oak Hill to the existing uses, and this would be used if the site were redeveloped.

Environmental limitations and considerations

Green Belt and countryside

- 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.

Landscape

- 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.

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 wide 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.

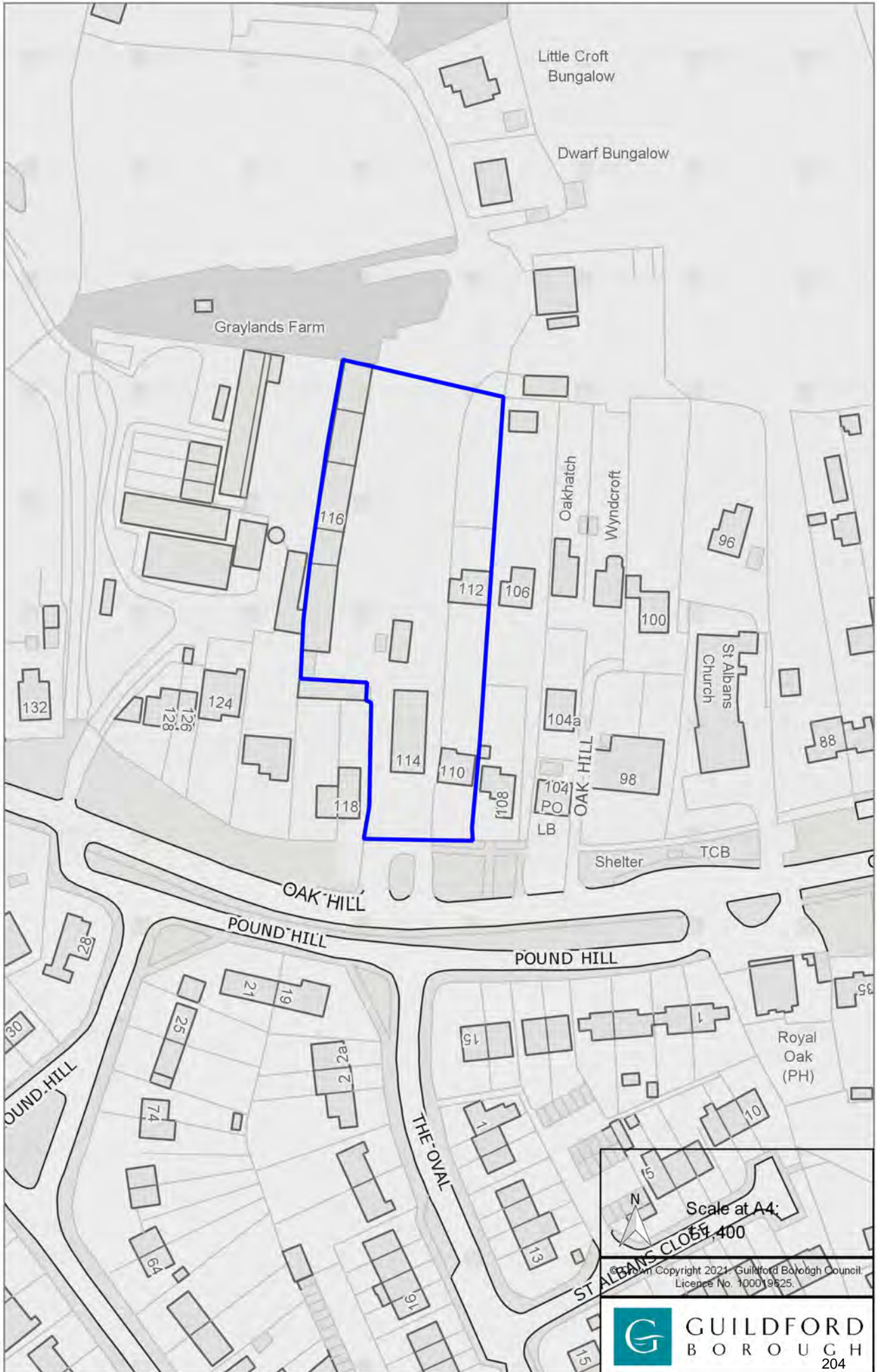
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Residential (C3)	12	23 dph

Timescales

- Years 6-10.

Land at Oak Hill, Wood Street Village



Site reference	1251
Address	Send Business Centre, Tannery Lane, Send
Ward	Send & Lovelace
Site area	2.8 ha
Current land use	Mixed use Business (B1a, B1b, B1c, and B8)
Timescales	Years 1-5

Suitability

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

- 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 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 wide 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>Number of homes (net) / floor space</u>	<u>Further information</u>
Office use (B1a), Research and Development (B1b)	8,400	-

Timescales

- Years 1-5.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council.

Licence No. 100019625, 2013"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2013

Print Date: February 2015



Not To Scale



Previously Developed Land Inset from Green Belt

Realistic candidates for development

Previously Developed Land inset from the Green Belt			Anticipated delivery period (years)			
Site ID		Ward	1-5	6-10	11-15	No. of homes (net)
Total	There are not sites is this category	-	0	0	0	0

New Settlement

Realistic candidates for development

New Settlement			Anticipated delivery period (years)			
Site ID	Site Address	Ward	1-5	6-10	11-15	No. of homes (net)
53	Land at former Wisley airfield, Ockham	Send & Lovelace	0	850	1150	2000
Total			0	850	1150	2000

Site reference	53 and 54 (53 northern site, 54 southern smaller site)
Address	Land at former Wisley airfield, Ockham
Ward	Send & Lovelace
Site area	95.9 ha
Current land use	Former airfield and fields
Timescales	Years 6-10 and 11-5

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 northwest 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.
- A hybrid application for up to 1,730 homes and community facilities (ref: 22/P/01175) was refused in July 2023 and the application has been appealed to the Planning Inspectorate. The appeal hearings started in September 2023.
- An outline planning application for up to 70 homes and access (ref: 23/P/00417) was submitted in March 2023 and is awaiting determination.

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 Lurch 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 signalising 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.

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 wide 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, and has engaged in pre-application discussions with the Council, 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 granted the Development Consent Order for Junction 10 of the M25 on 12 May 2022, and work begun in July 2022.
- A hybrid application was submitted in July 2022 (ref: 22/P/01175) and an outline application was submitted in March 2023 (ref: 23/P/00417). These developments provide greater certainty over the achievability of the site; however, delivery has not been assumed within the first five years due to the complexities associated with delivering a new settlement.

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, although talks are ongoing over the decommissioning of this Beacon. 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

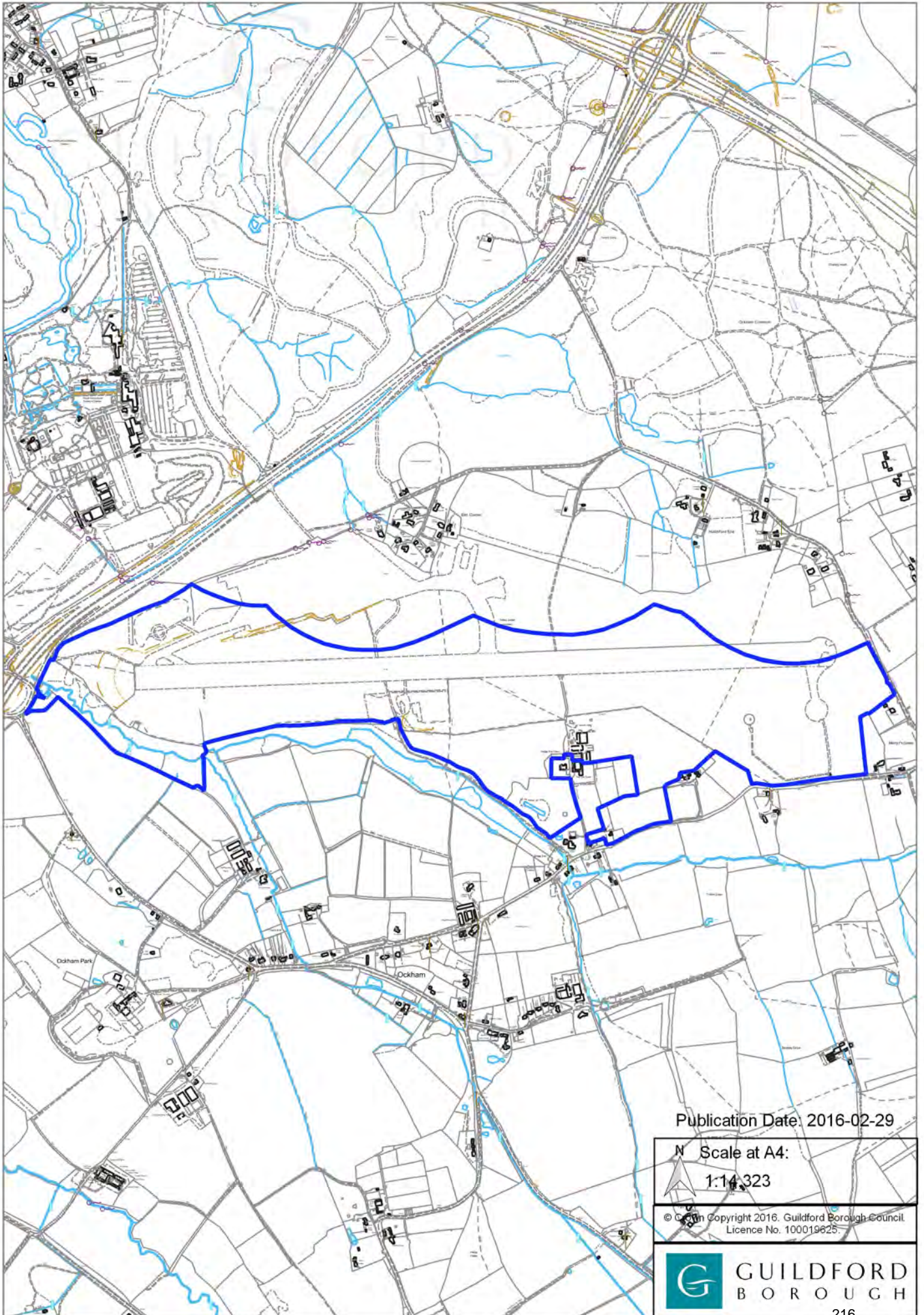
- This site is most suited for a housing-led, mixed-use development, to meet the identified housing need.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</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 6-10 and 11-15.



Publication Date: 2016-02-29

N Scale at A4:

1:14,323

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019825



Traveller Accommodation

Realistic candidates for development

Traveller pitches			Anticipated delivery period (years)			
Site ID	Site Address	Ward	1-5 years	6-10 years	11-15 years	No. of pitches (net)
1399	The Orchard, Puttenham Heath Road, Puttenham	Pilgrims	0	0	1	1
2081	Land west of Winds Ridge and Send Hill, Send	Send & Lovelace	2	0	0	2
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley	0	3	3	6
311	Blackwell Farm, Hogs Back, Guildford	Shalford and Worplesdon	0	3	3	6
53	Land at former Wisley airfield, Ockham	Send & Lovelace	0	4	4	8
2106	Lakeview, Lakeside Road, Ash Vale	Pilgrims	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
2120	Valley Park Equestrian Centre, Shalford	Shalford	2	0	0	2
Total			4	19	14	37

Sites 2081, 46, 311, 53 are shown in other sections
Site 245 has outline permission (20/P/02155)

Travelling Showpeople plots			Anticipated delivery period (years)			
Site ID	Site Address	Ward	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 & Pirbright	0	0	2	2
Total			6	0	2	8

Site 2258 has planning permission (19/P/02223)

Site reference	1399 (formerly 2118)
Address	The Orchard, Puttenham Heath Road, Puttenham
Ward	Pilgrims
Site area	0.17 ha
Current land use	Temporary Traveller accommodation (one pitch) (sui generis) and private residential garden
Timescales	Years 11-15

Suitability

Location

- 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.

Physical description of the site

- 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.

Character of the area

- This is a rural area, with low density residential properties, forming a group of properties.

Relevant planning history

- 09/P/01071 - Two storey three bed house with detached double garage following demolition of existing cottage. This application was refused.
- 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.
- 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.

Summary of land designations

- 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).

Physical limitations and considerations

Flood risk

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

Access

- There is current access to the site. This was assessed as part of the previous planning applications.

Environmental limitations and considerations

AONB

- The inspector said, “the development would not conflict with the aim of conserving the natural beauty 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).

Nature

- There are no known concerns, however, any issues would be considered as part of the determination of a planning application.
- There is open space and woodland nearby. There are no known environmental concerns in this location.

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 wide 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

- There 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

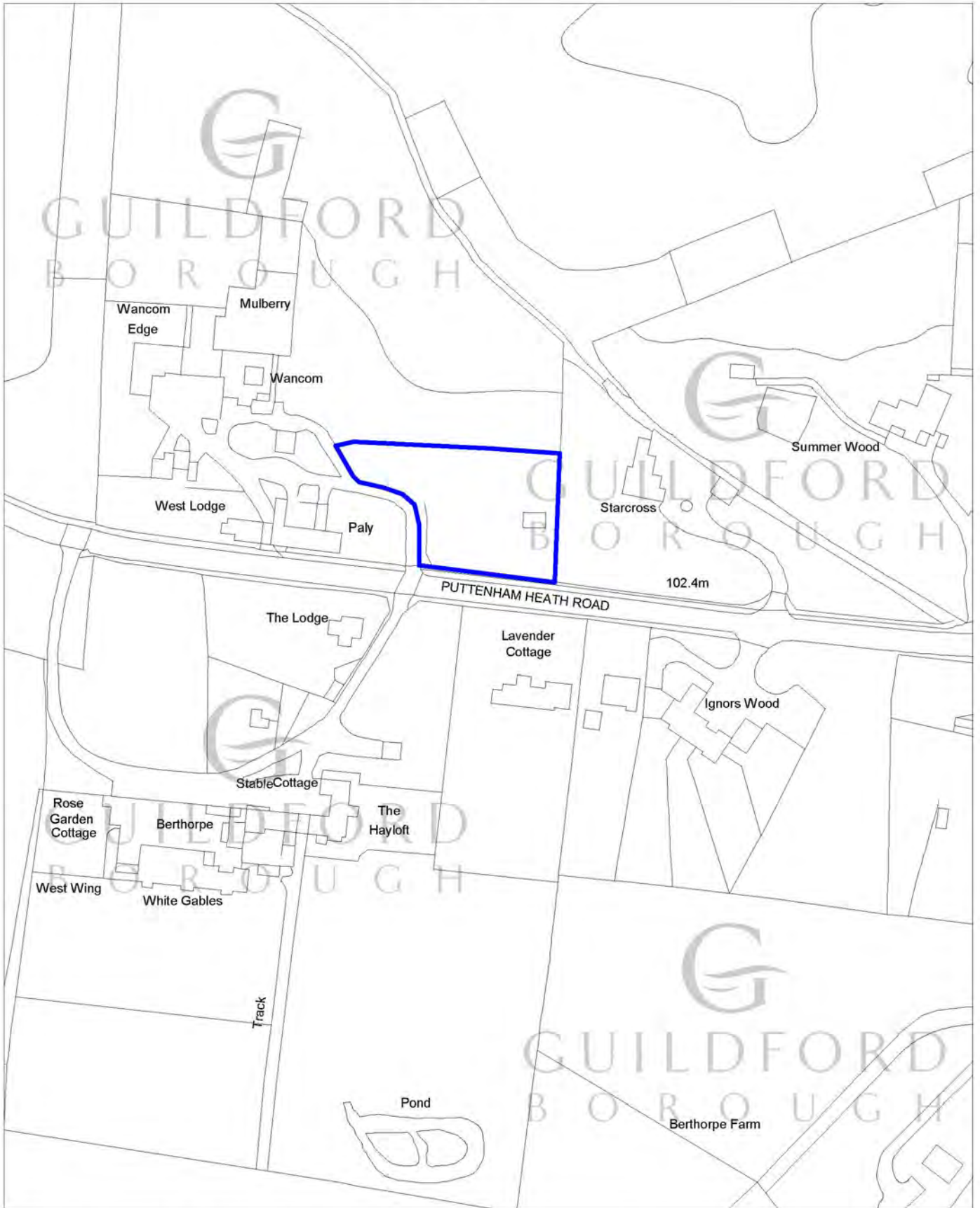
- Given the personal circumstances, this is not an appropriate site for any business use.
- This site gained temporary planning permission due to the need for Traveller pitches and the personal circumstances of the occupants. Permanent permission for one pitch has been allowed at appeal on 19th May 2017. 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 homes (net) / floor space</u>	<u>Further information</u>
Traveller pitches (sui generis)	1 (net) 2 (gross)	12 dph

Timescales

- Years 11-15.



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2014"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2014
Print Date: 15/04/2014



Not To Scale



Site reference	2106
Address	Lakeview, Lakeside Road, Ash Vale
Ward	Pilgrims
Site area	0.55 ha
Current land use	Traveller accommodation, private residential garden and business use
Timescales	Years 6-10

Suitability

Location

- 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.

Physical description of the site

- 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.

Character of the area

- 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.

Relevant planning history

- There is no relevant recent planning history.

Summary of land designations

- 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.

Physical limitations and considerations

Flood risk

- 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.

Access

- There is currently access to the site. Access would be considered further as part of a planning application.

Utilities

- Infrastructure with regards to drainage, waste water and water supply on site would likely need to be improved to accommodate additional residential accommodation.

Environmental limitations and considerations

Green Belt

- 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.

Nature

- 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.
- 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.

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 wide 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.

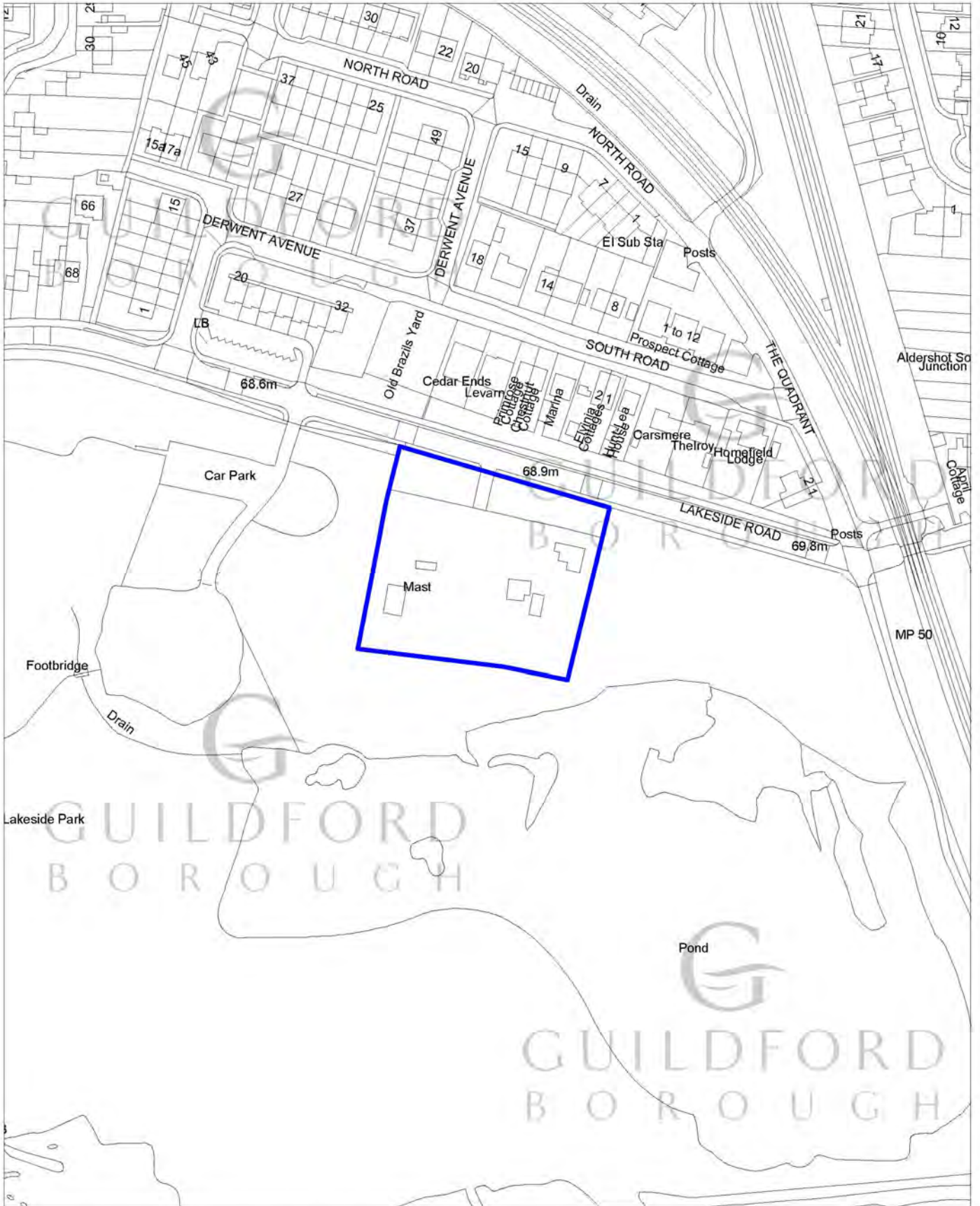
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Traveller pitches (sui generis)	3 (net) 4 (gross)	7 dph

Timescales

- Years 6-10.

2106



"This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings. Guildford Borough Council, Licence No. 100019625, 2014"

This map is for identification purposes only and should not be relied upon for accuracy

Copyright GBC 2014
Print Date: 15/04/2014



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)
Timescales	Years 11-15

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.

Utilities

- There are infrastructure needs on the site, and these would need to be addressed by a redevelopment of the site.

Environmental limitations and considerations

Nature

- 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 wide 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

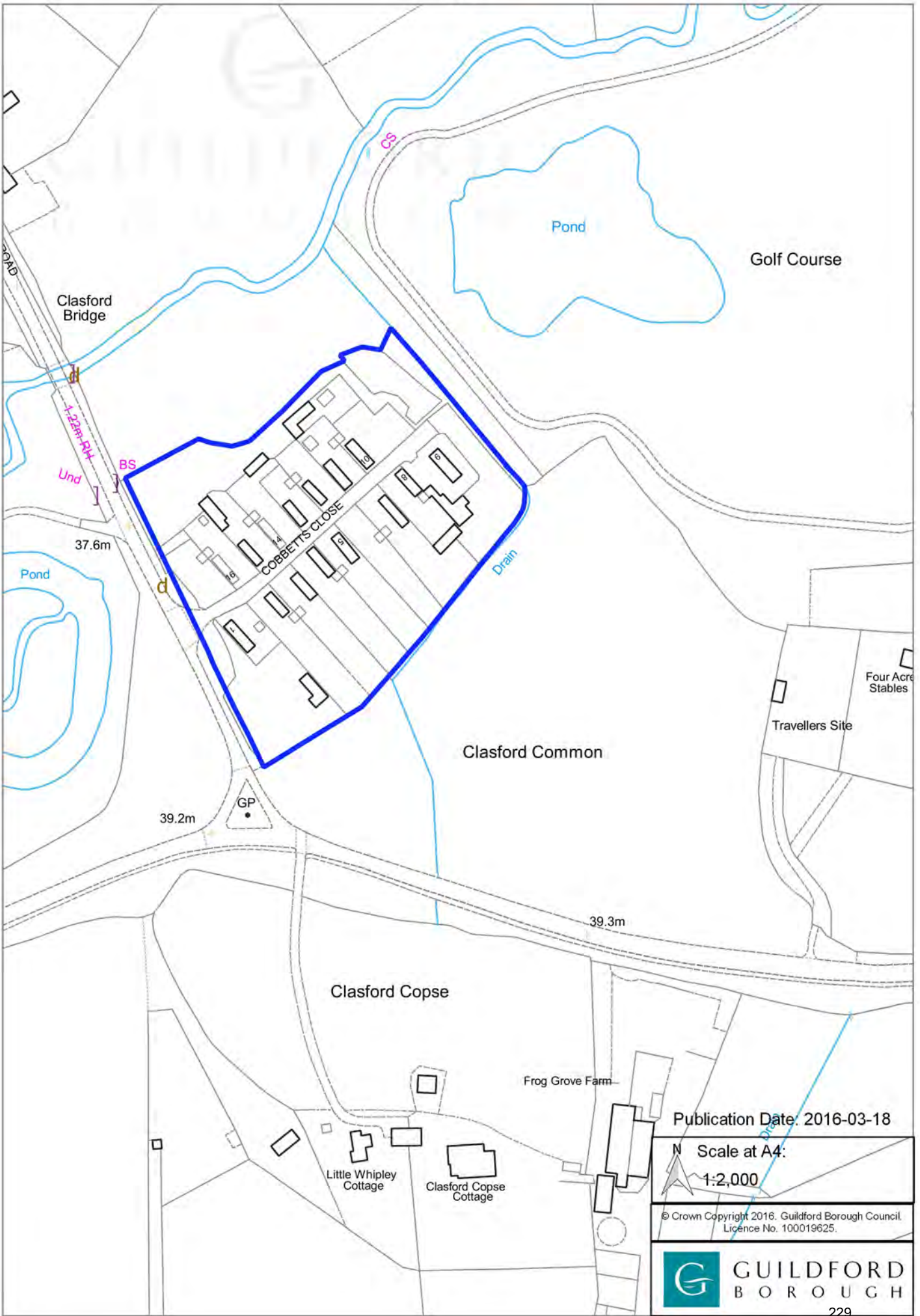
- The proposed layout is a pleasant street environment with green spaces, and a mix of pitch sizes to meet differing needs (e.g. including starter homes). It removes the straight road through the site, and provides a much-improved layout.

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Traveller pitches (sui generis)	3 (net) 20 (gross)	12.5 dph

Timescales

- Years 11-15.



Publication Date: 2016-03-18
N Scale at A4:
1:2,000
© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



Site reference	241
Address	Land at Whittles Drive, Aldershot Road, Normandy
Ward	Normandy & Pirbright
Site area	2.8 ha
Current land use	Travelling Showpeople site (sui generis)
Timescales	Years 11-15

Suitability

Location

- The site is north east of Normandy village, between the villages of Normandy and Fairlands. The closest train station is at Wanborough (Flexford village).

Physical description of the site

- The land is flat, and is accessed by the Aldershot Road.
- The site is well screened. There is a risk of flooding on part of the site.

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

- 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.

Summary of land designations

- 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

Physical limitations and considerations

Flood risk

- 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.

Access

- There is currently access to the site.

Utilities

- 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.

Environmental limitations and considerations

Nature

- 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.
- There is open space and woodland nearby. There are no known environmental concerns in this location.

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 wide 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.

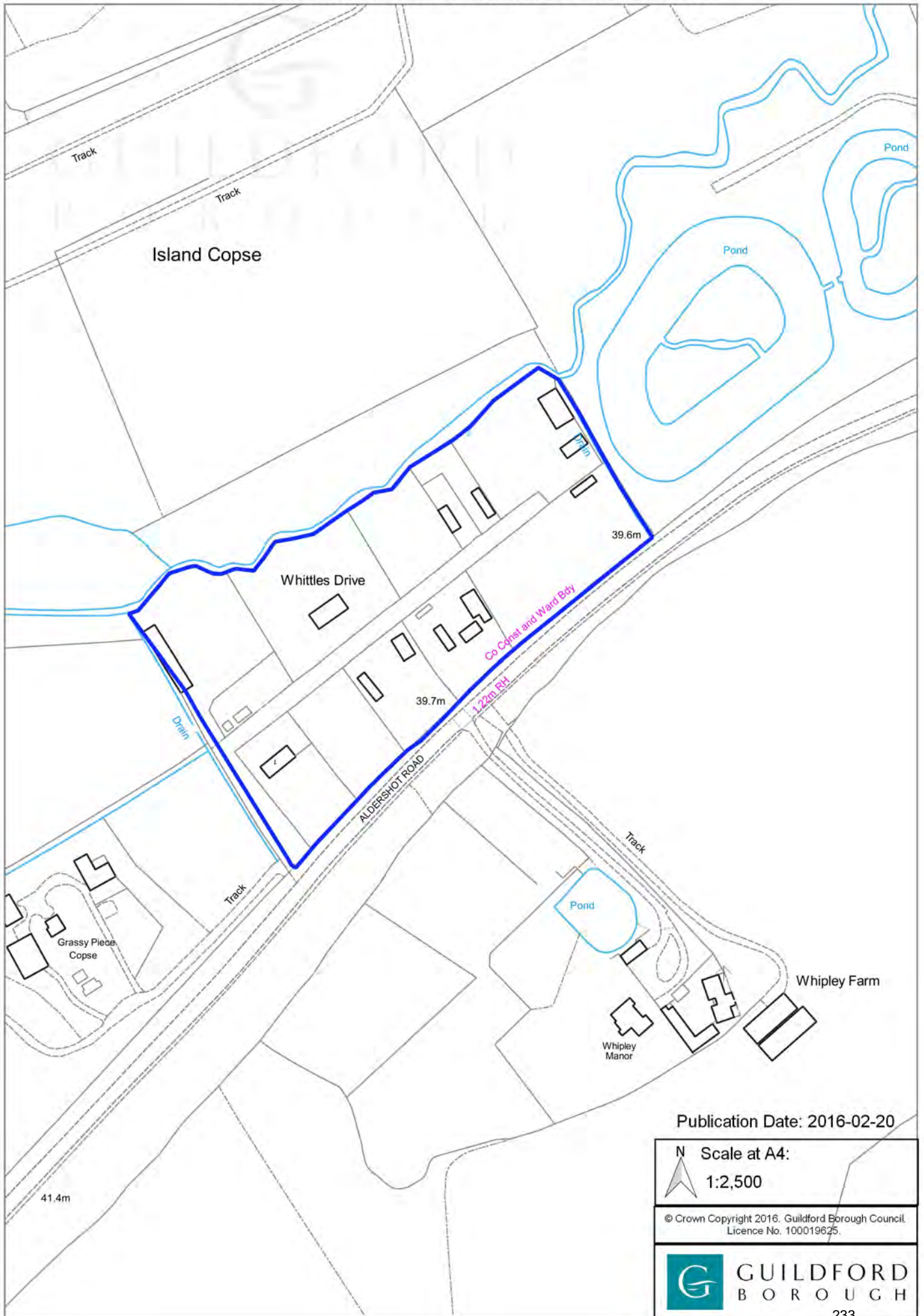
Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Traveller pitches (sui generis)	2 (net) 14 (gross)	5 dph

Timescales

- Years 11-15.

Land at Whittles Drive, Aldershot Road, Normandy



Publication Date: 2016-02-20

N Scale at A4:
1:2,500

© Crown Copyright 2016. Guildford Borough Council
Licence No. 100019625.



Site reference	2120
Address	Valley Park Equestrian, East Shalford Lane, Shalford
Ward	Shalford
Site area	0.49 ha
Current land use	Temporary Traveller accommodation (three pitches) (sui generis) and vacant land
Timescales	Years 11-15

Suitability

Location

- The site is just outside of the village settlement. The nearest residential properties (within the village settlement) are on the other side of the railway line. There is a saw mill close to the site to the north, and equestrian uses to the west. Vehicle access is via East Shalford Lane, a country lane connecting to the A281 in Shalford. The level crossing by the site access is locked to vehicle traffic and only functions as a crossing for pedestrians and cyclists.

Physical description of the site

- The site is a former railway siding, located adjacent to the railway line, in a rural setting.

Character of the area

- This is a rural area, with low density residential properties and a commercial use nearby.

Relevant planning history

- In 2012, a planning application for use of part of this land as three private gypsy pitches (retrospective) was granted temporary planning permission. The permission expires in May 2017.

Summary of land designations

- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- 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.

Physical limitations and considerations

Flood risk

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

Access

- There is current access to the site. This was assessed as part of the previous planning applications.

Environmental limitations and considerations

AONB

- In the report that was presented to the planning committee, the case officer noted:
- "It is concluded that whilst there will be some impact on the AONB, this impact is limited due to the site's location and the lack of wide and distant views to the site, with unneighbourly uses located on its

boundary. Furthermore, conditions could also be used to landscape and screen the site which would also help improve the visual appearance of the site and therefore the impact on the AONB.”.

Landscape

- In responding to the consultation on the draft Local Plan (2014), Natural England advised that a Landscape Visual Impact Assessment (LVIS) is carried out to ensure that impacts can be avoided or mitigated in liaison with the AONB Unit. The LVIA would be a separate document usually submitted as part of the planning application.

Nature

- There is open space and woodland nearby. There are no known environmental concerns in this location.
- There are no known concerns, however, any issues would be considered as part of the determination of a planning application.

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 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 number of pitches identified relates to the likely household formation in relation to the family occupying this site.

Contribution to wide 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

- This site is separated from other residential properties and it does not provide many opportunities for integration. The site does, however, provide a settled base with a rural character, which is often favoured by members of the Traveller community. The landowner runs his own business and has children that are in local schools.

Availability

- Landownership: The site is occupied by the landowner and is available for the proposed development.

Achievability

- There site is currently occupied and there is no concern regarding deliverability.

Applying constraints

- There are no known constraints that could not be overcome by an appropriate planning application.

Consideration of possible uses

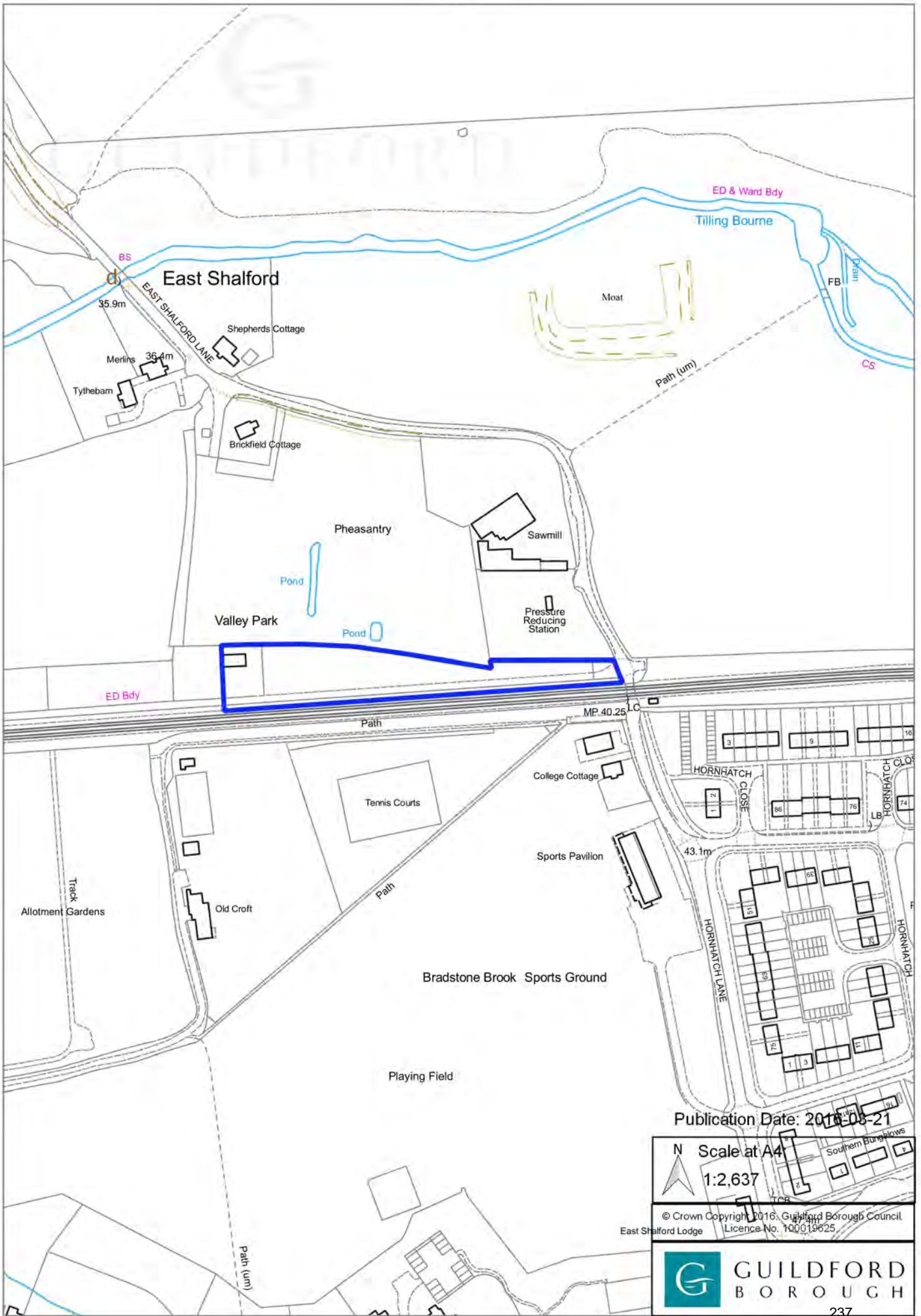
- This is not thought to be a suitable site for a live/work environment due to access via country lane. However, if the landowner proposed this use, it would be considered as part of the determination of a planning application.
- This site gained temporary planning permission due to the need for Traveller pitches. The Local Plan has 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. If permanent planning permission is achieved for Traveller accommodation on this site, 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 homes (net) / floor space</u>	<u>Further information</u>
Traveller pitches (sui generis)	3	10 dph

Timescales

- Years 6-10.



Publication Date: 2016-05-21

N Scale at A4
1:2,637

© Crown Copyright 2016, Guildford Borough Council
East Shalford Lodge Licence No. 100019625

GUILDFORD
BOROUGH

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, Ash Wharf and Pilgrims	A29	300	15	0	0	15
15	Land to the west of West Horsley	Clandon and Horsley	A37	135	7	7	0	0
240	Land near Horsley Railway station, Ockham Road North, East Horsley	Clandon and Horsley	A38	100	5	5	0	0
975	Land to the north of West Horsley	Clandon and Horsley	A39	84	4	4	0	0
2258	Garlick's Arch, Send Marsh/Burnt Common and Ripley	Send & Lovelace	A43	550	28	23	5	0
53	Land at former Wisley airfield, Ockham	Send & Lovelace	A35	2000	100	8	43	50
Total				6019	301	50	110	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.

Site 15 has planning permission (20/P/02067)

Site 2258 has planning permission (19/P/02223)

Student Accommodation

Realistic candidates for development

Student Accommodation	Site address	Ward	Anticipated delivery period (Years)			Bedspaces	Equivalent C3 (net)
			1-5	6-10	11-15		
1210	The University of Law, Braboeuf Manor, Portsmouth Rd, Guildford	Shalford	0	0	36	112	36
Total			0	0	36	112	36

Site reference	1210
Address	The University of Law, Guildford
Ward	Shalford
Site area	0.7 ha
Current land use	Private car park for University of Law
Timescales	Years 11-15

Suitability

Location

- The University of Law is located just beyond the southern edge of the Guildford urban area, approximately 1.2 km south of the town centre. The main entrance is from the Portsmouth Road. The site abuts Mount Browne Police Headquarters.

Physical description of the site

- The site is within the northwest corner of the University of Law site. The area is currently in use as a surface carpark and contains a number of mature trees within the parking area and on the boundaries of the site. The site levels fall significantly from east to west and from north to south.
- The site is within the curtilage of Braboeuf Manor, which is a Grade II Listed building. The site is also within the St. Catherines Conservation Area Belt and is within the Surrey Hills Area of Outstanding Natural Beauty.

Character of the area

- Within the University of Law site, there are a number of buildings of various ages and styles. The site is undulating, with open spaces and significant tree coverage and wooded areas, particularly around the boundaries. Within the surrounding area is agricultural land to the north, residential properties and the Police Headquarters and associated car parking.

Relevant planning history

- There is an extensive planning history on the University of Law site. However, none is directly relevant to this site.

Summary of land designations

- Surrey Hills Area of Natural Beauty (AONB)
- Area of Great Landscape Value
- Conservation Area
- Within curtilage of a Grade II listed building
- Close to, but not adjoining, ancient woodland
- Surrounded by trees.

Physical limitations and considerations

Access

- Access to the site is from the Portsmouth Road. The site access junction has a short ghost island on Portsmouth Road to prevent right-turning vehicles from blocking through traffic. It is noted that there is not any existing on-site student accommodation and therefore all students have to currently travel to the campus for study on a daily basis. The provision of on-site accommodation may reduce the number of vehicles generated by the site. An analysis of future car parking needs will have to be

undertaken as part of any planning application to determine whether it is necessary to the site to re-provide car parking that is currently on the allocation land as part of the redevelopment in order to prevent overspill car parking on the adjacent highway network where parking is currently uncontrolled.

Environmental limitations and considerations

Heritage and conservation

- The site is within the curtilage of Braboeuf Manor, which is a Grade II Listed building, and also within the St. Catherines Conservation Area.
- The significance of the site and setting of heritage assets should be considered. A topographical survey would be recommended due to varying land levels, to see how these might be used to best advantage for new buildings but also to mitigate any impact of views of development from surrounding areas and the setting of the listed building.

Landscape

- The site is within the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value.

Nature

- The development may impact on some trees, which could potentially provide habitat for bats, nesting opportunities for birds and foraging areas for badgers. A development would need to be accompanied by a Biodiversity survey.
- A detailed tree survey and landscape assessment including views into and out of the site should accompany a planning application. Mature trees of quality should be retained on site, with consideration given to new planting to soften or mitigate impact of 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 accommodation requires the provision of Suitable Alternative Natural Greenspace (SANG) but at a reduced rate. 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 student accommodation on this site that addresses the planning constraints raised would be appropriate to the use of the site by the University of Law and address the accommodation preferences of some of the students attending the University.

Contribution to wide priorities

- The provision of student accommodation will help towards meeting the different housing needs in the Local Plan by supporting in part the needs of the student population. It may be occupied at least in part by students who would otherwise occupy general market housing and the net effect of this is to release housing to the general market.

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

- The site is a large plot surrounded by trees without any immediate neighbouring properties. There is no known reason why a well-designed scheme should have an unacceptable impact on neighbouring properties, subject to addressing planning considerations such as impact on AONB, AGLV, Conservation Area, setting of the Listed Building and potential wildlife issues.

Availability

- Landownership: The University has postponed plans to develop the site pending internal asset review.

Achievability

- This land could deliver student accommodation over the plan period.

Applying constraints

- Constraints have been identified in relation to the AONB, AGLV, Conservation Area, setting of the Listed Building and potential wildlife issues.

Consideration of possible uses

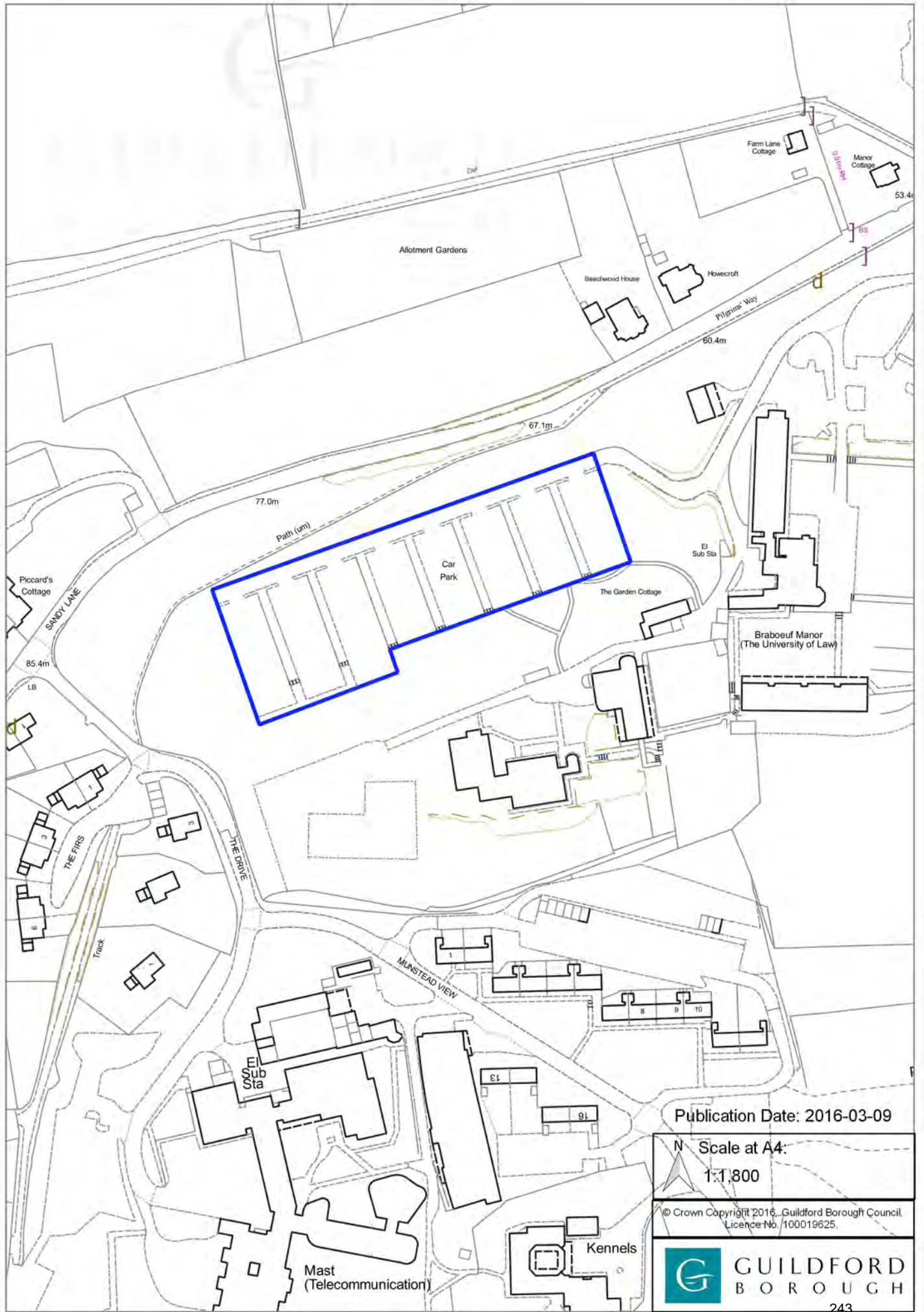
- This site is most suitable and likely to be delivered for student accommodation (likely to be halls of residence).

Uses

<u>Use</u>	<u>Number of homes (net) / floor space</u>	<u>Further information</u>
Student accommodation (sui generis)	112 bedspaces	36 (C3 conversion)

Timescales

- Years 11-15.



Publication Date: 2016-03-09

N Scale at A4:
1:1,800

© Crown Copyright 2016, Guildford Borough Council
Licence No. 100019625.



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	Send & 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)

Employment Uses

Realistic candidates for development

Employment uses		
Site ID	Site Address	Ward
8	77 to 83 Walnut Tree Close, Guildford	Stoke
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	Send & Lovelace
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon

These sites are shown in other sections: Guildford Town Centre, Guildford Urban Area, Ash and Tongham and Villages.

Retail Uses

Realistic candidates for development

Retail (convenience and comparison), food and drink and leisure		
Site ID	Site Address	Ward
46	Gosden Hill Farm, Merrow Lane, Guildford	Burpham, Clandon and Horsley
205	North Street redevelopment, Guildford	Stoke
2229	Guildford cinema, Bedford Road, Guildford	Stoke
53	Land at former Wisley airfield, Ockham	Send & Lovelace
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon
1419	Debenhams, Millbrook	Castle

These sites are shown in other sections: Guildford Town Centre, New Settlement and Villages

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	Send & 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.

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	Westborough	Hospital related development
2229	Guildford Cinema, Bedford Road, Guildford	Stoke	Cinema
205	North Street redevelopment, Guildford	Stoke	Food and drink uses, including drinking establishments

The sites are shown in other sections: Guildford urban area and Guildford Town Centre