

**Bedford Road
Planning Guidance (approved by Guildford Borough Council 2003)**

Uses/Local Plan Policy	Guiding principles for development	Other comment
<p>Proposal GT1 in the Guildford Borough Local Plan 2003 states that planning permission will be granted for either a mixture or one of the following uses: residential, hotel (preferably with conference facilities), offices, retail, cultural, leisure, entertainment.</p> <p>A development brief for the site was approved as Supplementary Planning Guidance in October 2000 which provides additional information approved by the Council</p> <p>A mix of uses will be encouraged.</p> <p>All development will provide parking in accordance with the Town Centre Parking</p>	<p>Context – development will have regard to:</p> <ul style="list-style-type: none"> • Immediately abutting River Wey Navigation and Bridge Street Conservation Areas. Development will be expected to fully respect this sensitive location and take advantage of the riverside setting. • Form, scale, materials and spaces which contribute to the context of the surrounding built environment • Important views of the site, primarily from the river and Town Bridge will need full consideration. Impact on long distance views, particularly from the west must also be fully assessed • Proximity, height, scale and character of surroundings • Amenities of occupants of adjoining buildings. Properties to the south have windows facing on to the site • Recognition of important pedestrian route adjoining the site leading from the river footbridge to the town centre <p>Design and Layout – key features</p> <ul style="list-style-type: none"> • New development will be well related to existing buildings and help to define the square by built form with active edges • Building footprint should not be substantially greater than the original footprint (prior to demolition of the terrace for the temporary car park use) • Sustainable, energy efficient design and construction principles to be adopted throughout the development • Over development will not be considered. The building should be no higher than the highest point of Tempus Court on the entrance to Bedford Road, reducing to 3 storey (office ceiling height) by the river. All plant is to be contained within the building envelope and is 	<p>All development required to meet the planning policies contained in the Borough Local Plan 2003</p> <p>Planning application: As part of the development process a full planning application will be required</p> <p>Development will be expected to meet the guidance principles but will also be subject to planning permission</p> <p>Any planning application will incorporate a transport assessment, design statement and statement of community involvement.</p> <p>Depending on the precise nature and scale of the development, social and infrastructure requirements arising from it will be assessed as part of the formal planning process and resolved through</p>

<p>Town Centre Parking Standards</p> <p>Relevant policies in Guildford Borough Local Plan 2003:</p> <p>Proposal GT1 Land At Bedford Road</p> <p>G1 General Standards of Development</p> <p>G1(13) Mixed Use</p> <p>G5 Design Code</p> <p>G6 Planning Benefits</p> <p>G11 Corridor of the River Wey</p> <p>HE7-10 Conservation Areas</p> <p>M1 Parking Provision</p> <p>M6 Cyclists/Pedestrians</p>	<p>not to project above it. Any critical plant to be positioned above the 1968 flood water level.</p> <ul style="list-style-type: none"> • Contemporary design and materials will be encouraged which also recognise and respect the adjoining Conservation Area context, and particularly that of the river • Permeable and accessible layout ensuring links with adjoining pedestrian routes and activities. Potential for river frontage public access and a pedestrian link to Bridge Street should be explored • Opportunity to enhance the visual appearance, physical use and activity of the adjoining public space <p>General considerations</p> <ul style="list-style-type: none"> • Located within the river flood plain. Requires compliance with guidance from the Environment Agency, including retention of an open 10 metre wide maintenance strip adjoining the river (which can also provide open space and public access to this part of the river frontage) No car parking to be below ground level due to flood risks. • All development to be on a raised ‘podium’ in accordance with Environment Agency requirements regarding flood risk • Design and layout which discourages crime and creates a safe 24 hour environment • Regard to the impact of further night time activities on the residential and other amenities of the area. • Full regard to provision for non-car users needs, including pedestrians and cyclists • Particularly sustainable location in close proximity to the mainline rail station, bus station and town centre • Adjoining multi-storey public car park with about 1000 spaces • Opportunity for stopping up of westerly part of Bedford Road to increase site cover • Awareness of current major development briefs in preparation for the Rail station and land adjoining the Friary Shopping Centre 	<p>process and resolved through Section 106 and 278 Agreements. Envisaged that any affordable/key worker housing element will make an appropriate contribution towards such requirements.</p> <p>Any proposal which includes demolition or part-demolition of the auctioneer’s building will require Conservation Area Consent. If permission were to be granted for demolition it is unlikely that any replacement floorspace within 10 metres of the river will be granted.</p>
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| | <ul style="list-style-type: none">• Auctioneer's premises adjoining the river recently included within the Bridge Street Conservation Area boundary and suitable for refurbishment and reuse | |
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<u>Offices</u> Proposal GT1 Land At Bedford Road R4 Open Space/New Commercial Development	<ul style="list-style-type: none"> • Amount of floorspace dependent on configuration of building, height constraints and Environment Agency requirements 	
<u>Residential</u> Proposal GT1 Land At Bedford Road H4 Housing in Urban Areas H10 New Residential Development H11 Affordable Housing	<ul style="list-style-type: none"> • High density flatted town centre development sought • Number of units dependent on configuration of building, height constraints and Environment Agency requirements • Affordable element: a minimum of 30% to be affordable. Potential to include key worker housing within that quantity. 	
<u>Bars/restaurants and other leisure uses</u> Proposal GT1 Land At Bedford Road CF1 Provision of New Community Facilities S2 Additional Retail Development R2/R3 Recreation Open Space	<ul style="list-style-type: none"> • Any proposal must be of a scale that pays full regard to the impact on residential and other amenities in the area. • Opportunity to provide outdoor eating facilities and contribute to activity in the public realm 	

<p><u>Hotel</u> The Local Plan recognises the need to increase provision of hotel accommodation in the Borough.</p> <p>Proposal GT1 Land At Bedford Road T3 New Hotels</p>	<ul style="list-style-type: none"> • Number of bedrooms dependent on configuration of building, height constraints and Environment Agency requirements. Accompanying conference facilities would be encouraged. 	
<p><u>Retail</u> Proposal GT1 Land At Bedford Road S2 Additional Retail Development</p>	<ul style="list-style-type: none"> • Acceptable as could provide active edge. 	
<p><u>Car parking/access</u> Proposal GT1 Land At Bedford Road G1 General Standards of Development M1 Parking Provision</p>	<ul style="list-style-type: none"> • Any parking to be accommodated at ground level only. Basement level parking will not be permitted in the flood plain. Parking to accord with Town centre parking Standards, including: • Offices – not to exceed one space per 1,500sqft (140sqm) of lettable area. A substantial reduction will be sought as the site is in such close proximity to the station and public car park. • Residential – one space per unit maximum (private and affordable) but a substantial reduction will be sought • Minimum operational parking only will be permitted for other uses • All access from Bedford Road as existing. Egress provision from Fays Passage to be in a forward direction only. 	<p>There are about 1,000 public parking spaces in the adjacent Bedford Road multi-storey car park</p> <p>The majority if not all of the office parking spaces are to be made available for public use outside office hours.</p>