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1 INTRODUCTION

1.1 This Planning Brief provides guidance for the redevelopment of the site. It was formally adopted as part of the Guildford Development Framework by the Executive on 27 January 2011. This Brief supersedes the July 2002 Development Brief for the site (excluding Beverley Hall).

1.2 The 2002 Development Brief is outdated following subsequent national planning policy for sustainable economic growth\(^1\), confirmation of the borough’s retail need\(^2\), the delay of the Friary Shopping Centre extension and lack of development of allocated major Town Centre sites for retail development. A proactive approach is important to ensure provision of sufficient suitable sites to meet identified retail need and to strengthen the Town Centre’s offer to assist in maintaining and improving Guildford’s position in the regional town centre network.

1.3 This SPD does not allocate the site nor establish new policy. It has been prepared in the context of national planning policy and conforms with and supplements the policies of Guildford Local Plan 2003. It constitutes a material consideration in determining planning applications and appeals on this site.

1.4 This Supplementary Planning Document has been prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008 and 2009). In accordance with the Council’s Statement of Community Involvement (February 2007) a formal six week public consultation was held between Monday 25 October and 5pm Friday 3 December 2010. The draft SPD was available to view and comment on the Council’s website. Letters (686) and emails (1,096) were sent to those interested parties whose contact details we have on database. Flyers were delivered to residential and business properties within 250m of the site, and were displayed on lampposts around the site. Copies of the draft SPD were available to view at the Council’s main Reception, Planning Reception at Millmead, and also at the Borough’s libraries.

1.5 Fifty-two representations were received. These were considered and, where relevant, the draft SPD amended accordingly.

Strategic Environmental Assessment

1.6 In accordance with the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (SEA Directive), as transposed into law by The Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations), local authorities are obliged to undertake a Strategic Environmental Assessment (SEA) on any plan or programme prepared for town and country planning or land use which sets the framework for future development consent of certain projects (which includes development sites over 0.5ha).

1.7 Under Article 3(3) and 3(4) of the SEA Directive, SEA is required for plans and programmes which “determine the use of small areas at a local level” or for those which only propose “minor modifications to plans”, only where they are determined to be likely to have significant environmental effects. In screening to consider the likely extent of

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\(^1\)Planning Policy Statement 4, CLG (2009)  
\(^2\)Guildford Retail Study, Chase and Partners (June 2006)
the SPD effect on the environment, the screening opinion concluded that a full Strategic Environmental Assessment was not required.

**Habitat Regulation Assessment**

1.8 The Council is required to consider the impact of the SPD on protected Natura 2000 sites. Within Guildford Borough, this includes Special Protection Areas (SPA) and Special Areas of Conservation (SAC). Screening was carried out in accordance with legislation and guidance. It concluded that the SPD is not directly connected with or necessary to the management of the site, and is not likely to have a significant effect on a European Site (in combination with other plans or projects).

**Equalities Impact Assessment**

1.9 All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in society. These groups (sometimes referred to as equality stands) are defined by the 2010 Act as age, disability, gender (sex), race, sexual orientation, religion or belief, gender reassignment, marriage and civil partnership, pregnancy and maternity. It is the Council’s responsibility to ensure that our policies, procedures and service delivery do not discriminate, including indirectly, on any sector of society. In order to anticipate likely differential impact on these groups, screening of the potential differential impact was carried out. The screening opinion concluded that a full Equalities Impact Assessment was not required.

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**Section 2:** of this brief describes the site and surrounding area.

**Section 3:** contains details of the sites’ land ownership.

**Section 4:** summarises the key planning history of the site, set out in full in Annex 2.

**Section 5:** summarises the land uses considered suitable for the site’s redevelopment. Full details of the planning policy underlying these are set out in Annex 3.

**Section 6:** includes the key transport, highways and parking issues that would require consideration.

**Section 7:** details the key design factors to be considered in redevelopment of the site.

**Section 8:** sets out how any potential impacts of development of the site on the Thames Basin Heaths Special Protection Area may be avoided.

**Section 9:** contains the issues to be considered in relation to minimising flood risk on the site.

**Section 10:** includes information on environmental issues other than flood risk.

**Section 11:** sets out key requirements to ensure the sustainability of development during and after construction.

**Section 12:** outlines the requirement for involvement of interested parties in the pre-application stages.

**Section 13:** summarises potential key planning obligation requirements for the redevelopment of the site.
2 SITE AND SURROUNDINGS

2.1 The site is located within Guildford Town Centre, the principal shopping centre in Surrey, providing a highly successful focus for retail activity in Guildford Borough including a wide range of shops, both major national multiple stores and small specialist retailers. The Town Centre is also a key location for leisure, cultural activities and offices that add further to its vitality and viability. It is focussed around an attractive historic core with a unique character.

2.2 The broadly rectangular site of almost one hectare (0.99ha) is located on the northern edge of Guildford Town Centre, within the urban area of Guildford. The area is of mixed land uses, predominantly residential, retail and other supporting uses. The site and surroundings include a variety of architectural styles and character. The site is bounded by York Road to the north, Leapale Lane to the south, College Road to the west, and Haydon Place to the east. A map of the site is included as Annex 1.

2.3 The northern part of the site includes Victoria Court, North Place Day Centre and 71 Haydon Place, known as Beverley Hall. Beverley Hall is a single storey, double-height red-brick Victorian building that is a focal point in the streetscape when viewed from the south. Victoria Court is a 1970s outdated two-storey elderly persons sheltered housing development providing 30 self-contained flats (20 studio flats, eight no. 1-bed flats and two no. 2-bed flats) and one non-self-contained flat. To the east and west of Victoria Court are areas of attractive green open spaces. North Place Day Centre is a predominantly single-storey building 1970s with surface car parking. A footpath runs north-south between Victoria Court and North Place Day Centre, linking with an underpass crossing under York Road.

2.4 The southern part of the site is dominated by the two-storey Bellerby Theatre, a traditional two-storey red-brick Victorian school building with some later smaller scale additions. It has some surface car parking spaces located to its south and west. Guildford Youth and Community Centre on the corner of Leapale Lane and Haydon Place is a three storey concrete building with its own surface car park of 32 spaces. To the north of Bellerby Theatre, in the centre of the site, is a surface car park with 70 spaces that is currently used as a long stay contract park during weekdays, and short stay pay and display at weekends. A small workshop building is located between that car park and the rear of the public house on Haydon Place. A further surface car park fronts Haydon Place. A footpath runs east-west between the surface car park and Victoria Court, linking Haydon Place and College Road. The buildings on the site vary in height between one and three-storeys and are of various styles. With the exception of Beverley Hall, they are of little architectural merit and are not considered to be worthy of retention.

2.5 The site is immediately adjacent to the west of the Town Centre Conservation Area, with a small part of the site, Beverley Hall at 71 Haydon Place, within the conservation area boundary. The houses within that Conservation Area are subject to an Article 4 (2) Direction. This provides the council with greater control over total or substantial demolition of buildings or structures, works to trees and alterations and extensions to residential buildings.

*Based upon floor space from the “Goad Centre Report 2005” reported in Guildford Retail Study, June 2006*
Facing the site on the eastern side of Haydon Place is a row of two-storey Victorian buildings, some with ground floor shops. The Town Centre Conservation Area Appraisal found that these buildings contribute positively to the Conservation Area. The parade of shops, services and takeaways, at 64-94 Haydon Place form part of the Town Centre’s tertiary shopping frontage.

2.6 The buildings around the site vary in their scale, function and form. Along the eastern side of Haydon Place, College Road, and the opposite side of York Road are two-storey semi-detached and terraced residential properties. Westney House, a recently-built three-storey flatted development is located on the corner of Haydon Place and The Bars, diagonally opposite the Youth and Community Centre. To the south of the site is the large mass of the Telephone Exchange building, in two large blocks reaching four / five storeys in height. This utilitarian building is of considerable unbroken mass with no detailing. To the west of the site, on the opposite side of College Road are Bell Court, a 4-storey office block, and Andrews House, a part 2, part-1-storey office block.

3 LAND OWNERSHIP

3.1 The whole site, shown at Annex 1, is owned by Guildford Borough Council. Whilst the council owns the Youth and Community Centre, a Management Committee administers it on behalf of the council. The building is let to various groups under a general hiring agreement.

3.2 The Council considers that it may be suitable and possible to re-provide some of the community users currently using the site with suitable space nearby, potentially at Beverley Hall.

3.3 As of January 2011 only a few residents remain at Victoria Court; it is expected to be fully vacated by spring 2011. North Place Day Centre closed in December 2010.

4 PLANNING HISTORY

4.1 In 2007, outline planning permission (07/P/01013) was granted (13 August 2007) for a residential development comprising 75 homes (of between 1 and 4 bedrooms), of which at least 80% were to be affordable units. The approved buildings were 2-5 storeys high, and provision was made for 54 parking spaces and 10 garages, public open space and landscaping in the scheme. The planning obligation specified that no development could take place until a suitable alternative community facility has been found within the area. This permission lapsed unimplemented in August 2010.

A list of relevant permissions for the site is attached at Annex 2

5 LAND USES

5.1 Whilst the southern part of the site is allocated by Local Plan Policy GT3 for uses including housing, community, and leisure, the site as a whole is now also considered to be suitable for one or more of the “main town centre uses”, as defined by Planning Policy Statement 4 (PPS4), CLG (2009). These include retail, leisure/entertainment, hotel, offices, and community uses. This SPD supplements
the Local Plan Policy GT3 allocation for the southern part of the site for mixed-use development including housing, community uses, public house, leisure, and offices, and does not replace the allocation.

5.2 Given the planning policy and other considerations set out in Annex 3, this central accessible site would be best suited to a retail led mixed-use development including housing, with preference given to food/convenience retail.

5.3 Guildford Town Centre is the principal shopping centre in Surrey. However, the Town Centre has a particularly low representation of food store retail provision. PPS4 requires the Council to actively promote town centre growth and plan and manage change. It should therefore identify, designate and assemble suitable sites for town centre uses in the centre, or failing that on the edge of the centre, to accommodate identified demand/need.

5.4 Under PPS4 this site is defined as an “edge-of-centre” site rather than a “town centre” site (defined in Annex 3) for retail development. However, given the retail demand/need identified, the lack of suitable, available and viable sites in Guildford Town Centre, and the relative under-provision of food retail in the Town Centre, the site is considered suitable for retail led mixed-use development including housing, and in particular, for a supermarket. Other main town centre uses proposed on this site would be in Guildford Town Centre in relation to PPS4 definitions.

5.5 In accordance with Local Plan Policy H5, re-provision of the existing number of dwellings on the site, 30 self-contained homes, would be a requirement. At least 35% of these must be affordable homes in accordance with Local Plan Policy H11, as supplemented by the Guildford Borough Infrastructure SPD 2006. The predominant need in this location is for affordable homes for rent, and in the current economic climate the assumption must be that these would be provided with nil grant. This should include some specialist accommodation, for example move-on flats for young people. Early discussions with Guildford Borough Council’s Housing Advice Services will ensure that a suitable housing mix is accommodated in the scheme design.

5.6 In accordance with Local Plan Policy CF2, alternative provision for the community uses on the site, together with some car parking spaces would need to be re-provided. This may be provided either on the site potentially within Beverley Hall or a new building, on an alternative site in a suitable location, or by way of a commuted sum for alternative provision (if there is a realistic prospect of it being re-provided on an alternative site).

5.7 The Council’s preference is for Beverley Hall to be retained if a redevelopment scheme for the site would permit this. Conservation Area Consent would be required for its demolition/redevelopment. The services for the elderly that were provided from North Place Day Centre would be best relocated in the east of the Borough where most of the people who used it live. Additional Day Centre activities are to be provided at St Martin’s Court, East Horsley for residents in the east of the Borough.

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*Guildford Borough Infrastructure SPD 2006 is currently being updated and renamed the Planning Contributions SPD 2011. It is intended that this will be adopted in early 2011.*
6 TRANSPORT, HIGHWAYS AND PARKING

6.1 The surface car parks on the site are currently used on weekdays for long-stay contract parking. The loss of the 71 long stay contract parking spaces used during the week (21 of which are currently un-let) would comply with the Borough Parking Strategy 2003 that seeks to reduce long stay parking spaces in the Town Centre. It may even be possible to offer those displaced from the site alternative long-stay contract parking on council-owned sites elsewhere within the Town Centre.

6.2 The car parks are currently used at weekends for short stay parking for shoppers and others. The Borough Parking Strategy 2003 seeks an overall maintenance of the number of short-stay spaces in the Town Centre in order to assist shoppers, businesses, visitors and residents. As these spaces are used for short-stay public parking during the weekends, any redevelopment of the site would need to re-provide at least 71 short stay spaces for visitors to the Town Centre, or provided them elsewhere in a suitable location in the Town Centre. The Borough Parking Strategy accords with the Highway Authority’s second Local Transport Plan 2006.

6.3 Parking provision on the site should be in accordance with the maximum parking standards and minimum cycle parking standards set out in the Vehicle Parking Supplementary Planning Document (SPD) 2006. A higher level of parking for non-residential development may be acceptable under PPS4 Policy EC18, subject to meeting certain conditions:
- a transport assessment would be required to demonstrate that a higher level of parking provision is needed to support the development
- that the scale of parking is proportionate to the size of the centre
- that measures will be taken to minimise the need for parking, and
- that the parking would serve the whole Town Centre (this could be secured by a planning obligation)

6.4 Car parking for new non-residential development that exceeds Guildford’s maximum parking standards may be acceptable provided it is available for all Town Centre users. The Council’s preference would be to retain control of any non-residential car park, if not, the Council would need to retain control over parking charges on the site. This could be secured by a planning obligation. A transport assessment would need to demonstrate that additional parking will not create unacceptable traffic congestion, nor unacceptably encourage car travel into the Town Centre. Any on-site car park for non-residential development could potentially make use of the gently sloping topography of the site to provide underground car parking. The Vehicle Parking Standards SPD is to be updated in 2011 to reflect PPS4.

6.5 Car parking for the new homes must be in accordance with the maximum standards set out in the Vehicle Parking Standards SPD. Taking account of on-street parking availability, parking provision of less that 1 space per home will be unlikely to be considered suitable. There are currently 32 surface spaces associated with the Youth and Community Centre. Re-provision of community uses should provide car parking for its users.
6.6 There are a number of potential vehicle access options for this site for both parking and servicing. Site access from Leapale Lane (western end) and College Road (southern end) should be explored. Access to the site via A246 York Road, including a restricted left-in/left-out T-junction could be an option. Vehicle access and servicing arrangements should be discussed with the highway authority at the earliest opportunity, as the site access will need to meet the highway authority’s requirements.

6.7 A dedicated public “townpath” runs north-south between Victoria Court and North Place Day Centre, linking Haydon Place to York Road. It is maintained by Surrey County Council as the Highways Authority. There is also an east-west footpath between Victoria Court and the surface car park to the south, linking Haydon Place to College Road, although this is not a statutory right-of-way. Given its highly sustainable location, the permeability of the site should be maintained for pedestrians and cyclists, while the vehicular accesses would benefit from being rationalised.

6.8 Early pre-application discussions with the highways authority for the area, Surrey County Council in relation to parking, servicing, transport impact and any rights of way diversions will be required. A mixed-use scheme on this site would be likely to require a full transport assessment, including a travel plan. Regard should also be had to Guildford’s Walking and Cycling Strategies 2004. Updated strategies are to be adopted in 2011.

7 DESIGN

7.1 The site is within a part of Guildford Town Centre that has a distinct character. This area is bounded by York Road to the north, North Street to the south and Chertsey Street and Leapale Road on the east and west sides respectively. This area has a strong character, defined by its street pattern with buildings in this area generally fronting the street. New development should consider perimeter blocks that front onto the surrounding roads, including the footpath link to the York Road subway. Consideration should be given to retention of the east-west footpath to the south of Victoria Court to maintain pedestrian permeability in the area. This would need to be overlooked by the new development in order to maintain an acceptable level of safety and security for those using this route.

7.2 The development should aim to promote walking. Redevelopment must maintain or enhance the permeability of the site and provide easy access to each individual residence. Consideration must be given to the relationship each new home has with the public space. Vehicles should be subservient to pedestrians, and consideration should be given to potential for a “Home Zone” for incorporation in to the residential element of any scheme.

7.3 This part of Guildford is particularly lacking in public open space. If possible, the opportunity to create new public open space within the development should be considered. This could be in the form of a “pocket park”. Small areas such as courtyards or small plazas provided within the development would enhance the provision of stopping points and rest areas.
7.4 As street width is limited around the site and statutory authority services frequently encountered in the highways, the provision of planting, including trees, must be built in to the design from the beginning, as retrofitting it to the street may not be possible.

7.5 Development on the Haydon Place and College Road parts of the site should reflect the very close relationship other buildings in these streets have with the back edge of footpaths. A building set back of approximately 2 metres from the back edge of kerb would be appropriate in order to generate activity and variety on the street in a way that the 19th and 20th Century buildings on Haydon Place and College Road do. However, unusable, functionless spaces derived from needless setbacks, and chamfered corner blocks must be avoided.

7.6 The northern section of the site fronting Haydon Place and College Road would be suitable for two or three storey buildings with limited punctuations of four storeys, fronting York Road and/or set back some distance form College Road and Haydon Place. This is primarily due to the two-storey housing opposite this part of the site, at 3-14 College Road. An adequate buffer should be provided between the back gardens of College Road and the new development to avoid any visually overbearing effect the new development could have on residents, as well as overlooking and light issues. This linear open space at the back of College Road gardens would enable the existing trees to be kept and provide a garden space for the new building.

7.7 The southern section is suitable for predominately three and four storeys with some small punctuations of five storeys, due to the height (three, four and five-storey) of buildings close to this section of the site, including the BT Telephone Exchange, Westney House and Bell Court. Whilst buildings of this size may be needed to compete with the large building mentioned, regard must be given to the scale and character of the houses from 40 to 62 Haydon Place at the south east corner of the site, that are small, detailed and historically important to the conservation area.

7.8 Development higher than three to four storeys fronting Leapale Lane may require a larger setback to mitigate any canyon effect with the bulk of the telephone exchange opposite. This will also help to open up the two minor landmarks, 40 Haydon Place and Bell Court, to long distance views. If retail, other than small scale convenience retail, is to be provided within the development, it will be necessary to attract people to the site from the nearest shopping area of North Street and from the local arrival points, such as car parks on Leapale Road and Woodbridge Road. To achieve this there needs to be an attraction to draw people to the site and visibility will be important. This should be considered in terms of maintaining the character of the area whilst providing landmarks, nodes and vistas visible from the surrounds to increase the legibility of the development. This must be achieved in a way that is in keeping with the character and scale of the area, and of a carefully considered design that will form part of the lasting townscape.
7.9 A modern design may well be suitable for this site, particularly for any main town centre use. This should be sensitively handled with the interface between the Town Centre Conservation Area directly to the east of part of the site. Any new development must have regard to the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of the Town Centre Conservation Area which is directly to the east of part of the site. Conservation Area Consent would be required to demolish Beverley Hall, although as a landmark in the street scene, it would be more suitable to retain. Further policy advice relating to heritage assets is included in Annex 3 Planning Policy Context.

7.10 New development including buildings of modern design should blend successfully with the established character and appearance of the area, whilst preserving the character and appearance of the Town Centre Conservation Area opposite part of the site. It will also need to protect the amenities of existing residential buildings, and provide suitable level of amenity for new residential buildings. Consideration should be given to the selection of materials, both for the buildings and paving, to ensure that the character of the area is not further diluted by the introduction of unsuitable materials. New development gives the opportunity to bring back some consistency to the colour, texture and types of materials, especially as it interfaces with the conservation area, to strengthen the sense of unity and identity of the district.

7.11 Domestic car parking should be in courtyards or below ground so as not to dominate the surroundings or inconvenience pedestrians, cyclists or access for householders. Cycle parking should also be provided within communal areas or on individual plots.

7.12 Provision should be made on the site for storage (including segregation of materials) and collection of domestic and non-domestic waste. Development schemes should be designed to include space for this storage in a suitable location for vehicle collection that minimises impact on the street scene. Early contact with the Council’s Cleansing and Recycling Service is recommended to discuss requirements. The type and nature of convenience shops or food outlets and the actions of their customers can considerably affect the street scene. Thought should be given to minimising the impact on the street scene by appropriate planning measures and the installation of appropriate street litter bins, where necessary secured by planning obligation.

8 SPECIAL PROTECTION AREA

8.1 The site is within the buffer zone (400m – 5km) of the Thames Basin Heaths Special Protection Area (SPA). A Habitats Regulation Assessment may therefore be required depending upon proposed uses. Screening should be undertaken in accordance with Guildford Borough’s SPA Avoidance Strategy 2009-14, available at: http://www.guildford.gov.uk/index.aspx?articleid=4026.
8.2 This will need to consider the location of the site relative to the SPA and likely recreational pressure uses compared to existing uses on the site.

9 FLOOD RISK

9.1 Our Strategic Flood Risk Assessment identifies the site to be wholly within Flood Zone 1. This is land at a low probability of flooding (less than 1 in 1000 annual probability of river or sea flooding in any year).

9.2 Despite the site’s low probability of fluvial flooding, Planning Policy Statement 25: Development and Flood Risk requires a Flood Risk Assessment (FRA) to be carried out for development proposals on any site over 1 hectare in size to ensure that consideration is given to other sources of flooding, including surface water flooding. The site covered by this brief is approximately 0.99ha.

9.3 Given the size of the site in relation to the FRA threshold and the sustainable development opportunities this site offers, it is recommended that a FRA is prepared in accordance with PPS25. This should examine the effect of new development on surface water run off, and will ensure flood risk reduction measures are incorporated into the proposal.

9.4 In partnership with the Environment Agency, we have prepared a Flood Risk Reduction Measures document (2010), setting out possible risk reduction measures that can be incorporated into development proposals. The FRA for a planning application should have regard to this document, ensuring that proposed development of this site takes all available opportunities to reduce surface water flood risk on site and elsewhere. In particular, the Surface Water Flooding and mitigation sections of this document (pages 9 and 19) will be relevant. To view the Flood Risk Reduction Measures document, visit the Council’s website at www.guildford.gov.uk/planningpolicy

9.5 Surface water drainage is the responsibility of the developer. Provision must be made to deal with surface water drainage, and this should be incorporated into a FRA.

10 OTHER ENVIRONMENTAL ISSUES

10.1 The site is within Source Protection Zone 1 of a water abstraction source. These zones are used for the extraction of potable water for public supply that Thames Water has a statutory duty to protect. The foundation design and surface water/foul water design must take this into account, and would need to be controlled via condition.

10.2 Public sewers cross the site and Thames Water does not permit development within three metres of sewers without approval.

10.3 The site is in an old industrial use area and any planning permission may therefore need a ground investigation. A suitable condition could cover the need for site investigation and minimising risks from any contaminated land.

10.4 Thames Water Utilities is the statutory sewerage undertaker for the whole of the Guildford Borough and water undertaker for the southern part of the Borough. Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that development...
would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure. Drainage on the site must maintain separation of foul and surface flows.

10.5 The site is in an old industrial use area and its redevelopment will therefore need a ground investigation. A suitable condition could cover the need for site investigation and minimising risk of any contaminated land.

11 SUSTAINABLE DESIGN AND CONSTRUCTION

11.1 Development proposals must be implemented in accordance with the principles of sustainable construction. The site provides a significant opportunity to deliver non-residential development that is an exemplar of sustainable design and construction. In order to deliver this aspiration we will require developers to achieve the following standards:

- Carry out a full study in to the feasibility of a decentralised heat and power network. This must include different options such as using an Energy Services Company (ESCO) and other alternatives. We will require as a minimum that the site delivers 25% of its total predicted energy use from low-carbon solutions, unless the developer/operator demonstrates that this requirement would not be viable and/or feasible.
- A minimum of 10% of the total residential units to achieve Code for Sustainable Homes Level 5. The remainder to achieve Code for Sustainable Homes level 4. Specific measures must be undertaken in order to minimise water usage during construction and by future householders. Any development will need to achieve a minimum of Code 4 of The Code for Sustainable Homes as a means of minimising water usage.
- As the site may be suitable for a range of non-residential uses, the sustainability standards that the Council will require will depend on the types of non-residential uses proposed:
  - a large single building, such as a large retail store, will be required to achieve a BREEAM “Excellent” assessment rating.
  - should a number buildings/units are proposed they will be required to achieve BREEAM “Very good” assessment rating as an absolute minimum, although we would encourage architects/and developers to achievement of BREEAM “Excellent”.

11.2 In order to encourage sustainable travel, secure cycle storage facilities will be required in accordance with the minimum standards set out in Guildford Borough’s Vehicle Parking Standards SPD 2006\(^5\). Provision for a parking space for a car club vehicle may be required depending upon the non-residential uses proposed. Developers will be expected to demonstrate how they have future proofed their development scheme to cater for advances in motor vehicle technologies, for example, through the provision of electric charging points.

\(^5\)Or any SPD superseding this.
11.3 The planting of appropriate tree species within the development site will provide natural climate change mitigation by moderating the local climate and reducing rainstorm impact.

11.4 Developers should explore, early on the in design process, the potential to incorporate green roofs into their scheme design, including consideration of their benefits in any Design Statement.

12 PRE-APPLICATION COMMUNITY INVOLVEMENT

12.1 The Statement of Community Involvement (SCI) (Feb 2007) details the type of pre-application engagement required for different size proposed developments. This is available to view on our website at www.guildford.gov.uk/GuildfordWeb/Planning/PlanningPolicy/LocalDevelopment/StatementCommunityInvolvement. The SCI is currently being updated, and a revised SCI (as part of the Community Engagement Strategy) will be adopted in 2011.

13 POTENTIAL PLANNING OBLIGATION REQUIREMENTS

13.1 Pages 33 - 35 of the Infrastructure SPD 2006 summarise the thresholds for contributions towards infrastructure on development sites or off-site. These will generally be secured through use of planning conditions, or planning obligations where necessary. This SPD will be updated by the “Planning Contributions” SPD to be adopted in early 2011.

13.2 In light of the potential for mixed-use redevelopment of the site, the following list provides an indication of possible matters that may be included in a planning obligation (although not restricted to these):

- Highway matters/Section 278 agreement - changes to road layout and securing of foot paths/rights of way, and construction of traffic routing
- Highways contribution / off-site highways works (if needed)
- Council control over car park charges
- Car park management plan (if the Council does not retain an on-site publically-available car park)
- Potential phasing of development to ensure continuity of provision of community facilities
- Decommissioning of site and satisfactory removal and recycling of all waste from site
- Travel plan for non-residential development (for staff and visitors)
- Public transport improvements, such as real time bus displays and potentially financial contribution to Park and Ride. This will be particularly important if on-site parking to be provided would exceed the maximum standard set out in the Vehicle Parking SPD.
- Provision of cycle facilities (to minimum standards)
- Provision of recycling facilities
- Electric car charge point
- On site public art provision (either a stand alone piece or incorporated into the building fabric
- On site landscaping/environmental improvements
- Re-provision of community facilities with some parking, either on site, off site, or by way of a commuted sum to be used for funding alternative provision elsewhere (to comply with Policy CF2)

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6Guildford Borough Infrastructure SPD 2006 is currently being updated and renamed the Planning Contributions SPD 2011. It is intended that this will be adopted in early 2011.

7Or any SPD superseding this.
- On-site open space to be provided prior to occupation of first residential units (or via a commuted sum if not possible)
- On-site landscaping, planting and hard landscaping improvements to enhance the street scene
- Minimum 35% affordable housing, with majority to be social rented. A mix of unit sizes will be required as agreed by Guildford Borough Council Housing Advice Services. Assumption of provision is to be 35% with nil grant.
- Contribution to Special Protection Area (SPA) avoidance works in accordance with the Council’s Special Protection Area Avoidance Strategy 2009-2014, for any net new homes provided on the site
- Protected species should be taken into consideration before an application is determined, and if bats are likely to be present, a bat survey should be requested.
- Maintenance of rights of ways across the site
- Installation of street litter bins (where appropriate for any A4 and A5 uses) in locations and to specifications agreed by Guildford Borough Council and Surrey County Council.
- CCTV system – linked to the main police system (for any A4 and A5 uses)
- A ground investigation survey may be required (by way of condition on a planning permission) to ascertain potential contaminants. Suitable mitigation may be required depending on proposed use.
- A Car Club vehicle parking space should be provided on site for the residential element of any development. This could be secured by condition.
- Demonstration of adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and evidence that development would not lead to problems for existing or new users.

- Retrieval of the copper/bronze sculpture on the wall of the Youth and Community Centre prior to demolition
- Retrieval and donation of key architectural features (including windows, doors, staircase) to the Brooking Collection prior to demolition of Bellerby Theatre.
Annex 2 - Relevant Planning History

1990 - Present
In 1998, a certificate of lawfulness application (ref: 98/P/01054) for use of Beverley Hall for D1 use (as a day centre) was approved.

In 2007 (13/8/2007), outline planning permission (ref: 07/P/01013) was granted for residential development comprising 75 affordable units ranging from 2-5 storeys in height with 54 parking spaces and 10 garages and associated public open space and landscaping following demolition of Bellerby Theatre, Victoria Court, North Place Day Centre and Haydon Place Youth and Community Centre, Haydon Place. This was approved subject to a planning obligation specifying that no development shall take place until a suitable alternative community facility has been found.

1970 - 1989
In 1971, planning permission (ref: GUI/11337/1018/71) for the enclosure of ground floor void below (now parking) first floor of youth club at the Guildford Youth Club, Leapale Lane and North Place was approved.

In 1972, outline planning permission (ref: GUI/11896/915/72) for the erection of a day centre in a single and 2 storey block and 32 flats for old people in a 2 storey at land at North Place was approved.

In 1976, planning permission (ref: 76/P/0374) for the erection of a two storey block to provide 29 Elderly persons units, 2 wardens flats, communal accommodation and car parking at North Place, Stoke Fields was approved.

In 1978, planning permission (ref: 78/P/1193) for the construction of a Day Centre for the elderly, offices and store for the WRVS and offices for Surrey Association for the Elderly at North Place, Stoke Fields was approved.

In 1980, planning permission (ref: 80/P/00885) for the use of youth centre for a playgroup for 15 children at Haydon Place was approved.

In 1984, application under Regulation 4(5) for the creation of a new main entrance off Leapale Road at Guildford Youth and Community Centre was approved.

1960 - 1966
In 1961, planning permission (ref: GUI/5460/18672) for the erection of a two-storey building for use as a central youth premises with provision for car parking at 1-11 North Place was approved.

In 1964, planning permission (ref: GUI/7205/21251) for the erection of a three-storey Youth Centre of 9,000 sq. ft. in facing brick with flat roof and 18 car parking spaces was approved.

In 1966, planning permission (ref: GUI/8661/23357) for the installation of new windows and alterations to Beverley Hall, North Place was approved.
ANNEX 3 - PLANNING POLICY CONTEXT

NATIONAL POLICY


2. PPS4 outlines considerations to be taken into account by councils in selecting sites and in determining planning applications for economic development, including “main town centre uses”. Main town centre uses are listed as:-

   Retail
   - Leisure and entertainment facilities - including cinemas, restaurants, cafes, bars and pubs, night-clubs, casinos
   - Intensive sport and recreation uses - including gyms, indoor bowling centres
   - Offices
   - Arts, culture and tourism development - including theatres, museums, galleries and concert halls, conference facilities, and hotels and guesthouses.

3. Policy EC10 requires councils to adopt a positive and constructive approach to applications for economic development, treating favourably those that secure sustainable economic growth. The impact on local employment will be a consideration.

4. PPS4, Annex B defines “town centre” as a “defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.” “Primary shopping area” is defined as “the area where retail development is concentrated, generally comprising the primary and those secondary frontages that are contiguous and closely related to the primary shopping frontage”.

5. Applying PPS4’s definitions, this site is located within Guildford Town Centre for all “main town centre uses” except for retail, as it is within the designated boundary in the Local Plan. For retail purposes, however, PPS4 indicates that this site is in an edge-of-centre location. This distinction in PPS4 between retail, offices, and other town centre uses is made in order to focus retail development in the primary shopping areas, rather than the wider Town Centre.

6. Policy EC4.1 of PPS4 requires councils to plan proactively to promote competitive town centres that provide consumer choice. This includes planning for a strong retail mix including a range of comparison and convenience retail offer to meet the requirements of the catchment. To assist in promoting competitive town centres, where the need for larger format developments has been identified, the policy requires councils to identify sites in the centre, or failing that on the edge-of-centre, capable of accommodating needs.

8For retail purposes, edge-of-centre is a location that is well connected to and within easy walking distance, i.e. up to 300 metres, from the primary shopping area.
For office purposes, edge-of-centre is a location within the urban area although outside of the town centre, and within 500 metres of a public transport interchange, including railway and bus stations.
For all other main town centre uses, edge-of-centre is likely to be within 300 metres of a town centre boundary.
7. A 2006 Retail Study by Chase & Partners, informing the Guildford Development Framework, examined future need/capacity for comparison, convenience and bulky goods floor space within Guildford Borough’s catchments. It considered Guildford Borough’s existing retail hierarchy, Town Centre shopping frontages, and key potential development sites within Guildford Town Centre. The 2006 Retail Study identified the following retail need for Guildford:

<table>
<thead>
<tr>
<th>Years</th>
<th>Town Centre Comparison goods (gross m²)</th>
<th>Convenience goods (gross m²)</th>
<th>Bulk Goods Retail Warehousing (gross m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006 - 2011</td>
<td>21,830</td>
<td>1,274 to 2,250</td>
<td>5,985</td>
</tr>
<tr>
<td>2011 - 2016</td>
<td>20,170</td>
<td>1,527 to 3,054</td>
<td>7,350</td>
</tr>
<tr>
<td>2016 - 2021</td>
<td>29,475</td>
<td>1,598 to 3,197</td>
<td>8,694</td>
</tr>
<tr>
<td>Total 2006-2021</td>
<td>71,475</td>
<td>4,399 to 8,501</td>
<td>22,029</td>
</tr>
</tbody>
</table>

8. The 2006 Retail Study considered there to be capacity for further provision of food retail floorspace in the period to 2021. The Study concluded that there would be clear benefits arising from the provision of further food stores within the Town Centre, that would contribute to enhancing its retail offer mix, and its overall competitiveness. A 2010 Town Centre Development Study by Cushman and Wakefield confirmed that this convenience demand remains unmet.

9. At the time of the 2006 study, it was anticipated that the Friary Extension site and Guildford Railway Station would be developed before 2011 for mixed-use development including retail. It would therefore be unlikely that further sites for additional retail floorspace would need to be considered until 2011, when the composition of these two development sites would be known. However, implementation of the planning permission for the Friary Extension has been delayed. The comprehensive redevelopment of the Railway Station site has not yet been progressed to a planning application, although planning permission for a small scale (220m²) food convenience store has been implemented. The owners of the Railway Station have indicated that any redevelopment would not occur before 2017. In accordance with PPS4, proactive consideration should now be given to other sites within the town centre; or if none are suitable, available, and viable; to edge-of-centre sites, in order to accommodate the identified retail need/capacity.

10. As the Bellerby Theatre site is an edge-of-centre site for retail development, PPS4 Policies EC4 and EC5 are relevant. These require proactive planning to identify sites in the centre, or failing that, on the edge of the centre where a need has been identified in order to promote competition and consumer choice. Comparison of 1,100 retail facilities carried out by Experian (Goad Centre
Report, 2005), placed Guildford in the top 20 of the nationwide Retail Centre Rankings, ranking it as the premier retail centre in Surrey, and number three in the south east. Shoppers within Guildford’s catchment areas do however have a considerable choice of destination for shopping trips, as well as internet and catalogue shopping. Failure to plan for additional retail floorspace to accommodate identified need/capacity within its catchment risks this regional Town Centre slipping down the rankings, as shoppers chose alternative retail opportunities. There is an inherent link between Guildford’s position in the retail hierarchy and that of its competitors. Significant improvements to one centre are likely to draw trade from others.

11. In comparison to town centres nationally, Guildford Town Centre has a significantly lower proportion of convenience floorspace, with an index of 20 compared to the national average of 100 (Goad Centre Report, 2005). Guildford Town Centre’s retail diversity would be improved by provision of additional convenience floorspace, thereby strengthening the Town Centre. Given the existing pattern of food superstores in the Borough, additional Town Centre or edge-of-centre food retail could also reduce the need for Town Centre residents and those close to it to travel, especially by car, for their main convenience shopping, contributing to the government objective of delivering more sustainable patterns of development.

12. Policy EC5 requires councils to identify sites to accommodate identified need based on a sequential approach and taking into account other factors. In-centre locations must be thoroughly assessed before less central sites are considered. For all main town centre uses other than retail, this site is sequentially a preferred site, being within the town centre.

13. Guildford Town Centre Development Study 2010, para 11.1.25 (Cushman and Wakefield) advised that “Guildford town centre has a particularly low representation of food retail. This results in leakage to out-of-town locations. There are limited opportunities to deliver a suitable sized foodstore in the town centre, owing to scarcity of sites of sufficient scale. In the Bellerby Theatre site, the Council has a suitable site, that is immediately deliverable, financially viable, and within Council ownership.”

14. The Friary Shopping Centre extension site is sequentially preferable to this site for retail development, being predominantly within the primary shopping area. This site was anticipated to accommodate much of the retail need/capacity for the period 2006-2011. It currently has outline planning permission for a mixed use development, including some 25,000 m² of Class A uses\(^9\). The permission has been extended for a further three years from October 2010 (09/P/02043). The letter accompanying the renewal application advised that reasons for the planning permission not yet being implemented included economic conditions and investment certainty. As the site is currently proving not to be viable and available, pro-active planning is required to identify other sites that can meet these tests.

15. The Bellerby Theatre and North Place Day Centre site would be an acceptable location for new retail development as sequential assessment has demonstrated that there are currently no available, and

\(^9\)Town and Country Planning (Use Classes) Order 1987 (as amended)
viable sites for retail development in the Town Centre’s primary shopping area/retail core, and that sites allocated for retail use are currently not available or viable.

16. Policy EC14 requires a sequential assessment to accompany applications for main town centre uses that are not in an existing centre and not in accordance with an up to date development plan. An up to date development plan is one that was adopted after publication of PPS4 in December 2009. A sequential assessment for development of this site would therefore only be required for retail development.

17. An impact assessment is required for planning applications for retail and leisure developments over 2,500m² (gross floorspace) that are not in an existing centre, or, prior to development plans being revised to reflect PPS4, also for developments below this threshold that would be likely to have a significant impact on other centres. The applicant and Council should seek to agree whether any potential impact would be significant prior to submission of an application.

18. Any proposal for retail development on this site would therefore be required to be accompanied by a sequential assessment, and possibly (depending on scale and likely impact) also an impact assessment.

19. Policy EC17 requires refusal of planning applications for main town centre uses outside of existing centres that are not in accordance with an up to date development plan where they do not demonstrate compliance with the sequential approach, or where there is clear evidence that the proposal would be likely to lead to significant adverse impacts. Any planning application for retail development would need to comply with this policy.

20. PPS4 Policy EC18 requires local maximum parking standards to be applied to planning applications unless several criteria are met. The council must be satisfied that a higher level of parking is needed, and measures must be implemented to minimise the need for parking. Parking provision should be consistent with any town centre parking strategy, and should serve the town centre as a whole (this must be secured before planning permission is granted, most probably by a planning obligation). The scale of parking must be proportionate to the size of the centre.

21. A planning application for a major retail development on the site may need to be referred to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2009. Qualifying development will depend upon its scale and the amount of retail floorspace already approved within a 1km radius in the last 5 years.

10 These are currently set out in Guildford Vehicle Parking Standards SPD (Sept 2006), but may be superseded in 2011.
REGIONAL POLICY

22. The South East Plan is part of Guildford Borough’s “Development Plan”. The government has signalled its intention to abolish the regional level of planning policy in Clause 89 of the Localism Bill 2010. The government anticipates that commencement of this provision will be in December 2011, directly following the Bill becoming law.

23. Until all Regional Strategies, including the South East Plan are abolished and revoked, relevant Policies of the South East Plan will be a consideration for development proposals for the site.

24. South East Plan Policies TC2, S1, S6, LF2, and LF7 are relevant to this brief.

25. Policy TC2 designates Guildford Town Centre as a “Primary Regional Centre” and a “Centre for Significant Change”. These town centres will be the focus for significant growth. Major retail developments, and other town centre uses of a large scale, should be located in these Centres.

26. Policy S1 promotes planning using preventative measures to address the causes of ill health. This includes promoting access to open spaces, physical recreation activity and cultural facilities, mixed and cohesive communities with a particular focus on housing for socially excluded groups, and healthier forms of transport such as cycle lanes and safe footpaths.

27. Policy S6 requires local authorities and other public agencies and providers to encourage the mixed use of community facilities. Local authorities in consultation with organisations delivering services from community infrastructure must ensure facilities are located and designed appropriately, taking account of local needs.

28. Policy LF2 requires mixed-use development to be encouraged in and around town centres and other areas of good public transport accessibility.

29. Policy LF7 indicates that town centres will be the focus for retailing, employment, leisure and community facilities. Mixed-use developments offering both jobs and housing will be encouraged to reduce the need for longer distance travel.

LOCAL POLICY

30. All but seven Local Plan policies were saved indefinitely in September 2007, to be replaced by the Guildford Development Framework (GDF). Policies not saved at that time included Policy S1 Major New Retail Development (as it had been superseded by PPS6, now itself superseded by PPS4 Policy EC15). The second part of Policy S2 is also now superseded by PPS4, as is the first part of Policy S2 for proposed retail developments on sites outside of the “Primary Shopping Area”. This includes this site. These PPS4 policies set out the sequential approach to determination of planning applications for major new retail development. The saved Local Plan policies now form a part of the Guildford Development Framework.

31. The Proposal Map and Local Plan also designate primary, secondary, tertiary and specialist shopping frontages. The site lies outside of the primary shopping area (as defined by PPS4).
32. The site lies within Guildford Town Centre, as defined by the Local Plan Proposal Map Town Centre Boundary (Movement policies M1 and M2), and Guildford Town Redevelopment Sites Para 9.3 – 9.4). “Within the Town Centre boundary as identified on the Proposal Map, the council will restrict levels of on-site parking….”. “Exceptionally, higher parking provision will be acceptable where the particular circumstances of the development and wider benefits to the Town Centre justify this approach” (Local Plan page 59, para 7.30).

33. Policy M2 confirms that “planning permission will not be given for additional long stay car parks in the Town Centre." Any car parking associated with redevelopment of this site should not therefore be available for long-stay parking.

34. The Former Farnham Road Bus Depot, land at Bedford Road opposite the Odeon Cinema, and Guildford Railway Station are the only three sites allocated by the Local Plan for retail use, the latter only as part of a mixed use development.

35. The Local Plan (page 82) also refers to a Major Approved Development Site at land bounded by North Street, Leapale Road and Commercial Road. This site is commonly referred to as the Friary Shopping Centre Extension. This site has planning permission for a major mixed-use redevelopment including almost 25,000m² of retail and other Class A Uses, although its implementation has been delayed for a number of years.

36. Policy GT3 Bellerby Theatre, Leapale Lane allocates the southern part of the site (Bellerby Theatre and surface car park, the Youth and Community Centre, the public house and the works) and the adjacent public house for a mixed-use development, with housing, community uses, public house, leisure, and offices being identified as appropriate uses. North Place Day Centre and Victoria Court and Beverley Hall/71 Haydon Place are unallocated, except for being within the Town Centre (as defined by Local Plan Policies M1 and M2).

37. Policy G1 (all sections) General Standards of Development is relevant to the redevelopment of this site. The following policies are of particular importance to the redevelopment of this site. Local Plan Policy G1 (13) Mixed Use is important in achieving a balance of appropriate uses in the Town Centre. The Council will promote a mix of land uses on this site to deliver more sustainable patterns of development, and to add to the vitality and viability of the Town Centre. PPS4 also supports mixed-use development in town centres, stating that council should encourage residential or office development above ground floor retail, leisure or other facilities within centres.

38. Policy GT1(9) Energy Conservation and G1(10) Conservation of Water Resources will be relevant to the sustainable design of new development. Further detail is included in Guildford Sustainable Development and Construction SPD 200511.

39. Policy G5 Design Code requires development proposals to comply with certain design requirements.

40. G6 Planning Benefits summarises the Council’s approach to planning benefits, which are secured through use of planning

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obligations, unless conditions can be used. See “Potential Planning Obligation Requirements”, at Section 7

41. Policy H4 Housing in Urban Areas permits residential development in the Borough’s urban areas provided they comply with the three stated criteria.

42. Policy H5 Retention of Existing Housing Stock states that development resulting in a net loss of residential accommodation will not be permitted. Any proposed redevelopment must therefore provide at least the number of housing units currently on the site, the 30 self-contained flats in Victoria Court.

43. Policy H5 indicates that development involving the net loss of specialist types of housing accommodation, including elderly people’s housing, will not be permitted. Since adoption of the Local Plan, several factors indicate that the site is no longer best suited to an elderly person-only housing development. These factors include the outdated layout and small size of the Victoria Court flats, the low level of need on the Council’s Housing Register for elderly people’s “sheltered” housing, and the national housing policy objective of creating sustainable mixed communities including a mix of different households (PPS312 paragraphs 9, 20, and 36). Guildford Borough Council’s Housing Service has determined Victoria Court “sheltered accommodation” to be surplus to requirements.

44. Policy H11 Affordable Housing requires developments of at least 15 homes (gross), or residential sites of at least 0.5 hectares to provide at least 30% of the homes as affordable. Guildford Infrastructure SPD 2006 confirms the proportion to be 35% of all housing on qualifying sites to be affordable. The policy states that planning permission will not be granted for development which would result in the loss of any affordable housing which has been negotiated. As the elderly people’s council flats of Victoria Court were not negotiated as part of a planning obligation, but were provided by the Council, the required affordable proportion on the site should be 35% of the total housing provided (gross).

45. Community uses are essential to the functioning of a balanced community, and often have lower value land uses than “commercial” alternative uses. Local Plan Policy CF2 therefore seeks to protect community facilities falling within the D1 and C2 Use Classes unless it is demonstrated that the retention of the building or use has been explored fully without success, adequate alternative provision exists within the locality or is made available in an agreed location, or retention of community use would prejudice the amenity of nearby properties.

46. There are two community facilities on this site, North Place Day Centre and the Youth and Community Centre (on corner of Leapale Lane and Haydon Place). Both provide D1 floorspace. North Place Day Centre provides day services to elderly people, mainly for clients from the eastern half of the Borough where there is currently no day centre provision. North Place Day Centre was closed in December 2010 following Council resolution in July 2010 (Minute No. EX22), and alternative provision is being made across the Borough. Given that North Place Day Centre primarily served clients in the eastern half of the Borough, a commuted sum, secured by planning

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12Planning Policy Statement 3 “Housing”, Communities and Local Government (June 2010)
13Guildford Infrastructure SPD 2006 is to be updated and renamed the Guildford Development Contributions SPD 2011. It is intended that this will be adopted in early 2011.
14Town and Country Planning (Use Classes) Order 1987 (as amended)
obligation towards alternative provision in that area would be more appropriate than a replacement in the Town Centre. Two rooms in the rear of the North Place Day Centre are currently leased to voluntary organisations. Suitable facilities for these groups must be found in alternative premises, or a commuted sum provided to facilitate alternative accommodation.

47. The Youth and Community Centre is well used by several local community groups and provides accommodation for a variety of users. It also provides facilities for sport and support services and plays an important role in Guildford’s Town Centre community provision. Suitable alternative accommodation would need to be provided, either as part of the redevelopment, or on an alternative site within walking distance of the Town Centre. As an alternative, a commuted sum, secured by planning obligation could provide alternative provision elsewhere.

48. Local Plan Policies HE9 Demolition in Conservation Areas and HE10 Development Which Affects the Setting of a Conservation Area seek to ensure that Conservation Areas are protected from unsuitable demolition and from any redevelopment that would harm the setting into or out of the Conservation Area. Conservation Area Consent would be required to demolish Beverley Hall, 71 Haydon Place, as it is within the Town Centre Conservation Area. The remainder of the site lies directly to the west of the Town Centre Conservation Area, on the opposite side of Haydon Place.

49. Planning Policy Statement 5, CLG (March 2005 (PPS5) Planning for the Historic Environment includes policies which relate to conservation areas and other designated and undesignated heritage assets. Policy HE7 Policy sets out the principles guiding the determination of applications for consent relating to all heritage assets is particularly relevant. HE7.4 states that local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1

50. Policy HE7.5 sets out the positive role of the historic environment in place shaping and states that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

51. Policy HE10 includes additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset and deals specifically with the setting of designated assets, in this case the Town Centre Conservation Area. It states that:

“When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or
better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval."

52. Local Plan Policies R2 and R4 set out the amount of recreational open space required for large residential developments (at least 25 homes) and for large-scale commercial developments respectively. Consideration should be given to Policy R5 in relation to green amenity space on the site around Victoria Court.

53. Policy TC3 supports new hotels and guesthouses in urban areas subject to several criteria, including impact on local amenities and accessibility by public transport.

GUILDFORD DEVELOPMENT FRAMEWORK

54. The council commenced preparation of the Guildford Development Framework (GDF) in 2004. Much work has been undertaken on both the Core Strategy and the Town Centre Area Action Plan (TCAAP). The latest drafts are Further Preferred Options, spring 2009 and Preferred Options summer 2006 respectively.

55. The Town Centre Area Action Plan (Preferred Options draft June 2006) proposed to allocate the site (excluding Beverley Hall, the public house and the works building) for housing, community facilities, public short stay car parking (potentially below ground), and open space. Beverley Hall is noted as a local landmark building. The TCAAP was to supersede the 2002 Bellerby Theatre site brief.

56. The Town Centre Area Action Plan is now being progressed as a Masterplan. There is currently no committed date for submission of the Core Strategy, although a new Local Development Scheme is in preparation. The draft documents are therefore currently being afforded no weight in determination of planning applications.

57. The council has adopted several Supplementary Planning Documents (SPDs), including the Sustainable Design and Construction SPD 2005, Infrastructure SPD 2006, and the Vehicle Parking Standards SPD 2006. The former two are to be replaced with updated SPDs in early 2011, whilst the update of the latter is planned for later in 2011.
Annex 4 – Photographs Of The Site And Surroundings

Looking west along Leapale Lane to Bell Court, Youth and Community Centre on the site frontage opposite the BT Exchange building

Looking north along Haydon Place to Beverley Hall, Youth and Community Centre on left
Bellerby Theatre and car park

Victoria Court looking south to BT Telephone Exchange
Beverley Hall looking north east along Haydon Place

Bellerby Theatre from corner of College Road opposite Bell Court