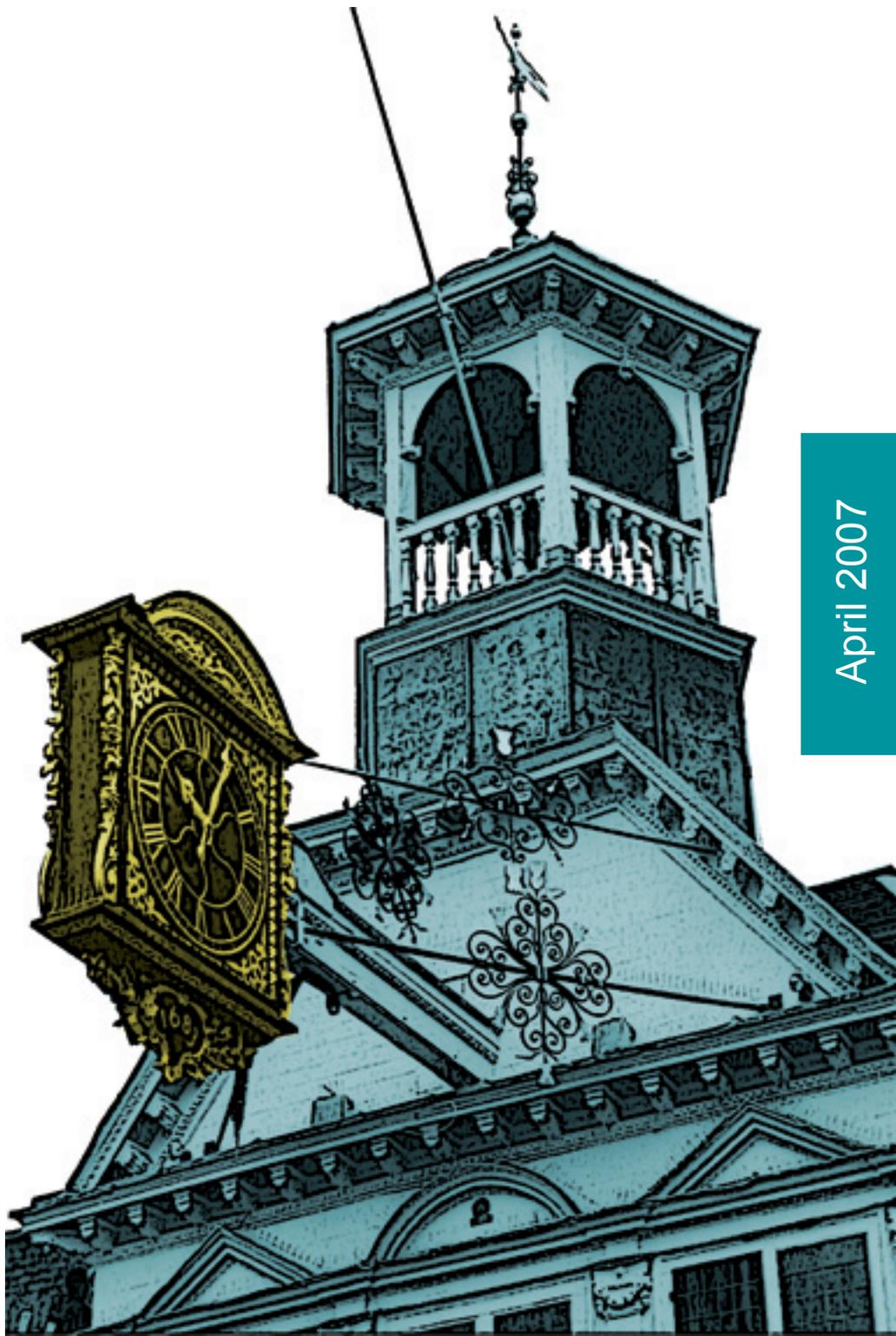


# Guildford Infrastructure Requirements Study

---

## Research Report



April 2007



GUILDFORD  
BOROUGH

## CONTENTS

---

1.0	Introduction	3
2.0	Methodology	3
3.0	Summary of Responses	4
4.0	Water and Energy	4
5.0	Health	5
6.0	Education	6
7.0	Youth	6
8.0	Surrey Fire and Rescue	7
9.0	Surrey Police	7
10.0	Network Rail	8
11.0	Roads	9
12.0	Infrastructure Requirements Identified During the Development of the South East Plan	9
13.0	Research Difficulties Encountered	11
14.0	Risks and Uncertainties	11
15.0	Summary	11
16.0	Further Work	11
17.0	Conclusion	12
	Annex A - Service Provider Strategies	12

## **1.0 Introduction**

---

- 1.1 This study has been undertaken to develop a common understanding of the need for new infrastructure and services in Guildford Borough and to provide background information for the Guildford Development Framework (GDF).
- 1.2 The Core Strategy Development Plan Document (DPD) should draw on any strategies of other organisations that have implications for the development and use of land. Where appropriate, the Core Strategy should provide an integrated approach to the implementation of these aspects of other strategies in the policy period to 2018.
- 1.3 This research aims to identify what additional infrastructure is needed to support the level of new development identified in the GDF.
- 1.4 Initial work was undertaken early in 2005, with follow up work throughout 2005 and 2006. This is the second edition of this research paper, following an original version published in March 2006.

## **2.0 Methodology**

---

- 2.1 At the initial stage, ten service providers were asked to provide information regarding their current and future land use requirements (including details of any of their strategies which address this issue). Questionnaires were sent out to the following service providers.
  - Surrey County Council – Library
  - Surrey County Council – Adult and Community Learning
  - South West Area Management Team, Adults and Community Care
  - Surrey County Council – Education
  - Surrey County Council – Youth Development Service
  - Surrey Fire and Rescue Service
  - The National Health Service
  - Safer Guildford Partnership
- 2.2 As many of the service providers are members of the Local Strategic Partnership (LSP), it was considered that the involvement of the LSP from this point onwards would greatly aid the research. A paper was presented to a meeting of the LSP Members on the 7th September 2005, outlining the research being undertaken and requesting assistance in gaining information from service providers.
- 2.3 Following the initial research, and as more information was collected regarding suitable contacts, letters were sent out to more service providers along with follow up letters and emails to those who had not yet responded. The letters promoted the opportunity for service providers to be involved in this research and suggested a meeting would be beneficial to all concerned. Meetings have taken place with a number of organisations.
- 2.4 This research is ongoing and will continue following the publication of this second edition. It is intended that more information will be collected from service providers who have not yet responded, and that information provided from those who have responded will be regularly updated as land use requirements change.

### **3.0 Summary of Responses**

---

- 3.1 Responses are grouped by service area. Further information is provided in the tables in Annex A.

### **4.0 Water and Energy**

---

#### 4.1 Information

---

- 4.2 Thames Water is the statutory sewerage undertaker for the whole Borough and the statutory water undertaker for the southern part of the Borough.

- 4.3 EDF (Electricity de France) provide approximately half the Borough's electricity and control all of the electricity infrastructure. Companies do not reveal their market share. Most electricity companies now supply gas, however, Transco maintains the gas infrastructure.

#### 4.4 Summary of Responses

---

- 4.5 A meeting took place in July 2006 with Thames Water to commence discussions surrounding the development sites outlined in the Town Centre Area Action Plan and the Guildford Housing Potential Study (May 2006). Thames Water did not present any significant concerns about the number of housing units proposed in the Borough (316 per year – Surrey Structure Plan 2004), however, they did state that their main concern relates to the actual phasing of development as it can take a significant period of time for the required infrastructure to be put in place. Thames Water suggested an impact study might be needed to see if there is capacity for the potential development identified in the Town Centre Area Action Plan and the Housing Potential Study.

- 4.6 Thames Water responded to the Core Strategy and the Town Centre Area Action Plan (TCAAP) Preferred Options consultations. Thames Water stated that housing development on a few large sites is preferable to small sites, as larger scale development may trigger an upgrade of infrastructure. Thames Water requires a three to five year lead in time for provision of extra capacity. If a complete new water or sewerage treatment works is required, the lead in time can be between five to ten years. Thames Water clearly stated the need for the Core Strategy to include policies that address infrastructure requirements and capacity.

- 4.7 Three Valleys Water responded to the Sustainable Development and Construction SPD consultation. Three Valleys Water stated that because it has a statutory duty to supply domestic housing on request, it has made allowances in its plans for growth in accordance with the levels outlined in the regional spatial strategy (draft South East Plan).

#### 4.8 Further Work

---

- 4.9 Further detailed discussion with Thames Water regarding individual development sites and the possibility of an impact study will be pursued and fed back into this research report, the Core Strategy and the Site Allocations Development Plan Document.

## 5.0 Health

---

### 5.1 Information

---

5.2 The NHS operates through many organisations including the Royal Surrey County Hospital Trust, the Primary Health Care Trusts, the Ambulance Trusts, the Mental Health Trusts and the Strategic Health Authorities.

5.3 South West Area Management Team, Adults and Community Care provide care and support for adults in Surrey across a broad range of services.

### 5.4 Summary of Responses

---

5.5 The Royal Surrey County Hospital Trust emphasised that the situation is not as simple as an increase in population requiring extra facilities at the hospital. As services at the Royal Surrey County Hospital are reportedly under threat, this is very unlikely. The projected population increase will be across a range of specialities (e.g. if the housing attracts young people the increase will impact upon obstetrics and paediatrics, however, if the housing attracts elderly people, the impact will be upon geriatric and orthopaedic services).

5.6 The Guildford and Waverley Primary Health Care Trust stated that all GP surgeries are currently working at capacity, therefore, any increase in housing numbers would put considerable pressure on the current system. An additional GP would be required for approximately 3000 additional people plus associated secondary care (which can be negotiated for through Section 106 planning obligations).

5.7 Despite working at capacity, the Guildford & Waverley Primary Care Trust does not consider there to be a shortage of GPs in the Borough or a need to recruit any more. The ratio of GPs per 1000 population in Guildford Borough is 0.45, and the ratio in England is 0.64.

5.8 In specific reference to the Slyfield Area Action Plan, the Guildford and Waverley Primary Health Care Trust stated that a medical facility would be needed at the site if 1000-1500 housing units were developed (the facility would need to be approximately 350-400 square metres in size).

5.9 The key needs with a spatial implication of the Adults and Community Care Team are developing extra care housing, proving housing for older people and adults with physical and learning disabilities, developing key worker housing provisions for care staff and developing a more local community based service for people with learning disabilities.

5.10 Attempts are being made to meet these requirements through initiatives such as performance review targets to reduce expenditure and increase productivity by 10%, developments to be funded from existing capital expenditure, strategies which endeavour to meet the identified need of the local community within the present political and economic parameters and changes in funding arrangements of NHS provision.

## **6.0 Education**

---

### 6.1 Information

---

6.2 Surrey County Council is responsible for education provision in the County.

### 6.3 Summary of Responses

---

6.4 The guiding strategy document for education in Surrey is the Surrey School Organisation Plan (2004), which is valid until 2009. This strategy incorporates population forecasts made by the Office of National Statistics, and 'in house' housing forecasts. The Education department at Surrey County Council reported that due to falling rolls in Guildford and elsewhere, most anticipated needs are likely to be met by the re-use of existing education land for the foreseeable future.

6.5 Guildford Library stated its desire to relocate to larger and better premises, preferably in partnership with other cultural sector providers and in the lower part of the town centre. The sale of the current premises would fund part of the new premises.

6.6 Post 16 learning is funded by the Learning and Skills Council (LSC). Over the past year, the LSC has been carrying out a Strategic Area Review. One of the key issues identified in the review is that when young people drop out of learning in Surrey, they do not tend to return. Young people are not adequately prepared for the world of work and the vocational provision lacks critical mass. One of the key objectives identified in the review, to work towards improving this situation, is to create conditions for the introduction and co-ordination of a substantial increase in local vocational provision. The LSC also identifies the improvement and development of suitable premises including existing and new facilities as a key strategy. The LSC may therefore have land use requirements in Guildford Borough.

### 6.7 Future Work

---

6.8 Contact will be made with the LSC to discuss the key strategies listed in the Strategic Area Review and identify potential land use requirements in Guildford Borough.

## **7.0 Youth**

---

### 7.1 Information

---

7.2 The Youth Development Service works with people aged 11-25, focussing on 13-19 year olds, delivering effective youth work that addresses identified needs.

### 7.3 Summary of Responses

---

7.4 There are no spatial implications identified in the immediate plans of the Youth Development Service, however, a new 3-year strategy document is currently being prepared.

#### 7.5 Future Work

---

7.6 Contact will be made with the Youth Development Service to establish when the new 3-year strategy will be available.

### **8.0 Surrey Fire and Rescue**

---

#### 8.1 Information

---

8.2 Surrey County Council is responsible for the management and operation of the Fire and Rescue service.

#### 8.3 Summary of Responses

---

8.4 The Fire and Rescue Service stated that as many current locations for operation are older than 20 years, it is possible that if suitable alternative sites are available, then relocation could occur to improve service delivery. Consideration can also be given to arson reduction through design, and reduction of road accidents through design.

8.5 The strategy guiding the Fire and Rescue Service is the Integrated Risk Management Plan, which is updated annually. It uses Census 2001 data and demographic data to develop and focus initiatives based on local identified need.

#### 8.6 Future Work

---

8.7 An updated version of the Integrated Risk Management Plan will be requested.

### **9.0 Surrey Police**

---

#### 9.1 Summary of Responses

---

9.2 Neighbourhood policing is the current focus of policing in the Borough. It would, therefore, be beneficial to have small/shared premises within the community.

9.3 Many policing issues are caused by the lack of facilities for young people in the neighbourhoods. More facilities in areas of deficit could potentially reduce the pressure on the police service.

9.4 Surrey Police identified their current premises on a map of the Borough, which also showed potential development sites (information taken from the Guildford Borough Housing Potential Study, May 2006). Surrey Police identified two areas in Guildford Borough where police demand is higher than other areas of the Borough. These are Bellfields and Park Barn. Surrey Police would like to see any decision regarding further residential development in these areas give consideration to the prevailing intelligence and information available and the impact on police resources.

## 10.0 Network Rail

---

### 10.1 Information

---

10.2 Network Rail is the operator of Britain's rail infrastructure. Its mission is to maintain, improve and upgrade the railway fit for the 21st century.

### 10.3 Summary of Responses

---

10.4 There are two relevant documents relating to future infrastructure provision. They are the South West Main Line (SWML) Route Utilisation Strategy Draft for Consultation (RUS) and the South Western Franchise Consultation Document. The RUS predicts future growth in passengers on the South West Main Line (passenger kilometres on the route in the morning peak are forecast to grow by 14% over the ten year period of the RUS) and states that significant investment will be required to enhance the capacity and capability of the SWML railway system.

10.5 The redevelopment of Guildford Railway Station is Network Rail's current priority in the Borough. Redrow Regeneration has been selected as Network Rail's partner for the station redevelopment. The project includes a new transport interchange with a state of the art train station constructed on a 'raft' over the tracks, residential apartments, retail units and office and leisure facilities.

10.6 Funding gained from planning permissions through the Section 106 process could potentially be used to make improvements to railway stations in the Borough. In order to gain these funds though, evidence of a link between a proposed development and increase pressure on the rail service must be shown.

### 10.7 Future Work

---

10.8 A meeting took place with Network Rail. A map of the Borough showing potential housing developments was provided with the intention of Network Rail using the map to identify any anticipated future changes in land use on its land. The map, along with figures relating to current station usage, will be requested again from Network Rail.

## **11.0 Roads**

---

### 11.1 Information

---

11.2 Surrey County Council is the Highway Authority for Surrey. It is responsible for all roads excluding motorways, trunk roads and private roads. Guildford Local Transportation Service deals with most day-to-day highway matters such as maintaining and improving roads, grass cutting, streetlights and road signing.

### 11.3 Summary

---

11.4 Surrey County Council and the Highways Agency are undertaking a transport study of the urban areas of Guildford and Woking, to assess the transport implications of the housing allocations included in the 2004 Surrey Structure Plan. This is known as the Guildford Woking Integrated Transport Strategy (GWITS). GWITS aims to identify a strategy for both towns which reduces congestion, improves accessibility, improves the safety and security of the transport system and improves local air quality. This work is ongoing. Information will be published on the Council's website as this becomes available.

### 11.5 Future Work

---

11.6 To prepare a transport paper as part of the GDF Evidence Base, to address transport issues including the findings of the GWITS research.

## **12.0 Infrastructure Requirements Identified During the Development of the South East Plan**

---

### 12.1 Information

---

12.2 The draft South East Plan (March 2005) is the regional spatial strategy for the South East and is a wide-ranging, strategic planning document. In February 2008, it will become a statutory document, replacing current planning guidance (RPG9) and the Surrey Structure Plan 2004. Its remit will be wider than RPG9, covering issues such as health and education as well as traditional planning issues such as housing, transport and waste management.

### 12.3 Summary

---

12.4 Three major studies have recently been completed to assess the infrastructure requirements relating to the growth proposals of the South East Plan and mechanisms to deliver them.

12.5 The Cost and Funding of Growth in South East England – The Roger Tym and Partners (RTP) Study commissioned by South East County Leaders (SECL) (June 2005)

12.6 This study covers the South East region and Eastern Counties of Bedfordshire, Essex and Hertfordshire. It estimates the total costs of the infrastructure required to meet the needs of the proposed growth in the South East as £36.7 billion. 83% of the total requirement is for transport (34%) and affordable housing (49%).

12.7 Assuming that public funding streams are maintained at their current levels over the next 15-20 years, there remains a forecast funding gap of £1.9 billion for the South East. However, this gap should be regarded as a minimum figure, since transport costs are likely to have been understated and also costings relate to provision to current standards. Other services where a potential funding gap has been identified are community centres, libraries, sports centres, outdoor sports, open space and play space.

12.8 Infrastructure in the South East – The Government Office for the South East (2005)

---

12.9 Information

---

12.10 The Government Office for the South East (GOSE) works with organisations across the South East to deliver the Government's policies and programmes in the region. As the representative of central government in the South East region, GOSE's role is to promote better and more effective integration of Government policies and programmes at a regional and local level.

12.11 Summary

---

12.12 The document provides a summary of advice and case studies and discusses the need for additional funding arrangements and for better delivery mechanisms to be developed.

12.13 GOSE, together with the Treasury and other Government departments, is now carrying out further work to identify more precisely current and planned Government investment levels in the South East.

12.14 Delivery Mechanisms for Infrastructure and SEERA paper to RPC Infrastructure: A Way Forward

---

12.15 Information

---

12.16 Hewdon Consulting has produced a report for SEERA that puts forward various proposals for action to deal with the infrastructure problem.

12.17 At the local level, SEERA is asking the Government to confirm its advice in Circular 05/05 on planning obligations that local planning authorities produce Infrastructure as part of their Local Development Frameworks and also provide planning tariffs and make arrangements for pooled contributions. The Assembly would produce best practice standards and ensure that Infrastructure Plans are co-ordinated and consistent in approach. It is advocating that every local authority in the region publishes a S106 tariff that would apply to every development in its area and recognises that detailed local assessments of infrastructure needs will be required.

## 12.18 Future Work

---

12.19 The Council is participating in the SEP Examination in Public (EIP) November 2006 – March 2007, submitting responses on a range of topics including infrastructure and implementation, with particular reference to London Fringe, Western Corridor, Blackwater Valley and the rest of Surrey areas.

## 13.0 Research Difficulties Encountered in Preparing this Research Report

---

13.1 It has proven very difficult to obtain useful information, as service providers often work to different timescales. For specific organisations, such as the Surrey Police and the National Health Service, there is also the prospect of restructuring, which may change where and how the service provider operates. Although service providers have strategic frameworks that they work towards, they tend to respond to growth when it happens, rather than proactively plan for various scenarios, making it difficult to obtain information regarding service providers' future land use requirements.

## 14.0 Risks and Uncertainties

---

14.1 There are risks and uncertainties associated with making predictions about future service provision and associated land use requirements. Predictions are based on factors that are subject to change. A degree of caution is required, however, the GDF will be regularly updated and may be able to incorporate any significant changes.

## 15.0 Summary

---

15.1 A few key organisations have made the need for new premises, facilities and key worker housing clear. Others do not have any spatial requirements at present, although contact will be maintained with them, in case requirements arise in the future.

15.2 The information gathered so far has been and will continue to inform the preparation of the GDF. Specific land use requirements may be able to be incorporated into the GDF policies and/or included on the Section 106 community interest list.

15.3 Further discussions will take place with service providers, with the assistance of the LSP, to update and gain more information.

## 16.0 Further Work

---

16.1 Further meetings will be arranged with service providers, alongside the development of the Town Centre Area Action Plan, Slyfield Area Action Plan and Sites Allocation DPD's, as future development sites come forward.

16.2 Contact will specifically be made with the LSC regarding the findings of the Surrey Strategic Area Review, Thames Water regarding potential development sites and Network Rail.

16.3 Contact will be maintained with the service providers in order to update any requirements and work will continue with the LSP in gathering evidence.

## 17.0 Conclusion

17.1 This research has proven a useful exercise in gaining information for the preparation of the GDF. The assistance of the service providers is appreciated and it is hoped that service providers will recognise the opportunity to influence the development of the GDF, and will continue to provide information to the Council regarding their infrastructure needs.

## ANNEX A

The following tables show how each service has planned for provision in its strategies and how spatial needs will be met.

Organisation	Surrey County Council - Libraries
Name of Strategy Document	<ul style="list-style-type: none"> <li>■ Public Library Position Statement (2004, Surrey County Council)</li> <li>■ Framework for the Future to 2013 (2003)</li> </ul>
Key needs with a spatial implication	<ul style="list-style-type: none"> <li>■ Relocation of Guildford Library to larger and better premises, preferably in partnership with other cultural sector providers and preferably in the lower part of the town centre.</li> </ul>
Extent to which these can be met	<ul style="list-style-type: none"> <li>■ The sale of the current premises would part fund the new development.</li> </ul>
Role of the GDF	<ul style="list-style-type: none"> <li>■ By encouraging the provision of good quality community facilities, the GDF can help contribute to the vitality of Guildford Town Centre and other settlements in the borough. This can be achieved by seeking a contribution from developers. A site</li> <li>■ should be identified in the Town Centre Area Action Plan to accommodate a new library, in partnership with other community sector providers.</li> </ul>
Extent to which needs to 2016 are known	<ul style="list-style-type: none"> <li>■ The strategy runs to 2005 and the Framework for the Future runs to 2013.</li> </ul>

Organisation	Surrey County Council – Adult & Community Learning
Name of Strategy Document	<ul style="list-style-type: none"> <li>■ Surrey County Council Adult and Community Learning Three Year Development Plan 2004/5 – 2006/7 (2004) Surrey County Council Community Services Performance Wheel 2004/5 (2004)</li> </ul>
Key needs with a spatial implication	<ul style="list-style-type: none"> <li>■ Post-16 learning is funded by the Learning &amp; Skills Council, which is carrying out a Strategic Area Review in Surrey</li> </ul>

Organisation	Surrey County Council – Adult & Community Learning
Extent to which these can be met	<ul style="list-style-type: none"> <li>■ Unknown</li> </ul>
Role of the GDF	<ul style="list-style-type: none"> <li>■ It is unclear what the land use implications are. There are general policies in the Local Plan seeking to retain community uses, which are proposed to be saved beyond September 2007 (subject to Government approval)</li> <li>■ The strategy extends to 2007.</li> </ul>
Extent to which needs to 2018 are known	<ul style="list-style-type: none"> <li>■ The strategy extends to 2007.</li> </ul>

Organisation	South West Area Management Team, Adults & Community Care
Name of Strategy Document	<ul style="list-style-type: none"> <li>■ Medium term strategy for adults and community care 2002-2005 (new version available 2005 for 2005-2008) South West Area</li> <li>■ Service Commissioning Agreement 2005-2008</li> <li>■ Health &amp; Social Care Delivery Plan for Guildford &amp; Waverly 2003-2006</li> </ul>
Key needs with a spatial implication	<ul style="list-style-type: none"> <li>■ Developing extra care housing</li> <li>■ Housing provision for older people, adults with physical and learning disabilities to offer a range of options</li> <li>■ Developing the social care market</li> <li>■ Developing key-worker housing provisions for care staff</li> <li>■ Developing a more local community based service for people with learning disabilities</li> </ul>
Extent to which these can be met	<ul style="list-style-type: none"> <li>■ The office project is a major review of office facilities within Surrey County Council. "Surrey Style" focuses on the provision of modern office accommodation.</li> <li>■ Performance review targets to reduce expenditure and increase productivity by 10%.</li> <li>■ Developments to be funded from existing capital expenditure.</li> <li>■ Strategies endeavour to meet the identified need of the local community within the present political and economic parameters.</li> <li>■ Changes in the funding arrangements of NHS provision e.g. foundation hospitals etc. likely to impact on Social Care Provisions</li> </ul>
Role of the GDF	<ul style="list-style-type: none"> <li>■ Need to consider how the GDF can plan for extra care housing, key worker affordable housing, local community based services and provision for older people and adults with physical and learning disabilities.</li> <li>■ Officers will need to liaise with Surrey County Council to identify what exact land use requirements will be.</li> </ul>
Extent to which needs to 2018 are known	<ul style="list-style-type: none"> <li>■ The strategies extend to 2006 and 2008.</li> <li>■ Demographic shifts in numbers of older people 85+ (Laing &amp; Bussion) National Census.</li> </ul>

Organisation	Surrey County Council (Education)
Name of Strategy Document	<ul style="list-style-type: none"> <li>■ Surrey School Organisation Plan, 2004 – 2009.</li> </ul>
Key needs with a spatial implication	<ul style="list-style-type: none"> <li>■ Current needs are generally being met.</li> <li>■ Because of falling rolls in Guildford and elsewhere, most anticipated needs are likely to be met by re-use of existing education land for the foreseeable future.</li> </ul>
Extent to which these can be met	<ul style="list-style-type: none"> <li>■ Meeting the need of future development is funded according to central guidelines reflecting the demonstrable need for school places.</li> </ul>
Role of the GDF	<ul style="list-style-type: none"> <li>■ The GDF can ensure the demand for school places is accommodated through allocating land for educational institutions where this is required and seeking a contribution from developers (where evidence of need can be shown).</li> </ul>
Extent to which needs to 2018 are known	<ul style="list-style-type: none"> <li>■ Strategy extends to 2009.</li> <li>■ School Population projections are forecast on a 10-year projection. At primary phase, projections beyond 5 years are speculative.</li> <li>■ Population trend developments and housing proposals are closely monitored to inform the process, however it is difficult to plan for as yet unborn students, as results have proven unreliable.</li> </ul>

Organisation	Surrey County Council Youth Development Service
Name of Strategy Document	<ul style="list-style-type: none"> <li>■ Youth Development Service Annual Plan 2004/05</li> </ul>
Key needs with a spatial implication	<ul style="list-style-type: none"> <li>■ Nothing in immediate plans that will have a spatial impact,.</li> <li>■ The Annual Plan runs to 2005, however a 3 year strategy document is currently being prepared.</li> <li>■ The draft long term strategy looks to secure drop in facilities for young people in town centres.</li> </ul>
Role of the GDF	<ul style="list-style-type: none"> <li>■ Identify a site or sites to provide facilities for young people in the Town Centre.</li> </ul>

Organisation	Surrey Fire & Rescue Service
Name of Strategy Document	<ul style="list-style-type: none"> <li>■ The Integrated Risk Management Plan issue 1 contains short medium and long-term areas of development.</li> <li>■ The Integrated Risk Management Plan issue 2</li> </ul>
Key needs with a spatial implication	<ul style="list-style-type: none"> <li>■ Consideration for arson reduction through design.</li> <li>■ Reduction of road accidents through design.</li> <li>■ Many current locations for operation are older that 20 years. It is possible that subject to suitable alternative sites being available that any could be relocated to improve service delivery.</li> </ul>
Extent to which these can be met	<ul style="list-style-type: none"> <li>■ By updating local supplementary planning guidance, for example; Infrastructure SPD.</li> <li>■ Funding potentially cost neutral for developers, with longer-term holistic savings for local and county service provision, social services, fire police etc.</li> <li>■ Increased building density per hectare has potential to conflict with fire service access requirements.</li> <li>■ Design changes, including increased use of basements, increased height of premises, full height conservatories, and increased risk to occupants from fire.</li> <li>■ Energy efficiency programmes, retention of heat, solar gain etc can promote fire growth by preventing heat release.</li> </ul>
Role of the GDF	<ul style="list-style-type: none"> <li>■ Encourage appropriate design through the LDF policies.</li> <li>■ Financial contributions from developers towards new facilities where they can be justified.</li> <li>■ Investigation of alternative sites to improve service delivery.</li> </ul>
Extent to which needs to 2018 are known	<ul style="list-style-type: none"> <li>■ The strategy will be updated annually.</li> </ul>



Produced by the Planning Policy Team. For further information please contact:  
Planning Policy, Guildford Borough Council, Millmead House, Guildford, Surrey, GU2 4BB.  
Telephone: 01483 444 661  
Email: [planningpolicy@guildford.gov.uk](mailto:planningpolicy@guildford.gov.uk)