University of Surrey: Manor Park
Development Brief

Adopted 6 November 2003

Prepared jointly by Guildford Borough Council and the
University of Surrey
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Chapter One - Introduction

Background

1.1 The preparation of a development brief for land owned by the University of Surrey (UniS) at Manor Park (formerly known as Manor Farm), Guildford, is a requirement of the Guildford Borough Local Plan. The development brief boundary is shown as Figure 1.

1.2 The development brief is intended to provide supplementary planning guidance regarding Proposal U1 of the Local Plan, which identifies land for development for University purposes at the site. Once adopted by the Council it will be a material consideration in the determination of planning applications and all new development will be expected to be in accordance with it.

Guiding objectives

1.3 The main objectives of the brief are:

- to promote high standards of layout and design on the site, including good practice in sustainable construction and resource use
- to promote the integration of the new University campus into the surrounding urban area, and providing links with the existing Stag Hill campus and Guildford town centre
- to provide additional guidance on the requirements of Proposal U1 of the local plan

Main focus

1.4 The brief seeks to facilitate the proper and comprehensive planning of an extended campus for UniS at Manor Park. Given the dynamic nature of the University’s evolution, and the range of activities that may need to be accommodated over the next 20 years, an element of flexibility is provided for within the development framework. However the Brief sets out the principles which development will be expected to follow, allowing scope for creativity in developing detailed design solutions as projects come forward in phases.

1.5 In recognition of the long time frame of the development proposals and likely changes in local and national planning policy, the Council and the University will regularly consider the need to update and amend the Development Brief. In practice it is expected that the Brief will be revisited every five years to assess whether any change is necessary. 1.6. The brief specifically identifies

- the main characteristics of the site
- the main opportunities and constraints on the site, including existing features and views
- the nature of uses adjacent to the site and their implications for the development of the site
• the main circulation and access points for pedestrians and cyclists, and establishes the site as a predominantly car free campus
• the location of the principal vehicular accesses to the site together with public transport routes
• land use zones including academic/research buildings, student/staff residences, associated sports facilities and various open space uses
• the potential for sustainable development principles to be built into the proposals
• broad urban design and landscape principles to be applied.

1.6 It is intended that the brief will guide a series of individual planning applications for four main phases of development over a period of about 20 years. As indicated in para 1.5 above the Council will regularly revisit the brief with the University to assess the need for changes to it.

Consultation process

1.7 Public consultation on the future use of the site has taken place over a number of years as part of the local plan preparation process. This has been supplemented by events organised by the University including a stakeholder forum held on 21 September 2002 and public exhibitions and seminars in October 2002. Comments gathered at these events have been taken into account in the preparation of this document. UniS has set up regular stakeholder meetings including local residents groups and the Council expects this arrangement to be continued for the life of the development.

1.8 The draft development brief has undergone two separate periods of public consultation and been amended to reflect the comments made in each. It was finally adopted as Supplementary Planning Guidance on 6th November 2003.
Chapter Two – Site context and description

Location

2.1 The Manor Park site is located on the western edge of Guildford (see aerial photograph in Figure 2 and Figure 3). It is bordered by a mixed range of development to the north, east and south, often dominated by road infrastructure, large buildings and areas of car parking. In contrast, open countryside comprising agricultural land and woodland lies to the west.

2.2 These adjacent uses are shown on the map in Figure 3, and include the A3, the University’s Surrey Research Park, the Royal Surrey County Hospital complex, protected public open space, a Tesco superstore, a hotel, residential development at Beechcroft Drive and on the Ashenden Estate, open countryside designated as Green Belt, and ancient semi natural woodland. The hospital and hotel, together with improvements to the A3 and local infrastructure, were built on land either still or previously owned by the University.

2.3 Egerton Road forms part of the site’s northern boundary, with public open space, the Tesco store and residential development at Ashenden beyond this. A roundabout gives access to the Manor Park site. An area of hospital staff residences, student residences, some undeveloped land allocated for hospital purposes, and the Surrey Research Park also lie adjacent to the northern boundary. A railway line and residential development at Park Barn lie beyond the hospital to the north. A hotel and the A3 and associated slip road lie to the eastern boundary. Suburban development lies immediately beyond the A3.

2.4 The A3 lies to the southern boundary for most of its length. Residential development at Beechcroft Drive lies between the site boundary and the A3 towards the south-western corner, with parts of the suburb of Onslow Village including its Conservation Area and the Surrey Hills AONB climbing up to and over the ridge of the North Downs beyond the A3.

2.5 Ancient woodland and open countryside managed as farmland lie beyond the western boundary within the Green Belt and AGLV.

The site

2.6 The Manor Park site comprises about 72 hectares and is owned by the University of Surrey. Proposal U1 covers about 60 hectares (see Figure 4). An additional area of about 12 hectares of land lies within the Green Belt, and guidance on the future use of this land is also included within this brief.

2.7 The site currently accommodates a range of uses which include some existing University functions and activities.

2.8 About 20 hectares of land in the north east corner of the site contain the University’s sports and recreation facilities, known as the Varsity Centre, including playing pitches, tennis courts and a pavilion building.
2.9 Also on site are some residential accommodation, storage facilities and two research buildings (the Human Psychopharmacology Research Unit and an experimental biology field station).

2.10 Beyond the sports pitches the site is currently in agricultural use, being farmed intensively as a unit by an outside tenant, who also farms the much larger agricultural holding on adjacent land at Blackwell Farm to the west. A network of hedgerows and tracks of varying origins and ages, some displaying associated earthworks, defines the field boundaries. There are some individual remnant field boundary trees.

2.11 In the farmed area towards the western boundary is a complex of buildings comprising a former farmhouse, covered storage and outbuildings, two cottages and a recently reconstructed steel shed and fenced compound. University staff and students currently occupy the cottages. A Scheduled Ancient Monument (SAM), is also located in this area. This comprises the site of the Royal Manor House and its surviving moat within Guildford's historic Royal Deer Park.

2.12 The natural site topography displays gently undulating landform and several smaller areas of locally rising ground. A general change of level is apparent across the site, which falls generally northwards from its highest point in the extreme south-west corner (135m Above Ordnance Datum - AOD) near the ridge of the Hog’s Back, to its lowest point in the north-east corner (less than 75m AOD). There is also a minor secondary ridge along the northern boundary of the site (see Figure 5).

2.13 Ground modelling to accommodate the Varsity Sports pitches interrupts the underlying natural topography of the site in its north east corner to create a series of flat areas for pitches, bounded by several steep banks.

2.14 It should be noted that the local landscape and natural topography of the local area have cultural significance when appreciated as part of the historic Royal Deer Park of Guildford, still celebrated within surviving place names such as Stag Hill and Wilderness Road, Onslow. Manor Park is one of the last surviving significant un-developed areas of the historic deer park within Guildford, together with the protected open space within the AONB leading south to the historic Trackway on the Hogs Back, and the open space around the Cathedral on Stag Hill. However, Manor Park has been subject to significant change from agricultural intensification and very few features of the former deer park remain. These are identified in this brief and are afforded appropriate protection.

Agriculture and land management

2.15 The lower lying part of the site has heavy clay soils where wheat is presently grown as part of an arable crop rotation. Nearer to the Hog’s Back, on the rising ground, there is more of a chalk influence and the principal crop is spring barley. Oilseed rape has also been grown in recent years.

2.16 The current farming techniques are very intensive and fields are cultivated right to the edges with limited opportunity to provide wildlife habitat or increased biodiversity Some remnant mature field trees are present, most on
the line of former hedgerows. Most are oak, though there are also a few ash.

2.17 Approximately 11 hectares (20 per cent) of the agricultural land at Manor Farm is Grade 2, 26 hectares (48 per cent) Grade 3a and 17 hectares (32 per cent) Grade 3b. Figure 6 shows these areas.

2.18 A loose structured mixed, semi-ornamental landscape has been introduced within the general area of the Varsity Centre, with several areas of tree groups of high amenity value, in particular a double line of Poplar, present within this area. The sports pitch grass sward is maintained to general sports facility levels, using artificial irrigation and fertilizers to achieve an amenity grass monoculture.

Nature conservation

2.19 The various hedgerows and small copses on the site have varying levels of nature conservation value (see Figure 7). The larger woodland areas which form the western boundary of the site, are shown upon the 1607 Map of Guildford Royal Deer Park by John Norden. Manor Copse, noted under the name The Parocke, and Strawberry Grove, as it is still named, are areas of Ancient replanted woodland and as such make a significant contribution to the local cultural landscape.

2.20 The longevity of the presence of woodland on these areas and their continual maintenance as a coherent woodland area is good for wildlife, with plenty of standing and fallen dead wood, a dense under storey of shrubs, and many mature trees. Standing and flowing water add diversity to the habitat.

2.21 English Nature has indicated the presence of at least two badger setts at Manor Park and the characteristics of the site suggest the possibility that there may be additional setts and bats on site. These are protected species. Prior to planning permission being considered, a survey will be required in consultation with English Nature, Surrey Wildlife Trust, local wildlife groups and the Borough Council. A licence must be sought from English Nature prior to works commencing on site if the presence of protected species is confirmed by the survey work. If appropriate, a strategy for protecting or relocating protected species will be required.

Heritage and archaeology

2.22 Figure 8 shows known archaeological features within the site boundary.

2.23 Evidence from finds on site or close to its boundaries indicate possible Roman activity and Romano-British activity.

2.24 The site lies in the south-west corner of the former mediaeval Royal Park of Guildford, founded by Henry II (1154-89) and which remained in Royal ownership until 1624. The park was significant in its size and importance conveyed through royal ownership, with the presence of the Royal Manor House on the site of the present Manor Farm, pinpointing this site as the centre of a wider historical and cultural landscape.

Note: Historical mapping such as the John Norden Map of 1607 should be included in addition to the Guildford Map 1763, and the 1839 Tithe Map to illustrate this point.
2.25 No visible traces of the Royal Hunting Lodge and Manor House exist, but the moat survives as a water-filled feature on the north and east and as a dry ditch on the south and west sides. The site contained the remains of a building dating from the 13th to 16th century. It was designated as a Scheduled Ancient Monument in 1990 and therefore both the monument and its setting are subject to protection.

2.26 In developing any proposals the University must consider the setting of the Scheduled Ancient Monument in terms of the wider landscape historically associated with the Deer Park. The wider historical, cultural and ecological value of the landscape must be recognised, and features associated with the park safeguarded.

2.27 The boundary of the Royal Park followed the south westernmost boundary of the site. Traditionally enclosed by a ditch and a bank topped by a pale fence, this is still a fairly significant landscape feature formed by a row of vegetation and as a boundary of a demonstrably pre-1600 estate, it is protected under the Hedgerow Regulations 1997. It should further be noted that the pale fence boundary of the park can be seen on historical mapping to enclose Manor Copse. The boundary of the park leads further northwards and is still represented as a coherent feature within the present day landscape as the boundary between Strawberry Grove and the Surrey Research Park, following the line of footpath No446 north to form the boundary between Park Barn and the countryside to the west.

2.28 The site may contain hitherto undetected subsoil remains of internal park features. Further work to preserve these features, including in situ, through mitigation by design may be required once the extent of these features is known. Examination and recording will be required of any possible future finds that may be unearthed during construction of new buildings. Woodland in particular often preserves archaeological sites which are often destroyed by agriculture, industry or development, and a suitable investigation and management plan must be adopted where public access is to be encouraged, to protect any existing archaeological features, and conserve the value and character of the ancient woodland.

Planning history

2.29 The long term development of the University of Surrey was established as a principle in 1965 when outline planning permission was granted for a single campus on land at Manor Farm and Stag Hill.

2.30 Since the University’s outline permission was granted other permissions have been allowed on parcels of land on the site. They include the Royal Surrey County Hospital, the hotel, and the Surrey Research Park. More recently permission has been given for the Human Psychopharmacology Research Unit (HPRU), and a Post Graduate Medical School (PGMS).

Formal protection or designations relating to the site and surroundings

2.31 Three formal policy designations affect the site directly, being located within its boundaries. Others lie close to the site boundaries and also need to be taken into account. The location and extent of these designations is shown on Figure 9.
2.32 The site is affected by the following national designations:

- the Green Belt, which covers that part of the site to the west of the access track from Beechcroft Drive and south and west of the farm buildings
- the Scheduled Ancient Monument (SAM) at Manor Farm
- The Surrey Hills Area of Outstanding Natural Beauty (AONB) which lies close to the site to the south and south west.

2.33 Inappropriate development should not take place in the Green Belt. The impacts of any development proposals on the SAM and its setting should be carefully assessed. National and Local Plan policies requires that views in and out of the AONB should be protected.

2.34 An Area of Great Landscape Value (AGLV), which is a local designation, coincides with the Green Belt boundary within the site.

2.35 A Site of Nature Conservation Importance (SNCI) lies nearby to the north west.

2.36 Formal protection under the Wildlife and Countryside Act extends to any protected species which may be found to be present on the site. …

2.37 High quality agricultural land also exists on site (Grades 2 and 3a). National and Local Plan policies require that development proposals should minimise irreversible loss of this resource.

Contextual analysis

2.38 The area around the site has been analysed in terms of its land uses, functions and townscape qualities. Several different ‘urban character areas’ have been identified and are shown on Figure 10.

Mixed Large Scale Uses

2.39 An area characterised by mixed large scale uses lies adjacent to, and partially overlaps the site. The uses comprise health care, education and research, retail, hotel and employment components. This includes existing University academic and research buildings, such as the Surrey Research Park, the Human Pharmacology Research Unit, and the University’s sports facilities at the Varsity Centre. The other main uses comprise the Royal Surrey County Hospital, a Tesco superstore and a hotel.

2.40 The mix includes relatively little by way of residential content. This is mainly limited to some accommodation for hospital staff and some student residences.

2.41 The buildings are often large (particularly the hospital and the superstore) and have extensive associated car parking and landscaped areas. It therefore has a quite ‘loose’ and open feel. The area lacks enclosure by built form and consequently lacks ‘active’ frontages and passive surveillance. The majority of the landscaped areas are underused, particularly outside of work hours.

2.42 Much of the area is physically dominated by infrastructure for car borne access. This includes the roads, roundabouts and car parks serving the area.
itself, as well as slip roads off the A3 for access to other western parts of the town including residential areas, the University’s Stag Hill campus and the Cathedral.

2.43 The majority of movement to and from the Manor Park site by all modes must pass through this area. There are existing footpaths and cycleways which link the Varsity Centre with the surrounding area, though these are currently largely subservient to the vehicular routes. In addition to this, the main Guildford to Reading Railway line runs to the north of the site

University campus and Cathedral grounds

2.44 The present University campus, and Guildford Cathedral and its grounds, are both located at Stag Hill. The campus is characterised by a fairly tight arrangement of academic and residential buildings set within large areas of open space and gardens. These open areas are protected from development by planning policies. Several large scale, ground level peripheral car parks are located around the campus to serve the University. These are also used for a weekend Park and Ride scheme serving the town centre. The campus includes buildings with a range of architectural styles from the 1960s up to the present day, although there is now extremely limited scope for any further expansion. The Cathedral is a prominent landmark on the hilltop, and is itself set within protected open space. Strategic views and viewpoints to the Grade 2* Listed Cathedral are highly important to preserve Guildford’s sense of place and legibility within the landscape and should be protected. Local plan policy states that any development which adversely affects or impacts upon these significant views will not be permitted.

2.45 The Stag Hill campus is located at a central point on the main movement corridor between Manor Park and the town centre. Pedestrian, cycle and public transport movement between Manor Park and Stag Hill, and onwards to the town centre, will be an important consideration.

Residential areas

2.46 West Guildford comprises residential areas such as Park Barn, Westborough, Dennisville and Onslow Village, and smaller enclaves such as Beechcroft Drive and Ashenden. Through their piecemeal development they each have their own individual character, but generally comprise mainly residential streets interspersed with local facilities such as schools, open space/amenity areas and small shopping parades.

Connections

2.47 The relationship of the site to these adjacent and nearby character areas is an important consideration when any proposal is put forward for development. Particular regard needs to be given to the connections between the site, the Surrey Research Park, the hospital and the Stag Hill campus, with which it should have strong functional ties, and with the town centre which lies to the east of Stag Hill (see Figure 11).

2.48 Direct integration with the surrounding areas is limited, with strong boundaries to these adjacent areas and few crossing points between them. All he residential areas (with the exception of Ashenden) are separated from the
Manor Park site by the strong linear barriers of the railway line and the A3 dual carriageway trunk road (see Figure 12) and intervening developments such as the Hospital, the Surrey Research Park and the Tesco Superstore. The northeast corner of the site should be designed to actively promote direct visual and physical links with the surrounding urban area.

2.49 The development of Manor Park introduces new uses to the area which will have an influence on the use of the few links which do exist across these linear features. Improving public transport, cycling and walking links between the site and surrounding areas will be a major priority for the Council.

2.50 The railway line to the north is crossed by a single access, Egerton Road, linking to Park Barn and Westborough. The A3 is crossed via an underpass, which is the main direct link to the Stag Hill campus and the town centre, and by a pedestrian footbridge linking the site to Onslow Village. A further underpass is available for use by pedestrians a little to the north, and this will also shortly be available to cyclists.

2.51 Currently there is a strong public transport corridor which links the large scale uses around Manor Park with the town centre via Stag Hill. The latter is an important stepping-stone, the presence of the University and activity associated with it providing an important node for public transport activity.

Gateways and access points

2.52 Currently there are several key points around the site boundary through which it is possible to gain access to Manor Park, either by vehicle or on foot or bicycle, or by all modes. The main gateways and other points of access are shown numbered on Figure 13 and are described below. The development of the site should consider the continuing use of these gateways, how their character might change and how they might be used in future to access the development proposals.

Main gateways

1. Tesco roundabout: there is currently no direct access to the site from the roundabout but the site has a direct frontage to it, and most traffic to and from the site will pass through this area. It is a key gateway on the Manor Park/Surrey Research Park – Stag Hill – Town Centre axis. The development of Manor Park creates the opportunity to provide an active site frontage at this point to produce a positive link between the Manor Park and Stag Hill and to encourage active use of the existing public open space between the site and Tesco’s.

2. Egerton Road (Hospital) roundabout: currently provides the main access to the Varsity Centre sports facilities and HPRU building for all modes, although there is no reserved footway into the site. It is not currently well defined as a gateway into the site, with no frontage development or specific gateway features, reflecting the relatively low key physical presence of the existing sports facilities and academic buildings.
**Other access points**

3. Gill Avenue roundabout: this currently provides access to the western end of the Manor Park site via a gated track. It is used mainly by maintenance vehicles. Although today it is a very low key gateway to the site, it has potential to have a greater role in the movement strategy for the new campus, though care will be needed to protect existing mature trees and hedgerows.

4. Public footpath: this is the western end of a public right of way which crosses Manor Park. It is a low key access point but provides a valuable link to the countryside beyond.

5. Track junction with Beechcroft Drive/ A3: the track currently provides access to the residences and storage facilities at Manor Farm, and also forms part of a permissive pedestrian route linking to the public right of way across the site. Proposals should not encourage vehicular traffic to use this route except for local access, and this should remain a low key entry to the site.

6. Footbridge over the A3: this does not itself give direct access to the site, but provides a safe pedestrian route across the A3 from Onslow Village, linking via Beechcroft Drive and the permissive route granted by the University to the right of way across the site. It also links footways alongside the A3 on both sides.

7. Public footpath: this is the eastern end of the right of way across the site. This is not well used currently, since the location of the footbridge over the A3 and the University’s permissive route provides a more attractive alternative. There is unlikely to be a significant role for this gateway in the future.
Chapter Three – Site constraints

3.1 This chapter identifies the main constraints which have been taken into account in the preparation of this development brief for the site. These comprise:

- areas of the best and most versatile agricultural land
- a Scheduled Ancient Monument and its setting
- protected species and important hedgerows and trees
- public rights of way across the site
- views to and from the site from the AONB
- the area within the Green Belt and AGLV
- transportation issues – particularly peak time traffic congestion on and in the vicinity of the A3
- amenity considerations with regard to residences in Beechcroft Drive and Ashenden
- visually sensitive areas.
- Strategic view of the Cathedral
- features associated with the deer park, surviving as visible physical features or as buried archaeological remains.

Areas protected from development

3.2 These aspects have all been considered to identify areas and features where no development should be permitted. The main areas to be protected from development are set out below and shown on Figure 14:

- the south western part of the site which lies within the Green Belt and the AGLV should not contain any new buildings other than those which might be allowed by Green Belt policy as set out in PPG2 Green Belt and the Guildford Borough Local Plan.
- the area around the former farm buildings and the SAM should not contain any new buildings, although within the curtilage of the farm building group some appropriate consolidation for University or community purposes might be acceptable subject to impacts on the SAM, its setting and the surrounding undeveloped and open land
- central and southern parts of the site should remain open and essentially provide a soft landscape of formal and informal recreational use, to preserve the separate identity of the former farm building group and the SAM, to retain much of the best quality agricultural land, and to provide a green setting for the new development.
- land in the north west corner which is visually prominent and physically separated by an existing lane bordered by hedging.

3.3 Where development is deemed acceptable but levels of impact magnitude from such development are still considered significant, additional consideration must be given to achieve appropriate siting, form, scale and massing of the overall development and built form.
3.4 In addition, the Highways Agency require that alongside the A3 a strip of land 10 metres wide should be protected from development as a reservation for possible future widening of the A3. To take account of this loss of land a further 10 metre strip for replacement planting should be required.

3.5 Specific site features to be preserved and enhanced include:

- the SAM and its setting
- the Manor Farm building group (although not necessarily all current buildings)
- important tree groups, individual trees, and hedgerows as identified by a phase 1 ecology survey and a tree condition survey and agreed with the Council
- all existing access points including a designated Public Footpath right of way across the site from Onslow Village to Park Barn and Blackwell Farm (see para. 3.12)
- the HPRU building
- the site’s public access and informal recreational use and opportunities
- the historic visual links between Manor Farm Stag Hill and the Hogs Back

3.6 Current uses and site features which the University wish to retain but might be relocated (subject to appropriate and sensitive siting, scale, massing and associated landform and in accordance with the approved Illustrative Masterplan) include:

- An equivalent number of sports pitches, tennis courts and all weather pitches as existing
- the sports pavilion and associated facilities

Ground conditions and hydrology

3.7 The ground conditions on this site comprise, from north to south, London Clay, Reading Beds and Upper Chalk. These do not present any particular constraints on development, although it is known from nearby incidences that there is potential for voids to form on the Reading Beds/Upper Chalk boundary.

3.8 The site is situated approximately 1.5 km west of the River Wey and although within its catchment, it is not within the floodplain.

3.9 Several minor ditches and watercourses traverse the site. These are classified as ordinary watercourses and are therefore within the control of the local authority. The site drains generally in a north easterly direction, ultimately to the River Wey.

3.10 Other surface water features include a pond located behind the HPRU building and a moat feature at Manor Farm, the setting of which should be protected and enhanced.

3.11 Initial surveys have indicated that there are no significant sources of contamination on the site, although residual soil contamination from the application of pesticides and fertilisers on the agricultural land may exist.
Access limitations

3.12 The main vehicular access should be taken from the existing junctions on Egerton Road (Hospital Roundabout) and Gill Avenue. These junctions are indicated on Figure 13.

3.13 Public access through the site is available by the existing public Right of Way which crosses the site, linking to public footpaths which lead into the open countryside to the north west. In addition to this the University currently allows pedestrian access across the site via permissive routes. The location of the footbridge across the A3 makes these permissive routes more convenient for many users than the right of way. The potential to re-route the existing right of way along a more convenient route should be realised and appropriate action taken to divert the right of way following statutory procedures. The development of the site also presents opportunities to provide new permissive routes across the site and in the adjacent woodland. These are shown in Figure 15 (note; this will be a new Figure) and the University should provide these as permissive routes through appropriate means.

Sensitive uses adjacent to the site.

3.14 Careful consideration should be given to the residential amenity of houses in Beechcroft Drive, to the southern boundary of the site. No development zones are proposed adjacent to this boundary, most of which is within the Green Belt and Area of Great Landscape Value. There is an opportunity to provide controlled informal public access to this land and the University should provide this. Similarly careful consideration will need to be given to the residents of Ashenden when development proposals are brought forward.

3.15 Potential impacts on the open countryside to the west, including the ancient replanted woodland at Manor Copse and Strawberry Grove, should be avoided through consideration at all design stages of the proposals. The potential for presence of protected species should be established and appropriate measures to secure their protection should be set in place. A buffer zone should be established and maintained between the campus built development and the Copse to preserve and enhance its cultural, historical and ecological significance. Controlled informal public access to the woodland should be allowed by way of a new permissive footpath route, after suitable archaeological investigation, so far as this is compatible with proper management of the woodland to conserve the value and character of the ancient woodland, and protection of any archaeological features. A management strategy for the woodland should be prepared to address this.

3.16 These adjacent uses are shown in Figure 14.
Chapter Four – Planning Policy context

National policy

4.1 The Government has published a series of planning policy guidance notes (PPGs) which provide the background to most aspects of the planning system. Advice in PPGs is reflected at regional and local levels in Surrey through Regional Planning Guidance, the Surrey County Structure Plan and the relevant local plan.

4.2 Development proposals at Manor Park must have regard to all relevant PPG advice. Advice of particular relevance is set out below.

PPG1 General principles

4.3 PPG1 promotes sustainable development to secure higher living standards while protecting and enhancing the environment. New development should conserve cultural heritage and natural resources, taking care to safeguard national designations. It should have a pattern which minimises the need to travel.

4.4 The PPG notes that good design can help to promote sustainable development as well as improve quality of the environment. It states that as a minimum a planning application should be accompanied by a short written statement setting out the design principles adopted.


4.6 Development proposals at Manor Park should therefore be expected to be accompanied by a suitable design statement which takes account of the latest government advice on urban design good practice.

PPG2 Green Belts

4.7 This PPG sets out the policies which apply to green belts, including their purposes and the range of uses which are appropriate within them.

4.8 The south western part of the site lies in the green belt, and no development will be acceptable in that part of the site unless it falls into the range of appropriate uses set out in PPG2 Green Belts.

PPG7 Countryside

4.9 PPG7 addresses matters such as the protection of the best and most versatile agricultural land, and policies which should apply within designated Areas of Outstanding Natural Beauty (AONB). It also gives guidance on the use of local countryside and landscape designations such as Areas of Great Landscape Value (AGLV), which should have less weight than national designations such as AONB.
4.10 The implications of the proposals on the AONB and AGLV should be addressed and taken into account in planning applications, including the assessment of the effects of the development.

**PPG13 Transport**

4.11 The objectives of PPG13 are to integrate planning and transport at all levels to promote sustainable choices and accessibility by modes other than the car. The guidance states that development plans should seek to reduce the need to travel, especially by car.

4.12 Development proposals at this site should demonstrate how this guidance has been addressed by the applicant.

**Regional context**

4.13 Regional planning guidance in RPG9 stresses the importance of sustainable development. The focus is on enabling urban renaissance, promoting regeneration and renewal, concentrating development in urban areas, promoting a prosperous and multi-purpose countryside and promoting wider choice in travel options, thereby reducing the reliance on the private car.

**Surrey Structure Plan**

4.14 Both the adopted and emerging structure plans recognise the need for the University of Surrey to expand, and policies seek to protect the following:

- the Green Belt
- the Surrey Hills AONB
- the Area of Great Landscape Value
- the best and most versatile agricultural land

**Guildford Borough Local Plan**

4.15 The Guildford Borough Local Plan includes a chapter dealing with the University of Surrey. Proposal U1 relates specifically to development of land at Manor Farm. The objectives of the policy are stated as being to assist the continued growth of the University of Surrey within an agreed planning framework, and to facilitate the future expansion of the University by providing a site for a campus at Manor Farm.

4.16 The policy is qualified according to the following requirements:

- the development is phased in accordance with a masterplan and development brief approved by the Council and incorporating the principles of sustainable development
- an environmental appraisal is undertaken and appropriate mitigating measures agreed by the Council to safeguard areas of high grade agricultural land, archaeological features, the scheduled ancient monument, protected species, existing woodland and hedgerows, views from the AONB and elsewhere in the AGLV and to provide for advanced structure planting
• UniS adopts a long term transport plan approved by the Council which achieves no significant increase in car based movement, agreed targets for modal choice and sustainable development principles
• provision of significant areas of open space
• the amenities of nearby buildings are protected.

4.17 The policy also indicates that the Council will seek ‘planning benefits’. Included amongst these is the provision of a site for a park and ride facility to serve Guildford.

4.18 The policy specifically excludes development of general housing or employment uses which are not directly related to the University. Where relevant, development will also be assessed against other Policies in the Plan.

Supplementary Planning Guidance

4.19 In January 2002 Surrey County Council published “Surrey Design: A strategic guide for quality built environments” (Surrey Design). The document is intended to form a bridge between national and local design guidance in a form that can be adopted as Supplementary Planning Guidance (SPG). It is a useful source of information on strategic design issues, setting out objectives and guiding principles.

4.20 The objectives and principles set out in Surrey Design should be reflected in the detailed proposals for development at Manor Farm. They include:

• promoting good design through the development process: this development brief is a key element in meeting this objective, and sets out the principles which will guide this
• creating an attractive and well used place
• ensuring that development contributes to local distinctiveness and character
• conservation of energy and water, maintain biodiversity and reduce waste and pollution
• encourage a vibrant community where people feel safe
• creation of a place for people, safe and easy to move through
• make best use of the available land.

4.21 This last point is important in ensuring that the University’s identified needs are met within the site’s constraints. Matters such as building height and density will need careful consideration to ensure that profligate use of land is avoided and important site features are protected, whilst creating a high quality, attractive, safe and well-used place which meets the Borough Council’s and University’s requirements.

4.22 In line with advice in PPG1, Surrey Design requires that all planning applications be accompanied by a design statement which includes a short written statement accompanied by illustrative material relevant to the scale and type of proposal. This should relate to the wider context, not just the site, and should show how the design solution is a clear outcome of site appraisal and the application of design principles in this development brief.
5.1 Guildford Borough Council, the University of Surrey and Surrey County Council have together identified the following broad development requirements to ensure that the University is able to grow and expand over the next 20 years:

- new and relocated academic departments to allow for projected growth in student numbers and to foster further close links with the Surrey Research Park and Royal Surrey County Hospital
- a variety of University residential accommodation comprising primarily student residences, with an element of staff housing
- a central open area designed to provide new opportunities for sports and recreation, enhance the site’s landscape character and wildlife interest and protect views into and across the site from the AONB and AGLV
- the creation of a sustainable and predominantly car free campus, with the objective of restricting net increase in car travel to less than 5% of the University’s current and committed traffic generation (including the Surrey Research Park) measured at peak times. This figure is derived from a base flow set down in the Transport Assessment for the site
- an enhanced bus service to Stag Hill and the Town Centre
- pedestrian routes and cycleways across the site and linking to the Research Park, the hospital, Stag Hill and the Town Centre and the countryside to the west.
- implementation of an extension to the Green Travel Plan for the Stag Hill site to cover Manor Park
- a reservation of land for the County and Borough Council's park and ride proposals
- enhancement of existing indoor and outdoor sports facilities
- energy efficient design, construction and layout of buildings
- preservation and enhancement of the Manor Farm Scheduled Ancient Monument.
- Development which provides strong physical and visual links to the surrounding areas.

5.2 The University wishes to grow from current levels of about 9,000 full time equivalent (FTE) students to accommodate about 12,500 FTE, of whom it is planned that about 60% will be resident on campus. This expansion creates a need for new academic and research buildings, support buildings such as library and dining facilities, sports facilities, and staff and student residences.

5.3 UniS has indicated that an additional 150,000 square metres of academic, research and support buildings will be required, and about 130,000 square metres of student and staff residences. The University wishes to provide these as study bedrooms in communal flats of 4 or 6 beds per flat, for postgraduate and undergraduate students respectively. UniS wishes to make provision for a minimum of 15 hectares of sport and recreation provision.

5.4 In addition, the site has the capacity to accommodate a new park and ride car park to meet the County and Borough Council’s desire to have such a facility on the A3 approach to the town from the west. Although not part of the University campus and not essential to its functioning, a site for this facility should be reserved.
Chapter Six – Planning Principles

6.1 The key principles are:

- **Creating places** – the development should be well integrated with the existing urban area with public space which consists of places and streets which are comfortable at a human scale; open space and landscape design should be an integral part of the built development, and attention should be paid to detailed design and appearance, and coordination of themes.

- **Character** – building and street design should create a sense of place and reflect a clear understanding of the site and the locality.

- **Integration and movement** – enable easy and safe movement around the development by pedestrians, cyclists, public transport and other vehicles, appropriate to the concept of a predominantly car free campus; layout should facilitate integration with the surrounding area, Stag Hill and the town centre.

- **Engendering safety and security** – creating a development that provides safe public space and secure private space.

- **Adaptability and resource efficiency** – that the development can respond to the needs of the future as far as possible; is energy efficient; opportunities are taken to protect and enhance local biodiversity; water pollution and flooding are controlled; the best use is made of available land.

**Opportunities**

6.2 The site analysis and public consultation to date has identified the following opportunities which the development of the site should provide:

- Potential exists for the green space to extend into the development, bringing the natural environment into the built development and safeguarding key views of Guildford Cathedral
- The Manor Park farm buildings have the potential to support low key educational or other uses
- Potential exists for interpretation of the Scheduled Ancient Monument by the provision of on-site information
- Land for informal recreation which will provide links to adjacent countryside and woodland via permissive routes
- The public footpath across the site could be realigned to link more directly with the footbridge across the A3 and provide direct links between the Royal Surrey County Hospital, Surrey Research Park and Onslow Village.
- More controlled public access could be provided to Manor Copse, but the woodland should continue to be managed primarily for its nature conservation value
- Potential for a new site access from the Gill Avenue junction to allow more efficient use of the site
- Potential to provide alternative access for Beechcroft Drive if required for other reasons in the future. Sustainable forms of development taking into
account the site’s natural topography. These opportunities are highlighted in Figure 15.

Development Principles

6.3 All development will be expected to conform to the following development principles:

Sustainability principles

6.4 The Borough Council requires that principles of sustainable development are built into the proposals for the site.

6.5 The Borough Council is aware that UniS has its own Environmental Policy and is committed to the concept of sustainable development, and is pursuing strategies in a variety of areas including:

- reducing energy requirements;
- minimising waste;
- using recyclable materials;
- recovering energy for beneficial re-use;
- using water more efficiently; and
- using renewable forms of energy.

Sustainable travel initiatives

6.6 The Borough Council requires that the targets and commitments to sustainable development set out below will be adhered to.

Sustainable buildings

- A rating of “Very Good” under the University’s bespoke BRE student residences should be achieved for all student residences. A rating of “Excellence” under the BRE EcoHomes scheme should be achieved for all staff houses.

- A BREEAM rating of at least “Very Good” should be achieved for all other significant buildings.

- The University should adhere to best practice guidance in the BRE’s ‘Sustainability Checklist-Guidance for Developers’.

- The University should identify an appropriate mix of measures to achieve the target BRE EcoHomes and BREAM standards for all significant building projects. The potential contribution of the following measures, individually or collectively as appropriate, should be considered in seeking to meet the targets. Each should be considered not just in terms of the potential contribution to meeting the target, but also against cost and efficiency criteria and their own potential environmental impacts.

  - Rain water harvesting
  - Geothermal/bore hole cooling
  - District heating
  - Combined heat and power generation
  - Bore hole water supply
- Wind turbines
- Photovoltaics
- Solar heating
- Passive ventilation
- Water use restriction
- Education and student campaigns
- Thermal insulation.

- The use of ‘green roof’ and earth sheltering technology should be considered for the design of the academic and sports buildings, subject to the technology being appropriate to the building type, and detailed design and life cycle studies proving feasibility.

Traffic and transport

Paragraph 16.20 of the Guildford Borough Local Plan 2003 sets out in some detail the transportation requirements of the development. This includes the following:

- The projected increase in University-related traffic flows during the weekday morning peak (0700 to 1100) should be limited to 5% when measured against base flows set down in the Transport Assessment for the site.
- The University should adopt a long term transport plan approved by the Council, aiming to achieve the above target.
- The transport plan should set separate targets for individual activities to ensure that resources are focused and to allow effectiveness to be more easily measured.
- Regular surveys and audits should be carried out to monitor the agreed targets and indicators and determine whether review is required.
- A parking management strategy should be included as an important part of the transport plan.

Landscape and nature conservation

- Hedgerows should normally be retained and enhanced by additional planting although some breaks may be created to facilitate provision of pedestrian and servicing routes.
- Hedgerow H2 will need to be removed. This should be replaced with appropriate new planting to create a new habitat corridor along the embankment between the sport pitches.
- New native tree planting should be provided on the boundary with the A3, within the 10m strip which the Highways Agency requires to be safeguarded, to reinforce the existing screening to the site and enhance its value as a habitat corridor.
- New planting within the habitat corridors should consist of locally native species.
• A series of water bodies should be created across the site to assist with site drainage and to provide irrigation storage. These ponds should normally be designed to accommodate wildlife habitat on the banks.

• The setting of the Manor Farm scheduled monument should be enhanced with appropriate planting, in consultation with English Heritage.

• Additional planting should be undertaken to reduce the impact of views of the development from the AGLV, parts of Onslow Village, the Hogsback Ashenden and Beechcroft Drive.

• Woodlands on Blackwell Farm (Wildfield Copse, Strawberry Grove, Manor Copse, Dean Bottom and Chalkpit Wood) should be managed for nature conservation to an agreed management plan, taking into account the need to protect archaeological features. This should include ride management, coppice management, and the gradual replacement of conifers with broadleaves.

• The silted up pond in Manor Copse should be restored to improve its nature conservation value.

**Drainage**

• The proposed surface water flow off-site should not exceed the existing flow for any storm event up to a return period of 100 years, using sustainable urban drainage techniques. This limitation to apply through each phase of the development.

• The existing extent of surface water infiltration to the chalk strata (where verifiable) should be maintained via sustainable urban drainage techniques.

• Future climate change should be taken into account by the adoption of an additional 20% storage volume (above a design Figure based upon current design guidelines) within any surface water retention systems.

• The drainage system associated with the Sports Pitches should incorporate a surface water retention system to allow rainwater harvesting for irrigation purposes.

• Surface water flow within existing water features (such as ditches and ponds) should be retained or managed as required to preserve existing ecology. In particular, the hydrology of the moat (scheduled monument) is to be maintained.

• Suitable pollution control measures should be incorporated into the surface water drainage system as required by Environment Agency regulations.

• Foul water disposal should be to existing public sewers with suitable spare capacity. The points of connection should be agreed with Thames Water and based upon the agreed off-site foul sewer hydraulic computer model.
Public access

- Through the preparation and implementation of a management plan, the University should make the field between Manor Copse and Beechcroft Drive, available for informal recreational use, while enhancing its nature conservation value, and protecting the setting of Manor Park. This land should be removed from arable production and established as a meadow, with generally unrestricted public access compatible with the management plan.

- The existing Public Right of Way across the site (No. 13) should be diverted along an agreed line, following statutory procedures for a formal diversion.

- The existing network of permissive routes across the site and adjoining land on Blackwell Farm should be retained and augmented by new links.

- Management of Manor Copse and Strawberry Grove should include provision for a waymarked nature trail and interpretation boards to enhance public enjoyment. A survey will be needed to ensure that this activity is compatible with existing ecological and archaeological features.

- An existing building at Manor Farm should be converted to provide a classroom facility with toilet, to accommodate visiting school groups.

- An interpretation panel showing permissive routes, features of interest and the waymarked nature trail should be provided at the main gateway to the areas for informal recreation.

- A small number of parking spaces for emergency vehicles and disabled drivers should be provided close to the main park gateway.

Cultural heritage

- Interpretation material prepared as part of a recreation/interpretation strategy should include information about the history and archaeology of the area (former Royal Park, the Scheduled Monument, Manor Farm, & evolution of the landscape), to inform the appropriate management, conservation and mitigation strategies.

- The Scheduled Monument and its setting are protected by the terms of the Ancient Monuments and Archaeological Areas Act (1979). The surrounding site contains areas of high archaeological potential, and a detailed archaeological appraisal of the site will be required. As expressed in PPG16, important archaeological remains should normally be preserved in-situ, either by means of soft landscaping or by design mitigation.

- Where preservation is not possible in-situ, then a programme of archaeological work will be required to record the remains, including the production of a full archaeological report, the scope of which is to be agreed by the Surrey County Council Principal Archaeologist.
Land use zones

6.7 The principal land uses are shown on Figure 16 and are as follows:

Residential

6.8 The residential areas should be developed to produce a variety of density across the site, reflecting the gradation in density from high at the north and eastern corner, to lower at the western edge. In practice the residential areas should have site coverage ranging from 45% to 25% and heights varying from 5 storeys to 2 storeys, depending on position on the site.

6.9 The total gross area for residential development is 10.2 hectares. Following the application of the relevant footprint coverage, the remaining space in residential zones should comprise movement corridors, and public and private open space incorporating existing trees and hedgerows where possible, enhanced and supplemented with new planting using native species.

6.10 The majority of the residential areas should comprise student accommodation in self catering apartments with either 4 or 6 study bedrooms, for postgraduate and undergraduate students respectively. A small number of houses should be provided for University key workers.

6.11 The total number of students the University wishes to accommodate is about 4700, so between 650 and 1000 flats will ultimately be provided. Up to 300 dwellings should be provided for University key workers in the form of 1,2 and 3 bedroom accommodation. The larger units will be for families, and will be provided with private gardens.

Academic, research and ancillary buildings

6.12 The areas identified for academic, research and ancillary buildings have an area of 11.1 hectares. The University has identified a need for up to 150,000 square metres of floorspace to meet the requirements of the next 20 years. This should be provided in the areas shown on the zoning plan to the site coverage and building heights indicated for those parts of the site in the footprint coverage and building heights strategies.

6.13 Following the application of the relevant footprint coverage, the remaining space in these zones should comprise movement corridors, public and private open space incorporating existing trees and hedgerows where possible and new planting areas, and some limited car parking.

Sports facilities

6.14 To optimise the development of the site, the existing sports facilities should be relocated so that development of student residences and academic and research buildings can take place close to the existing urban edge and in proximity to Stag Hill, the Research Park and the Hospital.

6.15 In addition, the increase in student numbers will create a need for additional sports facilities at the site. The University wishes to provide an additional all
weather pitch, sports buildings, including a new sports hall and changing facilities, in this part of the site. This area may also be suitable for the introduction of additional facilities such as accommodation related to study and research in sports sciences.

6.16 The grass sports pitches should be relocated south westwards into the site, to provide a green buffer and provide a setting for the new development, to protect views from the Hogs Back and so as not to build on best and most versatile agricultural land.

Informal recreation

6.17 Areas to the south and west of the site, beyond the sports pitches and around the existing former farm building complex and the SAM, should be used for low-key informal recreation. The area to be made available for this use comprises 17 hectares.

6.18 The University’s permissive path network should facilitate access to this area, although the recreation use should remain low key and access by motor vehicle should be limited. The interpretation of the historical significance of the SAM and the former Royal Deer Park should be considered as part of a recreation strategy which should include facilities in an existing farm building to accommodate school parties on educational visits.
Chapter Seven – Urban Design Principles and Character Zones

7.1 Paragraph 6.1 above sets out five key planning principles which the development should address, based on analysis of the site and guidance derived from “Surrey Design” and government good practice advice. These relate to:

- Creating places
- Character
- Integration and movement
- Engendering safety and security
- Adaptability and resource efficiency.

These have been addressed as follows.

Creating places

7.2 Development should be well integrated with adjacent areas, and should provide spaces and streets which are comfortable at a human scale. Open space and landscape design should be an integral part of the development.

7.3 An important element of creating a place is ensuring that it is usable, comfortable, and encourages activity. The Manor Park site is allocated in the local plan specifically for University purposes which include student and staff residences, academic and research buildings and ancillary supporting services including sports uses. This mix of uses should mean that there should be activity on site throughout the day and the evening, and the proposed layout should encourage and facilitate this.

7.4 A higher intensity of land use is appropriate adjacent to the urban edge and in particular at the north eastern corner, which is the part of the site closest to the Stag Hill campus and the main site entrance. Making efficient use of the land in this way should provide the opportunity for people to walk to adjacent and nearby complementary facilities and institutions, including the Stag Hill campus, the Surrey Research Park, the Royal Surrey County Hospital and the Tesco superstore. Development in the north-east corner of the site must have particular regard to the visual impact (including the height of buildings) on the residents of Ashenden Estate and include excellent and complementary landscaping.

7.5 Given the location of the site in proximity to other facilities and well served with public transport, a relatively high density of development is appropriate. This should not, however, be at the expense of achieving a high quality environment.

7.6 As a general principle, the density of development, scale of buildings and formality of landscaping should reduce westwards and southwards from the north eastern part of the site. Locally, a higher density of development might also be appropriate along the public transport loop through the site.
Character

7.7 The development should create a ‘sense of place’ through the quality of its streets and spaces. This will encourage a sense of ownership, responsibility and belonging on the part of those who will live and work there.

7.8 A key element of this will be following the principle of continuity and enclosure, through which public and private spaces are clearly distinguished without ambiguity. This is best achieved through ‘frontage development’ or a combination of buildings, trees and hedges to enclose space and define streets. The form of enclosure should give a street its character. Enclosure is not necessarily absolute, and opportunities should be taken to provide glimpses of key landmarks within the street or beyond.

7.9 All buildings should fit well with the spaces and streets they overlook, addressing them directly and providing the necessary definition and enclosure. The design, form and massing of buildings should respect the setting of the site, and take account of human scale in detailing at street level. This is particularly important since the majority of the streets should be pedestrian streets with little or no vehicular traffic. Taller buildings should be designed to avoid having an overbearing presence.

7.10 Diversity should be built into the development, with different approaches used to create diverse streets and places – examples include courtyards, squares, greens, tree-lined boulevards and terraces.

7.11 The proposed hierarchy of streets and spaces is shown in Figure xx. The primary street should be the main pathway available to vehicular movement, but through traffic should be prevented except for buses. Secondary streets and tertiary streets should link the primary street with spaces. Within the hierarchy, there should be a finer grained network of internal site streets. The primary spaces should be located along a central spine, which is the main focus for the development. Secondary and tertiary spaces should act as local focal points for character areas and sub areas.

7.12 The arrangement of buildings on strong frontages lends itself well to the provision of private open space in courtyards behind the frontage around perimeter blocks. The concept of the predominantly car-free campus with pedestrian streets means that the streets themselves should form a network of linear open spaces which are more than just movement corridors but might afford numerous opportunities for social interaction. This should be taken into account in detailed design at street level, through the design of building frontages, shared surfaces, landscape features and street furniture.

7.13 A variety of built forms should be used together with the use of local building materials to create an interesting and diverse environment.

Legibility and orientation

7.14 To aid legibility and allow easy orientation within the site, there should be a central spine through the campus, which provides identity and acts as a principal coordinating structure and orientation reference. The spine is a series of linked spaces and streets of differing character, including both formal urban spaces and green spaces, extending from the informal open
space at the site’s western boundary to the piazza in the north eastern part of the site. All parts of the site relate back to this spine, and views to and from the spine should be considered in the layout of all development areas.

7.15 The provision of a network of streets should provide a number of route choices for movement through the site, assisting legibility. Only limited use should be made of culs de sac, which create dead ends and limit permeability.

7.16 Gateway features should be created at the main site entrances to reinforce the identity of the site and sense of place within the wider area. Principal locations for such gateway features should therefore be:

- The pedestrian/cycle entrance to the site from the Tesco junction; this might include a distinctive high quality landmark building to signify the presence of the University campus at this high profile location;
- The main site access at the Egerton Road junction;
- The secondary site access from the Gill Avenue/Research Park junction.

7.17 Landmark buildings should also be used within the site, to terminate views or signal direction changes, and to announce particularly important buildings or spaces. Feature buildings at such locations should help to provide a ‘legible’ development which is easy to navigate around whilst being visually diverse and interesting. Special corner buildings can be important for orientation, and should be used in appropriate locations.

7.18 Other landmark features, including distinctive trees, water features or public art, should also be used where appropriate.

Open space

7.19 Open space should be a major feature of the site as a whole, with formal playing pitches and land set aside for informal recreation covering a large part of the area. In addition, amenity open space within and adjacent to the built development should be an important factor in creating local identity and character.

7.20 This amenity open space should be:

- fronted by buildings, to assist in engendering a feeling of safety and security through passive surveillance
- part of the movement network, permeating the development
- robust and adaptable to allow for varying uses and ease of maintenance
- integrated with a wider landscape and open land framework extending from the countryside to the west of the site into the core of the development
- designed to contribute to local biodiversity, providing wildlife corridors, compensating for lost features and creating opportunities for new habitats.

Landscape design

7.21 Good quality landscape design should be provided as an integral part of the development. Existing trees and hedges should be incorporated into the development wherever possible, subject to health and condition. New tree planting should use native species reinforce the landscape structure and
provide softening and screening in some views from outside the site. A mix of formal and informal planting should be provided, depending on the character of the immediate locality. Green breaks should be provided, ensuring visual relief in views and access to open space. A range of different, and interlinked, spaces should provide variety in terms of scale, enclosure, and function.

7.22 A continuous green corridor should lead from the countryside to the west to the urban plaza in the core academic area, which should provide the main spine to which the development should be orientated.

7.23 The design of hard landscape should show attention to good detailing and selective use of materials, with good quality street lighting and street furniture. Careful choice of materials, with a view to their maintenance implications, should be a feature of the development.

Integration and movement

7.24 Movement around the site should be easy and safe, and should facilitate integration with the surroundings. The creation of an accessible, well-connected place, with good provision of public transport, and pedestrian and cycling routes, is an important goal of the local plan proposals for the site.

7.25 There are a number of potential access points to the site. The main vehicular access route through the site, the proposed bus route, and an indication of pedestrian and cycle routes are all illustrated in the movement strategy.

7.26 The proposals should include a fine grained network of streets, footpaths and cycle routes, with priority access for bus passengers, cyclists and pedestrians. Provision is made for a dedicated bus route to Stag Hill, with a bus loop through the site featuring retractable bollards to prevent through traffic rat running. Provision is made for an alternative access for Beechcroft Drive.

7.27 Safe connections should be provided through the site, and careful consideration has been given to links the Stag Hill campus and the town centre, and to nearby complementary facilities including the Surrey Research Park, the Royal Surrey County Hospital and the Tesco superstore.

7.28 A transport statement will be required with all planning applications. This includes consideration of the needs of public transport, cyclists and pedestrians and shows how overall traffic flows will be restricted to no more than 5% of the base flows set down in the Transport Assessment of the site.

7.29 Parking provision on site should be constrained to achieve the 5% threshold. Parking spaces should be located in positions which will encourage their use, but they should not dominate the street scene.

7.30 Given the nature of the residential campus function, there will be times of the year when students will be moving into or out of their accommodation. Vehicular access to the residences will be necessary at these times. This requirement to accommodate temporary car parking at peak times at the beginning and end of terms will be taken account of in the design of streets and spaces, and should be reflected in the use of appropriate shared surfaces and materials. Areas which might be suitable for use as temporary parking in this way should not be isolated, and should be visible from the residences.
Space can be provided within the streets and squares, and in the private courtyards behind.

7.31 Careful consideration should be given to the provision of cycle parking, particularly in association with the student residences but also in areas associated with academic and sports buildings.

Safety and security

7.32 The development should create a place that provides safe public space and secure private space. The physical layout of the scheme can contribute greatly to the level of safety and security experienced within the new campus.

7.33 The provision of buildings fronting onto streets and public areas with overlooking windows from active rooms and main entrances should create natural surveillance. Buildings on corner plots should make use of the whole frontage and avoid blank gable ends. The rear of all types of buildings should be designed and located for privacy and security with a preference towards ‘perimeter blocks’.

7.34 Vehicle speeds should be limited to a 20 mph limit maximum on the main vehicular route through the site. A limit of 5 mph will be appropriate on shared surfaces in pedestrian streets. Design of pedestrian streets should not impede access for emergency vehicles or service vehicles when required.

Adaptability and resource efficiency

7.35 The development should be able to respond to the needs of the future as far as possible, and should be energy efficient, control use of resources, and enhance biodiversity.

7.36 The proposals should incorporate innovative, environmentally sensitive solutions to the University’s long-term requirements. An integrated approach should be taken to the needs of the University, the local community and the environment. The aim is to create an environmentally and economically sustainable development that contributes net benefits to all three of these key interests.

7.37 Whilst future long-term needs are difficult to predict, there are measures that can be incorporated into the development to assist in accommodating change. The layout should take into account potential for change, and avoid restricting future links which might be deemed desirable to the planning of the wider area of Guildford. An example of this is recognition of the possibility that the A3 might require widening in the future, and a 10 metre strip of land along the site boundary should be reserved with this possibility in mind.

7.38 All buildings should be constructed to sustainable construction standards and should be well insulated and easy to maintain. Waste recycling, conservation of energy and water, and energy efficiency measures should be incorporated where possible.

Character areas
7.39 With the essential components of the development in place greater definition is achieved by identifying distinct character areas. These help to foster a strong sense of place throughout the development and each is defined through its own unique interplay of spaces, enclosure, landscaping, building scale and form and land uses.

7.40 Changes in scale and development form should be combined to create gateway features between areas, drawing on the creation of identifiable spaces and local landmarks.

7.41 Eight character areas have been identified, and are shown on Figure 17. Each area is described below.

1. **High density urban development organised around a central plaza and matrix of streets.** This is the location of the main arrival points to the campus by all modes of travel, and should therefore be characterised by suitable gateway features and landmark buildings. The plaza should be formal and urban in character and should serve as a focus for the campus as a whole. It should be the main arrival space for pedestrians and cyclists coming from Stag Hill. It is a key location on the movement routes leading into and out of the site. The plaza and streets should be defined and enclosed by the surrounding buildings. These should typically be 4-5 storeys high, large footprint buildings (45% site cover), accommodating central academic, research and administrative uses. The built form should provide the context for landscape, which should be formal. Landmark buildings at the gateway locations should mark entrances to the plaza. The site’s presence close to the Tesco junction should be announced by a significant landmark building.

2. **Intermediate urban density residential area organised around a matrix of streets and a central space that acts as a focus for the area.** Links through to the landscaped/lakeside spine of the development should be provided. Buildings should provide a positive sense of enclosure to streets, and landmark/feature buildings should accentuate gateways and assist orientation. Typically development should be 3-5 residential storeys high and have an average site cover of 35-40%. The built form should provide the context for landscape, which should be formal.

3. **Lower density residential development** organised around less formal spaces and routes, reflecting its location towards the rural edge of the site. The scale of buildings is reduced (site coverage 30-35%) and typically 2-4 residential storeys high. Landscape treatment should be informal and should provide the context for buildings. The smaller scale and lower density building form should help to blend with the rural landscape beyond to the west. Primary and secondary spaces should provide focal points for the area and landmark and feature buildings should aid orientation. Its matrix of streets should be well connected to the rest of the development and all development should be within walking distance of the bus route and campus facilities.

4. **The lakeside mixed use area should share the characteristics of the adjacent areas** (High density urban, Mixed academic and Intermediate residential) and should in addition respond to the lakeside setting. This may include building forms that exploit views of the water and open space, and, because of their form, allow views from buildings behind. Here the central
landscape is informal and provides the context for the surrounding buildings. The lakeside area should be a distinctive feature of the site and given its special quality should be a location for buildings that take advantage of the attractive views and setting. The lakeside open space runs through the development from the sports pitches to the urban plaza, providing a green link from the open countryside to the west. It is a primary space providing a focus for the core campus area, with a mix of uses around it. The lakeside is a key part of the green backbone of Manor Park. It should be designed for people and wildlife and used for relaxation, walking and cycling, and it should be a visual backdrop to their homes, study and work places, and social activities. Communal facilities, such as catering outlets and social facilities, can be oriented onto the central spine/lakeside area. The public transport loop road crosses the end of this space but should be designed as a discreet presence in the landscape, enabling the green space to ‘flow’ across it in a visual sense.

5. **Mixed academic and residential area.** This should comprise intermediate urban density development with typically large footprint buildings (40% site cover) at 3-4 storeys high. A central space should serve as a focus for the area and should link with the central landscaped/lakeside spine, and the sport area to the south. A matrix of streets should provide a finer grain. Buildings should provide a positive sense of enclosure to streets, and landmark/feature buildings should accentuate gateways and assist orientation. The built form should provide the context for landscape, which should be formal.

6. **The parkside area** represents the fringe of the development facing onto the open land to the south, comprising a blend of amenity land, playing pitches and informal open space. It should share the characteristics of the character areas adjacent and should in addition seek to exploit the aspect across the open space. This may include building forms which exploit views of the open space, and, because of their form, allow views from buildings behind. This aspect onto the open space is potentially attractive and the buildings here should respond to this.

7. **Sports complex.** Large footprint single use buildings. Here the landscape treatment should be informal and should provide the context for the buildings which are contained by the landscape. The visual impact of these buildings will need careful consideration with the use of ‘green roof’ and earth sheltering technology providing a possible design solution.

8. **Existing domestic scale building group.** This is an informal group of former agricultural buildings and additions, with a loose and rural feel. Consolidation may include replacement and/or additional buildings which seek to create shelter and enclosure.
Chapter Eight - Planning application framework

8.1 The Council will expect that an outline planning application should be submitted for the whole site, to include the following:

- An Environmental Statement reporting the results of Environmental Assessment, to include a non-technical summary. Technical appendices may also be submitted.
- A Transport Assessment
- A land-use zoning plan.
- A building heights strategy.
- A footprint coverage strategy.

8.2 The outline planning application should be supported by the following:

- An illustrative sketch masterplan
- A Transport Plan.

8.3 Other information may also be submitted where this is relevant to the proposals, including details of public consultation carried out prior to submission.

8.4 The planning authority will expect that reserved matters planning applications pursuant to the grant of outline planning permission should include:

- A design statement showing how the development accords with the design principles in this development brief.
- A Transport Assessment including a resume of the travel land, together with a Target Monitoring report.

Phasing

8.5 Development should commence with works necessary for the relocation of the sports pitches, the construction of a first phase of student residences, a first phase of academic building and the commencement of new indoor sports facilities. Main access for the construction of phase 1 should be via the Gill Avenue roundabout.

8.6 Timing of subsequent phases should depend on the timing and availability of funding, but is expected to follow broadly as indicated in the table overleaf. Phase 2 should comprise a mix of academic buildings, sports buildings and more residences. The final phase should comprise the completion of the masterplan.

8.7 The Council will also require information regarding the broad phasing of construction work, routes of construction traffic, hours of working and other such aspects, which will be of concern to local residents. To ensure consistent standards and quality the Council may require a legal agreement to ensure compliance with agreed phasing.
<table>
<thead>
<tr>
<th>INDICATIVE PHASING</th>
<th>DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>New sports pitches</td>
</tr>
<tr>
<td>2003 to 2008</td>
<td>Up to 3000 residences</td>
</tr>
<tr>
<td></td>
<td>Up to 3600 sq. metres academic research and ancillary buildings</td>
</tr>
<tr>
<td></td>
<td>Up to 5000 sq metres sports buildings</td>
</tr>
<tr>
<td>Phase 2</td>
<td>Up to 300 residences</td>
</tr>
<tr>
<td>2009/2010</td>
<td>Up to 10000 sq. metres research and ancillary buildings</td>
</tr>
<tr>
<td></td>
<td>Up to 4000 sq metres sports buildings</td>
</tr>
<tr>
<td>Phase 3</td>
<td>Up to 1490 residences</td>
</tr>
<tr>
<td>2011 to completion</td>
<td>Up to 134400 sq. metres academic research and ancillary buildings</td>
</tr>
<tr>
<td></td>
<td>Up to 6000 sq metres sports buildings</td>
</tr>
<tr>
<td>TOTALS</td>
<td>19 ha sports pitches</td>
</tr>
<tr>
<td></td>
<td>Up to 4790 residences</td>
</tr>
<tr>
<td></td>
<td>Up to 150,000 sq. m. of academic, research and ancillary buildings</td>
</tr>
<tr>
<td></td>
<td>Up to 15,000 sq. m of sports buildings</td>
</tr>
</tbody>
</table>

**Planning benefits**

8.7 In line with Government Guidance in Circular 1/97 the Council will seek appropriate community benefits to mitigate the impact of the new development. The Council will insist on benefits which are fairly and reasonably related in scale and type to the development. The Council will impose suitable planning conditions or will require the University to enter into a legal agreement to secure provision, as appropriate. A list of potential planning benefits plus measures that the Council will require in order to achieve the proper planning of the site is set out below. The combination and nature of measures required will be defined by the exact development proposals.

8.8 Benefits secured by legal agreement will include:

- enhanced community use of the site and facilities, including public access
- detailed travel plan, including bus service provision and improvement to walking, cycling and bus infrastructure.
- possible junction alterations
- reservation of a 10 metre strip adjacent to the A3 to allow for possible improvements to the adjoining A3
- commitment to exploring ways of alleviating Beechcroft Drive access problems
- long-term consideration of relocating student residences at Hazel Farm to Manor Park and the release of Hazel Farm for housing to include affordable housing in accordance with the Council’s current policies.

**Monitoring**

8.9 It is intended that the Borough Council will revisit this Development Brief every 5 years, jointly with the University, to review progress and consider whether any amendments should be made to reflect changing circumstances.
8.10 The travel plan will include its own regular monitoring programme to ensure that targets are met.

**Sustainability Indicators**

8.11 One of the priorities of the Brief is to achieve sustainable forms of development. It is important that this is monitored and the Council will require the University to adopt measurable indicators of its environmental performance and produce an annual report. This could include adoption of the Higher Education Environmental Performance Indicators (HEEPI)
Figure 1. Development brief boundary
Figure 2. Aerial photograph of the site
Figure 3. Site location and adjacent uses

- Woodland
- Open space in urban area
- Hospital
- Major retail
- Education
- Residential
- Railway land
- The site
- Research Park
- River/water
- Employment
- Town Centre
- Cathedral
- Hotel
- Car Park
Figure 5. Topography
Very good quality land: slight droughtiness and/or wetness/workability limitations
Good quality land: droughtiness, wetness/workability or topsoil stoniness limitations
Moderate quality land: moderately severe wetness/workability limitation. Droughtiness and gradient limitations locally.
Other land

Figure 6. Agricultural land quality
Figure 7. Nature conservation

- Broad-leaved semi-natural woodland
- Dense/continuous scrub
  - Scattered scrub
- Species poor hedge
- Species poor hedge with trees
- Defunct species rich hedge
- Species rich hedge
  - Broad-leaved trees
  - Coniferous trees
- Tall ruderal
- Introduced shrub
- Amenity grassland/sports pitches
- Arable/ex-arable
- Improved grassland
- Open water
Figure 8. Archaeological features

<table>
<thead>
<tr>
<th>Drawing no.</th>
<th>SMR no.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>-</td>
<td>Scatter of Roman and mediaeval pottery identified by Guildford Archaeological society</td>
</tr>
<tr>
<td>2</td>
<td>-</td>
<td>Site of possible mediaeval and/or post-mediaeval building. Site of Dovecote marked on Norden's 1607 map of Guildford Park</td>
</tr>
<tr>
<td>3</td>
<td>SMR 1657</td>
<td>Mediaeval moated site of Guildford Park Manor, Manor Farm. Scheduled Ancient Monument no 12763. Site of 12th to 17th century Royal Mansion and Hunting Lodge.</td>
</tr>
<tr>
<td>4</td>
<td>-</td>
<td>Hedgebank to the north of Manor Farm. Marked on the Tithe Map (1839). Slight bank topped with mature oak trees.</td>
</tr>
<tr>
<td>5</td>
<td>-</td>
<td>Line of lane leading to Manor Farm.</td>
</tr>
<tr>
<td>6</td>
<td>-</td>
<td>Possible line of boundary between Chase and area of arable land, as marked on Norden's 1607 map of Guildford Park.</td>
</tr>
<tr>
<td>7</td>
<td>-</td>
<td>Site of pond as marked on 1839 Tithe Map.</td>
</tr>
<tr>
<td>8</td>
<td>-</td>
<td>Broad low bank observed during site visit to the north of the Manor Farm Moated site. Possibly mediaeval, this feature is included within the curtilage of the Scheduled Ancient Monument.</td>
</tr>
</tbody>
</table>
Figure 9. Designations

- Development Brief Boundary
- Scheduled Ancient Monument
- Green Belt
- Area of Great Landscape Value
- Site of Nature Conservation Importance
- Area of Outstanding Natural Beauty
Figure 10. Urban Character Context
Figure 11. Connections
Figure 12. Integration

Railways form barriers to north & also east of Stag Hill

Pedestrian and cyclist Links

Pedestrian Links

Links - all modes

The Site

Stag Hill campus

A3 forms barrier to movement to south & east
Figure 13. Gateways & Links

1. Surrey Research Park
2. Hotel
3. Park Barn
4. Onslow Village
5. Tesco
6. Hospital
7. Stag Hill

- Important Gateways
- Other Existing points of Access
- Links to & from Site - All Modes
- Permitted Footpaths
- Footpaths / Rights of Way
- The Site

Figure 13. Gateways & Links
Figure 14. Constraints

- Greenbelt
- Greenbelt & AGLV
- Main existing access roads
- Existing minor access roads and tracks
- Public right of way
- Trees and hedges
- Important hedge - boundary of former Royal Park

- Hotel access
- Existing sports facilities
- Existing building group to be retained, with potential for consolidation
- Scheduled Ancient Monument
- 10 metre reservation alongside A3
- Area around building group to be kept free of buildings to protect setting of Scheduled Ancient Monument
Figure 15. Opportunities

- Main existing access roads
- Permissive routes
- Potential for informal public access
- Scheduled Ancient Monument - potential for interpretation of historical context
- Development
- Potential for green space to extend into development
- Potential to consolidate building group and introduce educational or other uses

Links to adjacent countryside and woodland

Potential new site access

Potential to relocate pitches and courts onto open space area

Footbridge

Reasons for opportunities:

- Development
- Potential for green space to extend into development
- Potential to consolidate building group and introduce educational or other uses

Potential for informal public access

Links to adjacent countryside and woodland

Footbridge
Mixed academic and residential (4.4 ha)
Student residences (10.2 ha)
Informal recreation (17.4 ha)
Academic and research (6.7 ha)
Development brief boundary
Public transport loop
Existing domestic scale building group - potential for consolidation (2.8 ha)
Planning pitches (19.4 ha)
Amenity space (3.0 ha)
Park and ride - local authority proposal (2.0 ha)
Sports and academic (5.9 ha)
Woodland
Lake (indicative only)
Retained trees/vegetation

Figure 16. Land use zones
Figure 17. Character areas

1. High density urban development arounds central plaza, 4-5 storey
2. High-intermediate density residential 3-5 storey
3. Lower density residential, 2-4 storey
4. Lakeside mixed uses, 3-5 storey
5. Academic large footprint buildings, 3-4 storey
6. Parkside, lower density residential, up to 3 storey
7. Sports complex, large scale single use buildings in landscape setting
8. Existing domestic scale buildings