

Guildford: Looking Forward planning our borough together



Help us plan the future of Guildford by letting us know what you think - you could win £50 of Marks and Spencer vouchers

Planning for the future of your borough

The Government is encouraging local authorities to ensure that future development is sustainable. This means high and stable levels of economic growth, social progress for everyone, effective protection of the environment and the careful use of natural resources.

Guildford is currently reviewing its existing Local Plan, which is to be replaced with a new Local Development Framework for the borough. This is your chance to have your say about what Guildford should be like over the next 10 years.

The Guildford Community Plan (produced in May 2003 following extensive public consultation) highlighted your priorities for the borough now and in the future. The Local Development Framework (LDF) will provide a planning framework and policies to guide future development up to 2016, so we would now like to know what you think the specific issues are for the future use of buildings and land in Guildford borough.

Help us to plan for the future of Guildford by letting us know what you think of the options outlined in this leaflet and letting us have your suggestions for others. You may feel that a mix of the options suggested here will work best to address the issues facing the borough over the next ten years or perhaps you strongly agree or disagree with just one or two.

Please take a few minutes to have your say by completing the following questionnaire. You can also make your comments by completing an online questionnaire at www.guildford.gov.uk or by sending an email to planningpolicy@guildford.gov.uk.



Don't forget to give your name and address and contact details for further information and your chance to win £50 in Marks and Spencer vouchers.

The aim (Spatial Vision)

A borough that protects and enhances its high quality environment, whilst meeting the community's housing, economic, transport, recreational and social needs in the most sustainable way possible



Objectives

- To meet the housing needs of the area identified in the Surrey Structure Plan and when adopted the South East Plan
- To provide affordable housing for those unable to afford market housing
- To provide for business and employment development needs, particularly for existing local businesses
- To protect and enhance Guildford's town centre role as a regional shopping centre and as a focal point for commercial, arts, cultural and entertainment facilities
- To protect the countryside from inappropriate development and maintain its open rural character
- To reduce the need to travel by car to lower congestion and improve public transport accessibility
- To improve environmental quality and protect and enhance the distinctive character of the borough
- To meet the challenge of making the best use of urban land while protecting the character of the existing environment
- To ensure sufficient provision of social, cultural and recreational facilities.

Guildford's Vision -

A borough that shows pride in its local heritage whilst seeking opportunity and choice for future generations.

Housing



New Housing Development

Context

Guildford is the second largest borough in Surrey, and it has the highest population in the county. The Government requires us to build 4,750 new houses within the borough between 2001 and 2016. The council is confident that the urban areas of Guildford town, Ash and Tongham and the existing villages can potentially accommodate the new growth.

At the same time as the borough council is preparing its Local Development Framework, new Regional Planning Guidance is being prepared to plan up to 2016. This will be likely to increase the number of new homes to be provided in the Borough. However, at this stage we do not know how many. The Government requires local authorities to build at densities of between 30 and 50 homes per hectare and higher at sites with good public transport accessibility.

Issue

Where is the best location for new housing? If we were required to accommodate additional housing, above 4,750, where should it be? The overwhelming response to a previous consultation in summer 2002 was that there was no public support for an extension into the Green Belt to provide new homes. Is this still the case?

Options

1. Urban Intensification - delivering significantly higher densities above the level expected by government.
2. Urban Extension - releasing an area of countryside on the edge of Guildford, Ash or Tongham for a housing site.
3. New village settlements - releasing an area of countryside for a new village.
4. New development on the edge of an existing village.
- 5a. Use of employment land for housing - redeveloping or converting some of our existing commercial/employment sites for housing, or
- 5b. for a mixture of housing and employment land.
6. Continuation of current Local Plan policy of providing new housing within existing built-up areas.

What do you think of these options? None of the above options by themselves would be likely to deliver the Council's housing requirement. It is likely to be a combination of approaches. Can you think of any others?

Your comments:

Affordable Housing

Context

A priority of the Community Plan, our Housing Needs Survey 2003 showed that we need to build 1,234 affordable homes per year to meet the needs of the existing population. We currently supply an average of 512 affordable homes per year through re-lets and new housing.

Issues

- How can we provide more affordable housing?
- Should we allow development in the countryside/Green Belt for affordable housing?
- Should we increase the amount of affordable housing developers are asked to provide where the economics of development will allow?

Affordable Housing (continued...)

Options

1. At present only housing developments of 15 homes or more or sites of 0.5 hectares or more are required to provide an element of affordable housing. One option is to lower these thresholds.
2. At present at least 30% of affordable housing is sought from all sites that trigger the threshold. An option would be to increase the percentage of affordable housing on housing development sites.
3. A further option would be to introduce a tariff based system, something the Government is currently considering, so that all new housing developments will be expected to contribute an agreed amount towards new affordable housing provision and other requirements of the development.
4. Allocate more housing for key workers (e.g. nurses, teachers, police officers).
5. Require developers of employment sites to contribute towards providing affordable housing.
- 5a. Permit affordable housing on sites normally restricted by planning policy, such as employment land,
5b. the countryside,
5c. or Green Belt land.
6. Continuation of current Local Plan policy of providing at least 30% affordable housing in residential schemes of 15 homes or more or sites of 0.5 ha area or more (10 homes or 0.4 ha for rural settlements).

What do you think of these options? Can you think of any others?

Your comments:

Other housing issues

Context

Guildford Borough Council has a duty to consider the needs of Gypsies and the travelling community. There are two existing authorised Gypsy sites within the Borough.

Issues

1. How and where should accommodation for Gypsies and the travelling community be provided?

What do you think of these options? Can you think of any others? Can you think of any other housing issues we should be addressing?



Options

1. Provide small Council owned permanent and/or transit sites in greenfield locations for Gypsies and the travelling community.
2. Support Gypsies and the travelling community in obtaining planning permission for their own sites in appropriate locations.

Your comments:

Economy



Context

Guildford is economically prosperous with over 5,000 businesses in the borough which pump approximately £2 billion into the economy every year. Tourism brings over £200m into the local economy. The bulk of it is business tourism. The current unemployment rate is 1% and there are over 61,000 economically active residents of whom over 35,000 work within the borough. The service sector is the main employer, with a growing technology sector. There are 753,000 square metres of employment floorspace in the borough with planning permission for a further 110,000 square metres, plus employment land allocated at Slyfield. Even though the local economy is buoyant there are currently vacant offices in the borough.

Issues

- Is the amount and type of offices, factories and warehousing adequate?
- Should we aim to balance the number of jobs to workers available in the borough?
- Guildford has the potential to be a quality tourist destination. Do we want to encourage this?
- There is a lack of hotel accommodation in the borough.
- Are we losing our agricultural industry?

Options

1. Release some employment land for housing. If so, how much?
2. Aim to match the number of jobs to workers available, by increasing the number of commercial sites and reducing commuting out of the borough.
3. Develop Guildford as a quality tourist destination.
4. Encourage more hotel development.
5. Assist farmers, horticulturalists and rural workers to diversify their businesses.
6. Continuation of current Local Plan policy of safeguarding existing employment sites and using more intensively.

What do you think of these options? Can you think of any others?

Your comments:

Shopping

Guildford Town Centre



Context

Guildford town has the largest shopping centre in Surrey and is ranked in the top ten in the South East of England. Planning permission has now been granted for the extension of the Friary shopping centre for a mix of 60 new shops, cafes, 170 apartments, a new bus station and community facility and an open public space.

Issues

- Should we provide more shopping facilities given the soon to be built Friary Centre? If so, what type is needed?
- What type of buildings and mix of uses would you like to see in the town centre?
- Where should new development in the town centre be focused?

Options

1. Discourage further shopping facilities in the town centre.
2. Encourage a variety of uses, such as leisure, housing or entertainment, as well as retail in the town centre.

What do you think of these options? Can you think of any others?

Your comments:

Shopping (continued...)

Local Shops

Context

Guildford has a network of local shops. However, local shops are increasingly under pressure to change to other uses such as financial services, hot food outlets or housing.

Issues

- How important are local shops in villages and the countryside? Should they be retained?
- How can we keep these?
- How can we encourage a diversity of different local shops?

Options

1. Retain local shops.
2. Accept market forces and the loss of local shops.
3. Retain a certain number of local shops in each area and let others go?

What do you think of these options? Can you think of any others?

Your comments:

Public Services/Facilities



Context

Guildford Borough has a growing population of 129,700 people who all have health, educational, cultural, community and leisure needs. Guildford has three hospitals, 25 doctors surgeries, 65 schools, and recreational facilities including sports centres, playing fields, open spaces, theatres, day centres, museums, libraries and community centres.

Through the grant of planning permission the borough council negotiates new facilities where they are required because of that development. These could include some of the services/facilities listed above.

Issues

- What additional services/facilities are needed?
- Where should they be located?
- How can we ensure that these are delivered?
- Should we protect open spaces, recreational facilities, sports centres, playing fields, theatres, day centres, museums, libraries and/or community centres?

Options

- 1a. Allow for additional services and facilities in the urban area.
- 1b. Allow for additional services and facilities in villages.
2. Deliver additional services/facilities through the council and/or relevant organisations where resources permit.
3. Protect existing open space, recreational facilities, sports centres, playing fields, theatres, day centres, museums, libraries and/or community centres?

What do you think of these options? Can you think of any others?

Your comments:

Transport



Context

Transport is a key issue facing the borough. Surrey has the highest car ownership and the most congested roads in the country outside London and congestion is estimated to cost Surrey businesses over £600 million per year. In Guildford over 62% of journeys to work are by car. Roughly 22,600 workers commute into Guildford and 26,500 commute out, with 12,400 people both living and working in Guildford.

Issues

- What more can be done to encourage people to use other means of transport than the car?
- What are the implications of reduced car use/parking?
- Would more park and ride sites help?
- Would more cycle lanes and safer walking initiatives help?
- Are road improvements appropriate in Guildford and if so, where?

Options

- 1a. Provide more park and ride sites.
- 1b. Provide more cycle lanes and safer walking initiatives.
2. Encourage patterns of development that minimise the need for car use.
3. Use congestion charging and/or more controls on long term car parking to reduce car travel to Guildford borough.

What do you think of these options? Can you think of any others?

Your comments:

Environment



Context

Guildford is an attractive place to both live and work in. Over 70% of the borough is within the Green Belt, with large areas within the Surrey Hills Area of Outstanding Natural Beauty. There are 38 Conservation Areas and 1,200 listed buildings in the borough. We need to ensure that new development and progress respects our environment. Guildford has adopted a Climate Change Strategy to promote environmental initiatives to help tackle the impact that we have on our environment. Surrey County Council is assessing sites which would be suitable for waste.

Issues

- Which part of the environment do we need to protect (e.g. Green Belt, Area of Outstanding Natural Beauty, Sites of Special Scientific Interest, Conservation Areas etc.)?
- Should we encourage greater energy efficiency in new developments to help tackle climate change?
- How can the council promote sustainable construction and renewable energy?

Options

1. Protect ecological, historical and aesthetically important areas.
2. Encourage greater energy efficiency in new developments.
3. Promote sustainable development and construction (e.g. by using local materials, recycling old materials, using sustainable urban drainage systems, encouraging renewable energy schemes in new development, water efficiency measures).

Your comments:

About you

For your chance to win £50 in Marks and Spencer vouchers, add your contact details in this section and send the completed survey to Guildford Borough Council by 30 April



How do you want to be involved?

We want to know who would like to be involved in deciding how the local community is planned.

Please use this form if you would like to be entered into our prize draw and receive further information.

Contact Details

Name: _____

Address: _____ Postcode: _____

Company/Organisation and Job Title (if applicable): _____

Telephone: _____ Email address: _____

How would you prefer to be contacted? Letter Email

Do you have a particular area of interest?

- | | | | |
|---------------------------|--------------------------|--------------------------|--------------------------|
| Housing | <input type="checkbox"/> | Transport | <input type="checkbox"/> |
| Economy | <input type="checkbox"/> | Environment | <input type="checkbox"/> |
| Shopping | <input type="checkbox"/> | Sustainability Appraisal | <input type="checkbox"/> |
| Essential Public Services | <input type="checkbox"/> | All of the above | <input type="checkbox"/> |

How would you like to be kept informed?

About the Local Development Framework - Letter Email Newsletter Council's website Text message Local Meetings Workshops Other

On major planning applications - Letter Notice in the Surrey Advertiser Council's website Site Notice Local meetings Other

The next questions are optional. However, your answers will help us ensure that we have reached all members of the community.

Are you...? male female

Age group? Under 18 18-29 30-39 40-49 50-59 60-74 75+

Or how old are you? _____

Do you own your own home? Yes No

Are you a: resident worker in the borough visitor ?

To which of these ethnic groups do you consider you belong?

White Mixed Asian Black Chinese Traveller/Gypsy Other

Want to find out more?

Why not come along to one of our public meetings where you can talk to officers, look at displays and make your contribution to the Local Development Framework? Meetings include:

Housing workshop

for Merrow & Burpham

Weds 6 April (7pm)

Bushy Hill Junior School
Sheeplands Avenue, Merrow

Have your say

share your ideas for the future of Guildford

Tues 12 April (7pm)

Council offices

Have your say

share your ideas for the future of Guildford

Thurs 14 April (7pm)

Ash Youth Centre
Ash Hill Road, Ash

Housing workshop

where should new housing go?

Weds 20 April (7pm)

Council Offices

Details of other meetings, workshops and displays will be posted on www.guildford.gov.uk To register your interest in one of the meetings listed above email: planningpolicy@guildford.gov.uk or call **01483 444661**.

Further Information - Please contact the Planning Policy Team on tel: **01483 444661** or e-mail planningpolicy@guildford.gov.uk

Details can also be found on the council's website

www.guildford.gov.uk under Environmental Planning.

Copies of this document can be made available in different formats including different languages, Braille, large print and Audio.

Data Protection Notice. Personal information given on this form will be used by Guildford Borough Council to monitor responses. It will not be used for any other purpose.

Thank you for taking the time to fill in this form and giving the Council your views.

The South East of England Regional Assembly (SEERA) is currently producing the South East Plan for the whole of the Region. This will set targets such as housing provision numbers to 2026. Consultation on the draft South East Plan will be taking place in April 2005. For further information see

www.southeast-ra.gov.uk or telephone **01483 555200**.