

Guildford Development Framework Core Strategy Preferred Options

with Sustainability Appraisal Consultation Questionnaire

If you require any assistance in completing this questionnaire please do not hesitate to contact the Planning Policy Team:

Tel: 01483 444 661 or e-Mail: planningpolicy@guildford.gov.uk

It is also possible to complete this online at www.guildford.gov.uk

Please return by 5pm on 31st July 2006 to;

Environmental Policy and Design Services, Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey GU2 4BB

Please rate the extent to which you agree with the following Preferred Options.

THE OVERALL SPATIAL APPROACH

Q1. The preferred options for the Location and Pace of Development are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
To focus development on previously developed land in the urban areas.					
Development generating significant numbers of trips will only be allowed in locations highly accessible by public transport.					
Development should be appropriate to the scale and character of the area.					

HOUSING

dwelling.

Q2. The preferred options for Housing are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Meet the Boroughs housing requirement by providing new housing within the urban areas of Guildford, Ash and Tongham and identified village settlement areas.					
Encourage high standards of design in new developments.					
Ensure that new and replacement dwellings are of the appropriate mix, size, type and density.					
Increase the number of affordable dwellings provided in new developments and lowering the threshold that triggers affordable housing provision.					
Allow for small-scale exception sites for affordable housing in rural areas.					
Identify new Gypsy and Traveller sites if a need is shown through the Gypsy and Traveller Accommodation Assessment and set out criteria in a Core Strategy policy.					
Minimise the impact on the Green Belt by ensuring replacement dwellings are not materially larger than the size of the original house and only permit extensions that are in proportion with the existing					

ECONOMY

Q3. The preferred options for the Economy are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Retain and make best use of existing, suitably located employment land and buildings.					
Allow the loss of up to 20% of poorly located employment land and buildings to other uses.					
Assist the diversification of Guildford's rural economy.					

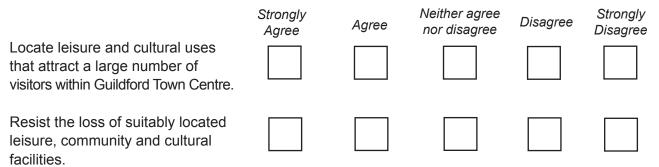
SHOPPING

Q4. The preferred options for Shopping are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Locate new retail development following a hierarchy where Guildford Town Centre is considered first then district centres, then small identified local shopping centres.					
In local shopping centres, only allow small scale retail development.					
Focus major new development over 2,500 sq m comprising retail, leisure, cultural, residential, services and commercial in Guildford Town Centre.					

PUBLIC SERVICES AND FACILITIES

Q5. The preferred options for Public Services/Facilities are:



MOVEMENT

Q6. The preferred options for Movement are:

Locate major forms of traffic generating development in locations well served, or capable of being well served, by public transport.	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Minimise the increase in car borne trips in the borough.					
Improve public transport, in particular serving the Town Centre and major employment areas.					
Provide safe cycle and walking routes.					
Provide maximum parking standards for new developments across the borough and reduce the levels in the Town Centre.					
Provide additional Park & Ride sites.					
Negotiate contributions to future transport improvements from new developments which generate extra trips.					

ENVIRONMENT

Q7. The preferred options for the Environment are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Leave the Green Belt boundary as shown in the current Local Plan (2003).					
Conserve and enhance the Surrey Hills Area of Outstanding Natural Beauty.					
Protect the best of our natural environment from inappropriate development.					

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Protection and enhancement of our historic environment.					
Protect existing open space and provide new open space as part of residential and commercial development.					
Avoid development within the flood plain, unless there are no other viable alternatives and appropriate flood mitigation is provided.					
Deliver the most energy efficient and sustainable developments achievable.					

PLANNING BENEFITS

Q8. The preferred options for securing Planning Benefits are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Require developer contributions where a development generates a clear planning need for infrastructure to make it acceptable in planning terms.					
Refuse planning permission if the developer does not provide the necessary infrastructure.					
Consider the cumulative effects of development and its infrastructure requirements.					

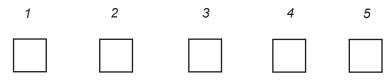
SITE ASSEMBLY AND LAND ACQUSITION

Q9. The preferred options for Site Assembly and Land Acquisition are:

	Strongly Agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
Use compulsory purchase powers, where necessary, to ensure the best use is made of key sites, for the wider public benefit.					
Developments which deliberately fall below thresholds for infrastructure and other contributions will not be permitted.					

GENERAL COMMENTS

Q10. How satisfied are you with the Preferred Options document overall? (1 being very satisfied and 5 being very dissatisfied)



Q11. How do you feel the document performs against the following criteria? (1 being very satisfied and 5 being very dissatisfied)

	1	2	3	4	5
Clarity of information					
Layout and structure					
Level of information					
Presentation					
Usefulness of information					

SUSTAINABILITY APPRAISAL

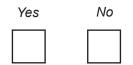
Q12. Do you agree with the findings of the Sustainability Appraisal of the Core Strategy Preferred Options and the way in which it has influenced the documents preparation?

Yes	N

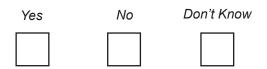
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- Q13. Do you have any comments on the Sustainability Appraisal? (Please on a separate sheet if required).

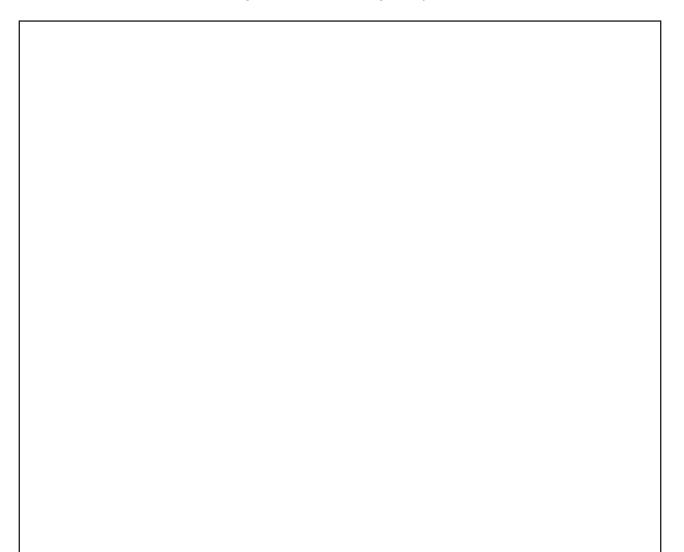
Q14. Would you like to be added to our consultation database to be notified of future developments in the Core Strategy and other relevant Guildford Development Framework documents?



Q15. Have you found that using a questionnaire has aided you in commenting on the Preferred Options?



Q16. Do you have any additional comments on any part of the document? (Please indicate which section of the document your comments refer to and continue on a separate sheet if required).



Q17. Please provide your name and company organisation name (if applicable).

Name	

Q18. Please provide a contact address

Address			

Q19. Please provide an email address

Q20. Please provide a contact telephone number

Telephone	
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I agree that my details can only be held by the Planning Policy Team, and I understand that they will only be used in relation to Town Planning matters.

Yes	No		

Thank you for completing this questionnaire

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.

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