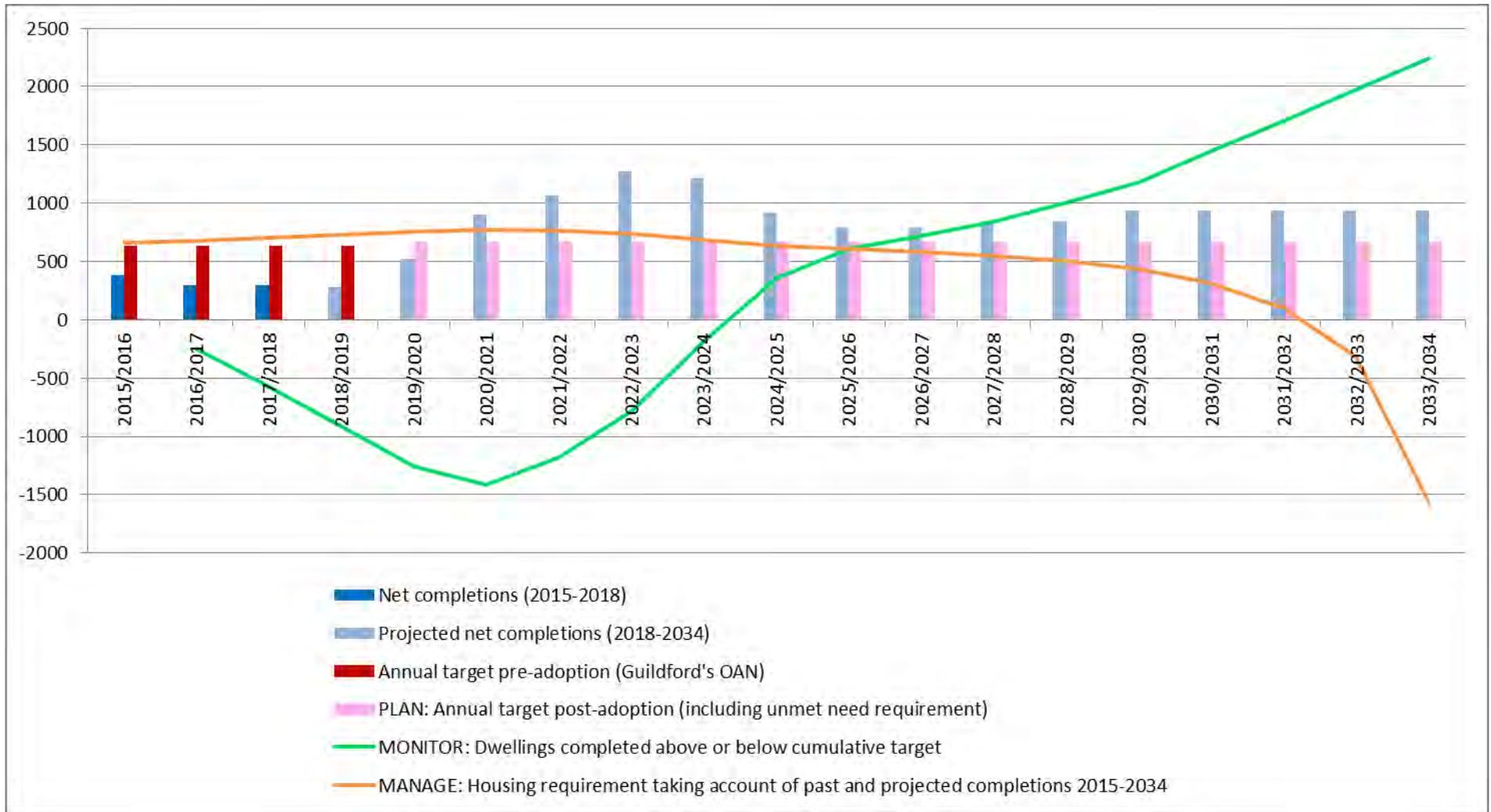


## Appendix 0 – Housing Trajectory

|  | Pre-adoption |            |            |            | First five years |            |             |             |             | 6-10 YEARS |            |            |            |            | 11 - 15 YEARS |            |            |            | Total      |              |
|--|--------------|------------|------------|------------|------------------|------------|-------------|-------------|-------------|------------|------------|------------|------------|------------|---------------|------------|------------|------------|------------|--------------|
|  | 2015/16      | 2016/17    | 2017/18    | 2018/19    | 2019/20          | 2020/21    | 2021/22     | 2022/23     | 2023/24     | 2024/25    | 2025/26    | 2026/27    | 2027/28    | 2028/29    | 2029/30       | 2030/31    | 2031/32    | 2032/33    |            | 2033/34      |
| Completions  | 387          | 294        | 299        |            |                  |            |             |             |             |            |            |            |            |            |               |            |            |            |            | 980          |
| Outstanding capacity (Commenced)                             |              |            |            | 284        |                  |            |             |             |             | 4          | 4          | 5          | 5          | 5          | 14            | 13         | 13         | 13         | 13         | 373          |
| Outstanding capacity (Approved)                              |              |            |            |            | 165              | 165        | 166         | 166         |             |            |            |            |            |            |               |            |            |            |            | 662          |
| ~ Ash and Tongham (including those subject to Grampian)      |              |            |            |            | 185              | 185        | 185         | 186         | 186         |            |            |            |            |            |               |            |            |            |            | 927          |
| ~ Howard of Effingham  |              |            |            |            | 20               | 60         | 60          | 60          | 60          | 35         |            |            |            |            |               |            |            |            |            | 295          |
| ~ Guildford Station  |              |            |            |            |                  |            | 138         | 151         | 149         |            |            |            |            |            |               |            |            |            |            | 438          |
| Windfall   |              |            |            |            | 30               | 30         | 30          | 30          | 30          | 60         | 60         | 60         | 60         | 60         | 60            | 60         | 60         | 60         | 60         | 750          |
| Rural exception  |              |            |            |            | 6                | 6          | 6           | 6           | 6           | 6          | 6          | 6          | 6          | 6          | 6             | 6          | 6          | 6          | 6          | 90           |
| Town Centre  |              |            |            |            |                  |            |             |             |             | 117        | 117        | 118        | 118        | 118        | 55            | 55         | 55         | 55         | 55         | 863          |
| Guildford urban area (excluding SARP)                        |              |            |            |            | 37               | 37         | 37          | 37          | 37          | 23         | 22         | 22         | 22         | 22         | 21            | 21         | 21         | 20         | 20         | 399          |
| Slyfield Area Regeneration Plan                              |              |            |            |            |                  |            |             |             |             | 100        | 100        | 100        | 100        | 100        | 100           | 100        | 100        | 100        | 100        | 1000         |
| Ash and Tongham (urban area)                                 |              |            |            |            |                  |            |             |             |             | 5          | 5          | 5          | 5          | 5          | 4             | 4          | 4          | 4          | 3          | 44           |
| Ash and Tongham extension (currently countryside)            |              |            |            |            |                  |            |             |             |             | 94         | 94         | 95         | 95         | 95         | 82            | 82         | 82         | 83         | 83         | 885          |
| Within villages  |              |            |            |            | 16               | 16         | 16          | 15          | 15          | 3          | 2          | 2          | 2          | 2          | 13            | 13         | 13         | 13         | 13         | 154          |
| Villages (land proposed to be inset from the Green Belt)     |              |            |            |            | 46               | 46         | 45          | 45          | 45          | 1          | 1          | 1          | 1          | 1          | 4             | 4          | 4          | 4          | 4          | 252          |
| PDL in the Green Belt  |              |            |            |            | 13               | 13         | 13          | 14          | 14          | 25         | 25         | 26         | 26         | 26         |               |            |            |            |            | 195          |
| Proposed new settlement (former Wisley airfield)             |              |            |            |            |                  |            |             | 50          | 100         | 150        | 150        | 150        | 200        | 200        | 200           | 200        | 200        | 200        | 200        | 2000         |
| Extensions to urban areas and villages                       |              |            |            |            |                  |            |             |             |             |            |            |            |            |            |               |            |            |            |            |              |
| Proposed extension to urban area (Gosden Hill, Guildford)    |              |            |            |            |                  |            |             | 50          | 100         | 100        | 100        | 100        | 100        | 100        | 210           | 210        | 210        | 210        | 210        | 1700         |
| Proposed extension to urban area (Blackwell Farm, Guildford) |              |            |            |            |                  |            |             | 50          | 100         | 100        | 100        | 100        | 100        | 100        | 170           | 170        | 170        | 170        | 170        | 1500         |
| Land north of Keens Lane, Guildford                          |              |            |            |            |                  | 38         | 38          | 37          | 37          |            |            |            |            |            |               |            |            |            |            | 150          |
| Aaron's Hill, Godalming                                      |              |            |            |            |                  | 50         | 50          | 50          | 50          |            |            |            |            |            |               |            |            |            |            | 200          |
| Land to the north of West Horsley                            |              |            |            |            |                  | 30         | 30          | 30          | 30          |            |            |            |            |            |               |            |            |            |            | 120          |
| Land to the west of West Horsley                             |              |            |            |            |                  | 34         | 34          | 34          | 33          |            |            |            |            |            |               |            |            |            |            | 135          |
| Land near Horsley Railway Station, Ockham Road North         |              |            |            |            |                  | 25         | 25          | 25          | 25          |            |            |            |            |            |               |            |            |            |            | 100          |
| Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley   |              |            |            |            |                  | 65         | 85          | 150         | 150         | 100        |            |            |            |            |               |            |            |            |            | 550          |
| Land west of Winds Ridge and Send Hill, Send                 |              |            |            |            |                  | 20         | 20          |             |             |            |            |            |            |            |               |            |            |            |            | 40           |
| East of Glaziers Lane, Flexford                              |              |            |            |            |                  | 35         | 35          | 35          |             |            |            |            |            |            |               |            |            |            |            | 105          |
| Hornhatch Farm, Chilworth                                    |              |            |            |            |                  | 20         | 20          | 20          | 20          |            |            |            |            |            |               |            |            |            |            | 80           |
| Aldertons Farm, Send Marsh                                   |              |            |            |            |                  | 30         | 30          | 30          | 30          |            |            |            |            |            |               |            |            |            |            | 120          |
| <b>Total housing provision</b>                               | <b>387</b>   | <b>294</b> | <b>299</b> | <b>284</b> | <b>518</b>       | <b>905</b> | <b>1063</b> | <b>1271</b> | <b>1217</b> | <b>923</b> | <b>786</b> | <b>790</b> | <b>840</b> | <b>840</b> | <b>939</b>    | <b>938</b> | <b>938</b> | <b>938</b> | <b>937</b> | <b>15107</b> |



## Appendix A: Glossary

|                      |   |
|----------------------|---|
| <p>A uses</p>        | <p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>A1 Shops: Retail sale of goods other than hot food, post offices, ticket and travel agencies, sale of sandwiches or other cold food for consumption off the premises, hairdressing, funeral directors, display of goods for sale, hiring shops, dry cleaners, internet cafes</p> <p>A2 Financial and professional services: Financial services, professional services (other than health or medical services)</p> <p>A3 Restaurants and cafes: For the sale of food and drink for consumption on the premises</p> <p>A4 Drinking establishments: Use as a public house, wine bar or other drinking establishment</p> <p>A5 Hot food takeaways: Use for the sale of hot food for consumption off the premises.</p> |
| <p>Affordability</p> | <p>Affordability of housing is generally reported using the ratio of lower quartile house price to lower quartile earnings. This is the government's favoured indicator for affordability, as affordability is most likely to be an issue for people such as first time buyers, whose wages are lower.</p> <p>The higher the ratio, the less affordable housing is (it is in effect how many time a person's salary would be needed to buy a home). Data sources are the Annual Survey of Hours (ASHE) and Earnings (ONS) and HM Land Registry.</p>   |

Affordable Housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

|                                |   |
|--------------------------------|---|
|                                | <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices and housing need in accordance with our allocations policy. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p>   |
| Affordable rented housing      | <p>In Guildford borough, affordable rent is 80% of market rent, or Local Housing Allowance (LHA) equivalent, whichever is lower. Although the Council requires this from developers and housing associations, rent is often lower than this for the Council's own new-build stock. For a full list and definitions of the types of housing classed as affordable, see the entry for Affordable housing.</p>   |
| Agriculture                    | <p>"...Includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadowland, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, " (S.336(1) 1990 Town and Country Planning Act.)</p> |
| Allocated site / land          | <p>Land that is allocated by the development plan for particular use (s).</p>   |
| Allotment                      | <p>An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some cases, this land will also be used for the growing of ornamental plants.</p>   |
| Annual Monitoring Report (AMR) | <p>The primary purpose of a monitoring report is to share information about the Local Plan and new development in Guildford borough.</p> <p>We report on the progress of the new Local Plan, and how many new homes are being built and where. We also report how much new business and retail floor space we have granted planning permission.</p>   |

|   |  |
|---|--|
| Area of Great Landscape Value (AGLV)      | An area designated by the County Council as being of high visual quality worthy of conservations.  |
| Area of Outstanding Natural Beauty (AONB) | A nationally designated area for which the primary objective is conservation of the natural beauty of the landscape.   |
| B uses                                    | <p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>B1: Business: Use for all of any of the following purposes:</p> <ul style="list-style-type: none"> <li>(a) Offices other than in a use within class A2</li> <li>(b) Research and Development</li> <li>(c) Light industry</li> </ul> <p>B2: General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p> <p>B8: Storage or distribution – use for storage or as a distribution centre (including open air storage).</p> |
| Benchmark                                 | Standard, or a set of standards, used as a point of reference for evaluating performance or level of quality.  |
| Best and most versatile agricultural land | Land in grades 1, 2 and 3a of the Agricultural Land Classification.  |

|                             |  |
|-----------------------------|--|
| Biodiversity                | Biodiversity is the variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes the diversity within species, between species and of ecosystems (source: UN Convention on Biological Diversity definition). Practically, the term is synonymous with both 'habitats and species', and 'wildlife'.  |
| Brownfield land             | This is a colloquial term. See definition of previously developed land.  |
| Building regulations        | Ensures that the policies set out in legislation regarding building standards are carried out. Building regulations approval is required for most building work in the UK.   |
| Business incubation centres | Business incubation centres help new and startup companies to develop by providing services such as management training or office space. They often provide small services offices on short leases at lower rents.   |
| C uses                      | <p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>C1 Hotels: As a hotel or as a boarding or guest house where, in each case, no significant element of care is provided.</p> <p>C2 Residential institutions: For the provision of residential accommodation and care to people in need of care (other than a use within class C3), a hospital, nursing home, residential school, college or training centre,</p> <p>C2A Secure residential institutions: Secure residential accommodation, prisons and young offenders' institutions, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation, military barracks.</p> <p>C3 Dwelling houses: A dwelling house, used by a single person or by people to be regarded as forming a single household, not more than six residents living together as a single household where</p> |

|   |  |
|---|--|
|   | <p>care is provided for residents; not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).</p> <p>C4 Houses in multiple occupation: Use of a dwelling house by between three and six unrelated residents. Note: Large HMOs of more than six people are unclassified, i.e. sui generis.</p>  |
| Climate change adaptation                 | Adaptations to buildings, places or environments that make them more resilient to, and potentially benefit from, expected changes in climate and weather patterns.   |
| Climate change mitigation                 | Action to reduce the impact of human activity on the climate system, mainly through reducing greenhouse gas emissions.   |
| Combined cooling heating and power (CCHP) | A power plant that generates electricity and useful heating and cooling simultaneously for distribution through a network providing power and heat to buildings. The lack of energy lost means the system is highly efficient. CCHP plants and distribution networks can work at a number of scales and can be powered by carbon based fuels, like oil and gas, or renewable fuels, like wood pellets. CCHP is often referred to as trigeneration and CCHP networks that serve multiple buildings may be referred to as district heating and cooling networks. |
| Combined heat and power (CHP)             | A power plant that generates electricity and useful heat simultaneously for distribution through a network providing power and heat to buildings. The lack of energy lost as heat results in high efficiency. CHP plants and distribution networks can work at a number of scales and can be powered by carbon based fuels, like oil and gas, or renewable fuels, like wood pellets. CHP is often referred to as cogeneration and CHP networks that serve multiple buildings may be referred to as district heating networks.                                  |
| Community Infrastructure Levy (CIL)       | A tariff allowing councils to raise funds from the owners or developers of land undertaking new building projects in their area. The Council agreed the principle of preparing a CIL for Guildford borough in September 2011.  |

|                                    |   |
|------------------------------------|---|
| Comparison floor space             | Shops selling non-food items including clothes, footwear, household goods, furniture and electrical goods that purchasers compare on the basis of price and quality before buying.  |
| Conservation Area                  | An area designated as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, designated by the local planning authority under the Listed Buildings and Conservation Areas Act 1990.         |
| Conservation (for heritage policy) | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.  |
| Convenience floor space            | Shops selling goods such as food, newspapers and drinks that tend to be purchased regularly and for which convenience of purchases is therefore important i.e. a general store or newsagent.  |
| Core strategy                      | The overarching Development Plan Document (DPD) that sets out a long- term vision and strategic policies and proposals for the District. After recent changes to planning system the Core Strategy for Guildford is now renamed as the Local Plan Strategy and Sites. |
| Corporate strategy                 | It is an overarching plan that sets out both our vision for the borough and our priorities that we will use to develop future strategies and plans.   |
| Countryside                        | Land outside the urban areas and not designated as Green Belt.  |
| Countryside Strategy               | A co-ordinated and planned approach to the countryside as recommended by the Countryside Agency.  |

|                           |   |
|---------------------------|---|
| Decentralised energy      | Energy generation and distribution based around a localised area, as opposed to the national grid. Decentralised energy systems often use renewable and low carbon energy and include district heating/cooling systems.   |
| D uses                    | <p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>D1 Non-residential institutions: For the provision of any medical or health services, a crèche, day nursery or day centre, the provision of education, displaying works of art (not for sale), a museum, public library or public reading room, public hall or exhibition hall, for, or in connection with, public worship or religious instruction, as a law court.</p> <p>D2 Assembly and leisure: A cinema or concert hall, a bingo hall, dance hall, swimming bath, skating rink, gymnasium and other recreations not involving motorised vehicles or firearms.</p> |
| Defensible boundary       | The NPPF states that Green Belt boundaries should be defensible, namely that they are defined clearly; using physical features that are readily recognisable and likely to be permanent (paragraph 85, bullet 6). This includes features such as woodlands, hedgerows, treebelts, waterways, highways and railway infrastructure.   |
| Density                   | Measurement of the number of dwellings within a hectare (dph).  |
| Design brief              | A document setting out the appropriate criteria for the design of development on a particular site. This may include indications relating to density, layout built form, materials and style. It may be prepared in association with a development brief.   |
| Designated heritage asset | A World Heritage Site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation.  |

|                                  |  |
|----------------------------------|--|
| Designated Rural Areas           | National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985.   |
| Development                      | The carrying out of building, engineering, mining or other operations in, on or under land, or the making of any material change in the use of any buildings or other land (Town and County Planning Act 1990 Section 55).   |
| Development Brief                | A document indicating various guidelines, criteria, constraints and information and requirements for the development of a specific site. It may be prepared in association with a design brief.  |
| Development Management policies  | The matters relating to site specific design issues including eg: access, amenity of neighbours, scale, the relationship of dwellings to each other and layout.  |
| Development Plan                 | A set of documents, currently comprising the Guildford Borough Local Plan 2003, any adopted neighbourhood plans in the Guildford borough area, the Surrey Waste and Minerals Plans, and the saved policies in the South East Plan. The new Local Plan will form part of this when adopted (and will replace some of the policies of the existing Local Plan 2003). Section 54A of the Town and County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise. |
| Development Plan Documents (DPD) | Policy documents that are subject to formal procedures.  |
| Duty to cooperate                | Local councils now have a duty to cooperate with their neighbouring councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities.  |

|   |   |
|---|---|
| District Heating/Cooling                | A system that distributes heat from a central location to residential and commercial buildings, typically through pipes containing superheated water in a closed system. District heat is often combined with combined heat and power (CHP) where both energy and heat are provided from the same facility.   |
| Ecology                                 | The species and habitat present in an area. A set of inter-related functions that allow each species to exist.  |
| Economic development                    | Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).   |
| Edge of centre                          | For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances. |
| Embodied carbon/energy                  | All the carbon or energy used to produce a material or product including the mining or harvesting of primary materials, processing, manufacture and transport.  |
| Employment expansion                    | Where the main building(s) on site is (are) retained and the additional floor space is built.   |
| Employment Land Needs Assessment (ELNA) | Technical study that identifies employment land to meet the needs of the borough.   |
| Entry-level exception site              | A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of the NPPF.  |

|                                    |  |
|------------------------------------|--|
| Environment Agency                 | The Government agency charged with the protection of the environment.  |
| Equalities Impact Assessment (EIA) | To analyse the potential and actual effects of a policy on vulnerable groups and make suitable modifications to reduce or avoid any negative impact.   |
| Green Belt                         | A policy designation. Green Belt serves five purposes:<br><br>checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land. |
| Green economy                      | The economic sector devoted to products and services which are intended to minimize or repair harm to the environment e.g. the renewable energy sector and environmentally friendly construction materials.  |
| Greenfield                         | The term greenfield was originally used in construction and development to reference land that has never been used (e.g. green or new), where there was no need to demolish or rebuild any existing structures.  |
| Green infrastructure               | A network of multi-functional green space that is capable of delivering a wide range of environmental and quality of life benefits for local communities.  |
| Greenhouse gas (GHG)               | Gases that are considered to be a major cause of global warming, including carbon dioxide, methane and nitrous oxide.  |
| Groundwater                        | Naturally occurring water below ground level, used for water supply purposes and being the source for streams, rivers and ponds.   |

|                                      |  |
|--------------------------------------|--|
| Gypsies and Travellers               | Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. |
| Habitable rooms                      | The main living rooms, bedrooms and kitchen of a dwelling.   |
| Habitat Regulations Assessment (HRA) | The Habitats Directive provides legal protection for habitats and species of European importance. If a plan or project is likely to have a significant effect on internationally designated sites then the Council must undertake an Appropriate Assessment.   |
| Heritage assets                      | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).                            |
| Historic environment                 | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.  |
| Household                            | One person living alone or a family or a group of people living at the same address and sharing domestic facilities and housekeeping arrangements.   |
| Housing market area                  | The general area within which people most often move house. These will typically cover the administrative areas of multiple councils.  |

|                                    |   |
|------------------------------------|---|
| Housing needs survey               | Survey undertaken to ascertain the level, type and distribution of housing need within the borough.   |
| Housing register                   | The Borough Council register of persons who qualify to be allocated housing accommodation under the Housing Act 1996.   |
| Important open spaces              | Areas of open space within or adjacent to settlements which are of amenity value to the public, clearly visible and important to the character of the settlement and the street scene.  |
| Infilling                          | Development of a small gap in an otherwise continuous built-up frontage, or the small-scale redevelopment of existing properties within such a frontage. It also includes infilling of small gaps within built development.   |
| Infrastructure                     | The services required to support development including highways, sewerage and utilities.  |
| Insetting                          | Where a village is excluded from the Green Belt boundary. Currently the villages in Guildford are washed over by the Green Belt and form part of it.  |
| Intermediate housing               | Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. For a full list and definitions of the types of housing classed as affordable, see the entry for Affordable housing. |
| Land Availability Assessment (LAA) | Technical study assessing the potential of sites to accommodate development of different uses including residential, economic and retail in the future.   |

|                               |   |
|-------------------------------|---|
| Listed Buildings              | Buildings listed by the Secretary of State for Culture Media and Sport as being of special architectural or historic interest. (PPG 15 refers).   |
| Listed buildings consent      | Proposals to demolish a listed building or alter or extend it in any way that affects its character require listed building consent.  |
| Local Housing Allowance (LHA) | LHA is the name for housing benefit for tenants of privately rented accommodation. LHA is a flat rate allowance towards rent costs, calculated based on the circumstances of the tenant (such as family size) and the broad area they live in. The scheme has been designed to pay the same amount to tenants with similar circumstances living in the same area. If a household's rent is less than the 'Valuation Office determined' LHA for the type of property, their claim will be assessed on their rental liability, not the LHA amount. If their rent is more than the LHA they will normally have to pay the extra themselves. Guildford borough is split between two LHA areas, one that includes the west of the borough, the other covering the majority of the borough. |
| Local Plan                    | A plan for development prepared by local planning authorities. It forms part of the development plan system set out in the Town and County Planning Act 1990.   |
| Local planning authority      | The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.  |

|                            |   |
|----------------------------|---|
| Local Transport Plan (LTP) | <p>Under the Transport Act 2000, as modified by the Local Transport Act 2008, the local transport authority is required to prepare a Local Transport Plan (LTP) containing (a) their policies for the promotion and encouragement of safe, integrated, efficient and economic transport to, from and within their area, and (b) their proposals for the implementation of those policies.</p> <p>Surrey County Council is the statutory local transport authority for the administrative county of Surrey, including Guildford borough. Surrey County Council's Local Transport Plan is called the 'Surrey Transport Plan'.</p> |
| Main town centre uses      | Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices (including office open to the public); and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).   |
| Minor development          | Minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.   |
| Mixed use                  | A site that is developed for more than one use e.g. retail, residential, business, leisure etc.   |
| Mobile Home                | Caravan or other movable structure used as a dwelling.  |
| Monitoring                 | To observe and review the progress and implementation of local planning policies. The local planning authority must prepare an annual monitoring report as part of the Local Plan.  |

|  |   |
|--|---|
| National Planning Policy Framework (NPPF)  | National planning document that sets out national planning policies which local policies which local policies are required to comply with.  |
| National Planning Practice Guidance (NPPG) | Guidance provided by national government to support policies in the National Planning Policy Framework (NPPF).  |
| New employment development                 | Development on a site not previously in an industrial, warehousing or business use.   |
| Neighbourhood plans                        | A development plan covering a specific designated neighbourhood area. Neighbourhood plans are prepared by a parish council, or neighbourhood forum in non-parished areas. They help decide the outcome of planning decisions, along with the Local Plan, national policy and other considerations and can help decide, how the area should grow and develop and what should be protected. |
| Older people                               | People over retirement age, including the active, newly-retired, through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.  |
| Out of Centre                              | A location which is not in or on the edge of a centre but not necessarily outside the urban area.   |
| Out of town                                | A location out of centre that is outside the existing urban area.   |
| Outstanding planning permission            | Development for which planning permission has been granted but has not yet been fully implemented.  |

|                                 |  |
|---------------------------------|--|
| Park and Ride                   | The provision of a car park on the edge of a settlement together with a bus service into the town / city centre intended to reduce private car journeys into the central area.   |
| Pitch                           | A piece of land of various sizes which generally accommodates one mobile home and one touring caravan, amenity and storage space, an amenity building and parking.   |
| Plot                            | A piece of land of unspecified size accommodating Travelling Showpeople's caravans, trailers, mobile homes and sometimes equipment. Sometimes called a yard.   |
| Previously Developed Land (PDL) | <p>Also known as brownfield land. Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</p> <p>This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</p> |
| Primary material                | Raw material, extracted or harvested, that has not been processed or used before.  |
| Primary Shopping Area           | Defined area where retail is concentrated.   |
| Protected species               | A species legally protected by wildlife legislation, including the Wildlife and Countryside Act (as amended) 1981, and the Conservation of Habitats & Species Regulations 2010.  |

|                                 |  |
|---------------------------------|--|
| Regional spatial strategy (RSS) | A regional planning policy document, the RSS for Guildford was the South East Plan 2009. This was abolished under the Localism Act 2011. The only policy relevant to Guildford that was retained is NRM6 relating to Thames Basin Heaths Special Protection Area.  |
| Renewable energy                | Energy produced from renewable sources, e.g. wind, water, plants or sunlight, rather than by burning fossil fuels (coal, gas and oil).   |
| Rural business centre           | A development providing small scale business units in a rural area and allocated as such on the Policies Map.  |
| Rural exception sites           | Small sites identified in rural areas used for affordable housing and to remain so indefinitely in order to meet local housing needs of rural communities where sites would not normally be used for housing due to other policies. A proportion of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. |
| Safeguarded land                | Safeguarded land is land between the urban area and the green belt that will not be developed unless required by a further review of the local plan.   |
| Secondary material              | Manufactured material that has already been used at least once before, and is to be used again. For example, concrete that is crushed and used again as secondary aggregates.  |
| Section 106 Agreement           | Legal agreement (Town and Country Planning Act 1990 as amended) between planning authorities and developers. Planning obligations required for a specific proposal to make a development acceptable in planning terms.   |

|  |   |
|--|---|
| Sequential Test (flooding)                     | The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding), with higher risks zones 2 and 3 only considered if no other alternatives exist and an Exception Test is applied where necessary.   |
| Sequential test (town centre uses)             | Local planning authorities are advised to apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are no in accordance with an up-to-date Local Plan. Applications for main town centre uses should be located in town centres, then edge of centre locations and only if suitable sites are not available should out-of-centre sites be considered. Preference is given to accessible sites that are well connected to the town centre.  |
| Settlements                                    | A collection of dwellings forming a community, ranging in size from a small number of dwellings grouped together up to large cities of several million inhabitants.   |
| Site of Special Scientific Interest (SSSI)     | Sites notified by Natural England as being of national importance for wildlife or geological reasons.   |
| Sites of Nature Conservation Importance (SNCI) | A local planning designation. It is an area (non-statutory) approved by the Surrey Nature Conservation Liaison Group as being of county or regional wildlife value, and designated through Council procedures.  |
| Smart Growth                                   | <p>The Corporate Strategy (2016) highlights Guildford's role as a "smart growth" hub and establishes that one of the Council's key priorities is promoting innovation and growth in high value clusters, particularly to encourage economic growth through knowledge, innovation and creativity. This means helping business to improve their productivity without damaging our quality of life or environment.</p> <p>Surrey Connects described Smart Economic Growth as driving sustainable economic growth through knowledge, innovation and creativity, with a focus on extracting 'more from less' so we can all benefit from a prosperous economy and a high quality of life.</p> |

|   |   |
|---|---|
| Social rented housing   | Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.  |
| Special Area of Conservation (SAC)  | Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.  |
| Special Protection Area (SPA)   | Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.  |
| Strategic employment site   | An employment site which provides at least 100 jobs, based in at least 1.5ha of land with 7,000 sq m of floorspace.   |
| Strategic Environmental Assessment SEA)<br>/Sustainability Appraisal (SA) | Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (that is, social, economic and environmental factors) and required by the Planning and Compulsory Purchase Act 2004 to be undertaken for Local Development Documents. Strategic Environmental Assessment is the environmental assessment of plans, policies and programmes, formally required by the European SEA Directive (2001/42/EC) and in the UK incorporated into the process of Sustainability Appraisal in respect of Local Development Documents. |
| Strategic Flood Risk Assessment (SFRA)                                    | Technical study assessing the flood risk to an area from flooding from all sources, now and in the future.  |
| Strategic Housing Market Assessment (SHMA)                                | Technical study analysing the level and type of housing need across a market area.  |

|   |   |
|---|---|
| Strategic planting  | The large scale landscaping treatment for a new development designed both to integrate it into the existing landscape and to give it an attractive character.   |
| Sui generic uses  | These are uses that do not fall into any specific use class. They are effectively in their own use class. Such uses include theatre, amusement arcade, funfair, launderette, sale of fuel, sale or display for sale of motor vehicles, taxi business or hire cars, scrapyards, hostel, waste disposal installation, retail warehouse club, night-club, casino, betting office, payday loan shop.  |
| Suitable Alternative Natural Green Space (SANG)                               | Suitable Alternative Natural Green Spaces are green spaces (parks, woodlands, playing fields etc.) provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). They are a central element of the Council's Special Protection Area Strategy for the Thames Basin Heaths and aim to reduce pressure on the SPAs by providing attractive green spaces that people can use for recreation instead of the SPA.   |
| Sustainable development   | <p>Whilst there is no definitive or legal definition of sustainable development, it is generally accepted that the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission's definition is a reasonable one.</p> <p>“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.</p> <p>The NPPF states that the policies in paragraphs 18 to 219 [of the NPPF], taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.</p> |
| Sustainable Urban Drainage Systems/ Sustainable Drainage Systems (SUDS, SuDS) | A drainage system designed to reduce surface water flooding impacts from new development through the use of natural systems e.g. by creating ponds and swales and using permeable materials for hard surfaces.  |

|                             |  |
|-----------------------------|--|
| Sustainable transport modes | Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.  |
| Town centre                 | <p>Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.</p> <p>Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p> |
| Traffic calming             | Works to slow down and/or discourage motor traffic. These may include road humps, rumble strips, raised sections of road known as tables and "gateways" at the entrance to settlements.  |
| Transit site                | A permanent site with facilities provided for short-term temporary use by travellers on the move.  |
| Travellers                  | For the purposes of planning policy, "gypsies and travellers" means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such (Planning Policy for Traveller Sites, August 2015).  |
| Travelling Showpeople       | Members of a group organised for the purpose of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes gypsies and travellers as defined above. (Planning Policy for Traveller Sites, August 2015).  |

|                               |   |
|-------------------------------|---|
| Tree Preservation Order (TPO) | An order made by a local planning authority under the Town and Country Planning Act 1990 which has the effect of preserving a tree, trees or woodlands in the interests of amenity.   |
| Unallocated land              | Land that is not allocated by the development plan for any particular use.  |
| Urban                         | Urban areas are those with characteristics that are in keeping with towns or cities.  |
| Vernacular architecture       | The traditional architecture of an area, used typically for houses, cottages and farm buildings and constructed of locally available materials.   |
| Viability                     | An individual development is said to be viable if, after taking account of all costs, it provides a competitive return to the developer and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. In relation to a retail centre, viability refers to the centre's capacity to attract investment and to adapt to changing needs. |
| Village frameworks            | A special designation for settlements of particularly complete historic character within which a more than usually restrictive planning policy towards residential development is considered appropriate.   |
| Washed over                   | This is where a notation such as Green Belt covers a site or settlement and therefore the policies apply to areas that are 'washed over' or covered by the designation. Washed over is a term that was previously adopted by now superseded Planning Policy Guidance Note 2.  |
| Wildlife corridors            | Continuous green spaces which allow the movement of animals and the dispersal of plants through built up areas. These may include many different land types e.g. railway margins (used or disused), derelict land, hedgerows, playing fields, small woods and stream banks.   |
| Windfall                      | The development of unallocated housing sites which occurs throughout a plan period and which must be taken into account in determining the residual housing requirement for the plan.   |

## Appendix A1 – Maps showing 500m Catchment of Public Transport Interchange

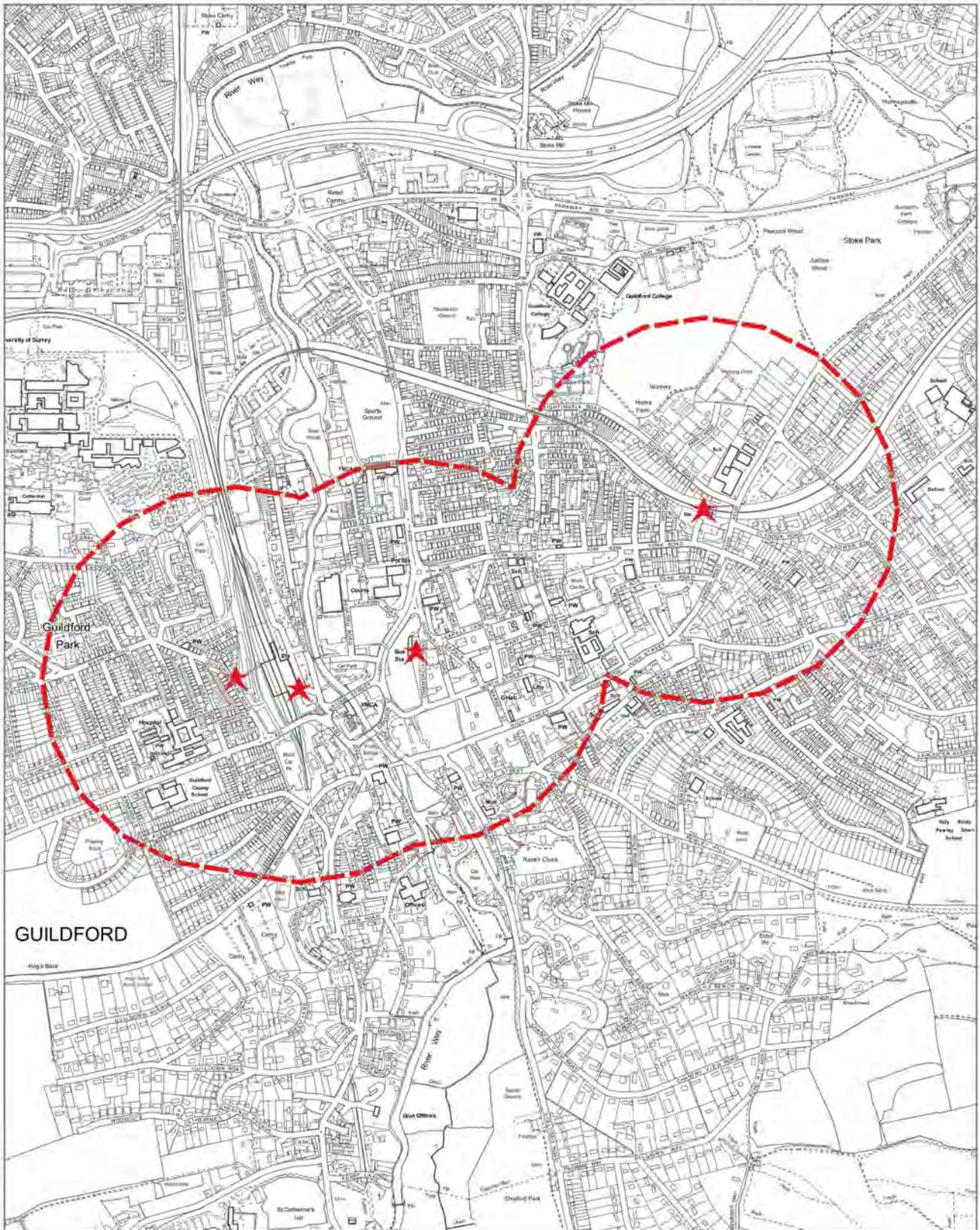
In this plan we define a transport interchange in Policy E2. This states transport interchanges are rail stations and bus stations within the urban areas or in close proximity to the district centres and Strategic Employment Sites. Interchanges include:

- Guildford Rail Station
- Guildford Bus Station
- London Road (Guildford) Rail Station
- Ash Rail Station
- Ash Vale Rail Station
- North Camp Rail Station
- Horsley Rail Station (East Horsley)

When developed, the two new rail stations, Guildford East (Merrow) and Guildford West (Park Barn), will each be treated as a transport interchange.

The 500m catchments around the interchanges are shown on the following maps.

# Transport Interchanges (Guildford Urban Area)



## Legend

-  Guildford Borough Boundary
-  500m catchment of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2017-04-21



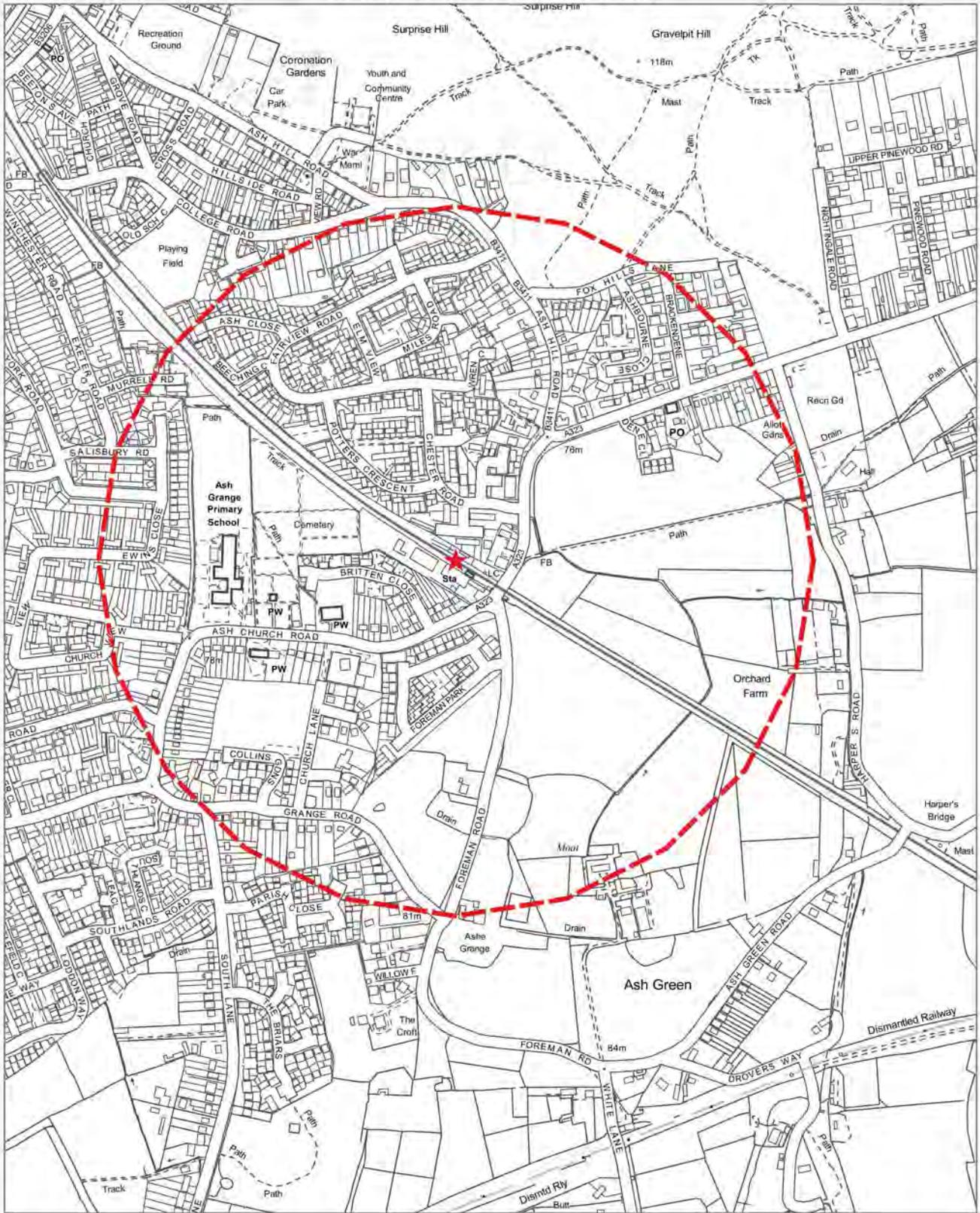
Scale at A4:  
1:14,745

© Crown Copyright 2017. Guildford Borough Council.  
Licence No. 100019625.



**GUILDFORD**  
BOROUGH

# Transport Interchanges (Ash)



## Legend

-  Guildford Borough Boundary
-  500m catchment of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2016-03-15



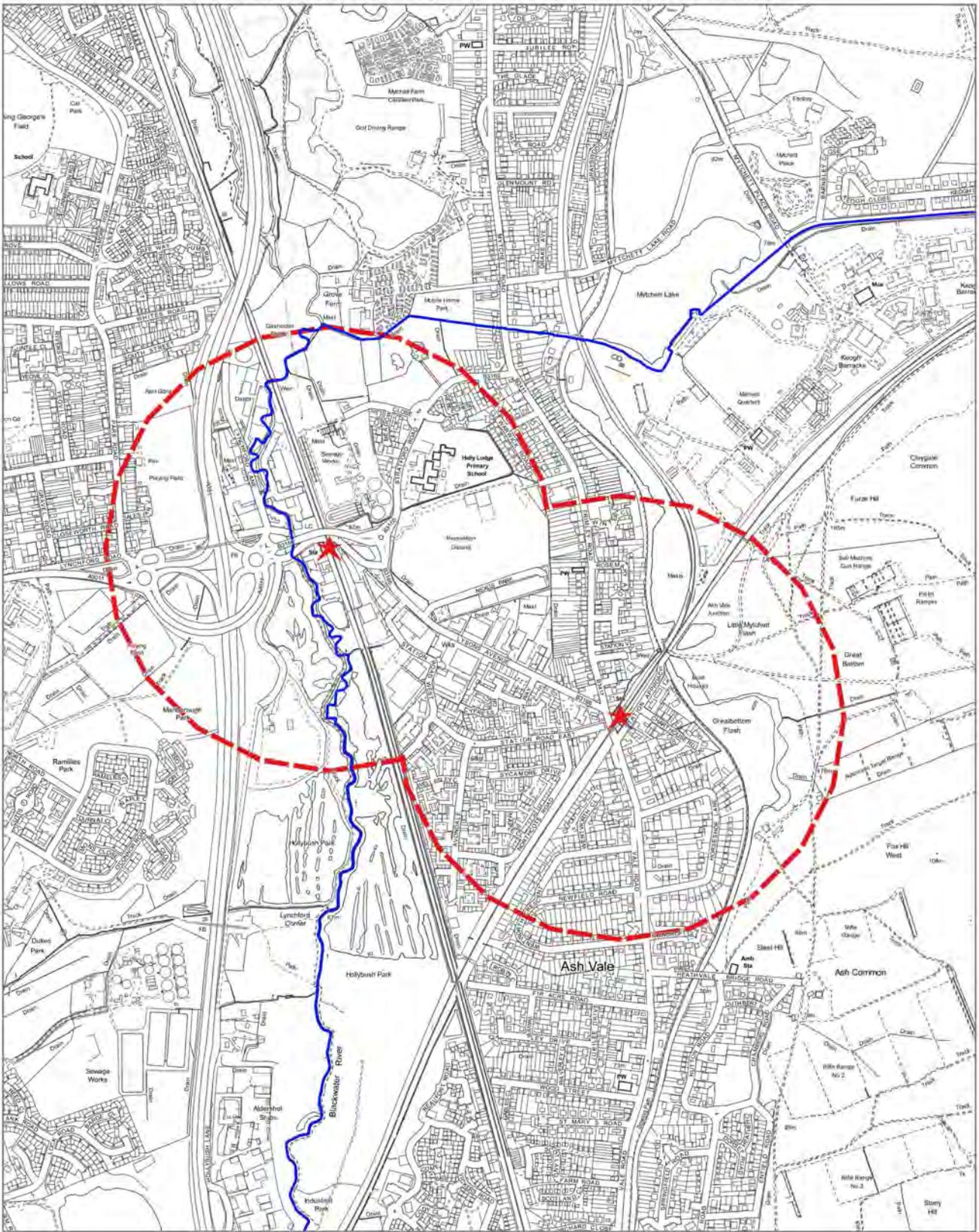
Scale at A4:  
1:8,000

© Crown Copyright 2016. Guildford Borough Council.  
Licence No. 100019625.



**GUILDFORD**  
**BOROUGH**

# Transport Interchanges (Ash Vale and North Camp)



## Legend

-  Guildford Borough Boundary
-  500m catchment of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2017-04-21



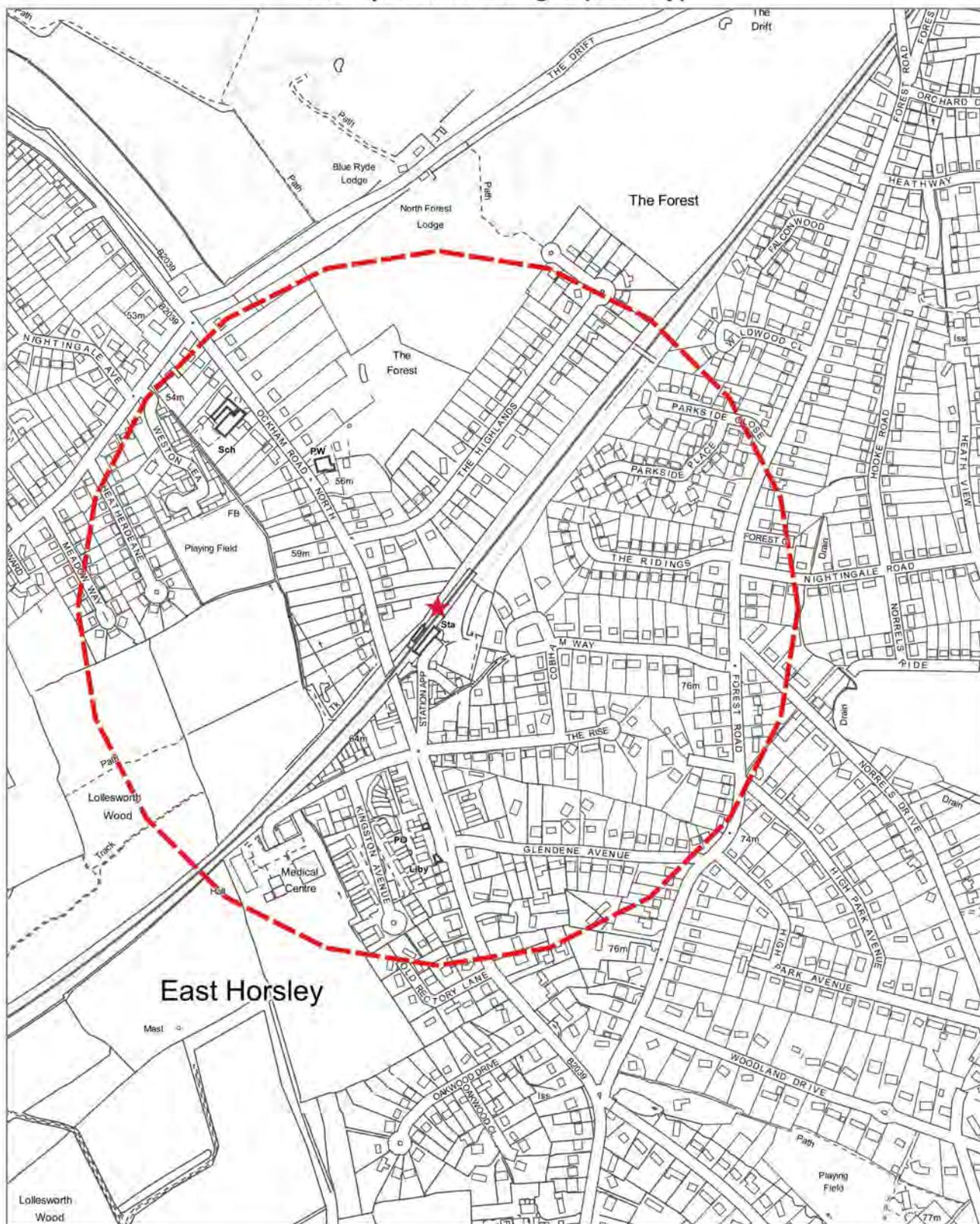
Scale at A4:  
1:12,779

© Crown Copyright 2017. Guildford Borough Council.  
Licence No. 100019625.



**GUILDFORD**  
**BOROUGH**

# Transport Interchanges (Horsley)



### Legend

-  Guildford Borough Boundary
-  500m catchment of a transport interchange allowing for edge of centre office development
-  Transport Interchanges

Publication Date: 2016-03-15



Scale at A4:  
1:8,000

© Crown Copyright 2016. Guildford Borough Council.  
Licence No. 100019625.



**GUILDFORD**  
**BOROUGH**

## Appendix A2 – Evidence of active and comprehensive marketing

In policies E3, E5 and E9 certain applications are required to be accompanied by evidence of active and comprehensive marketing.

Marketing evidence requires demonstration of a comprehensive and active marketing campaign for a continuous period as specified in policy E3, E5 and E9, prior to submission of a planning application, unless otherwise agreed by the Borough Council. Any marketing of property or tenancy also require the site freehold to be marketed in the same fashion.

Marketing must be undertaken through a recognised commercial agent at a price that genuinely reflects the market value of the current or last use of the site. It must be shown to the Borough Council's satisfaction that marketing has been unsuccessful for all relevant floor space proposed to be lost through redevelopment or change of use. Sufficient detailed information is required to be submitted alongside any planning application to demonstrate compliance with the above criteria.

Evidence of active marketing is to include all of the following:

- a) contact information posted in a prominent location on site in the form of an advertising board (subject to advertising consent, if required)
- b) registration of the property with at least one commercial property agent
- c) full property details and particulars available to inquirers on request
- d) property marketed for its current or last use
- e) property marketed at a reasonable price and terms, including in relation to use, condition, quality and location of floorspace
- f) no covenant or any other form of tie restricting the future use or operation of the property or land

In addition evidence should be submitted regarding:

- a) the history of marketing, agent(s) and media used (press articles and advertisements);
- b) interest in the site/premises including
  - the number and details of enquiries received, the number, type, proposed uses and value of offers received;
  - reasons for refusal of any offer received, and reasons why any offers fell through;
  - the asking price or rent at which the site or property has been offered, including a professional valuation from at least three independent agents to confirm that this is reasonable and competitive (including the offer of renewal of lease to existing tenants at a reasonable market rate);
- c) flexibility in space offered, including dividing up large areas of floorspace where this is possible and practical and alternative layouts; and
- d) the reasons for prospective tenants not taking up space and how these problems have been addressed);
- e) alternative marketing strategies, including management of the space by specialist third party providers.
- f) the length of marketing period (at least 12 months continuous marketing), including dates; and
- g) the length of the vacancy period.

It is proposed that a checklist will be developed to appraise evidence of marketing and to ensure a consistent approach is taken for all applications. This will be published as part of an SPD. The Council must be satisfied that the evidence received is robust and the information is presented in a way that is clear to Councillors, officers and the public.

## Appendix B – Hierarchy of retail and service centres and Guildford Town Centre shopping frontages

### Hierarchy of retail and service centres

| Type of Centre                        | Location   | Type of Centre                        |
|---------------------------------------|--|---------------------------------------|
| <b>Town centre</b>                    | <b>Guildford town centre</b>   | <b>Town centre</b>                    |
| <b>District centres</b>               | <p><b>Urban</b></p> <ul style="list-style-type: none"> <li>• Wharf Road, Ash</li> </ul> <p><b>Rural</b></p> <ul style="list-style-type: none"> <li>• Station Parade, East Horsley</li> <li>• Ripley</li> </ul>   | <b>District centres</b>               |
| <b>Local centres</b>                  | <p><b>21 Local Centres, of which 14 are in towns, and seven are in rural areas</b></p> <p><b>14 urban Local Centres:</b></p> <ul style="list-style-type: none"> <li>• Aldershot Road, Westborough</li> <li>• Collingwood Crescent, Boxgrove</li> <li>• Kingpost Parade, London Road, Burpham</li> <li>• Epsom Road, Merrow</li> <li>• Kingfisher Drive, Merrow</li> <li>• Madrid Road, Guildford Park</li> <li>• Southway, Park Barn</li> <li>• Stoughton Road, Bellfields</li> <li>• The Square, Onslow Village</li> <li>• Woodbridge Hill, Guildford</li> <li>• Woodbridge Road, Guildford</li> <li>• Worplesdon Road, Stoughton</li> <li>• Ash Vale Parade, Ash</li> <li>• The Street, Tongham</li> </ul> <p><b>Seven rural Local Centres:</b></p> <ul style="list-style-type: none"> <li>• Bishopsmead Parade, East Horsley</li> <li>• Effingham</li> <li>• Fairlands</li> <li>• Jacobs Well</li> <li>• Send</li> <li>• Shalford</li> <li>• Shere</li> </ul> | <b>Local centres</b>                  |
| <b>Future new urban local centres</b> | <p>New local centres will be built as part of mixed-uses strategic developments at Gosden Hill, the former Wisley airfield and Blackwell Farm. The location of each will be determined by planning application.</p> <p>Once built, these new local centres will be treated as local centres within the context of this Plan, and their exact location and boundaries subsequently designated in the next Local Plan review.</p>  | <b>Future new urban local centres</b> |

## Guildford Town Centre shopping frontages

| Location   | Proposed shopping frontage designation |
|--|--|
| High Street (59- <del>163</del> <u>165</u> on the North side, 46-160 on the South side)  | Primary                                |
| Commercial Road ( <del>286</del> -33)<br>Leapale Road (1-10)<br>Woodbridge Road (2- <del>310</del> and 90-109)   | Secondary                              |
| North Street (3 <del>59</del> -87 on the South side and <del>24-61-25</del> , <u>including Dolphin House</u> , on the North side)  | Secondary                              |
| White Lion Walk (1-27), <del>Tunsgate (4-25) and Tunsgate Square (1-14)</del>  | Secondary                              |
| <u>Tunsgate (4-25) and Tunsgate Square (1-14)</u>  | <u>Secondary</u>                       |
| Swan Lane (1-28), Market Street (2-27), Jeffries Passage ( <del>4-161-19</del> ). (Between North Street and High Street)   | Secondary                              |
| Woodbridge Road (89 <del>a</del> -College House)   | Secondary                              |
| Southern end of Chapel Street (numbers 1-11, <del>and 13-25 and 35-38</del> ) <del>and Castle Street (2-12) and Phoenix Court (1-10)</del>   | Secondary                              |
| <u>Castle Street (2-14)</u>  | <u>Secondary</u>                       |
| <u>Phoenix Court (1-10)</u>  | <u>Secondary</u>                       |
| <u>Sydenham Road (1-1c)</u>  | <u>Secondary</u>                       |
| Debenhams, <u>Millbrook</u>  | Secondary                              |
| Chertsey Street ( <del>York House to Old Baptist Church 2-34</del> )   | Secondary                              |
| <u>Haydon Place (64-94) Waitrose, York Road</u>  | Secondary                              |
| Angel Gate (1-10)  | Secondary                              |
| Friary Street (1a- <del>250</del> )  | Secondary                              |
| 13 Friary Street   | Secondary                              |
| High Street ( <del>286</del> -44 and 162- <del>230</del> <u>Trinity gate</u> on the South side, 23-53 and 167- <del>255</del> <u>235</u> on the North side) <del>around the junction with Epsom Road (16-21) and London Road (4a-20)</del> | Secondary                              |
| <u>Milkhouse Gate</u>  | <u>Secondary</u>                       |
| <u>The Shambles</u>  | <u>Secondary</u>                       |
| <u>The Friary Centre</u>   | <u>Secondary</u>                       |

## Appendix C Infrastructure Schedule

This Infrastructure Schedule sets out the key infrastructure requirements on which the delivery of the plan depends. It is not an exhaustive list of all infrastructure that will be provided or improved in the borough during the plan period.

This Schedule includes the key infrastructure needed to support the development planned, focussing particularly on the first five years of the plan period, and the infrastructure needed to support the strategic development sites. The schedule also includes some infrastructure projects needed to support smaller sites, which cumulatively could have an unacceptable impact without improved and new infrastructure.

We have worked with infrastructure delivery organisations, including Surrey County Council, Highways England, Network Rail, Thames Water and other water supply companies, and health providers, to produce this schedule of infrastructure known to be required to support the planned development in the Local Plan.

The Infrastructure Schedule also forms part of the **Guildford Infrastructure Delivery Plan** (Guildford borough's IDP). The IDP, including the Infrastructure Schedule, will be revised from time to time, including during the Plan period, as and when further detail becomes available regarding infrastructure projects, their timing, and funding sources. Some of this detail will come from the investment plans of infrastructure providers.

|           | Infrastructure Type<br>Infrastructure Project   | Delivered<br>when                                      | Delivered by  | Likely cost (where known)<br>and funding source |
|-----------|---|--|---|---|
| <b>1</b>  | <b>Transport</b>  |  |   |   |
| <b>NR</b> | <b>Rail</b>   |  |   |   |
| NR1       | Guildford rail station capacity and interchange improvements  | Between 2024 and post plan period                      | Network Rail  | £100m<br>Network Rail and developer funded      |
| NR2       | New rail station at Guildford West (Park Barn)  | Between 2022 and 2029, with earliest opening from 2024 | Network Rail, Surrey County Council, Royal Surrey County Hospital, Guildford Borough Council and developer(s) | £10m<br>Developer funded                        |
| NR3       | New rail station at Guildford East (Merrow) (to principally serve Gosden Hill Farm site)  | Between 2024 and 2029                                  | Network Rail, Surrey County Council and developer   | £10m<br>Developer funded                        |
| NR4       | Electrification of North Downs Line, facilitating increased service frequency   | Between 2019 and 2029                                  | Network Rail  | £30m<br>Network Rail                            |
| NR5       | Portsmouth Direct Line improvements (together with South West Main Line Peak Demand improvements), facilitating increased service frequency | Between 2029 and post plan period                      | Network Rail  | £5m<br>Network Rail                             |
| NR6       | North Downs Line (Great Western Railway) service frequency and timetable improvements   | 2018   | Network Rail and Great Western Railway  | Budgeted for in Great Western Railway franchise |

| Infrastructure Type<br>Infrastructure Project |   | Delivered when        | Delivered by                      | Likely cost (where known) and funding source            |
|---|---|-----------------------|-----------------------------------|---|
| <b>SRN</b>                                    | <b>Strategic Road Network</b>   |                       |                                   |   |
| SRN1  | Intentionally blank   |                       |                                   |   |
| SRN2  | A3 Guildford (A320 Stoke interchange junction to A31 Hog's Back junction) 'Road Investment Strategy' scheme (E31)                                   | Between 2024 and 2027 | Highways England                  | £100-250m<br>Highways England and developer funded      |
| SRN3  | M25 Junction 10/A3 Wisley interchange 'Road Investment Strategy' scheme (E16)   | Between 2020 and 2023 | Highways England                  | £100-250m<br>Highways England and developer funded      |
| SRN4  | Improved A3/A3100 Burpham junction with relocated A3 southbound off-slip and new A3 southbound on-slip (to principally serve Gosden Hill Farm site) | Between 2021 and 2023 | Highways England and/or developer | £10m<br>Developer funded                                |
| SRN5  | M25 Junctions 10-16 'Road Investment Strategy' scheme (E15)   | Between 2020 and 2023 | Highways England                  | £100-250m<br>Highways England                           |
| SRN6  | Intentionally blank   |                       |                                   |   |
| SRN7  | A3 northbound off-slip lane widening at University Interchange (approaching Tesco roundabout) improvement scheme                                    | Between 2019 and 2020 | Highways England                  | Committed funding:<br>Department for Transport<br>£1.6m |
| SRN8  | A3 southbound off-slip lane widening to A320 Stoke Interchange improvement scheme   | Between 2019 and 2020 | Highways England                  | Committed funding:<br>Department for Transport<br>£2.5m |
| SRN9  | A3 northbound on-slip at A247 Clandon Road (Burnt Common)   | Between 2021 and 2027 | Highways England and/or developer | £10m<br>Developer funded                                |

| Infrastructure Type<br>Infrastructure Project |  | Delivered when   | Delivered by   | Likely cost (where known) and funding source   |
|---|--|--|--|--|
| SRN10   | A3 southbound off-slip at A247 Clandon Road (Burnt Common)   | Between 2021 and 2027  | Highways England and/or developer  | £10m<br>Developer funded   |
| <b>LRN</b>                                    | <b>Local Road Network</b>  |  |  |  |
| LRN1  | <p>Guildford Town Centre Transport Package</p> <p>Component schemes:</p> <ul style="list-style-type: none"> <li>Walnut Tree Close experimental closure scheme: experimental closure for up to 18 months to inform decision on a potential permanent closure</li> <li>Replacement Walnut Bridge scheme: a wider structure to cater for higher flows of pedestrians plus usage by cyclists</li> <li>Guildford College Link + scheme: a new pedestrian and cycle route linking Walnut Bridge (scheme 2) to Guildford College</li> <li>Millbrook car park junction improvement scheme: to remove requirement for exiting vehicles to circuit the Guildford gyratory</li> <li>A25 cycle corridor scheme: widening sections of this existing corridor to create a shared use path for pedestrians and cyclists up to 3m in width</li> <li>A25/A320 Stoke cross roads improvement scheme: improved provision for pedestrians and cyclists, bus priority, and reduced number of pedestrian and cyclist casualties</li> <li>A3100 London Road to Boxgrove roundabout corridor improvement scheme: bus stop facilities including RTP1 and creating an off-road shared use path for pedestrians and cyclists up to 3m in width</li> </ul> | 2016/17–2019/20, which encompasses the delivery of the various component schemes | Surrey County Council for highway schemes, Guildford Borough Council for replacement Walnut Bridge | <p>£9.260m</p> <p>Committed funding package:</p> <p>Local Growth Fund £6.55m</p> <p>Guildford Borough Council £1.403m</p> <p>Developer funded £0.314m</p> <p>Surrey County Council £0.993m</p> |

| Infrastructure Type<br>Infrastructure Project |  | Delivered when        | Delivered by                                  | Likely cost (where known) and funding source |
|---|--|-----------------------|---|--|
| LRN2  | A3/Egerton Road Tesco Roundabout improvement scheme  | Between 2020 and 2026 | Surrey County Council and/or Highways England | £5m<br>Highways England and developer funded |
| LRN3  | New signalised junction from Blackwell Farm site to A31 Farnham Road (to principally serve Blackwell Farm site)  | Between 2021 and 2027 | Developer                                     | £5m<br>Developer funded                      |
| LRN4  | Access road at Blackwell Farm site with through link to Egerton Road (to principally serve Blackwell Farm site)  | Between 2021 and 2027 | Developer                                     | £20m<br>Developer funded                     |
| LRN5  | Interventions to address potential highway performance issues resulting from development at Blackwell Farm site  | Between 2021 and 2033 | Highways England and/or developer             | £5-10m<br>Developer funded                   |
| LRN6  | Interventions to address potential highway performance issues resulting from development at Gosden Hill Farm site  | Between 2021 and 2033 | Highways England and/or developer             | £5-10m<br>Developer funded                   |
| LRN7  | Interventions to address potential highway performance issues resulting from development at Land at former Wisley airfield site. To include mitigation schemes to address issues: <ul style="list-style-type: none"> <li>on the A3 and M25 and at the M25 Junction 10/A3 Wisley interchange</li> <li>on B2215 Ripley High Street</li> <li>at the junctions of Ripley High Street with Newark Lane/Rose Lane</li> <li>at junction of Old Lane with A3 on-slip (Guildford bound)</li> <li>at junctions of Old Lane, Forest Road and Howard Road</li> </ul> | Between 2021 and 2033 | Highways England and/or developer             | £25m<br>Developer funded                     |
| LRN8  | Interventions to address potential highway performance issues, including on A320 Woking Road, resulting from development at SARP site  | Between 2023 and 2033 | Highways England and/or developer             | £5-10m<br>Developer funded                   |

|       | <b>Infrastructure Type<br/>Infrastructure Project</b>  | <b>Delivered<br/>when</b> | <b>Delivered by</b>   | <b>Likely cost (where known)<br/>and funding source</b> |
|-------|--|---------------------------|-----------------------|---|
| LRN9  | A323 Ash Road, Ash Street and Guildford Road (Ash) traffic management and environmental improvement scheme | Between 2018 and 2026     | Surrey County Council | £1m<br>Developer funded                                 |
| LRN10 | B3411 Ash Hill Road (Ash) traffic management and environmental improvement scheme                          | Between 2018 and 2026     | Surrey County Council | £0.5m<br>Developer funded                               |
| LRN11 | B3411 Ash Hill Road/A323 Guildford Road (Ash) junction improvement scheme                                  | Between 2017 and 2026     | Surrey County Council | £0.5m<br>Developer funded                               |
| LRN12 | B3411 Ash Vale Road (Ash Vale) environmental improvement scheme  | Between 2018 and 2026     | Surrey County Council | £0.8m<br>Developer funded                               |
| LRN13 | A323 Aldershot Road/A331 Blackwater Valley Route (Ash) junction improvement scheme                         | Between 2018 and 2026     | Surrey County Council | £2m<br>Developer funded and Local Growth Fund           |
| LRN14 | A331 Blackwater Valley Route with A31 Hog's Back (Tongham) junction improvement scheme                     | Between 2018 and 2026     | Surrey County Council | £0.5m<br>Developer funded and Local Growth Fund         |
| LRN15 | The Street (Tongham) environmental improvement scheme  | Between 2018 and 2026     | Surrey County Council | £0.5m<br>Developer funded                               |
| LRN16 | A31 Hog's Back (Tongham to Puttenham) road safety scheme   | Between 2018 and 2026     | Surrey County Council | £2.5m<br>Developer funded                               |
| LRN17 | B3000 Puttenham Hill/A31 Hog's Back junction (Puttenham) improvement scheme                                | Between 2021 and 2026     | Surrey County Council | £1m<br>Developer funded                                 |
| LRN18 | Intentionally blank  |                           |                       |   |
| LRN19 | Intentionally blank  |                           |                       |   |
| LRN20 | A247 Send Road/Send Barns Lane (Send) traffic management and environmental improvement scheme              | Between 2018 and 2026     | Surrey County Council | £1.5m<br>Developer funded                               |

| Infrastructure Type<br>Infrastructure Project |  | Delivered when               | Delivered by  | Likely cost (where known) and funding source   |
|---|--|------------------------------|---|--|
| LRN21   | New road bridge and footbridge scheme to enable level crossing closure on A323 Guildford Road adjacent to Ash railway station                          | Between 2019 and 2024        | Surrey County Council   | £15m<br>Developer funded and Network Rail      |
| LRN22   | East Horsley and West Horsley traffic management and environmental improvement scheme  | Between 2019 and 2023        | Surrey County Council   | £1m<br>Developer funded                        |
| LRN23   | A322 Onslow Street, Laundry Road, A322 Woodbridge Road and A246 York Road junctions improvement scheme involving new and modified signalised junctions | Between 2020 and 2025        | Surrey County Council   | £10m<br>Developer funded                       |
| LRN24   | A323 Guildford Road/A324 Pirbright Road junction improvement scheme  | Between 2019 and 2025        | Surrey County Council   | £0.5m<br>Developer funded                      |
| LRN25   | A281 Horsham Road/A248 Kings Road/A248 Broadford Road junction improvement schemes   | Between 2021 and 2023        | Surrey County Council   | £2.5-5m<br>Developer funded                    |
| <u>LRN26</u>                                  | <u>A247 Clandon Road/The Street (West Clandon) traffic management and environmental improvement scheme</u>   | <u>Between 2020 and 2025</u> | <u>Surrey County Council</u>                                      | <u>£1m Developer funded</u>                    |
| <b>P&amp;R</b>                                | <b>Park and Ride</b>   |                              |   |  |
| P&R1  | Gosden Hill Farm Park and Ride (to principally mitigate traffic impact of Gosden Hill Farm site)   | Between 2021 and 2023        | Developer   | £7.5m<br>Developer funded                      |
| <b>SMC</b>                                    | <b>Sustainable Movement Corridor</b>   |                              |   |  |
| SMC1  | Sustainable Movement Corridor: West  | Between 2019 and 2034        | Surrey County Council, Guildford Borough Council and developer(s) | £20m<br>Developer funded and Local Growth Fund |

| Infrastructure Type<br>Infrastructure Project |  | Delivered when        | Delivered by  | Likely cost (where known) and funding source     |
|---|--|-----------------------|---|--|
| SMC2  | Sustainable Movement Corridor: Yorkie's Bridge     | Between 2019 and 2034 | Surrey County Council, Guildford Borough Council, Network Rail and developer(s) | £10m<br>Developer funded and Local Growth Fund   |
| SMC3  | Sustainable Movement Corridor: Town Centre Phase 1 | Between 2019 and 2022 | Surrey County Council and Guildford Borough Council                             | £5-10m<br>Developer funded and Local Growth Fund |
| SMC4  | Sustainable Movement Corridor: Town Centre Phase 2 | Between 2019 and 2034 | Surrey County Council, Guildford Borough Council, Network Rail and developer(s) | £5-10m<br>Developer funded and Local Growth Fund |
| SMC5  | Sustainable Movement Corridor: North               | Between 2019 and 2034 | Surrey County Council, Guildford Borough Council and developer(s)               | £20m<br>Developer funded and Local Growth Fund   |
| SMC6  | Sustainable Movement Corridor: East                | Between 2019 and 2034 | Surrey County Council, Guildford Borough Council and developer                  | £20m<br>Developer funded and Local Growth Fund   |

|           | <b>Infrastructure Type<br/>Infrastructure Project</b>  | <b>Delivered<br/>when</b> | <b>Delivered by</b>  | <b>Likely cost (where known)<br/>and funding source</b> |
|-----------|--|---------------------------|--|---|
| <b>BT</b> | <b>Bus Transport</b>   |                           |  |   |
| BT1       | New Guildford town centre bus facilities   | Between 2018 and 2022     | Surrey County Council and/or Guildford Borough Council and/or developer(s) | £5-10m<br>Developer funded                              |
| BT2       | Bus interchange at Effingham Junction rail station (or alternatively Horsley rail station) (to principally serve Land at former Wisley airfield site)  | Between 2021 and 2025     | Developer  | £0.25m<br>Developer funded                              |
| BT3       | Extended and/or new bus services to serve the Land at former Wisley airfield site and which will also serve Effingham Junction railway station and/or Horsley railway station, Guildford and Cobham to be provided and secured in perpetuity | Between 2021 and 2022     | Developer  | To be confirmed<br>Developer funded                     |
| BT4       | Intentionally blank  |                           |  |   |
| BT5       | Extended and/or new bus services to serve the Gosden Hill Farm site and which will also serve the eastern suburbs of Guildford and the town centre to be provided  | Between 2021 and 2022     | Developer  | To be confirmed<br>Developer funded                     |
| BT6       | Extended and/or new bus services to serve the Blackwell Farm site and which will also serve the western suburbs of Guildford and the town centre to be provided  | Between 2021 and 2022     | Developer  | To be confirmed<br>Developer funded                     |

|           | <b>Infrastructure Type<br/>Infrastructure Project</b>  | <b>Delivered<br/>when</b>  | <b>Delivered by</b>   | <b>Likely cost (where known)<br/>and funding source</b>                 |
|-----------|--|--|---|---|
| <b>AM</b> | <b>Active Modes</b>  |  |   |   |
| AM1       | Guildford Wayfinding signage system – Phase 2  | Between 2019 and 2034  | Surrey County Council, Guildford Borough Council and developers | £0.22m<br>Developer funded, Local Growth Fund and Surrey County Council |
| AM2       | Comprehensive Guildford borough cycle network, excluding AM3   | Between 2019 and post plan period, which encompasses the delivery of various component schemes | Surrey County Council, Guildford Borough Council and developers | £20m<br>Developer funded, Local Growth Fund and Surrey County Council   |
| AM3       | Off site cycle network from the Land at former Wisley airfield site to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade, Ripley and Byfleet, with improvements to a level that would be attractive and safe for the average cyclist | Between 2021 and 2025  | Surrey County Council, Guildford Borough Council and developers | £6.5m<br>Developer funded   |

|           | <b>Infrastructure Type<br/>Infrastructure Project</b>   | <b>Delivered<br/>when</b> | <b>Delivered by</b>     | <b>Likely cost (where known)<br/>and funding source</b>                 |
|-----------|---|---------------------------|-------------------------|---|
| <b>2</b>  | <b>Utilities</b>  |                           |                         |   |
| <b>EG</b> | <b>Electricity and gas distribution and supply</b>  |                           |                         |   |
| EG1       | <p>UKPN RDP Asset replacement and reinforcements Summary from UKPN RDP Published electricity projects (asset replacement and reinforcements)</p> <p>UKPN SPN Regional Development Plan</p> <p>- Chessington / Laleham / West Weybridge - June 2015 Version 3</p>  | 2015-2023                 | UKPN / SSE / Developers | <p>£30m</p> <p>UK Power Networks (UKPN) / SSE, and developer funded</p> |
| EG2       | <p>3753 - Guildford Grid 33 kV Switchgear Replacement – (FL)<br/>Required for 3 txf's in parallel (2016-2018)<br/>Replacement the existing 33kV switchgear with a new 13-breaker switchboard in order to increase the fault level from 17.5kA to 30kA.</p> <p>5543 - Guildford Grid 132/33kV - ITC (2019 - 2022)<br/>Installation of a 3rd 132kV UGC circuit and addition of a third 132/33kV grid transformer for N-2 P2/6 compliance.</p> <p>7886 - Guildford A 33kV/11kV - ITC (2016 - 2018)<br/>Replacement of T5 and T6 with new 2 x 12/40 MVA transformers. It is also proposed to replace 200m of DC 33kV underground cables from Guildford Grid with new 40MVA cables.</p> <p>7887/8154 - Guildford B 11kV – ITC and Replacement of the 11kV switchboard for fault duty (2016 - 2017)<br/>Replacement of T1 and T2 with new 2 x 20/40 MVA transformer/s, replacing 200 m of DC 33kV underground cables with 40 MVA cable and replacement of a 17 panel 11kV switchboard.</p> <p>8015 - Merrow 33kV/11kV Reinforcement - Third 12/24 MVA</p> | Years 1-5                 | UKPN                    | TBD   |

|     | <b>Infrastructure Type<br/>Infrastructure Project</b>   | <b>Delivered<br/>when</b> | <b>Delivered by</b> | <b>Likely cost (where known)<br/>and funding source</b> |
|-----|---|---------------------------|---------------------|---|
|     | <p>Transformer, 3 km of UGC Circuit &amp; Replace 10 Panel SWB (2020-2022)</p> <p>Installation of an additional 12/24 MVA transformer, 3 km of underground 33kV cable circuit from Guildford, and replacement of the existing 8 panel switchboard in order to increase winter firm capacity from 23MVA to 48MVA.</p> <p>8037 - Guildford Grid 132kV Reinforcement for (N-2) - Installation of a 3rd 132kV circuit (Phase 1 Guildford to Effingham) (2015 - 2022)</p> <p>Installation of a third 132kV circuit from Leatherhead 132kV mesh to Guildford to supply a third 90MVA 132/33kV transformer at Guildford Grid for N-2 P2/6 compliance. This project is linked to project 5543 which will add a third 132/33kV transformer at Guildford (N-2).</p> |                           |                     |   |
| EG3 | Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Gosden Hill strategic site   | Years 1-15                | UKPN                | Developer and UKPN funded                               |
| EG4 | Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Blackwell Farm strategic site  | Years 1-15                | UKPN                | Developer and UKPN funded                               |
| EG5 | Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Wisley former airfield strategic sites   | Years 1-15                | UKPN                | Developer and UKPN funded                               |
| EG6 | Intentionally blank   |                           |                     |   |
| EG7 | Upgrade electricity supply infrastructure should capacity assessment conclude it necessary, at Slyfield Regeneration site (SARP)  | Years 1-15                | UKPN                | Developer and UKPN funded                               |

|            | <b>Infrastructure Type<br/>Infrastructure Project</b>   | <b>Delivered<br/>when</b>  | <b>Delivered by</b> | <b>Likely cost (where known)<br/>and funding source</b> |
|------------|---|--|---------------------|---|
| <b>WS</b>  | <b>Water supply</b>   |  |                     |   |
| WS1        | Upgrade to water supply network capacity to support the former Wisley airfield strategic site   | Years 1-15   | Affinity Water      | Developer funded  |
| WS2        | Upgrade to capacity of water supply network if assessment shows it is needed to support Blackwell Farm strategic site   | Years 1-15   | Thames Water        | Developer funded  |
| WS3        | Upgrade to capacity of water supply network if assessment shows it is needed to support Gosden Hill Farm strategic site   | Years 1-15   | Thames Water        | Developer funded  |
| WS4        | Intentionally blank   |  |                     |   |
| WS5        | Upgrade to capacity of water supply network if assessment shows it is needed to support Slyfield Regeneration site  | Years 1-15   | Thames Water        | Developer funded  |
| <b>WCT</b> | <b>Wastewater connections and treatment</b>   |  |                     |   |
| WCT1       | Upgrade to the foul water network connections to the former Wisley airfield site to provide sufficient capacity   | Years 1-15<br>Local network upgrades take about 18 months to deliver | Thames Water        | Developer and Thames Water funded                       |
| WCT2       | Upgrade of capacity at Ripley wastewater treatment works to serve increased flows from Wisley former airfield strategic site  | Years 1-15   | Thames Water        | Developer and Thames Water funded                       |
| WCT3       | Upgrade to wastewater infrastructure if assessment (at developer's cost) shows that additional capacity is needed to provide for Blackwell Farm strategic site.<br>Details of scale and form of upgrades to wastewater infrastructure will be included once development areas are confirmed and developers have produced detailed drainage strategies | Years 1-15   | Thames Water        | Developer and Thames Water funded                       |

| Infrastructure Type<br>Infrastructure Project |   | Delivered when | Delivered by | Likely cost (where known) and funding source |
|---|---|----------------|--------------|--|
| WCT4  | Upgrade to wastewater infrastructure if assessment (at developer's cost) shows that additional capacity is needed to provide for Gosden Hill  | Years 1-15     | Thames Water | Developer and Thames Water funded            |
| WCT5  | Intentionally blank   |                |              |  |
| WCT6  | Relocation of Slyfield wastewater treatment works   | 2021           | Thames Water | To be funded by the development              |
| WCT7  | Upgrading existing pumping station at Slyfield Slyfield Area Regeneration Project (SARP) site   | Years 1-10     | Thames Water | Developer and Thames Water funded            |
| WCT8  | Pipeline required between existing pumping station and the new site and potentially returning to discharge location at Slyfield Area Regeneration Project (SARP) site   | Years 1-10     | Thames Water | Developer and Thames Water funded            |
| WCT9  | Upgrade of capacity at Ash Vale wastewater treatment works to serve increased flows   | Years 1 - 5    | Thames Water | Developer and Thames Water funded            |
| <b>FRR</b>                                    | <b>Flood risk reduction : surface water mitigation measures</b>   |                |              |  |
| FRR1  | Minimising surface water flood risk at the strategic site at Gosden Hill, to ensure that run-off after development does not exceed run-off rates from the site before development.<br>Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site.    | Years 1-15     | Developer    | Developer funded                             |
| FRR2  | Minimising surface water flood risk at the strategic site at Blackwell Farm, to ensure that run-off after development does not exceed run-off rates from the site before development.<br>Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site. | Years 1-15     | Developer    | Developer funded                             |

| Infrastructure Type<br>Infrastructure Project |   | Delivered when | Delivered by              | Likely cost (where known) and funding source   |
|---|---|----------------|---------------------------|--|
| FRR3  | Minimising surface water flood risk at the strategic site at Wisley former airfield, to ensure that run-off after development does not exceed run-off rates from the site before development.<br>Measures to include on-site Sustainable Urban Drainage System (SUD), including balancing pond(s), to provide for flooding water storage on the development site. | Years 1-15     | Developer                 | Developer funded   |
| <b>3</b>                                      | <b>Green Infrastructure</b>   |                |                           |  |
| <b>SANG</b>                                   | <b>Suitable Alternative Natural Green Space (SANG)</b>  |                |                           |  |
| SANG1   | Strategic Suitable Alternative Natural Green Space (SANG)<br>Effingham Common   | Current        | Guildford Borough Council | SANG remaining maintenance and management costs<br>£8,969,000 plus interest<br>Developer funded          |
| SANG2   | Strategic Suitable Alternative Natural Green Space (SANG)<br>Chantry Woods, Pilgrim's Way, Holy Trinity   | Current        | Guildford Borough Council | SANG remaining maintenance and management costs<br>£8,717,561 plus interest<br>Developer funded          |
| SANG3   | Strategic Suitable Alternative Natural Green Space (SANG)<br>Riverside Park (including Parsonage Watermeadows), North Guildford   | Current        | Guildford Borough Council | SANG remaining capital, maintenance and management costs<br>£1,205,065 plus interest<br>Developer funded |

| Infrastructure Type<br>Infrastructure Project |   | Delivered when | Delivered by  | Likely cost (where known) and funding source   |
|---|---|----------------|---|--|
| SANG4   | Strategic Suitable Alternative Natural Green Space (SANG) Tyting Farm, Halfpenny Lane, Holy Trinity | Years 1-5      | Guildford Borough Council   | SANG all capital, maintenance and management costs £12,265,300 plus interest<br>Developer funded   |
| SANG5   | Strategic Suitable Alternative Natural Green Space (SANG) Burpham Court Farm, North Guildford       | Years 1-5      | Guildford Borough Council   | SANG all capital, maintenance and management costs £6,132,650 plus interest<br>Developer funded  |
| SANG6   | Strategic Suitable Alternative Natural Green Space (SANG) Russell Place Farm, Wood Street Village   | Years 1-5      | Landowner   | SANG all capital, maintenance and management costs £10,229,260 plus interest<br>Developer funded   |
| SANG7   | Strategic Suitable Alternative Natural Green Space (SANG) Ash, West of Ash Green                    | Years 1-5      | Developer<br>To be transferred to Guildford Borough Council to allocate to developments and to maintain | Developer to deliver initial stage, maintenance and management of initial stage and delivery, maintenance and management of later stages to be developer funded.<br>SANG all capital and management costs £7,359,180 |
| SANG8   | Strategic Suitable Alternative Natural Green Space (SANG) Land Adjacent to Long Reach, West Horsley | Years 1-5      | Landowner   | Delivery method TBD.<br>SANG all capital, maintenance and management costs £7,573,822. Developer funded.   |

| Infrastructure Type<br>Infrastructure Project |  | Delivered when | Delivered by                              | Likely cost (where known) and funding source |
|---|--|----------------|---|--|
| SANG9   | Bespoke Suitable Alternative Natural Green Space (SANG) Bens Wood, West Horsley                    | Years 1-5      | Developer                                 | Developer funded                             |
| SANG 10                                       | Bespoke Suitable Alternative Natural Green Space (SANG) at Blackwell Farm site                     | Years 1-5      | Developer                                 | Developer funded                             |
| SANG 11                                       | Bespoke Suitable Alternative Natural Green Space (SANG) Gosden Hill Farm                           | Years 1-5      | Developer                                 | Developer funded                             |
| SANG 12                                       | Bespoke Suitable Alternative Natural Green Space (SANG) Former Wisley airfield                     | Years 1-5      | Developer                                 | Developer funded                             |
| <b>OS</b>                                     | <b>Open Space</b>  |                |   |  |
| OS1   | Open space including park, playground, and playing fields at Gosden Hill Farm strategic site       | Years 1-15     | Developer                                 | Developer funded                             |
| OS2   | Open space including park, playground, and playing fields, at Blackwell Farm strategic site        | Years 1-15     | Developer                                 | Developer funded                             |
| OS3   | Open space including park, playground, and playing fields at Former Wisley Airfield strategic site | Years 1-15     | Developer                                 | Developer funded                             |
| OS4   | Intentionally blank  |                |   |  |
| OS5   | Bellfields allotments relocated to Clay Lane   | Years 1-5      | Guildford Borough Council                 | GBC  |
| OS6   | New allotments on land north east of Spoil Lane, Tongham   | Years 1-5      | Developer; to be vested to Parish Council | Developer funded                             |

|             | <b>Infrastructure Type<br/>Infrastructure Project</b>   | <b>Delivered<br/>when</b> | <b>Delivered by</b> | <b>Likely cost (where known)<br/>and funding source</b>                       |
|-------------|---|---------------------------|---------------------|---|
| <b>4</b>    | <b>Education</b>  |                           |                     |   |
| <b>EYED</b> | <b>Early Years</b>  |                           |                     |   |
| EYED1       | Intentionally blank   |                           |                     |   |
| EYED2       | Early years provision on strategic sites, to meet identified needs  | Years 1-15                | Private developer   | Developer funded  |
| <b>PED</b>  | <b>Primary Schools</b>  |                           |                     |   |
| PED1        | Intentionally blank   |                           |                     |   |
| PED2        | A new two-form entry primary school with pre-school provision at the Former Wisley Airfield site to serve new housing on the site | Years 1-15                | An academy trust    | Developer to provide serviced land and build costs<br>Construction cost = £8m |
| PED3        | A new two-form entry primary school with pre-school provision at Gosden Hill Farm to serve new housing on the site                | Years 1-15                | An academy trust    | Developer to provide serviced land and build costs<br>Construction cost = £8m |
| PED4        | A new two-form entry primary school with pre-school provision at Blackwell Farm to serve new housing on the site                  | Years 1-15                | An academy trust    | Developer to provide serviced land and build costs<br>Construction cost = £8m |

| Infrastructure Type<br>Infrastructure Project |  | Delivered when | Delivered by                          | Likely cost (where known) and funding source   |
|---|--|----------------|---------------------------------------|--|
| PED5  | Appropriate financial contribution to enable expansion of Weyfield Primary Academy by additional 1FE – 2FE with pre-school provision at Slyfield regeneration site (SARP) to serve the new housing on site   | Years 1-15     | An academy trust                      | Developer funded   |
| PED6  | (Potential) expansion of Ash Grange Primary School by additional 1FE - 2FE (if required to provide spaces for children who will live in the homes south and east of Ash and Tongham)   | Years 1-10     | A community / maintained school       | Developer funded   |
| PED7  | Up to an additional 3FE in Guildford Town;<br>SCC currently in discussions with existing schools   | Years 1-5      | Existing schools and an academy trust | Developer funded   |
| <b>SED</b>                                    | <b>Secondary Schools</b>   |                |                                       |  |
| SED1  | A minimum 4-form entry (4FE) secondary school at Gosden Hill Farm strategic development site. To be located a short walk from the proposed Park and Ride.<br>2FE of the school would be needed to serve the strategic development site itself, and the remainder will serve new housing development in the wider area.<br>Secondary school place needs will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account to ascertain needs at the time. | TBD            | An academy trust                      | Developer to provide serviced land at nil cost and transfer it to SCC<br><br>£15 build costs –developer funded   |
| SED2  | A 4FE secondary school at the former Wisley airfield<br>2FE of the school is needed to serve the strategic development site itself, and the remainder will serve new housing development in the wider area.<br>Secondary school place needs will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.  | TBD            | An academy trust                      | Developer to provide serviced land at nil cost and transfer it to SCC<br><br>£15m build costs – developer funded |

| Infrastructure Type<br>Infrastructure Project |   | Delivered when | Delivered by                                     | Likely cost (where known) and funding source  |
|---|---|----------------|--|---|
| SED3  | <p>A 6FE secondary school at Blackwell Farm strategic development site. To be located so as to ensure convenient access via public transport and from the urban area of Guildford.</p> <p>2FE would be needed to serve the strategic development site itself, and the remainder will serve new housing development in the wider area.</p> <p>Secondary school place needs will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account to ascertain needs at the time.</p> | TBD            | An academy trust                                 | <p>Developer to provide serviced land at nil cost and transfer it to SCC</p> <p>£20m build costs – developer funded</p> |
| SED4  | Intentionally blank   |                |  |   |
| SED5  | Expansion of Ash Manor Secondary School by additional 1FE to provide spaces for children who will live around Ash and Tongham   | TBD            | An academy trust                                 | Developer funded  |
| <b>5</b>                                      | <b>Emergency Services</b>   |                |  |   |
| <b>ES</b>                                     | <b>Police</b>   |                |  |   |
| ES1   | Neighbourhood Policing Centre (30 sq m plus 2 parking spaces) on-site at Former Wisley Airfield site  | 5-15           | Surrey Police                                    | £100K<br>Developer funded   |
| ES2   | A new ambulance community response post and a Make Ready Centre (MRC) at the existing ambulance station at The Street, Tongham (immediately north of the A31 Runfold Diversion).  | 1-5            | SE Coast Ambulance NHS Foundation Trust (SECamb) | TBC   |

|            | Infrastructure Type<br>Infrastructure Project  | Delivered<br>when | Delivered by                               | Likely cost (where known)<br>and funding source  |
|------------|--|-------------------|--|--|
| <b>6</b>   | <b>Health and Social Care</b>  |                   |  |  |
| <b>HSC</b> | <b>GPs and Dental surgeries: Primary Health Care</b>   |                   |  |  |
| HSC1       | Park Barn Surgery and Community Centre:<br>Replacement of the Oaks Medical Centre with a new health centre on the former Pond Meadow school site.<br>New facilities to provide GPs practice, dental surgery and pharmacy.<br>On the same site, and potentially within the same building, a Community Centre with Youth Facilities. | 1-5               | GP Practice /<br>Guildford<br>Waverley CCG | £5.5m, of which £1.5m is capital receipt from selling part of site for housing                   |
| HSC2       | Land and a new building for a new GPs practice surgery at Gosden Hill strategic site   | 1-15 years        | Developer /<br>Guildford<br>Waverley CCG   | Serviced land at nil cost to be provided by the developer<br>CCG or a local GPs Practice to fund |
| HSC3       | Expansion of existing GPs Practices in Guildown Group Practice to provide additional capacity for residents of Blackwell Farm strategic site or land and a new building for a new GPs practice surgery at Blackwell Farm strategic site  | 1-15 years        | Developer /<br>Guildford<br>Waverley CCG   | CCG or a local GPs Practice and developer funded   |
| HSC4       | GPs surgery with pharmacy at the Former Wisley airfield site   | 1-15 years        | Developer /<br>Guildford<br>Waverley CCG   | Serviced land at nil cost to be provided by the developer<br>CCG or a local GPs Practice to fund |
| HSC5       | Expansion of East Horsley Medical Centre to provide additional capacity and services for future population   | 5-15              | GP Practice                                | Guildford Waverley CCG /<br>developer funded   |

| Infrastructure Type<br>Infrastructure Project |   | Delivered when | Delivered by                 | Likely cost (where known) and funding source  |
|---|---|----------------|------------------------------|---|
| HSC6  | Expansion of existing GP provision in the area to provide additional capacity for residents of the Ash and Tongham strategic location for development or land and a new building for a new GPs practice surgery at the Ash and Tongham strategic location for development | 1-15           | Developer / Surrey Heath CCG | Surrey Heath CCG / developer funded   |
| <b>7</b>                                      | <b>Community Facilities</b>   |                |                              |   |
| <b>BS</b>                                     | <b>Burial Space</b>   |                |                              |   |
| BS1   | New burial ground at Salt Box Road, by Whitmoor Common and the railway line.  | 6-15 years     | Guildford Borough Council    | Guildford Borough Council   |
| <b>CMH</b>                                    | <b>Community Meeting Halls</b>  |                |                              |   |
| CMH1  | Community meeting hall at Blackwell Farm strategic site (Use Class D1)  | 1-15 years     | TBD                          | Developer funded  |
| CMH2  | Community meeting hall at Gosden Hill Farm strategic site (Use Class D1)  | 1-15 years     | TBD                          | Developer funded  |
| CMH3  | Community meeting hall at the former Wisley airfield strategic site (Use Class D1)  | 1-15 years     | TBD                          | Developer funded  |
| <b>8</b>                                      | <b>Waste transfer facility, and other waste and works infrastructure</b>  |                |                              |   |
| SARP1   | New Surrey County Council waste transfer station in the Slyfield industrial estate (in different location to existing, to replace the existing)   | 1-5 years      | Surrey County Council        | SARP is designated as a "Housing Zone" by the Homes and Communities Agency. As part of this |

|       | <b>Infrastructure Type<br/>Infrastructure Project</b> | <b>Delivered<br/>when</b> | <b>Delivered by</b>       | <b>Likely cost (where known)<br/>and funding source</b>   |
|-------|---|---------------------------|---------------------------|---|
|       |   |                           |                           | designation, £90m loan funding could be made available from the Public Works Loan Board. This would be repaid by the developer.   |
| SARP2 | New Community Recycling Centre (CRC)                  | 1-5 years                 | Surrey County Council     | SARP is designated as a "Housing Zone" by the Homes and Communities Agency. As part of this designation, £90m loan funding could be made available from the Public Works Loan Board. This would be repaid by the developer. |
| SARP3 | New works depot for Guildford Borough Council         | 1-5 years                 | Guildford Borough Council | SARP is designated as a "Housing Zone" by the Homes and Communities Agency. As part of this designation, £90m loan funding could be made available from the Public Works Loan Board. This would be repaid by the developer. |

## Appendix D: Evidence Base

### Research

This is a list of our completed research studies and website addresses where you can read them.

#### **Air Quality Assessment**

This document considers the potential effect of the growth proposed in the Local Plan on air quality.

[www.guildford.gov.uk/newlocalplan/protectinganddesign](http://www.guildford.gov.uk/newlocalplan/protectinganddesign)

#### **Assessment of the viability of carbon emissions targets for new builds (2017)**

This document provides a technical feasibility and cost assessment for new developments to meet the carbon reduction requirements in the emerging Local Plan.

[www.guildford.gov.uk/newlocalplan/protectinganddesign](http://www.guildford.gov.uk/newlocalplan/protectinganddesign)

#### **Assessment of Sites for Amenity Value (2017)**

This document assess open land within villages proposed to be inset from the Green Belt to identify land that has public amenity value and should be protected as Open Space in line with the NPPF.

#### **Employment Land Needs Assessment (2017)**

The ELNA assesses how much employment land we are likely to need within Guildford borough to 2034.

[www.guildford.gov.uk/elna](http://www.guildford.gov.uk/elna)

#### **Environmental sustainability and climate change study**

This study identifies the key environmental sustainability and climate change issues for Guildford borough.

[www.guildford.gov.uk/environmentalsustainabilitystudy](http://www.guildford.gov.uk/environmentalsustainabilitystudy)

#### **Equalities Impact Assessment screening (2014)**

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 the society

[www.guildford.gov.uk/newlocalplan/CHttpHandler.ashx?id=21292&p=0](http://www.guildford.gov.uk/newlocalplan/CHttpHandler.ashx?id=21292&p=0)

#### **Green Belt and Countryside Study, volumes 1-6 and summary (2013 - 2015)**

An independent assessment of Guildford Borough's Green Belt and 'countryside beyond the Green Belt' which identifies potential development areas should there be insufficient sites within our urban areas. It also assesses which villages, major previously developed sites and traveller sites should be inset from the Green Belt.

[www.guildford.gov.uk/gbcs](http://www.guildford.gov.uk/gbcs)

#### **Guildford Town and Approaches Movement Study: Strategy Report (Arup, March 2015)**

**Guildford Town and Approaches Movement Study: Scenario Analysis and Appraisal of Interventions report (Arup, March 2015)**

**Guildford Town and Approaches Movement Study: Vision, Objectives, Baseline and Business-As-Usual Report (Arup, March 2015)**

The aim of the study was to develop a recommended long term movement strategy to 2050 for the town of Guildford.

[www.guildford.gov.uk/transport](http://www.guildford.gov.uk/transport)

#### **Guildford Strategic Parking Strategy: Stage 1: Parking Demand (Steer Davies Gleave, August 2013)**

This Stage 1 report forms an evidence base for a car parking strategy and documents the assessment of the need for parking in the town centre over the next 20 years

[www.guildford.gov.uk/article/10779/Executive---3-October-2013](http://www.guildford.gov.uk/article/10779/Executive---3-October-2013)

#### **Guildford Strategic Car Parking Review: Stage 2: Car Parking Management Proposals (Steer Davies Gleave, August 2013)**

This Stage 2 report for the Guildford Strategic Car Parking Review, directly follows on from the Stage 1 report and contains recommendations for managing the supply and demand for parking across the town centre whilst facilitating economic activity

[www.guildford.gov.uk/transport](http://www.guildford.gov.uk/transport)

#### **Guildford Borough Transport Strategy (June 2017)**

The transport strategy sets out a programme of schemes covering all modes of surface transport in the borough and beyond.

[www.guildford.gov.uk/newlocalplan/infrastructureanddelivery](http://www.guildford.gov.uk/newlocalplan/infrastructureanddelivery)

### **Guildford Borough Council Local Plan and CIL Viability Study, Final Report (2016)**

The Study includes a Plan viability assessment (PV) of the Guildford borough Submission Local Plan to provide evidence that the policy requirements in the Plan do not threaten the development viability of the Plan as a whole. The Study also tests the Plan's affordable housing policy in the context of the PV assessment.

<http://www.guildford.gov.uk/newlocalplan/developmentviability>

### **Guildford Borough Proposed Submission Local Plan "June 2016": Strategic Highway Assessment Report (Surrey County Council, June 2016)**

The strategic highway assessment follows and builds on earlier assessments, but is different in that, firstly, it assesses the growth scenario that represents the spatial strategy in the Proposed Submission Local Plan, and secondly, it assesses the mitigation provided by the highway schemes from the programme of transport schemes that are considered necessary for the delivery of the plan.

[www.guildford.gov.uk/transport](http://www.guildford.gov.uk/transport)

### **Guildford Draft Local Plan: Education Review (May 2016)**

This review considers the need for additional school places over the period of the draft new Local Plan (2013-33).

[www.guildford.gov.uk/newlocalplan/infrastructureanddelivery](http://www.guildford.gov.uk/newlocalplan/infrastructureanddelivery)

### **Habitat Regulations Assessment (HRA) Screening (2013, 2014, 2016 and 2017)**

The aim of the Habitat Regulations Assessment (HRA) is to identify any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to begin to identify appropriate mitigation strategies where such effects were identified.

[www.guildford.gov.uk/hra](http://www.guildford.gov.uk/hra)

### **Historic Environment Information (2016)**

This document pulls together information about our heritage assets.

[www.guildford.gov.uk/historicenvironmentinformation](http://www.guildford.gov.uk/historicenvironmentinformation)

### **Infrastructure Delivery Plan - draft (2016) and Infrastructure Baseline (2013)**

The Infrastructure baseline considers the quality and capacity of the existing physical, community and social infrastructure. This supports the resident and working populations. It examines each type of infrastructure, reviews existing capacity, and for some infrastructure types, it also notes the current plans of infrastructure providers. This infrastructure baseline study is an audit of existing infrastructure provision. It is not a plan of the infrastructure we need to provide to support development in the future.

[www.guildford.gov.uk/infrastructureevidence](http://www.guildford.gov.uk/infrastructureevidence)

### **Land Availability Assessment (LAA) (2017)**

The LAA is an audit of land for new homes, retail, offices, allotments, traveller accommodation and secondary schools at a point in time (October 2017). The LAA does not decide where development will be built.

[www.guildford.gov.uk/landavailabilityassessment](http://www.guildford.gov.uk/landavailabilityassessment)

### **Landscape (and townscape) Character Assessment (2007)**

An assessment of the borough's landscape has been completed by Land Use Consultants to provide more information about what makes it special and so varied.

[www.guildford.gov.uk/landsapecharacterassessment](http://www.guildford.gov.uk/landsapecharacterassessment)

### **Local Housing Needs Surveys**

There are currently Local Housing Needs Surveys for Albury, East and West Horsley, Effingham, Normandy, Pirbright, Puttenham, Ripley, Shackleford (and Peper Harow), Send, Shalford, Shere, St Martha, Worplesdon, and West Clandon.

The Council produce updated local housing need studies as required.

### **Local Plan Viability Update (Guildford Borough Council, 2017)**

This report supplements the aforementioned Viability Study by addressing the impact on Plan viability of the changes made to policies in the Submission Local Plan: strategy and sites 2017.

<http://www.guildford.gov.uk/newlocalplan/developmentviability>

### **Monitoring Report 2015/16 (2016)**

The Monitoring Report (MR) provides information of the performance of the planning policies in the Local Development Framework.

[www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications](http://www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications)

### **Open Space, Sports and Recreation Assessment 2016**

This study identifies open space of public value across the borough, to be protected in line with the NPPF.

[www.guildford.gov.uk/newlocalplan/infrastructureanddelivery](http://www.guildford.gov.uk/newlocalplan/infrastructureanddelivery)

### **Renewable Energy Mapping Study 2015**

A renewable energy mapping study undertaken by the Centre for Sustainable Energy. The findings consider the appropriate use of low and zero carbon energy generation across the Borough. The outputs provide an indication of the range of sustainable energy resources that exist in the Borough and the opportunities and constraints that impact their use.

[www.guildford.gov.uk/newlocalplan/renewableenergymappingstudy](http://www.guildford.gov.uk/newlocalplan/renewableenergymappingstudy)

### **Retail and Leisure Update Study (2014)**

A study to identify our retail and leisure needs to 2033 and looks at the health of our existing centres.

[www.guildford.gov.uk/newlocalplan/economy](http://www.guildford.gov.uk/newlocalplan/economy)

### **Retail and Leisure Study addendum (2017)**

An addendum to the Retail and Leisure Study 2014 providing an updated assessment.

[www.guildford.gov.uk/newlocalplan/economy](http://www.guildford.gov.uk/newlocalplan/economy)

### **Review of Housing Needs Evidence across West Surrey HMA (2017)**

This report brings together evidence on Objectively Assessed Housing Need (OAN) across the West Surrey Housing Market Area (HMA).

<http://www.guildford.gov.uk/shma>

### **Rural Economic Strategy 2017**

A five year plan for our rural economy and how it can play a part in supporting the delivery of housing, employment, superfast broadband, and necessary infrastructure whilst preserving the boroughs special landscapes and environmental qualities.

[www.guildford.gov.uk/ruraleconomy](http://www.guildford.gov.uk/ruraleconomy)

### **Settlement Hierarchy (2014) and Profiles (2013)**

The settlement hierarchy study is part of our evidence base for the new Local Plan. It will enable us to have a better understanding of the roles of each of our settlements. It does so by grouping together those settlements that have similar functions and characteristics. This will help us decide the location of future development across the borough by directing growth towards those settlements which are the most sustainable, or can be made more sustainable through additional growth.

[www.guildford.gov.uk/settlementhierarchy](http://www.guildford.gov.uk/settlementhierarchy)

### **Sites of Nature Conservation Importance (SNCIs)**

Sites of Nature Conservation Importance (SNCI) are areas which are designated locally for their wildlife importance. The National Planning Policy Framework (paragraph 109 -118) requires local councils to conserve and enhance the natural environment.

[www.guildford.gov.uk/newlocalplan/protectinganddesign](http://www.guildford.gov.uk/newlocalplan/protectinganddesign)

### **Strategic Flood Risk Assessment SFRA (2016) – Level 1 and Level 2**

The Strategic Flood Risk Assessment (SFRA) informs the planning process of flood risk and provides information on future risk over a wide spatial area.

[www.guildford.gov.uk/newlocalplan/strategicfloodriskassessment](http://www.guildford.gov.uk/newlocalplan/strategicfloodriskassessment)

### **Surface Water Management Plans**

The Surface Water Management Plans (SWMPs) and Action Plans are documents prepared in partnership with Surrey County Council, the Environment Agency, and Thames Water. They aim to understand flooding from surface water, identify hotspots, and to identify cost effective actions in the form of a management plan, to manage flood risk in these areas.

The Guildford SWMP covers the whole of the Guildford Borough Council administrative area which is within the River Wey and Tillingbourne catchments, whilst the Ash SWMP covers the area which drains to the Blackwater catchment.

[www.guildford.gov.uk/newlocalplan/surfacewatermanagementplan](http://www.guildford.gov.uk/newlocalplan/surfacewatermanagementplan)

### **Surrey Hills AONB Areas of Search Natural Beauty Evaluation Report (2013)**

The document identifies 'areas of search', which are judged to meet the natural beauty criteria of an AONB. The findings have been submitted to Natural England for consideration of an extension to the Surrey Hills AONB.

<http://www.guildford.gov.uk/newlocalplan/protectinganddesign>

### **Sustainability Appraisal Scoping Report (2013) and Sustainability Appraisal (2017)**

The Guildford Local Plan is required by law to promote sustainable development through the balancing of social, environmental and economic considerations to achieve the best overall outcome. This is done through assessing these documents at each stage of their preparation to consider potential social, environmental and economic impacts. This process, and the resulting report is called Sustainability Appraisal (SA).

[www.guildford.gov.uk/newlocalplan/sustainabilityappraisal](http://www.guildford.gov.uk/newlocalplan/sustainabilityappraisal)

### **Thames Basin Heaths Special Protection Area Avoidance Strategy 2009-2016 (2010)**

This document forms the basis of planning guidance in relation to new residential development and its impact on the SPA and will be updated in due course.

[www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications](http://www.guildford.gov.uk/planningandbuildingcontroldocumentsandpublications)

### **Traveller Accommodation Assessment (2017)**

The Travellers Accommodation Assessment identifies the number of pitches for Gypsies and Travellers and plots for Travelling Showpeople that are needed within our borough.

[www.guildford.gov.uk/taa](http://www.guildford.gov.uk/taa)

### **Water Quality Assessment**

The Water Quality Assessment provides an assessment of the impact of local plan proposals on water quality by examining impacts on wastewater infrastructure. It also assesses the impacts on the environmental capacity of the water bodies receiving effluent (wastewater).

[www.guildford.gov.uk/newlocalplan/infrastructureanddelivery](http://www.guildford.gov.uk/newlocalplan/infrastructureanddelivery)

### **West Surrey Strategic Housing Market Assessment (SHMA), September 2015**

The SHMA will help inform our new Local Plan by helping us understand how many homes we need and what type.

[www.guildford.gov.uk/shma](http://www.guildford.gov.uk/shma)

**West Surrey Strategic Housing Market Assessment: Guildford Addendum Report 2017**

An addendum to the West Surrey Strategic Housing Market Assessment ('the SHMA Report'), providing an updated assessment of the objectively assessed housing need (OAN) in Guildford Borough to cover the plan period 2015-34.

[www.guildford.gov.uk/newlocalplan/shma](http://www.guildford.gov.uk/newlocalplan/shma)

**West Surrey Functional Economic Market Area (FEMA)**

Guildford Borough Council, Woking Borough Council and Waverley Borough Council have worked together and agreed the extent of the West Surrey FEMA which covers the whole geographic area of all three boroughs.

[www.guildford.gov.uk/newlocalplan/economy](http://www.guildford.gov.uk/newlocalplan/economy)

## **Future research**

We are working on a number of other pieces of research, which we will publish when they are ready.

Land Availability Assessment (annual update)

Sites of Nature Conservation Interest surveys (ongoing programme)

## **What you told us during earlier consultations**

This is a list of our earlier consultations and where you can read more about them and what you told us.

### **Proposed Submission Local Plan: strategy and sites (June 2016)**

We consulted on our Proposed Submission Local Plan: strategy and sites from 6 June to 18 July 2016. This document sets out our vision, objectives and approaches to development (our strategy). It also shows the location of development (the key sites) in our area between now and 2033.

[www.guildford.gov.uk/newlocalplan/draftlocalplan](http://www.guildford.gov.uk/newlocalplan/draftlocalplan)

### **Draft Guildford borough Local Plan: strategy and sites July 2014.**

A consultation under regulation 18 of the Town and Country Planning (Local Planning) (England) regulations 2012 was held between 1 July and 26 September 2014. Comments were invited on a vision, objectives and strategy for Guildford borough and the location of development to 2031

[www.guildford.gov.uk/newlocalplan/draftlocalplan](http://www.guildford.gov.uk/newlocalplan/draftlocalplan)

### **Local Plan Strategy and Sites Issues and Options Consultation (Oct – Nov 2013)**

We consulted on our Local Plan Strategy and Sites Issues and Options document from 1 October to 29 November 2013. The Issues and Options document invited comments on a series of key issues for the borough and the options that could help us address them.

[www.guildford.gov.uk/article/3976/Issues-and-Options](http://www.guildford.gov.uk/article/3976/Issues-and-Options)

### **Who needs housing? (May-July 2011)**

Responses to the consultation which aimed to help Guildford Borough Council understand its housing target

[www.guildford.gov.uk/CHttpHandler.ashx?id=10083&p=0](http://www.guildford.gov.uk/CHttpHandler.ashx?id=10083&p=0)

### **Core Strategy Further Options consultation (March - April 2009) Responses to the 2009 consultation for further options in the Core Strategy**

[www.guildford.gov.uk/CHttpHandler.ashx?id=4472&p=0](http://www.guildford.gov.uk/CHttpHandler.ashx?id=4472&p=0)

### **Core Strategy Preferred Options consultation (June - July 2006)**

A summary of the responses to the 2005 Core Strategy consultation

[www.guildford.gov.uk/CHttpHandler.ashx?id=4253&p=0](http://www.guildford.gov.uk/CHttpHandler.ashx?id=4253&p=0)

### **Core Strategy Issues and Options consultation (March - April 2005)**

A questionnaire created to aid the preparation of the 2005 Core Strategy for Guildford

[www.guildford.gov.uk/CHttpHandler.ashx?id=4199&p=0](http://www.guildford.gov.uk/CHttpHandler.ashx?id=4199&p=0)

### **Site Allocations Issues and Options (November 2007 - January 2008)**

As part of the Early Stakeholder and Community Engagement stage many potential development sites were suggested to us. From 21 November 2007 until 30 January 2008, we consulted on the suggested sites as part of the Issues and Options consultation. We received over 4000 responses to the consultation.

[www.guildford.gov.uk/article/3970/Site-allocations-proformas-and-ward-maps](http://www.guildford.gov.uk/article/3970/Site-allocations-proformas-and-ward-maps)

## **Other Local Plan documents**

### **Community Involvement in Planning (2013)**

The community engagement strategy guides us and our partners (including the county council, police and health service) on how we engage with our communities, interested people and organisations in the many services we all provide.

[www.guildford.gov.uk/ces](http://www.guildford.gov.uk/ces)

### **Local Development Scheme (2017)**

The Local Development Scheme is the timetable and project plan new Local Plan. It explains what documents the Council intends to prepare and when, in order to plan for future development in the borough.

[www.guildford.gov.uk/lds](http://www.guildford.gov.uk/lds)

## Other plans and strategies

### Corporate

#### **Guildford Borough Economic Strategy 2013-2031**

The strategy aims to ensure that Guildford will be the leading economy in Surrey in the years up to 2031 and beyond. It also concentrates on improvements to support economic growth, including road infrastructure, housing, skills and employment opportunities, in our urban and rural locations.

[www.guildford.gov.uk/economicstrategy](http://www.guildford.gov.uk/economicstrategy)

#### **Guildford Borough Corporate Plan 2015-2020**

It is the overarching plan that sets out the strategy that underpins the direction of your Council for the next five years

[www.guildford.gov.uk/corporateplan](http://www.guildford.gov.uk/corporateplan)

#### **Guildford Town Centre Regeneration Strategy 2017**

This is an aspirational document that sets out a recommended approach to delivering this growth, developing previously developed land and driving significant town centre improvements. The Regeneration Strategy sets out a regeneration work programme to take forward the various project strands. The Strategy is an aspirational document only and does not form part of the development plan for the borough or carry any material planning weight.

[www2.guildford.gov.uk/councilmeetings/mgConvert2PDF.aspx?ID=7014w](http://www2.guildford.gov.uk/councilmeetings/mgConvert2PDF.aspx?ID=7014w)

#### **Guildford Housing Strategy 2015-2020**

This statement builds on the work done by the Council and its partners since the 2005 Housing Strategy was published, and outlines how we will continue to provide opportunity and choice for people wanting to live in the borough.

[www.guildford.gov.uk/housingstrategy](http://www.guildford.gov.uk/housingstrategy)

### **Guildford borough Local Plan 2003**

The Plan is the result of working closely with local residents, businesses, parish councils and amenity organisations. Work on the Local Plan began in 1997 with the production of Issues Papers and since that time many meetings, consultations and exhibitions have been undertaken across the Borough. The Public Local Inquiry was held between 9 May and 6 October 2000 and the Inspector issued his report in September 2001. Over 3,000 comments have been received which have been invaluable in helping the Council prepare the Plan. Local people can be confident that all points of view have been taken into account.

[www.guildford.gov.uk/localplan](http://www.guildford.gov.uk/localplan)

## **Other planning policy and plans**

### **National Planning Policy Framework (2012)**

The National Planning Policy Framework is a key part of the government's reforms to make the planning system less complex and more accessible. It vastly simplifies the number of policy pages about planning. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications

[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

### **Planning Policy for Traveller Sites (2015)**

Planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework.

[www.gov.uk/government/publications/planning-policy-for-traveller-sites](http://www.gov.uk/government/publications/planning-policy-for-traveller-sites)

### **South East Plan (2009)**

The Regional Spatial Strategy (RSS) for the South East of England (known as the South East Plan) sets out the long term spatial planning framework for the region over the years 2006-2026.

[webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalplanning/815640/](http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalplanning/815640/)

### **Surrey Waste and Minerals Plans**

The Surrey Waste Plan is a generic term given to waste development plan documents. They set out the planning framework for the development of waste management facilities in Surrey. In general, the documents are expected to have a lifetime of ten years from their date of adoption. However, any of the documents may be reviewed earlier if the monitoring indicates that this is necessary

[www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans](http://www.surreycc.gov.uk/environment-housing-and-planning/minerals-and-waste-policies-and-plans)

### **Surrey Transport Plan (LTP3, 2011 and subsequent updates)**

The Surrey Transport Plan is the third Local Transport Plan (LTP) for the county. It is a statutory plan (required by the Local Transport Act 2008 and Transport Act 2000), which replaced the second LTP on 1 April 2011. As part of the Surrey Transport Plan, Surrey County Council is producing a Local Transport Strategy and Forward Programme for each district and borough in the county. Surrey County Council proposes to bring forward and adopt a Local Transport Strategy and Forward Programme for the Guildford borough area following the adoption of a new Local Plan by Guildford Borough Council.

[www.surreycc.gov.uk/surreytransportplan](http://www.surreycc.gov.uk/surreytransportplan)

### **The Enterprise M3 Delivery Plan - 2014-2020**

This Delivery Plan sets out in detail how Enterprise M3 will use the Local Growth Fund to help deliver the vision and aims set out in the Growth Deal and Strategic Economic Plan.

[www.enterprisem3.org.uk/document/enterprise-m3-strategic-economic-plan-march-2014](http://www.enterprisem3.org.uk/document/enterprise-m3-strategic-economic-plan-march-2014)

### **The Enterprise M3 Strategic Economic Plan - 2014-2020**

This document presents the Strategic Economic Plan (SEP) for Enterprise M3 Local Enterprise Partnership (LEP) to 2020.

[www.enterprisem3.org.uk/news/enterprise-m3-publishes-its-local-growth-deal-and-strategic-economic-plan/](http://www.enterprisem3.org.uk/news/enterprise-m3-publishes-its-local-growth-deal-and-strategic-economic-plan/)

## Appendix E: Superseded Policies

Many of the Guildford Borough Local Plan 2003 policies are ‘saved’ policies and still used in determining planning applications.

The Guildford Borough Local Plan 2003 policies not saved by the Government Office in September 2007 and no longer in use are policy H1 Housing provision, H10 New residential development, S1 Major new retail development, Proposal GT4 Seeboard site, RE7 Protection of the best and most versatile agricultural land, HE11 Scheduled ancient monuments and other sites and monuments of national importance and U1 University of Surrey.

The table below shows which Local Plan 2003 policies are superseded by new Local Plan policies within this Strategy and Sites document. The remainder of the Guildford Borough Local Plan 2003 policies remain extant and will be reviewed through the second part of the Local Plan: Development Management Policies, with the exception of policy M8 (Guildford to Cranleigh Movement Corridor) which is not saved.

| New Local Plan policy  | Superseded Local Plan 2003 policy  |
|--|--|
| S1 Presumption in favour of sustainable development                                      |  |
| S2 Planning for the borough – our spatial development strategy                           | H1 Housing provision   |
| <u>S3 Delivery of development and regeneration within Guildford Town Centre</u>          | <u>G5 (6) Important public views and roofscape</u>   |
| H1 Homes for all   | H5 Retention of existing housing stock<br>H7 Conversions (houses in multiple occupation (HMO) part only)<br>H13 Gypsy Caravan Sites<br>H14 Sites for Travelling Showpeople |
| H2 Affordable homes  | H11 Affordable Housing   |
| H3 Rural exception homes   | H12 Affordable Housing for local needs in rural areas  |
| P1 The Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value | RE5 Area of Outstanding Natural Beauty (AONB)<br>RE6 Area of Great Landscape Value (AGLV)  |

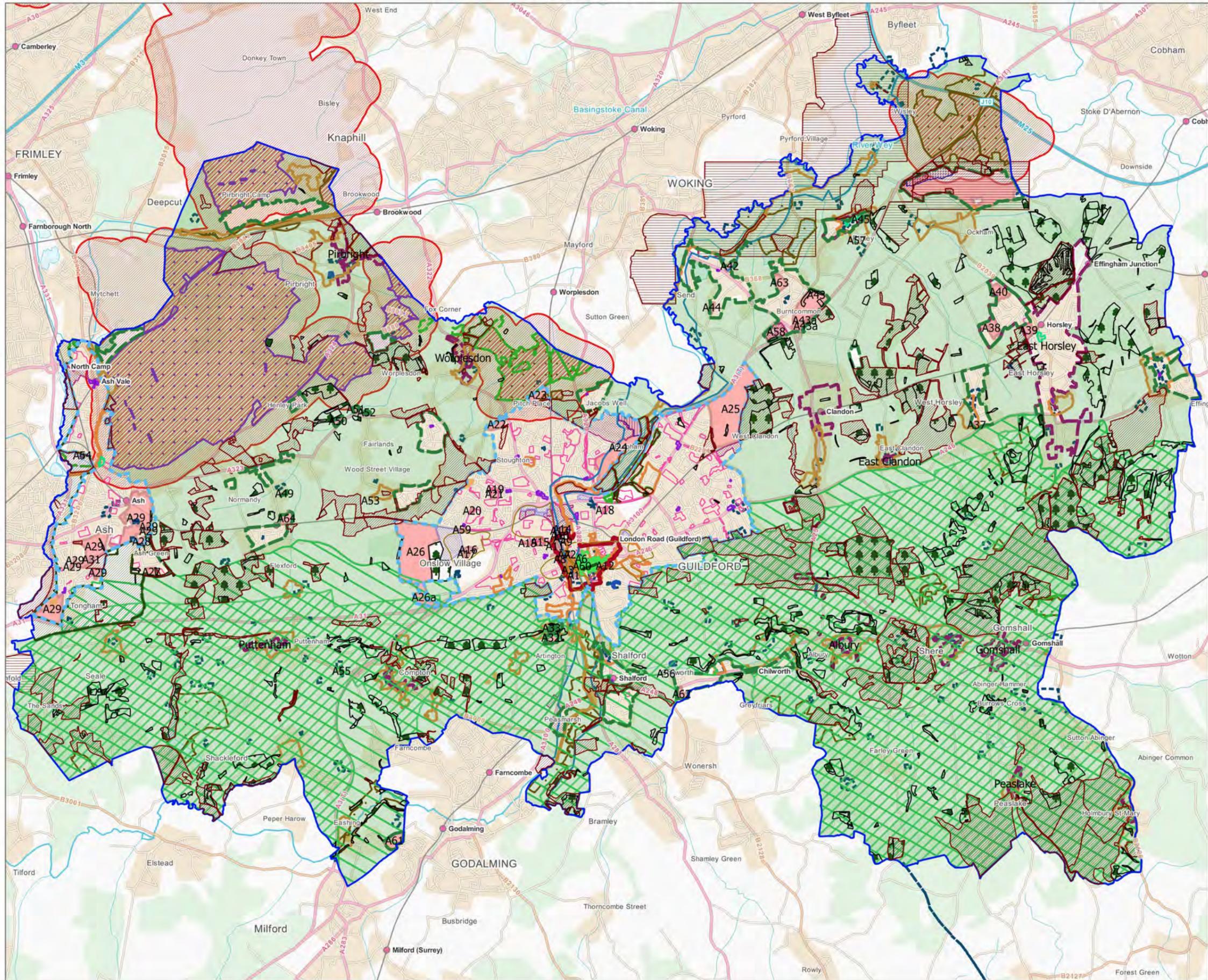
|  |   |
|--|---|
| P2 Green Belt                                  | <p>H6 Replacement dwellings in the countryside</p> <p>H9 Extensions to dwellings in the countryside</p> <p>RE1 Extent of the Green Belt</p> <p>RE2 Development within the Green Belt</p> <p>RE3 Identified settlements in the Green Belt</p> <p>RE9 Re-use and adaptation of rural buildings to employment, community or recreational use</p> <p>RE10 Re-use of rural buildings for residential use</p> <p>RE15 Major developed sites in Green Belt</p> |
| P3 Countryside                                 | <p>RE4 Countryside beyond the Green Belt</p> <p>R11 Blackwater Valley</p>   |
| P4 Flood Risk                                  | <p>G1 (6) Flood protection</p> <p>G1 (7) Land drainage and public utility infrastructure</p>  |
| P5 Thames Basin Heaths Special Protection Area | <p>NE1 Potential Special Protection Areas (PSPA) and Candidate Special Areas of Conservation (CSAC)</p>   |
| D1 Place <u>shaping-making</u>                 | <p>G1 (5) Crime prevention</p> <p>G5 (1) Context for design</p> <p><u>G5 (6) Important public views and roofscape</u></p>   |
| D2 Sustainable design, construction and energy | <p>G1 (9) Energy conservation</p> <p>G1 (10) Conservation of water resources</p>  |
| D3 Historic environment                        | <p>HE1 Proposals which affect listed buildings</p> <p>HE3 The demolition of listed buildings</p> <p>HE6 Locally listed buildings</p>  |

|  |  |
|--|--|
| <del>D4 Character and design of new development</del>                  | <del>H4 Housing in urban areas</del><br><del>H10 New residential development (not saved)</del><br><del>G1 (3) Protection of amenities enjoyed by occupants of buildings</del><br><del>G1 (12) Safeguarding and enhancement of the landscape and existing natural features</del><br><del>G5 (1) Context for design</del><br><del>G5 (2) Scale, proportion and form</del><br><del>G5 (3) Space around buildings</del><br><del>G5 (7) Materials and architectural detailing</del> |
| E1 Meeting employment needs  | E1 Allocation of business, industrial and warehousing land<br>E2 Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the Green Belt<br>E3 Safeguarding existing and allocated business, industrial and warehousing land<br>GT5 Woodbridge Park Industrial Estate   |
| E2 Locations of new employment floorspace                              | E1 Allocation of business, industrial and warehousing land<br>E4 Restraint on business, industrial and warehousing employment development  |
| E3 Maintaining employment capacity and improving employment floorspace | E2 Redevelopment of existing business, industrial and warehousing land in urban areas and within identified settlements in the Green Belt<br>E3 Safeguarding existing and allocated business, industrial and warehousing land  |
| E4 Surrey Research Park  |  |
| E5 Rural economy   | Policy RE8 Farm diversification (including farm shops)   |

|  |  |
|--|--|
| E6 The leisure and visitor experience      | <p>T1 Arts and entertainment in urban areas and identified settlements</p> <p>T2 Safeguarding arts and entertainment facilities</p> <p>T3 New hotels, guesthouses and other overnight accommodation in urban areas</p> <p>T4 Safeguarding hotels, guesthouses and other overnight accommodation</p> <p>T5 Changes of use to hotels, guesthouses and other overnight Accommodation</p> <p>T6 Static recreational caravans and chalets in the countryside</p> <p>T7 Loss of recreational caravan and camping sites</p> <p>T8 New sites for touring caravans and tents</p> <p>R1 Loss of land and facilities for sport and recreation</p> |
| E7 Guildford town centre                   | <p>S2 Additional retail development in Guildford town centre</p> <p>S3 Provision of small retail units (class A1)</p> <p>S4 Guildford town centre Primary Shopping Area</p> <p>S5 Guildford town centre Secondary Shopping Areas</p> <p>S6 Guildford town centre Tertiary Shopping Areas</p> <p>S7 Guildford town centre Specialist Shopping Areas</p>   |
| E8 District Centres                        | S8 District shopping centres   |
| E9 Local Centres and isolated retail units | <p>S9 Local shopping centres</p> <p>S10 Neighbourhood shops</p>  |
| ID1 Infrastructure and delivery            | <p>G1 (7) Land drainage and public utility infrastructure</p> <p>G2 Development of new utility infrastructure</p> <p>G6 Planning benefits</p> <p>M3 Park and ride sites</p> <p>M5 Rail network and interchange facilities</p> <p>M6 Provision for cyclists and pedestrians</p>   |

|  |  |
|--|--|
| ID2 Supporting the Department for Transport's "Road Investment Strategy" |  |
| ID3 Sustainable transport for new developments                           | M1 Parking provision<br>M2 Long stay parking within Guildford town centre<br>M4 Provision for buses<br>G1(1) Parking provision<br>G1(2) Transport provision, access, highway layout and capacity<br>G12 Location for development<br>G13 Green travel plans   |
| ID4 Green and blue infrastructure  | G5(10) Open spaces of value<br>R1 Loss of land and facilities for sport and recreation<br>R5 Protection of Open Space<br>NE1 Potential Special Protection Areas (PSPA) and Candidate Special Areas of Conservation (CSAC)<br>NE2 Sites of Special Scientific Interest<br>NE3 Local and non-statutory sites   |
| Site Allocations   | H2 Bright Hill Car Park<br>H3 Housing/open space<br>H15 Home Farm<br>M7 Access from Walnut Tree Close to the railway station<br>GT3 Bellerby Theatre, Leapale Lane. This site has now been developed so this 2003 Policy is out of date.<br>GT6 Farnham Road hospital. This site has now been developed so this 2003 Policy is out of date.<br>GT7 Ladymead fire station. This site now has planning permission and has partly been developed so this 2003 Policy is out of date.<br>GT8 Land and buildings at Guildford Railway Station<br>CF6 Hospital related development |

# Policies Map 2018



## Legend

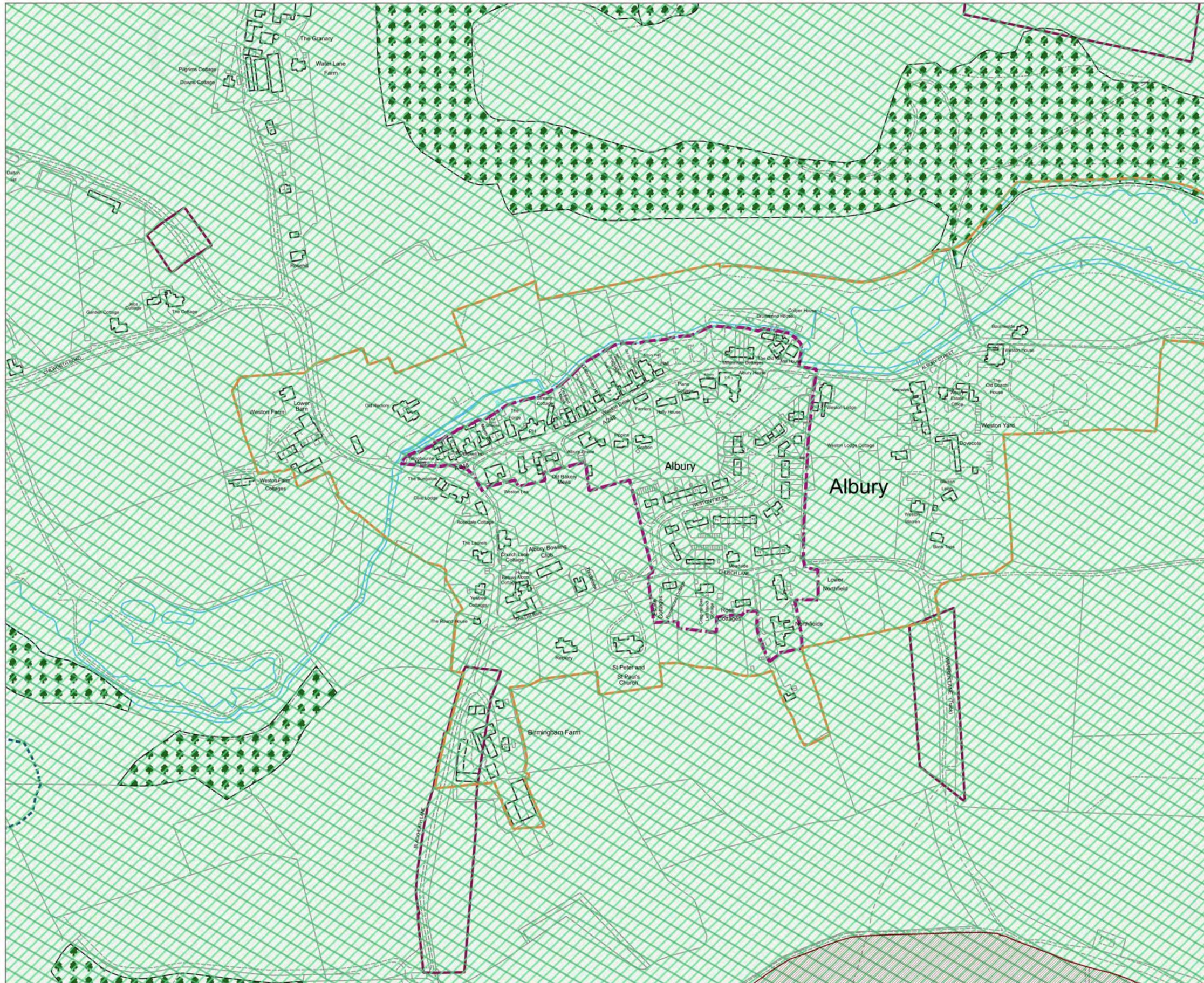
- Site of Nature Conservation Importance
- Open Space
- Urban Area
- Guildford Town Centre
- Green Belt
- Green Belt boundary
- Countryside
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Primary shopping frontage
- Secondary shopping frontage
- Primary shopping area
- Local Shopping centre / Primary Shopping Area
- District shopping centre
- Conservation Area
- Identified settlement boundary
- Ancient Woodland
- Regionally Important Geological /Geomorphological Site
- County Site of Archaeological Importance
- Corridor of the River Wey
- Local Nature Reserve
- Strategic Employment Site (Office and Research & Development)
- Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
- Special Area of Conservation
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Locally significant employment site
- District Heat Priority Area
- Safeguarded land for waste
- Safeguarded land for minerals
- Site Allocation
- Special Protection Area
- SPA 0-400m buffer
- Guildford Borough Boundary



Scale at A3: 1:80,218  
 Publication Date: 2018-09-03

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Albury



- Legend**
-  Identified boundary for village
  -  Green Belt
  -  Area of Great Landscape Value
  -  Area of Outstanding Natural Beauty
  -  Regionally Important Geological /Geomorphological Site
  -  Area of High Archaeological Potential
  -  Conservation Area
  -  Ancient Woodland
  -  Site of Nature Conservation Interest

N  
Scale at A3:  
1:4,000

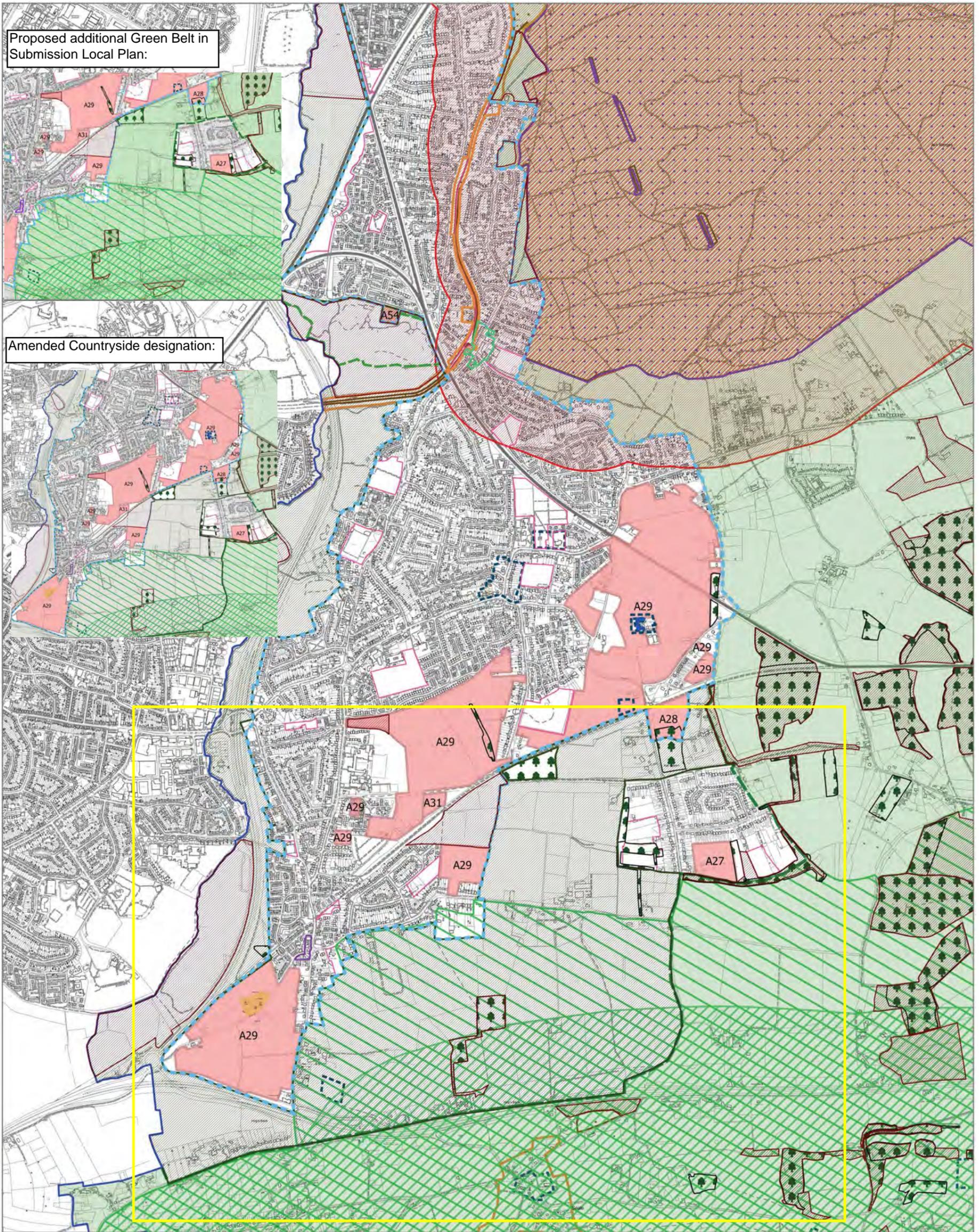
© Crown Copyright 2016. Guildford Borough Council.  
Licence No. 100019625.



# Amendment 1: Ash and Tongham (MM10)

Proposed additional Green Belt in Submission Local Plan:

Amended Countryside designation:



## Legend

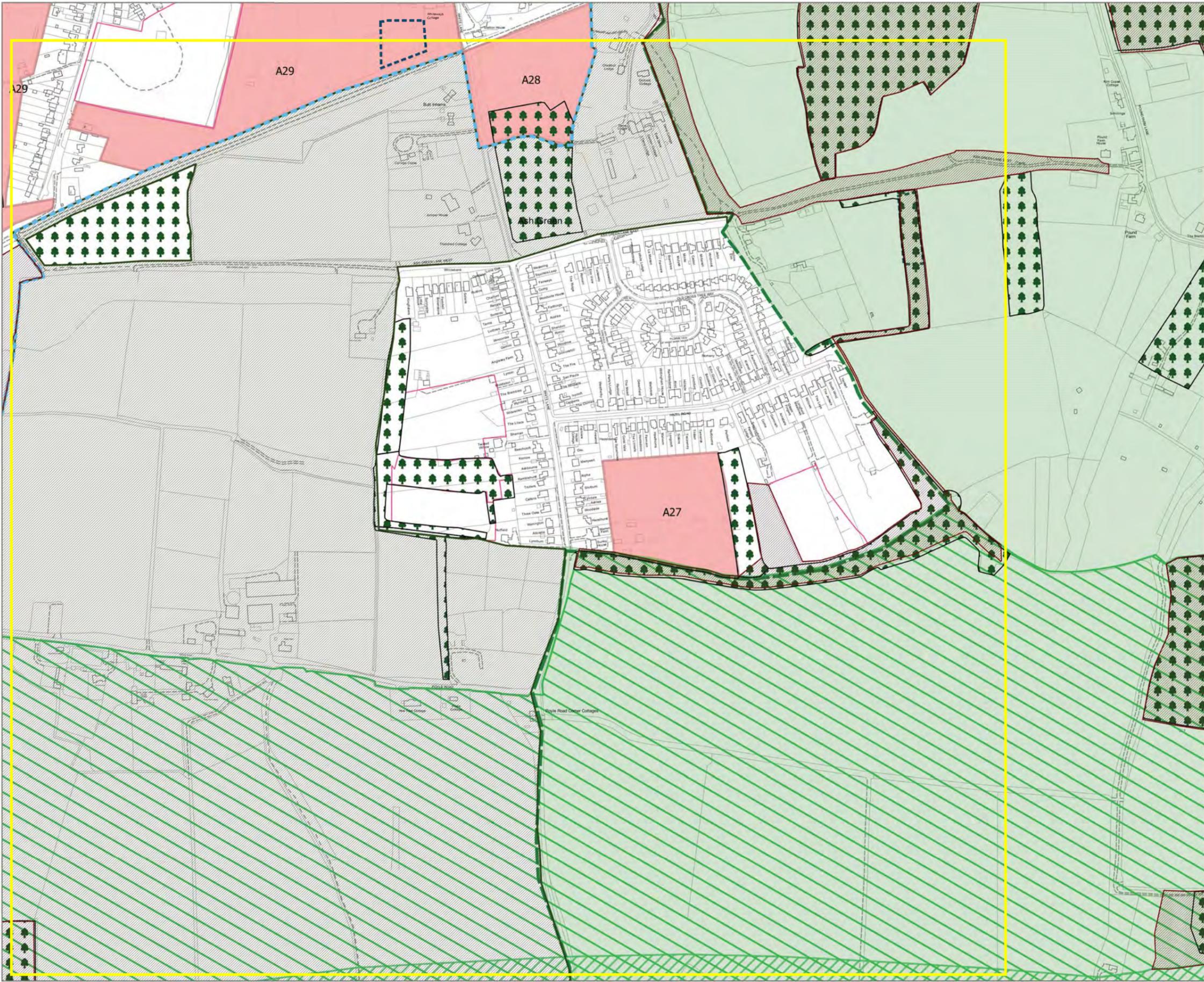
- |  |  |
|--|--|
| Site of Nature Conservation Importance       | County Site of Archaeological Importance |
| Urban Area                                   | Local Nature Reserve                     |
| Countryside                                  | Open Space                               |
| Green Belt                                   | Special Area of Conservation             |
| Green Belt boundary                          | Site of Special Scientific Interest      |
| Area of Great Landscape Value                | Area of High Archaeological Potential    |
| Area of Outstanding Natural Beauty           | Locally important employment site        |
| Local Shopping centre/ Primary Shopping Area | Site Allocation                          |
| District shopping centre                     | Special Protection Area                  |
| Conservation Area                            | SPA 0-400m buffer                        |
|  | Guildford Borough Boundary               |

N Scale at A3: 1:16,962 Publication Date: 2018-09-03

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.



Amendment 1: Ash Green (MM10)



- Legend**
- Site of Nature Conservation Importance
  - Urban Area
  - Countryside
  - Green Belt
  - Green Belt boundary
  - Area of Great Landscape Value
  - Area of Outstanding Natural Beauty
  - Open Space
  - Ancient Woodland
  - Area of High Archaeological Potential
  - Site Allocation
  - Guildford Borough Boundary

Proposed additional Green Belt in Submission Local Plan:



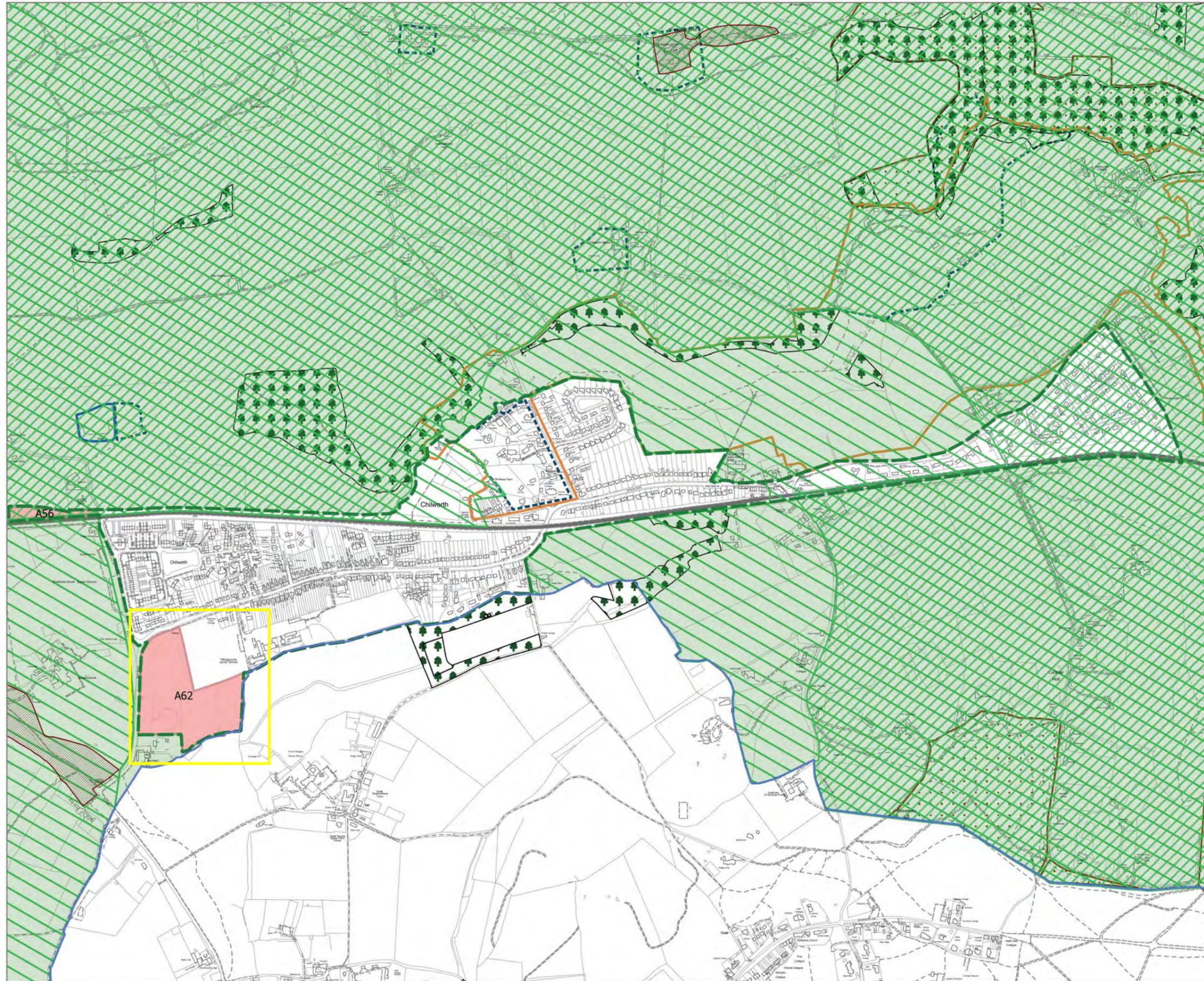
Amended Countryside designation:



Scale at A3: 1:5,615  
 Publication Date: 2018-09-03

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Amendment 1: Chilworth (MM40)



## Legend

- Green Belt
- Green Belt boundary
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Conservation Area
- Ancient Woodland
- County Site of Archaeological Importance
- Site of Nature Conservation Importance
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Site Allocation
- Guildford Borough Boundary

### Original site allocation:



### Amended site allocation:

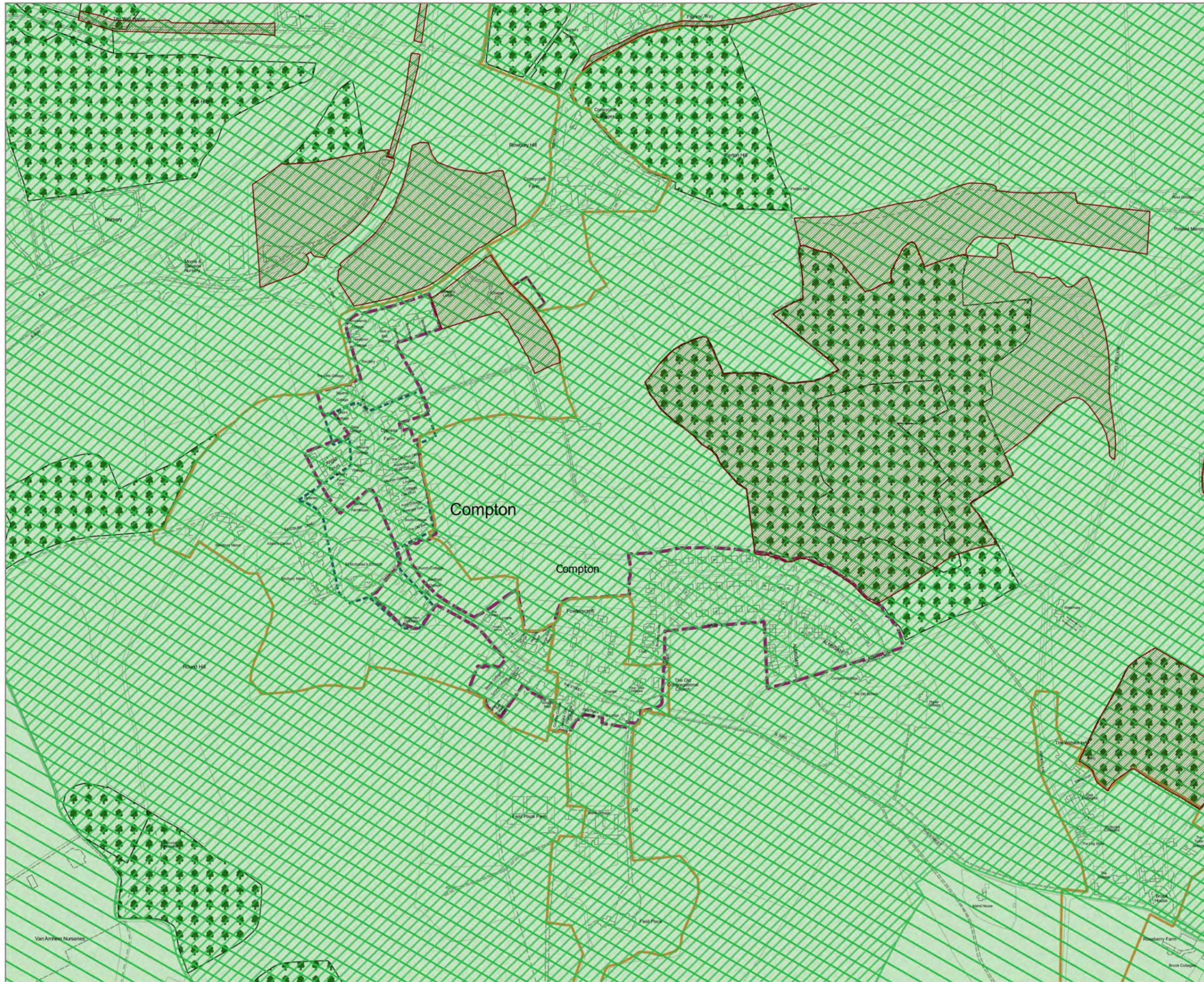


Scale at A3:  
1:9,006

Publication Date:  
2018-08-20

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Compton



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Regionally Important Geological /Geomorphological Site
-  Area of High Archaeological Potential



Scale at A3:  
1:5,116

Publication Date:  
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Eashing (MM36)



## Legend

- Green Belt
- Green Belt boundary
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Conservation Area
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Locally significant employment site
- Site Allocation
- Guildford Borough Boundary



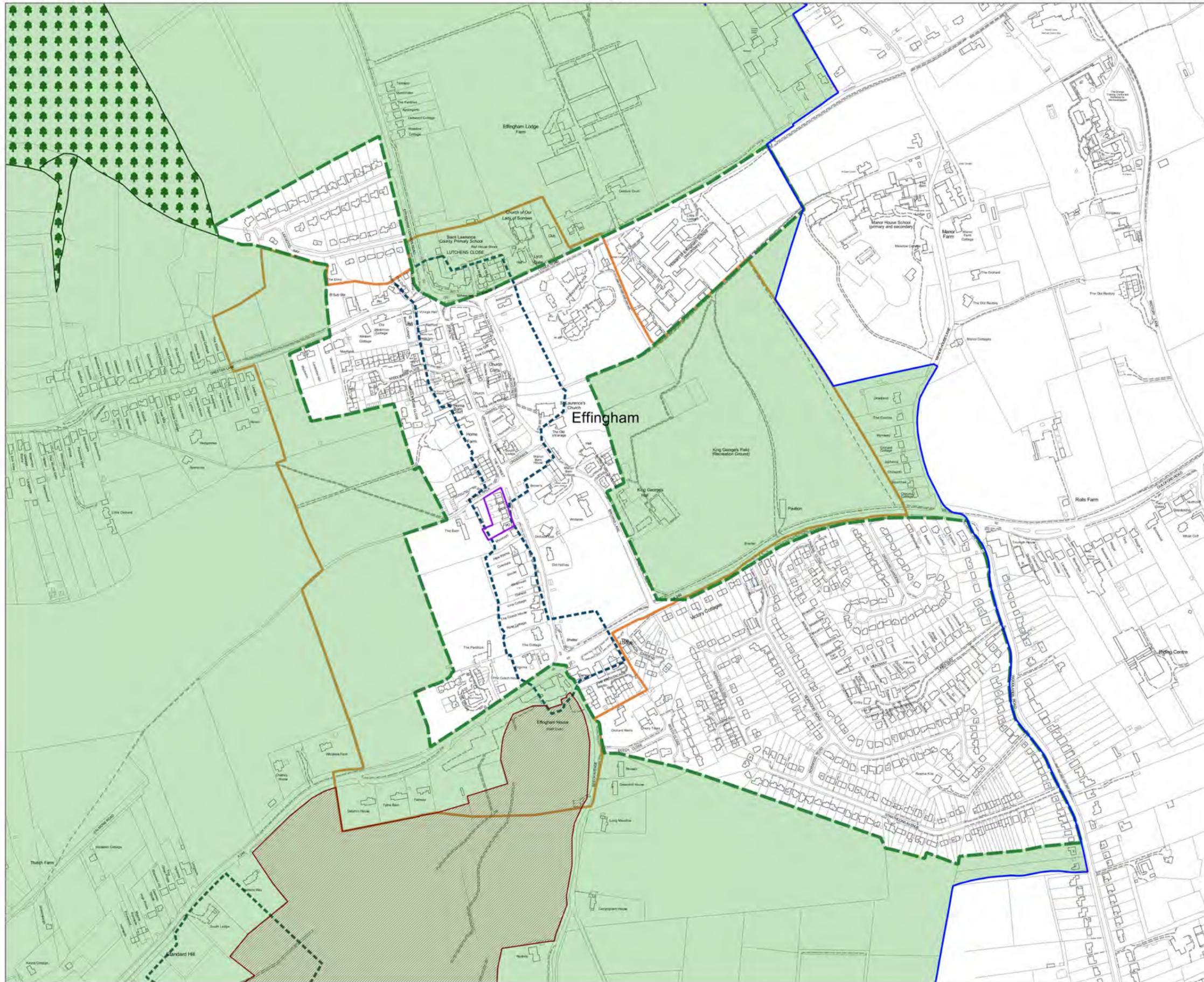
Scale at A3:  
1:5,730

Publication Date:  
2018-08-21

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.



# Effingham



## Legend

-  Site of Nature Conservation Interest
-  Green Belt boundary
-  Green Belt
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Ancient Woodland
-  Area of High Archaeological Potential
-  Guildford Borough Boundary

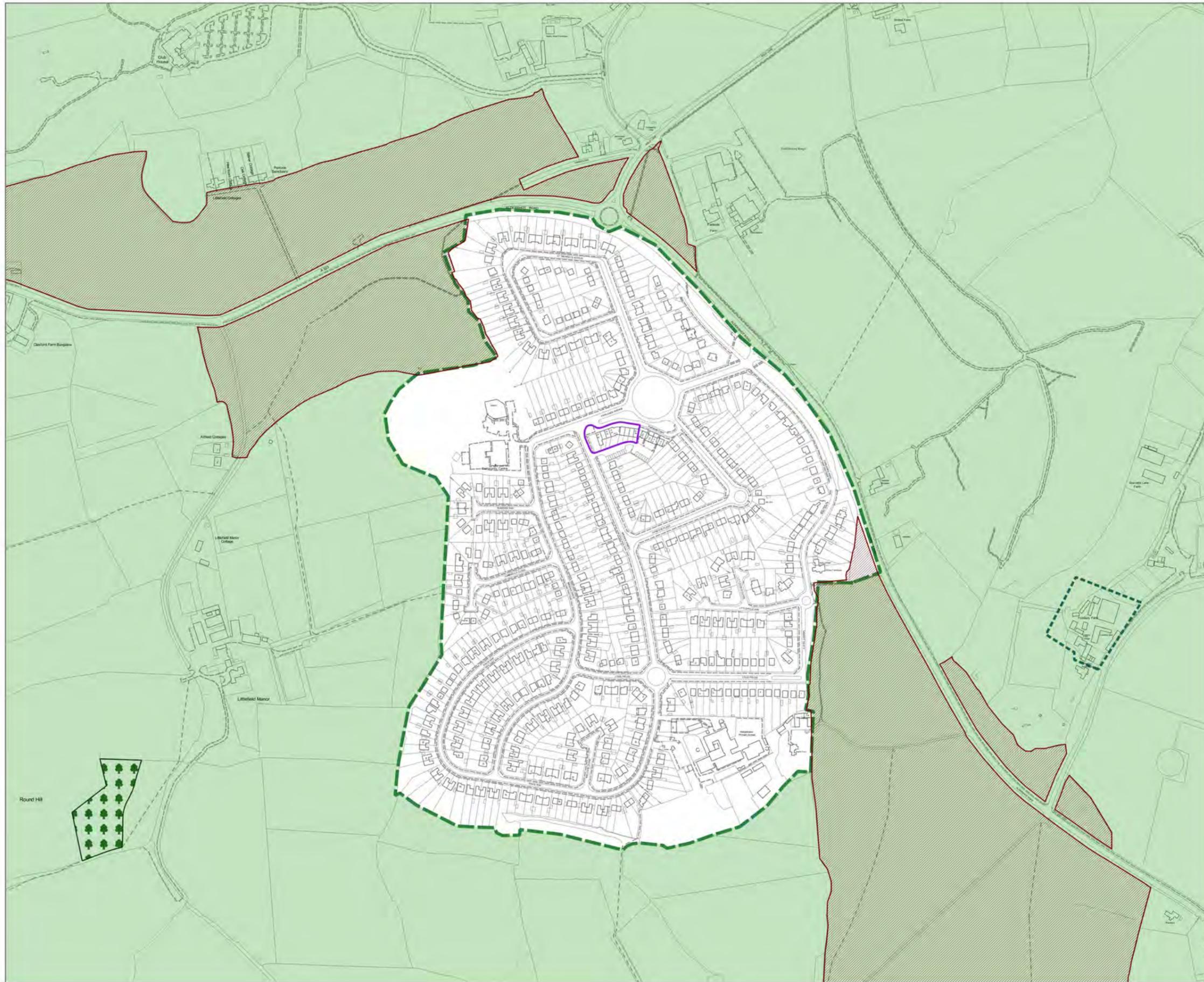


Scale at A3:  
1:5,611

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Fairlands



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Local Shopping centre / Primary Shopping Area
-  Ancient Woodland
-  Area of High Archaeological Potential

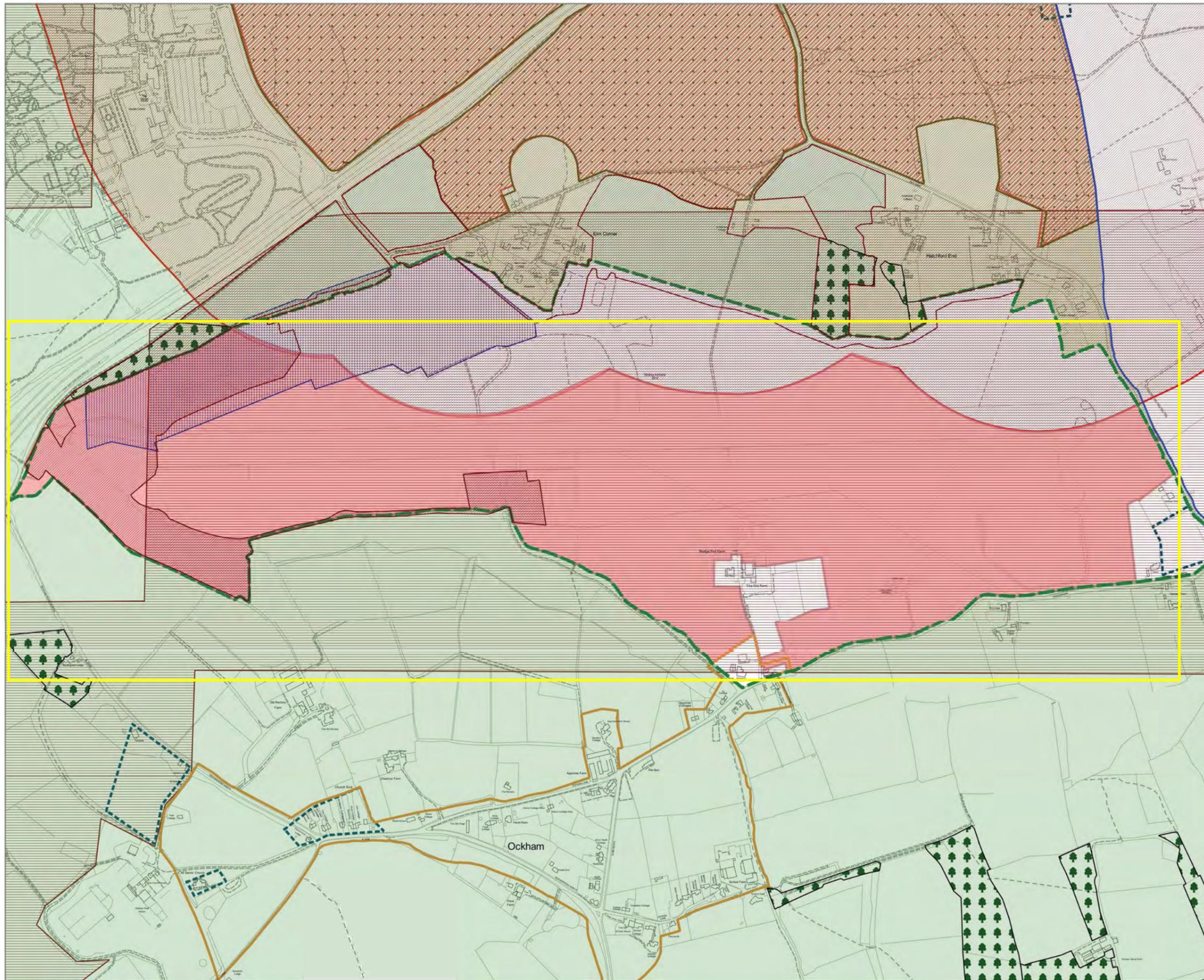


Scale at A3:  
1:5,116

Publication Date:  
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Amendment 1: Former Wisley Airfield (MM47)



Legend

-  Green Belt
-  Green Belt boundary
-  Conservation Area
-  Site of Nature Conservation Importance
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Safeguarded land for waste
-  Safeguarded land for minerals
-  Ancient Woodland
-  Special Protection Area
-  SPA 0-400m buffer
-  Site Allocation
-  Guildford Borough Boundary

Original Site of Nature Conservation Importance:



Amended Site of Nature Conservation Importance:

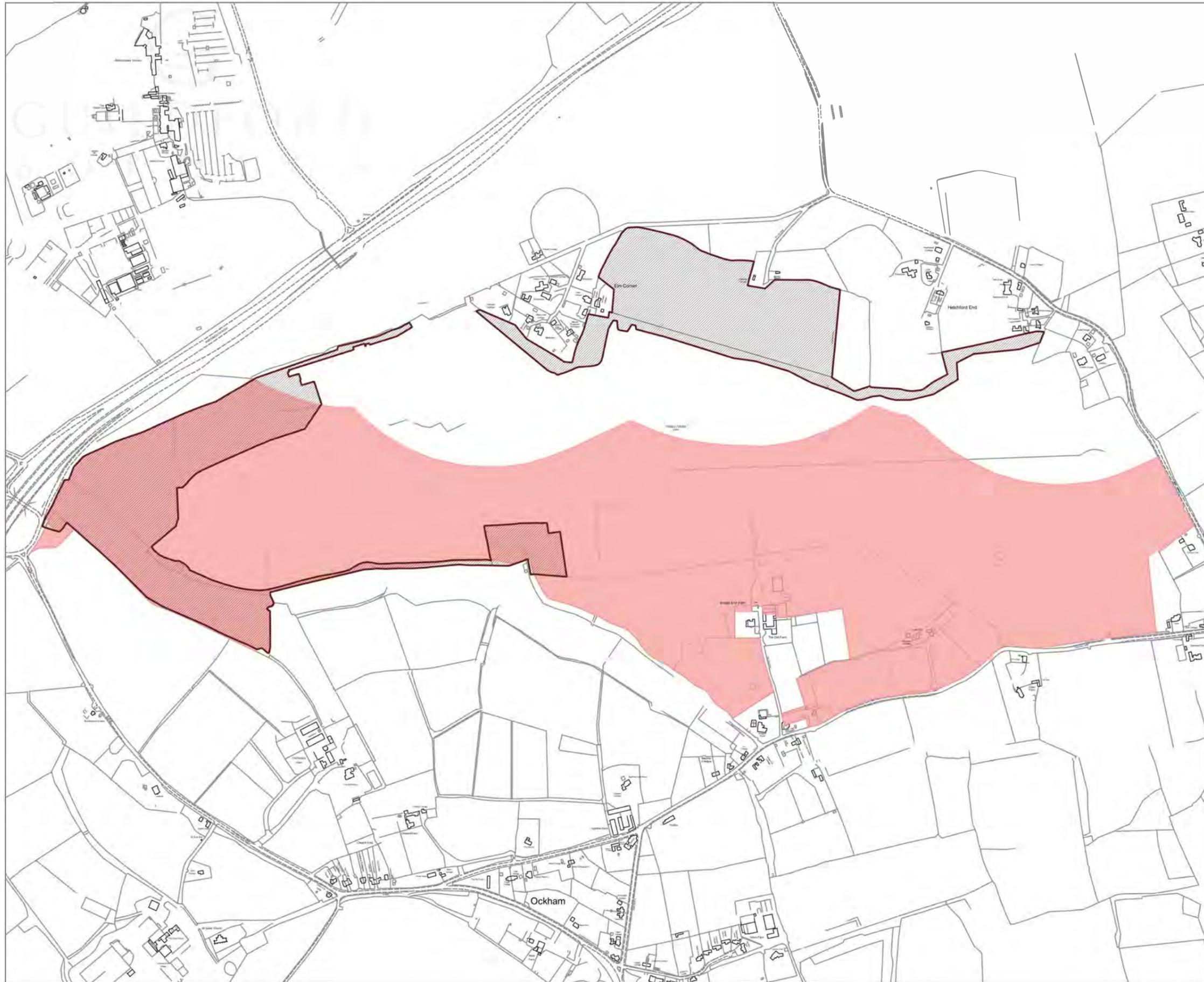


Scale at A3:  
1:8,251

Publication Date:  
2018-08-22

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

For information- the extent of the Wisley SNCI designation



Legend

-  Site of Nature Conservation Importance
-  Site Allocation

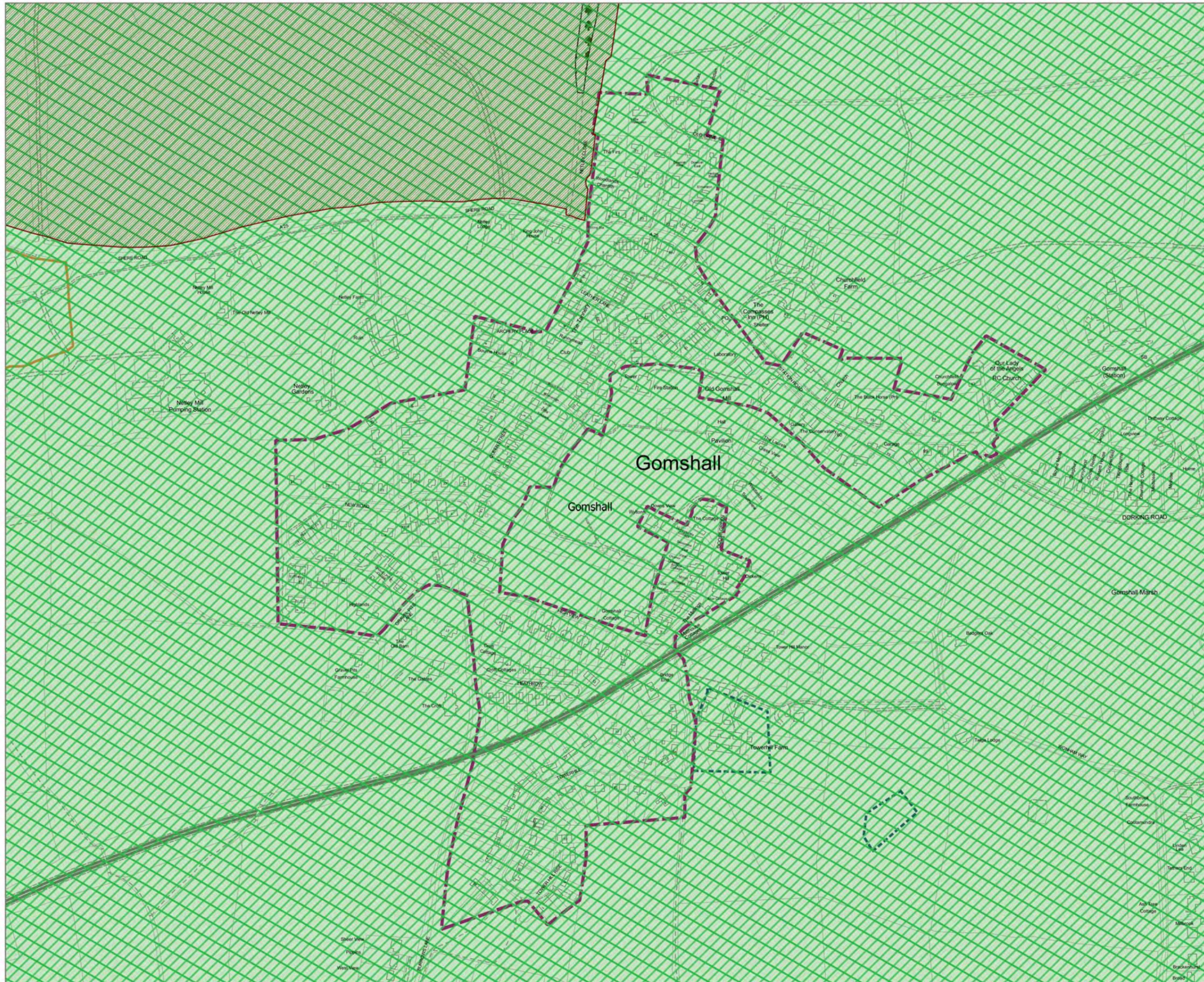


Scale at A3: 1:8,251  
Publication Date: 2018-08-31

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.



# Gomshall



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential
-  Guildford Borough Boundary

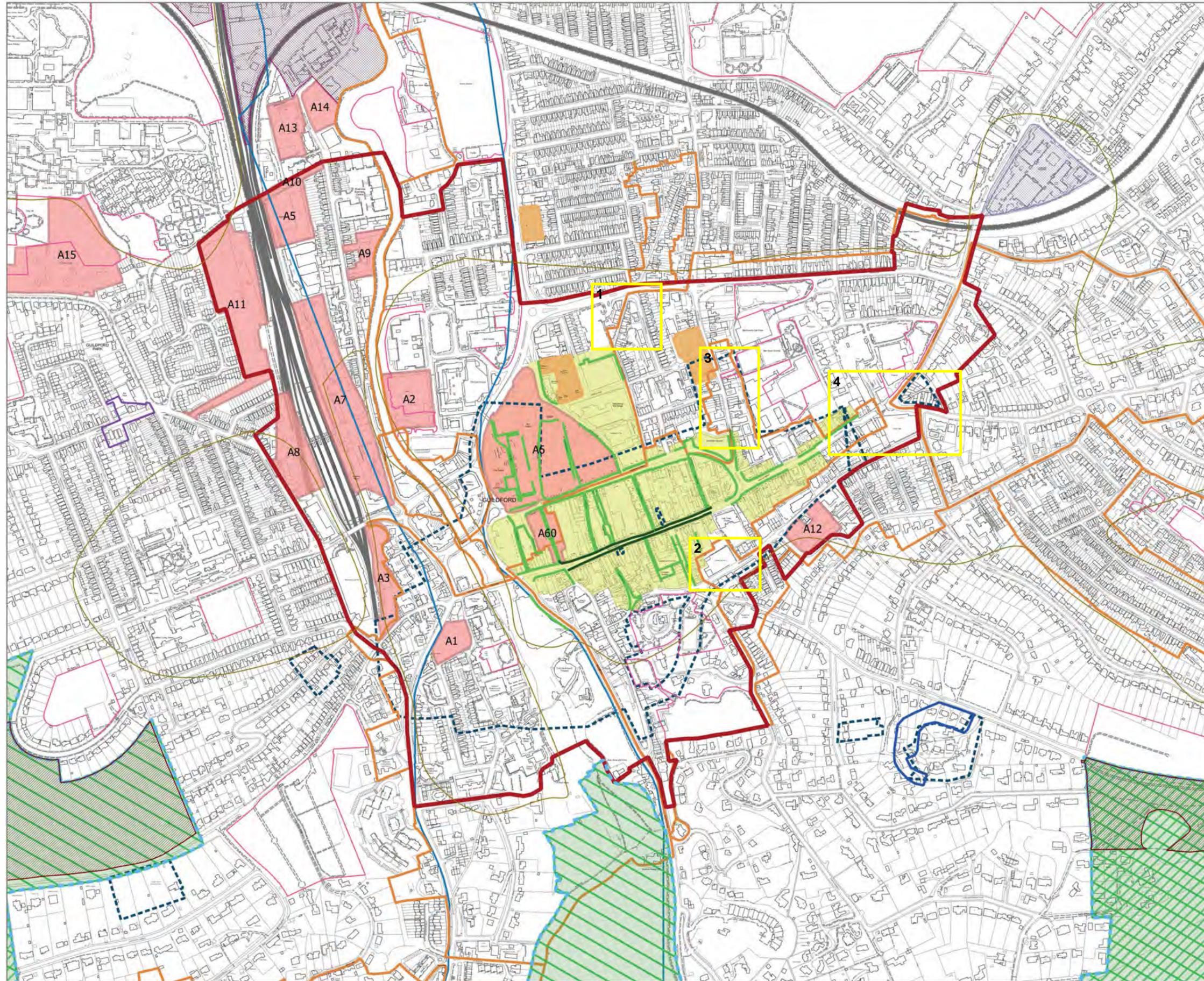


Scale at A3:  
1:4,118

Publication Date:  
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Amendments 1-4: Guildford Town Centre (MM44)



- Legend**
- Urban Area
  - Guildford Town Centre
  - Green Belt
  - Area of Outstanding Natural Beauty
  - Area of Great Landscape Value
  - Primary shopping frontage
  - Secondary shopping frontage
  - Primary shopping area
  - Local Shopping centre / Primary Shopping Area
  - Conservation Area
  - County Site of Archaeological Importance
  - Corridor of the River Wey
  - Open Space
  - Strategic Employment Site (Office and Research & Development)
  - Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
  - Site of Nature Conservation Importance
  - Area of High Archaeological Potential
  - Locally significant employment site
  - District Heat Priority Area
  - Site Allocation
  - Guildford Borough Boundary

Original secondary frontage designations:



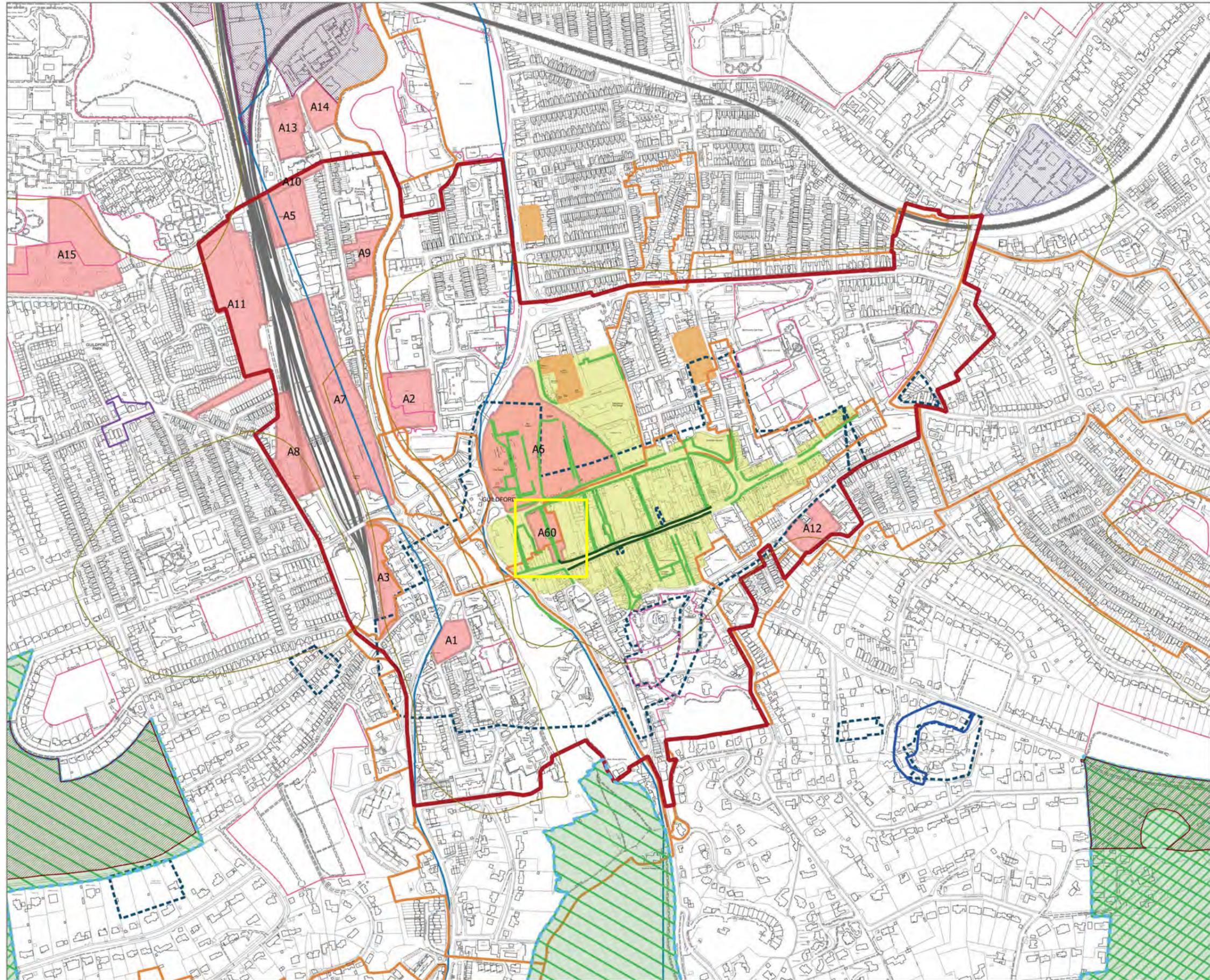
Amended secondary frontage designations:



N  
 Scale at A3: 1:6,990  
 Publication Date: 2018-08-16

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Amendment 5: Guildford Town Centre (MM29)



## Legend

- Urban Area
- Guildford Town Centre
- Green Belt
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Primary shopping frontage
- Secondary shopping frontage
- Primary shopping area
- Local Shopping centre / Primary Shopping Area
- Conservation Area
- County Site of Archaeological Importance
- Corridor of the River Wey
- Open Space
- Strategic Employment Site (Office and Research & Development)
- Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
- Site of Nature Conservation Importance
- Area of High Archaeological Potential
- Locally significant employment site
- District Heat Priority Area
- Site Allocation
- Guildford Borough Boundary

### Original site allocation:



### Amended site allocation:

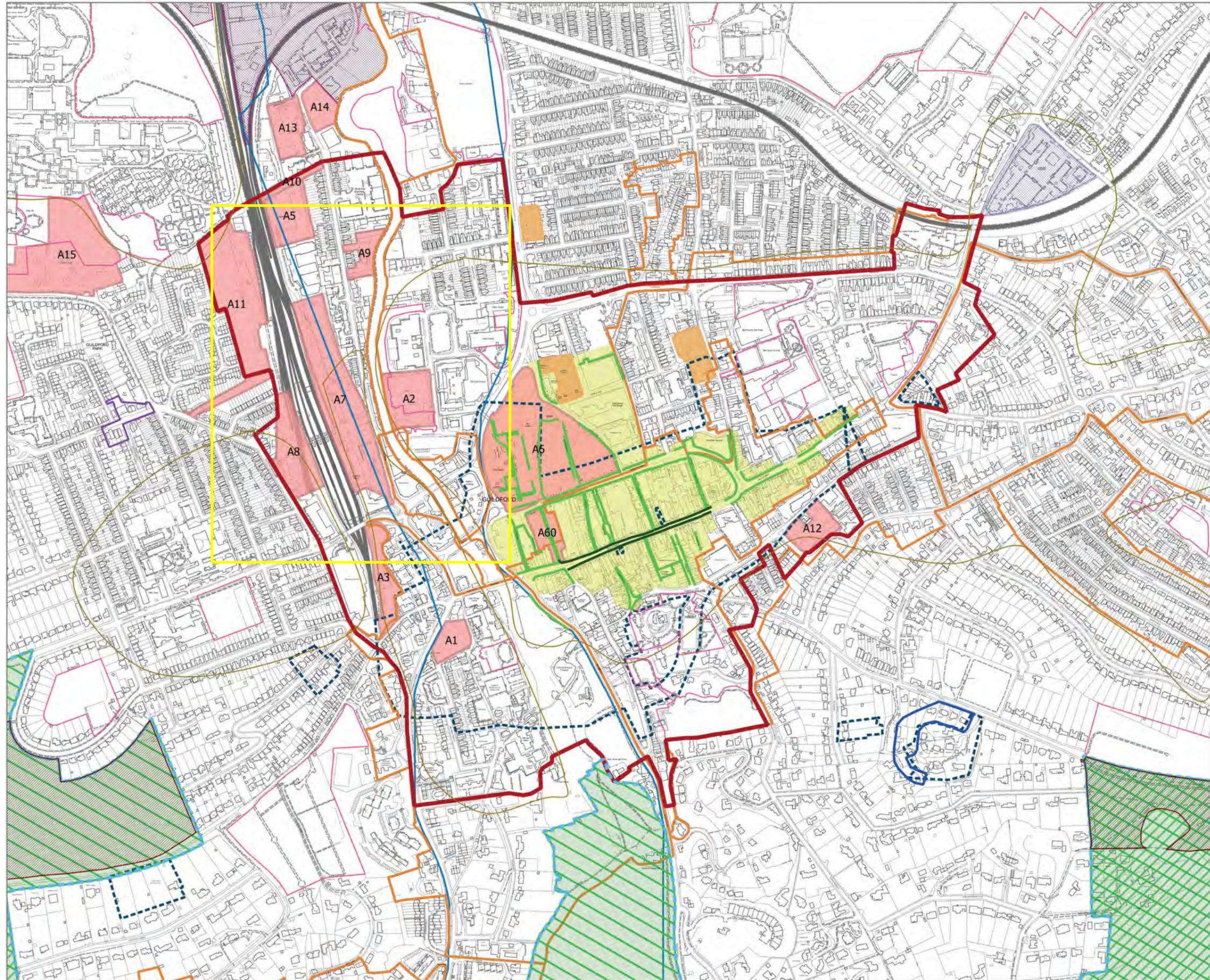


Scale at A3:  
1:6,990

Publication Date:  
2018-08-16

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Amendment 6: Guildford Town Centre (MM15)



## Legend

- Urban Area
- Guildford Town Centre
- Green Belt
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Primary shopping frontage
- Secondary shopping frontage
- Primary shopping area
- Local Shopping centre / Primary Shopping Area
- Conservation Area
- County Site of Archaeological Importance
- Corridor of the River Wey
- Open Space
- Strategic Employment Site (Office and Research & Development)
- Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
- Site of Nature Conservation Importance
- Area of High Archaeological Potential
- Locally significant employment site
- District Heat Priority Area
- Site Allocation
- Guildford Borough Boundary

### Original strategic employment site:



### Amended strategic employment site:

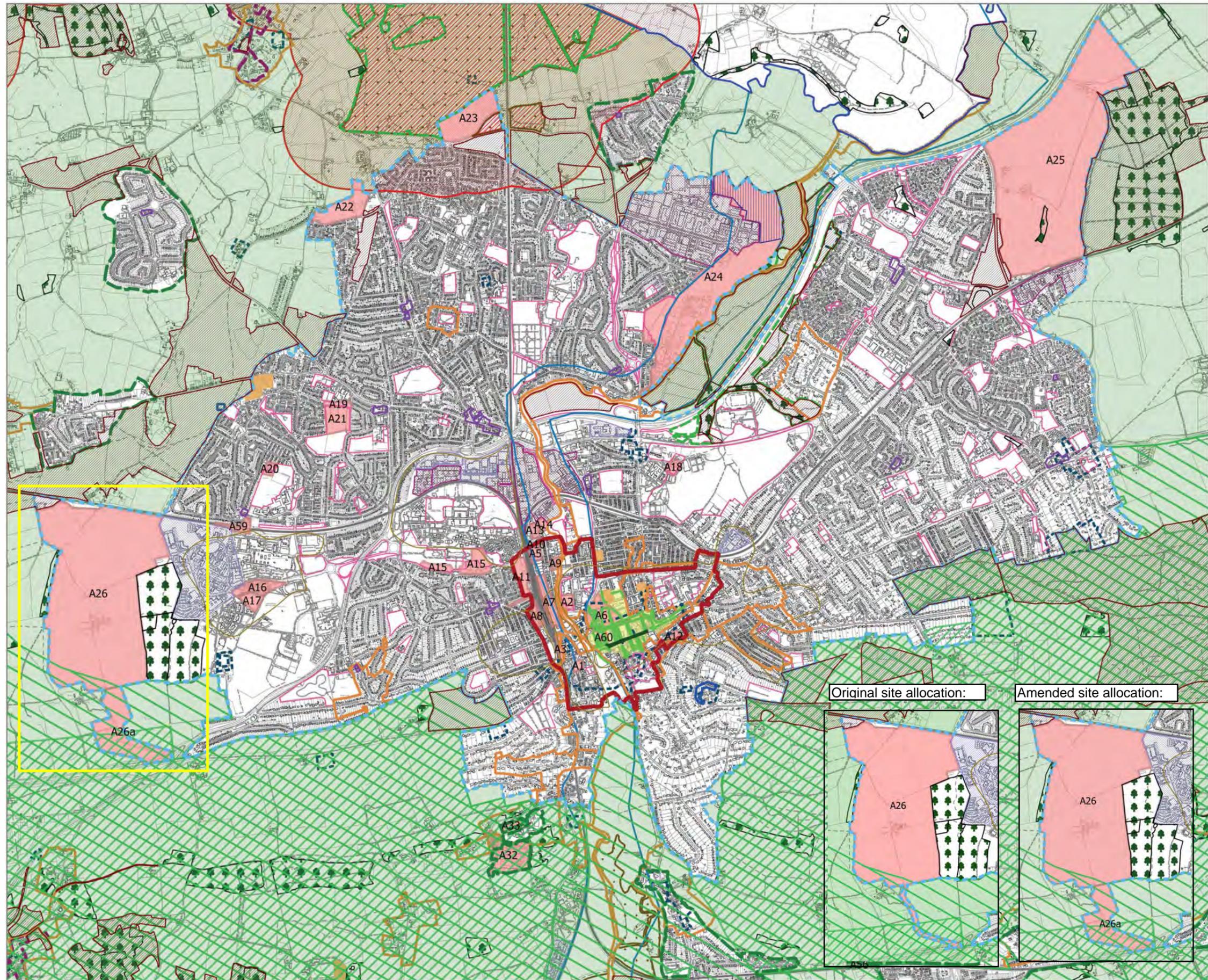


Scale at A3:  
1:6,990

Publication Date:  
2018-08-16

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

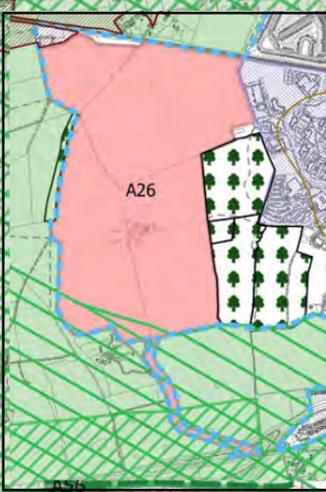
# Amendment 1: Guildford Urban Area (MM33 and MM34)



## Legend

- Urban Area
- Guildford Town Centre
- Green Belt
- Area of Outstanding Natural Beauty
- Area of Great Landscape Value
- Green Belt boundary
- Primary shopping frontage
- Secondary shopping frontage
- Primary shopping area
- Local Shopping centre / Primary Shopping Area
- Conservation Area
- Identified settlement boundary
- Ancient Woodland
- Regionally Important Geological /Geomorphological Site
- County Site of Archaeological Importance
- Corridor of the River Wey
- Local Nature Reserve
- Open Space
- Strategic Employment Site (Office and Research & Development)
- Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
- Site of Nature Conservation Importance
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Locally significant employment site
- District Heat Priority Area
- Safeguarded land for waste
- Special Protection Area
- SPA 0-400m buffer
- Site Allocation
- Guildford Borough Boundary

Original site allocation:



Amended site allocation:

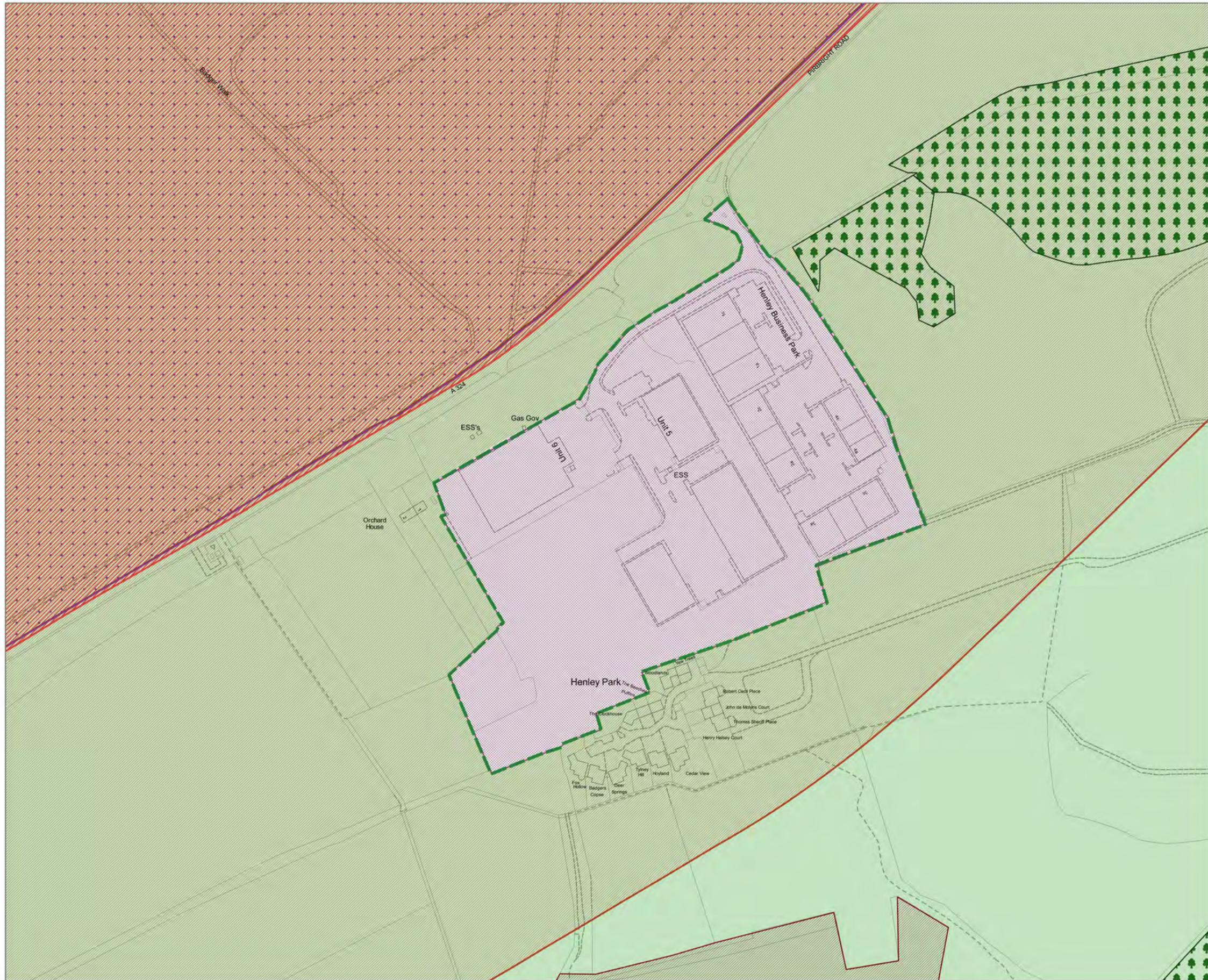


Scale at A3:  
1:26,357

Publication Date:  
2018-08-15

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Henley Business Park, Pirbright Road, Normandy



## Legend

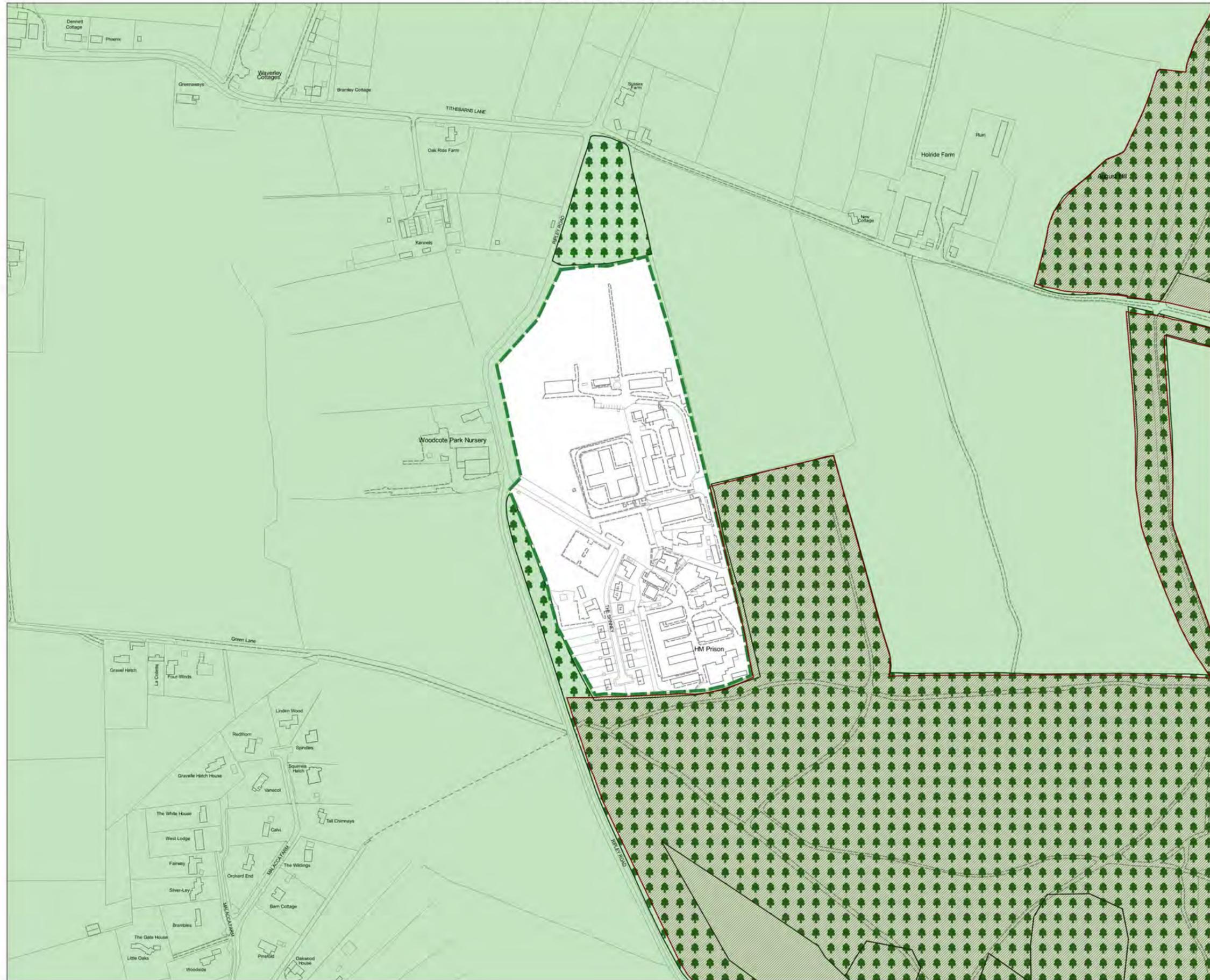
-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  SPA 0-400m buffer
-  Guildford Borough Boundary
-  Special Protection Area



Scale at A3: 1:2,870      Publication Date: 2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# HM Prison, Ripley Road, Ripley



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Guildford Borough Boundary



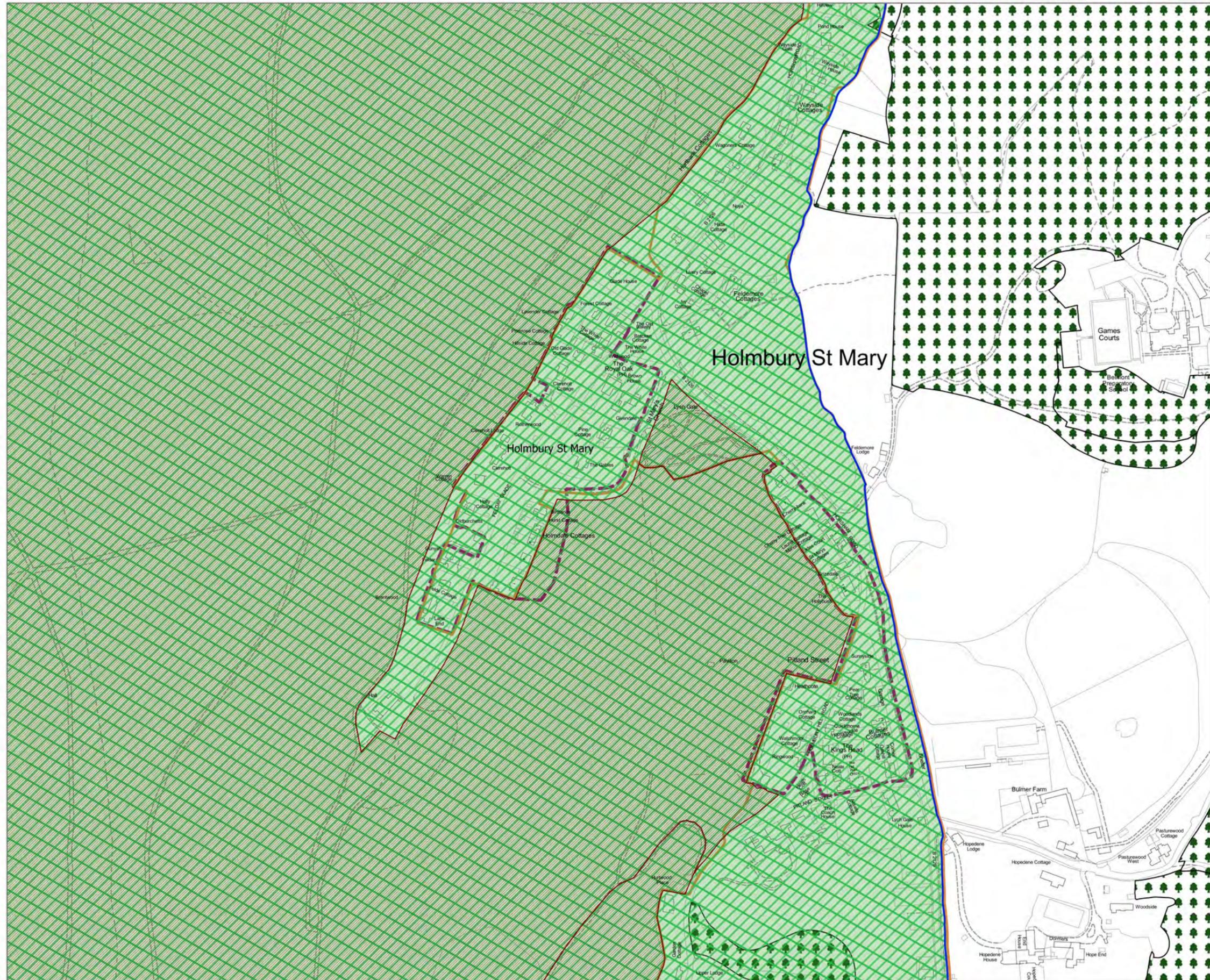
Scale at A3:  
1:4,118

Publication Date:  
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



# Holmbury St Mary



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Guildford Borough Boundary

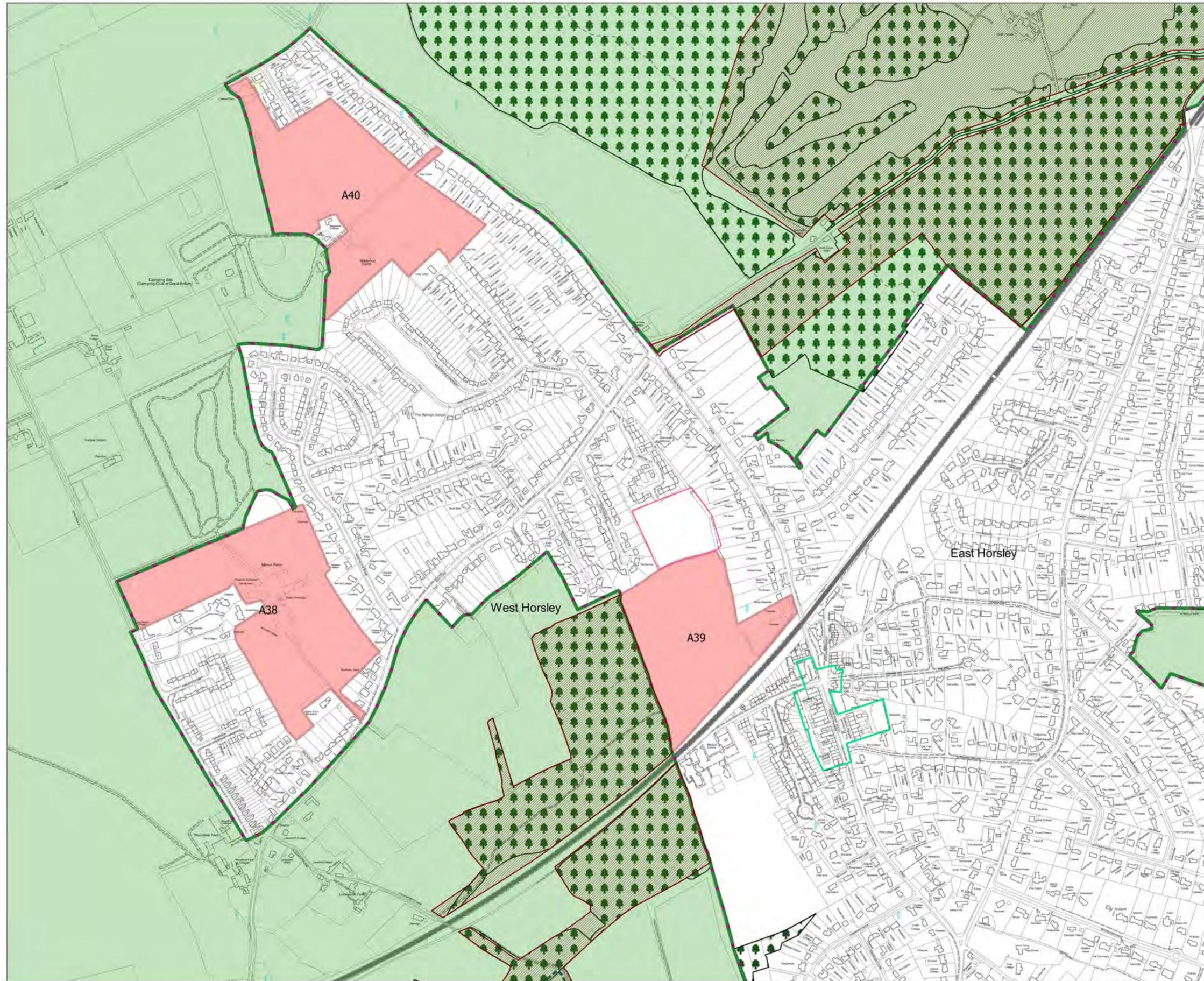


Scale at A3:  
1:3,743

Publication Date:  
2017-04-28

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Horsleys - West Horsley (north)



## Legend

-  Site of Nature Conservation Interest
-  Open Space
-  Green Belt
-  Green Belt boundary
-  District shopping centre
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential
-  Site Allocation
-  Guildford Borough Boundary

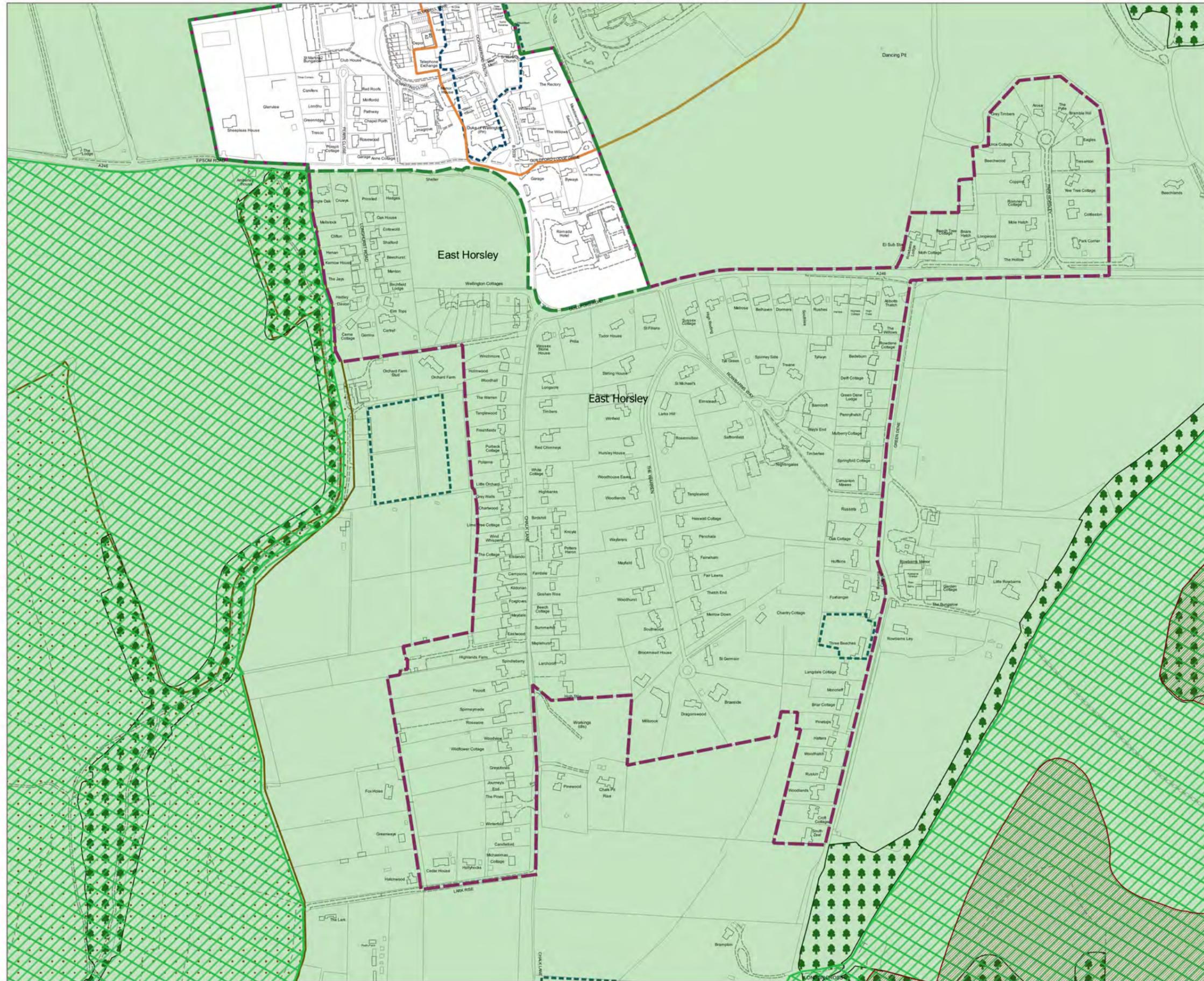


Scale at A3:  
1:6,976

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Horsleys - East Horsley (south)



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential

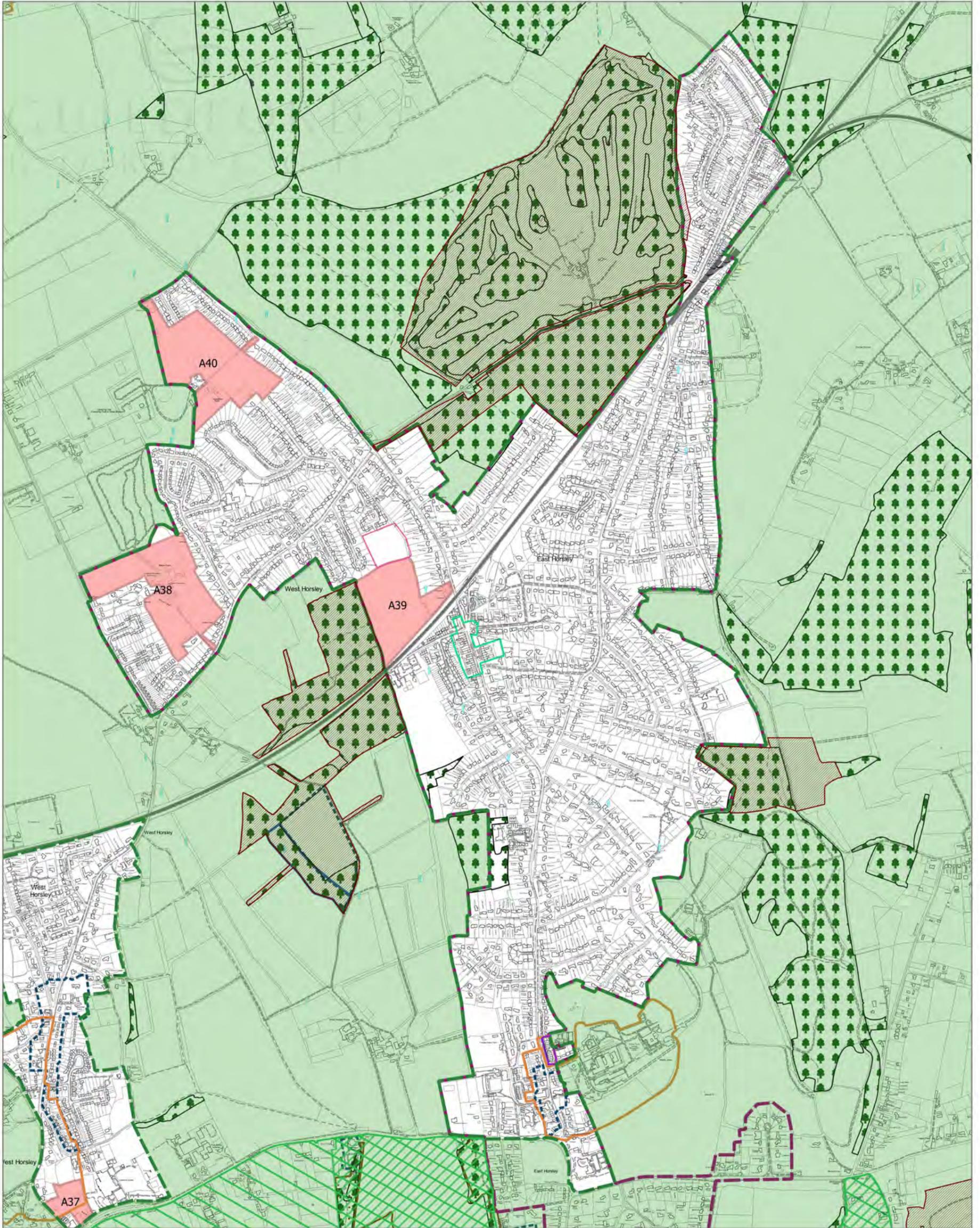


Scale at A3:  
1:4,883

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Horsleys (East Horsley)



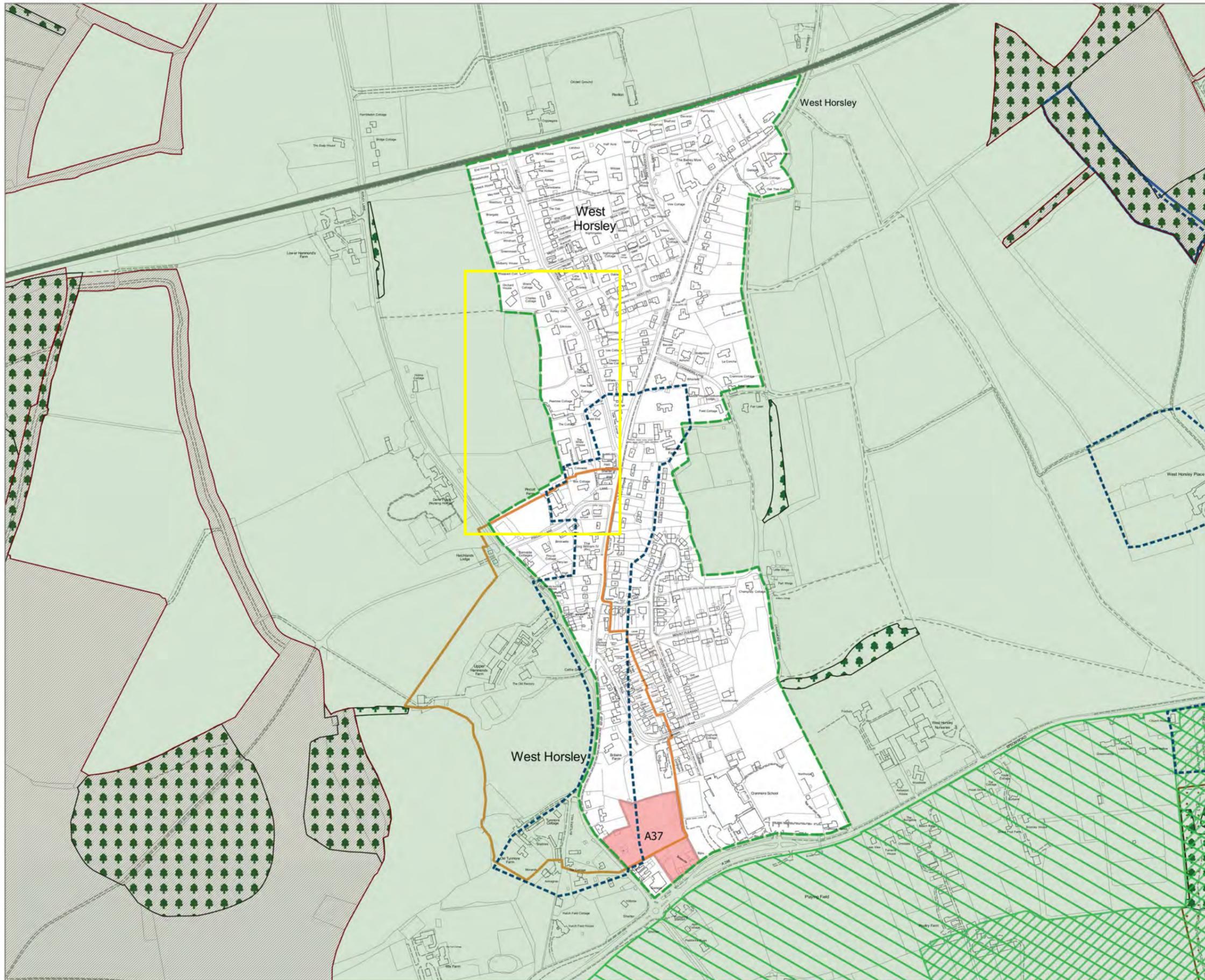
## Legend

- |  |  |
|--|--|
| Site of Nature Conservation Interest         | District shopping centre                 |
| Open Space                                   | Conservation Area                        |
| Guildford Borough Boundary                   | Identified settlement boundary           |
| Green Belt                                   | Ancient Woodland                         |
| Green Belt boundary                          | County Site of Archaeological Importance |
| Area of Great Landscape Value                | Site of Special Scientific Interest      |
| Area of Outstanding Natural Beauty           | Area of High Archaeological Potential    |
| Local Shopping centre/ Primary Shopping Area | Site Allocation                          |

N Scale at A3: 1:12,620 Publication Date: 2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Amendment 1: Horsleys- West Horsley (South) (MM48)



Legend

-  Site of Nature Conservation Interest
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Ancient Woodland
-  County Site of Archaeological Importance
-  Site of Special Scientific Interest
-  Site Allocation
-  Area of High Archaeological Potential
-  Guildford Borough Boundary

Original Green Belt boundary:



Amended Green Belt boundary:

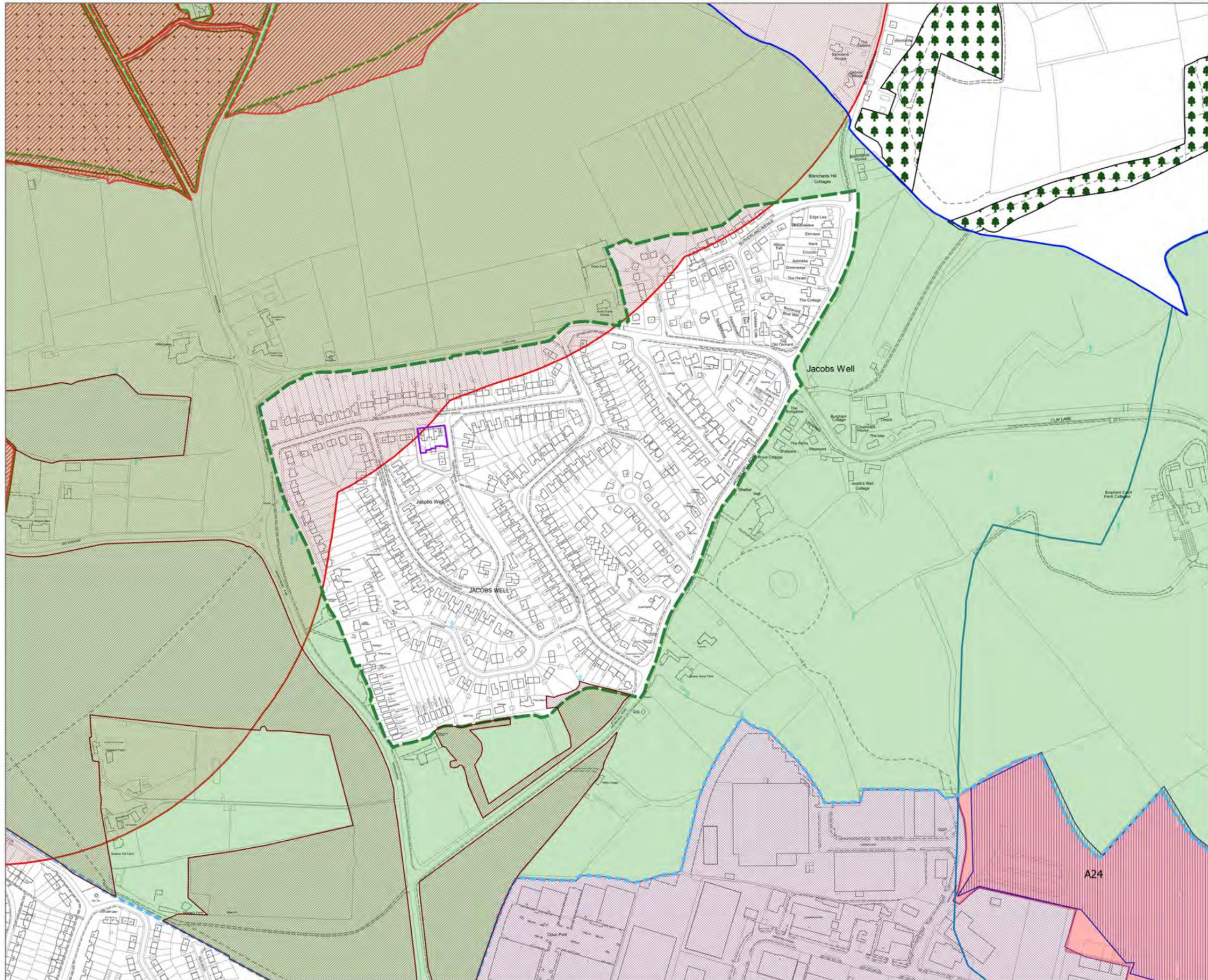


Scale at A3:  
1:6,417

Publication Date:  
2018-08-01

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Jacobs Well



## Legend

-  Site of Nature Conservation Interest
-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Local Shopping centre /Primary Shopping Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Safeguarded land for waste
-  Site Allocation
-  SPA 0-400m buffer
-  Special Protection Area
-  Guildford Borough Boundary

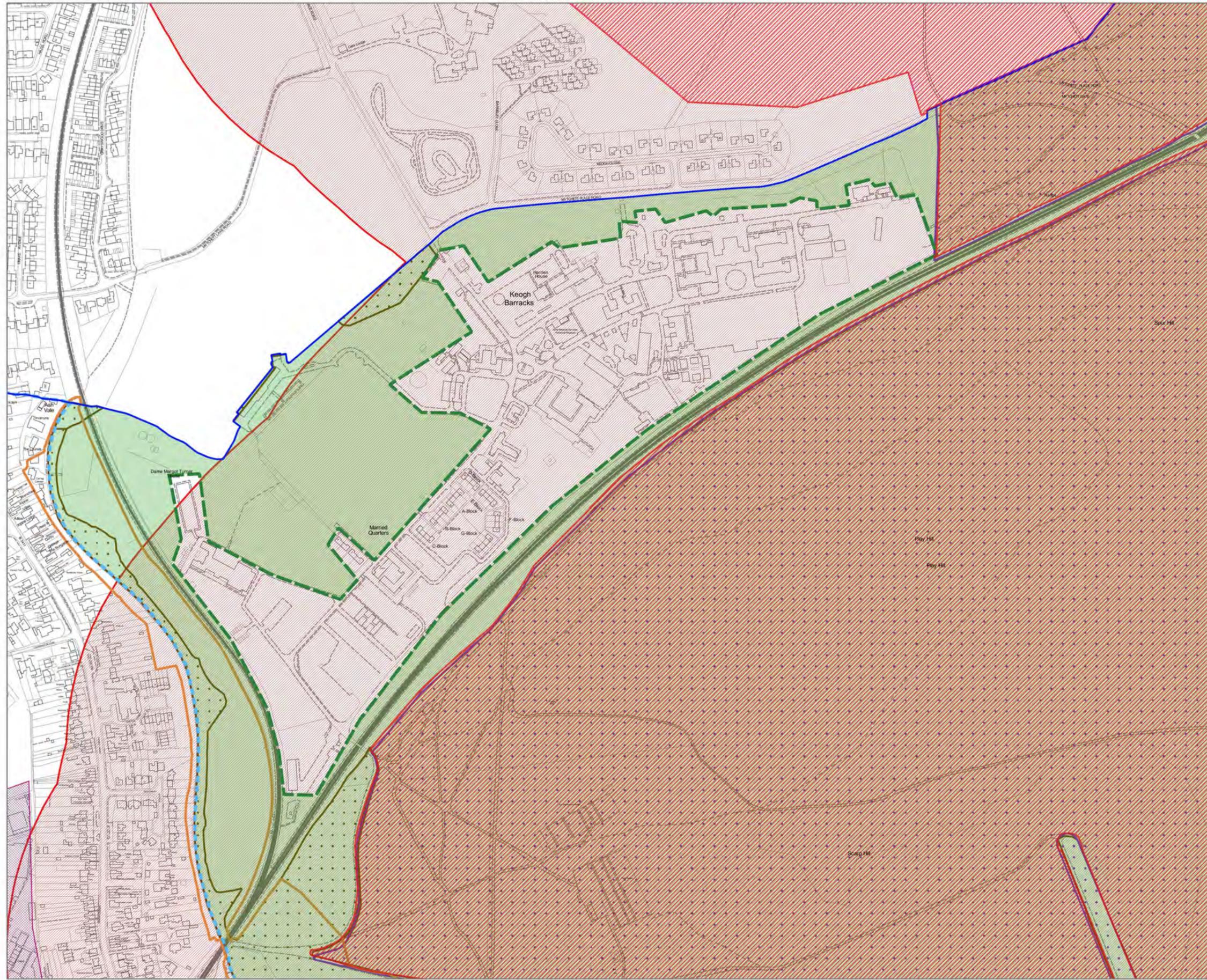


Scale at A3:  
1:4,651

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Keogh Barracks, Ash Vale



## Legend

-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Conservation Area
-  Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
-  Special Area of Conservation
-  Site of Special Scientific Interest
-  SPA 0-400m buffer
-  Guildford Borough Boundary
-  Special Protection Area

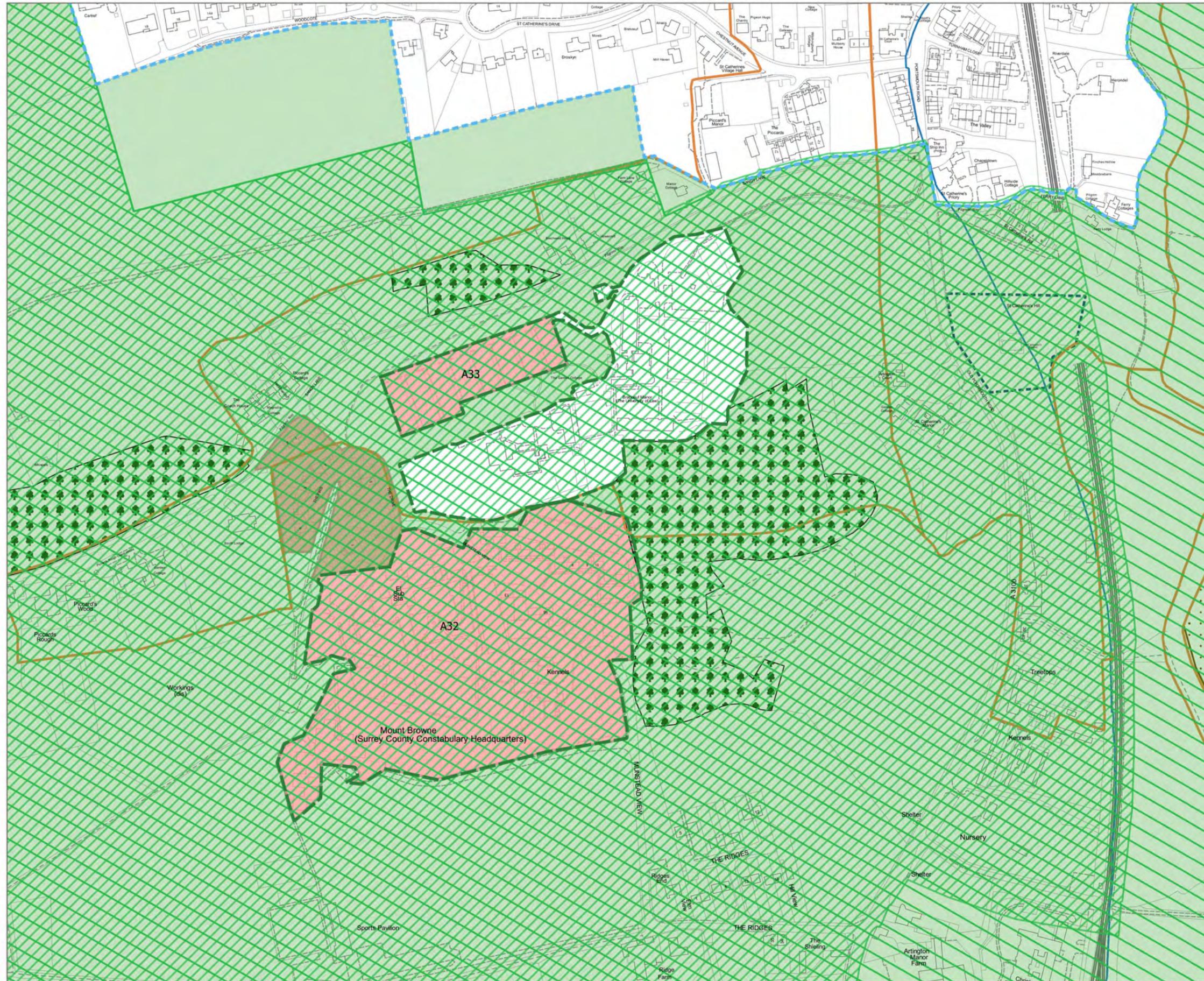


Scale at A3:  
1:4,991

Publication Date:  
2017-05-08

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Mount Browne and University of Law, Guildford



## Legend

-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Site Allocation

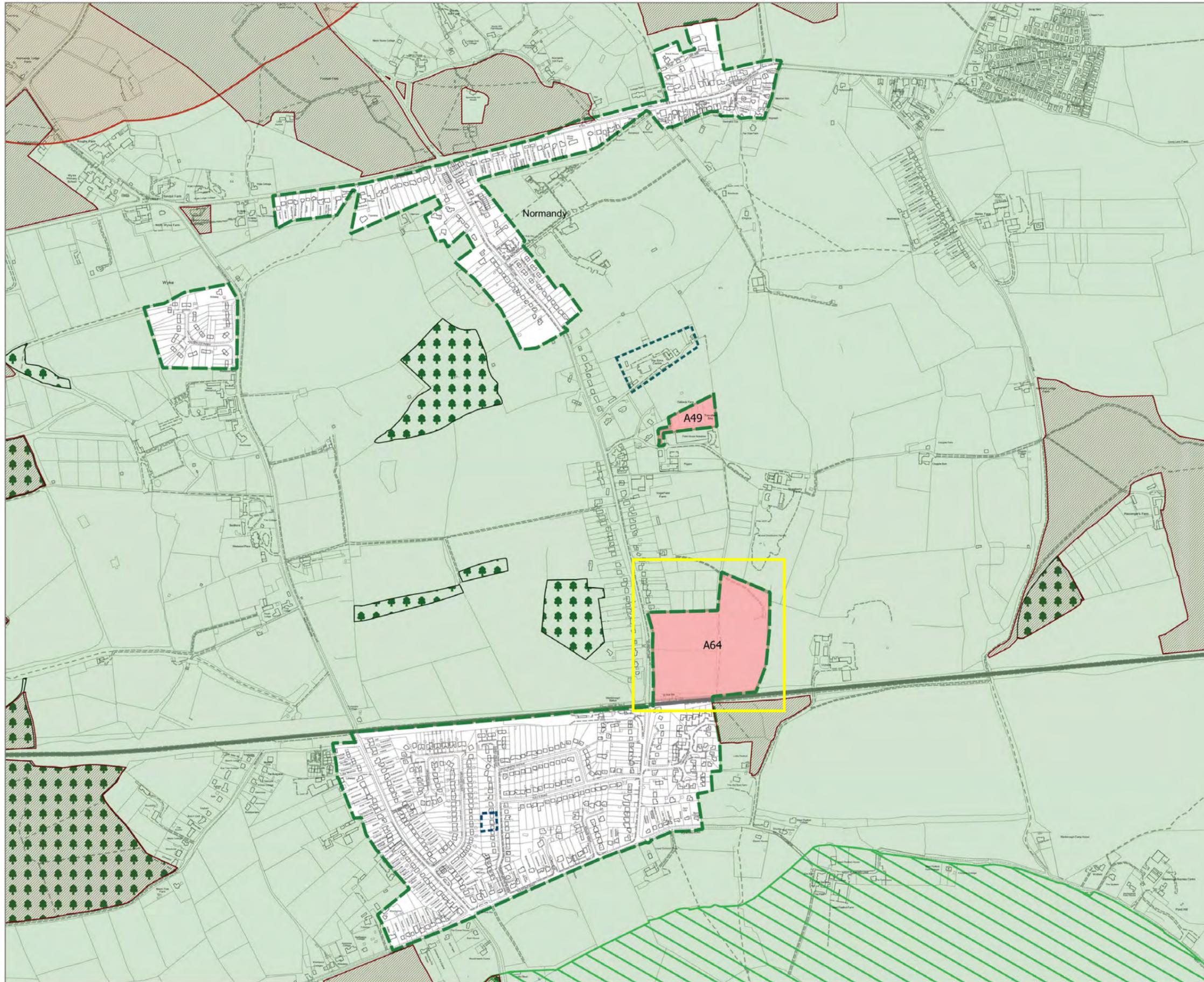


Scale at A3:  
1:3,119

Publication Date:  
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Amendment 1: Normandy and Flexford (MM42)



## Legend

- Green Belt
- Green Belt boundary
- Area of Great Landscape Value
- Ancient Woodland
- Site of Nature Conservation Importance
- Area of High Archaeological Potential
- SPA 0-400m buffer
- Site Allocation
- Guildford Borough Boundary

## Original site allocation:



## Amended site allocation:



Scale at A3:  
1:8,709

Publication Date:  
2018-08-20

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Peaslake



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland

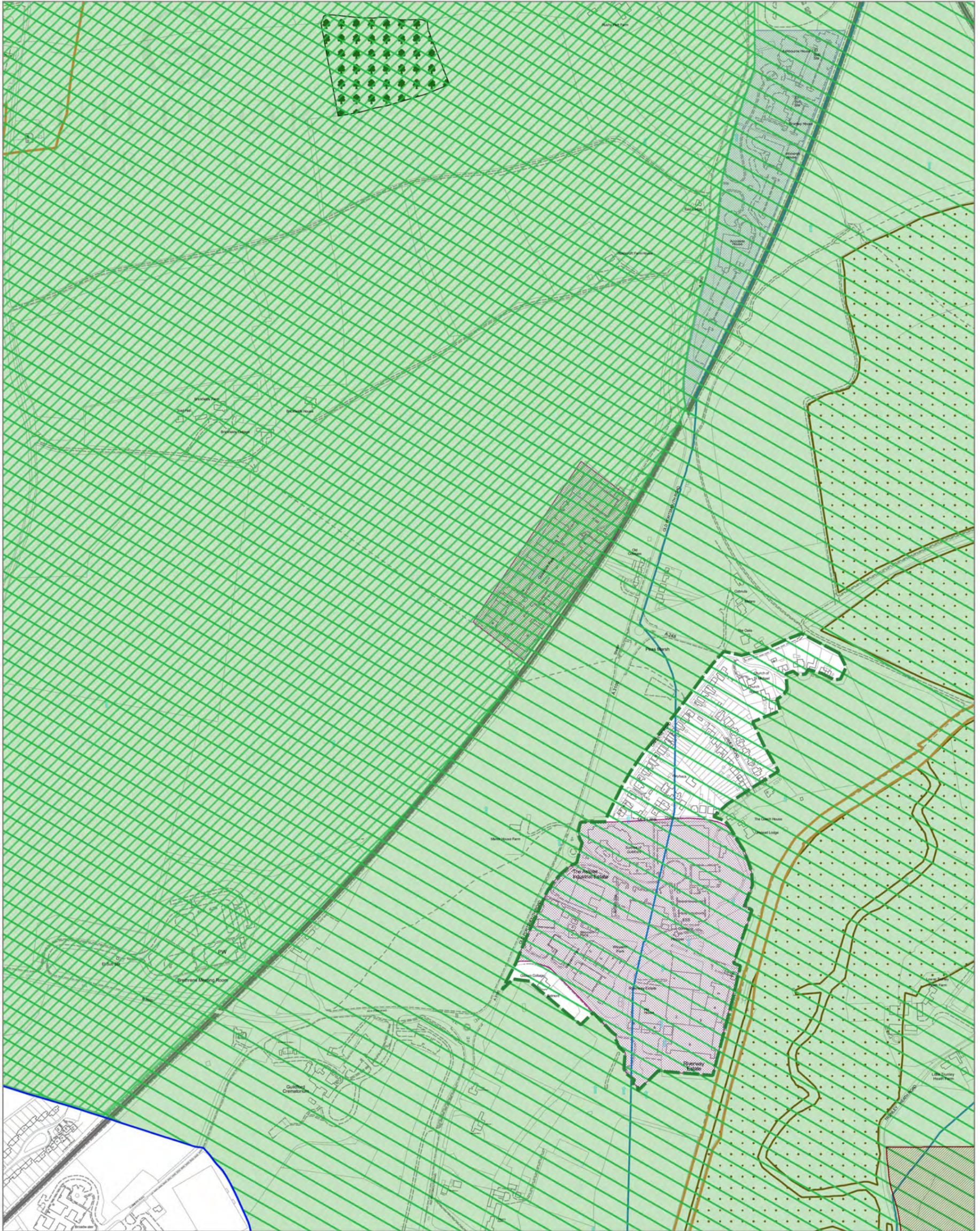


Scale at A3:  
1:4,282

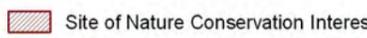
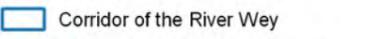
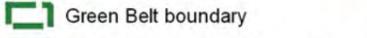
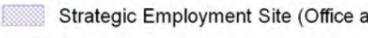
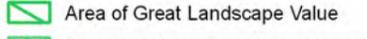
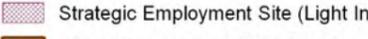
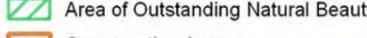
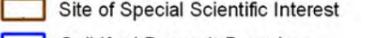
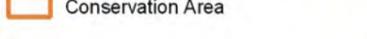
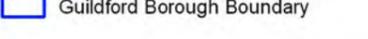
Publication Date:  
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Peasmarsh



## Legend

- |  |   |
|--|---|
|  Site of Nature Conservation Interest |  Ancient Woodland  |
|  Green Belt                           |  Corridor of the River Wey   |
|  Green Belt boundary                  |  Strategic Employment Site (Office and Research & Development)                   |
|  Area of Great Landscape Value        |  Strategic Employment Site (Light Industry, Industry and Storage & Distribution) |
|  Area of Outstanding Natural Beauty   |  Site of Special Scientific Interest   |
|  Conservation Area                    |  Guildford Borough Boundary  |

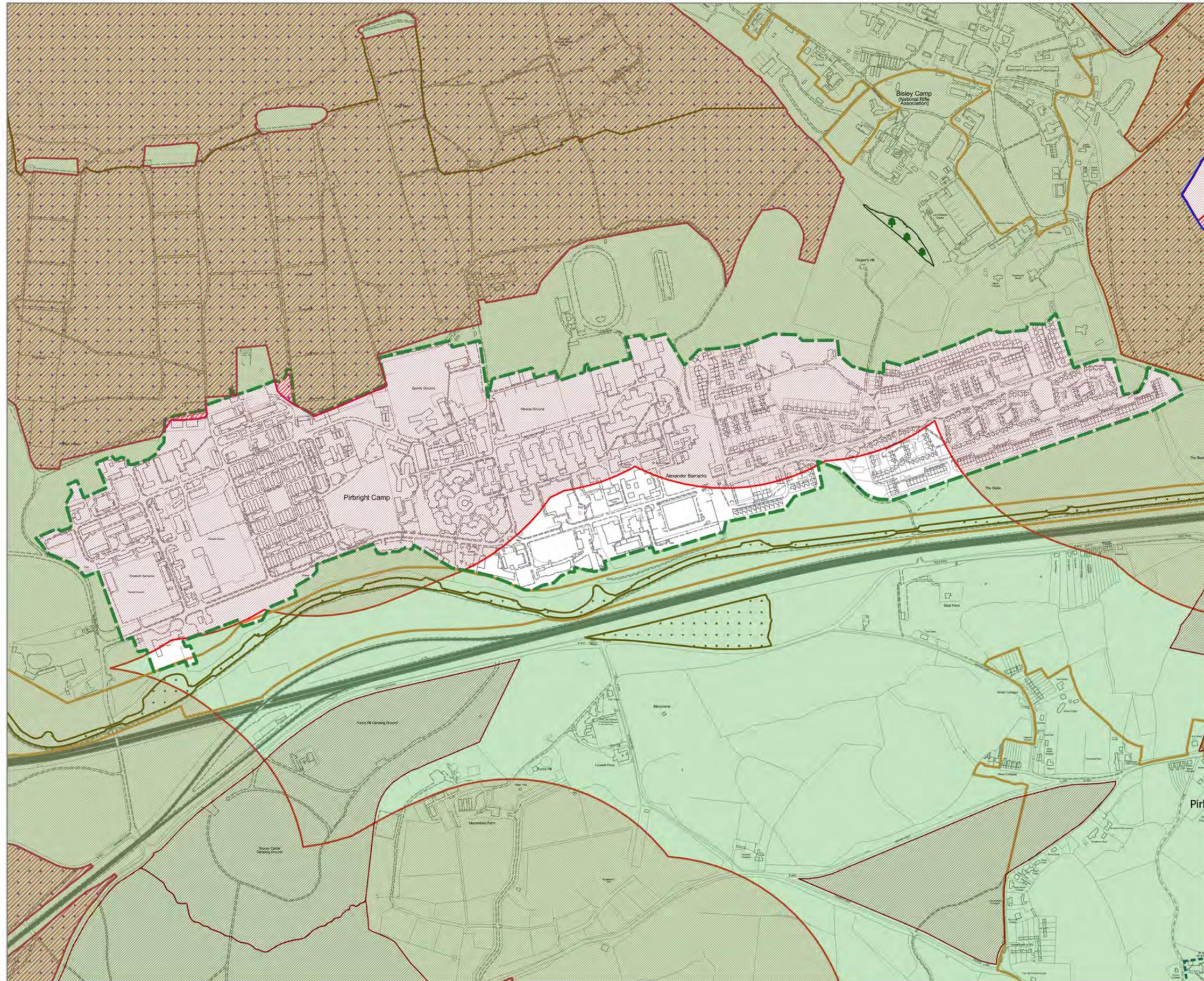
N Scale at A3: 1:5,306 Publication Date: 2017-11-08

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.





# Pirbright Barracks



## Legend

- Green Belt
- Green Belt boundary
- Identified settlement boundary
- Conservation Area
- Ancient Woodland
- Area of High Archaeological Potential
- Site of Nature Conservation Interest
- Special Protection Area
- SPA 0-400m buffer
- Special Area of Conservation
- Site of Special Scientific Interest

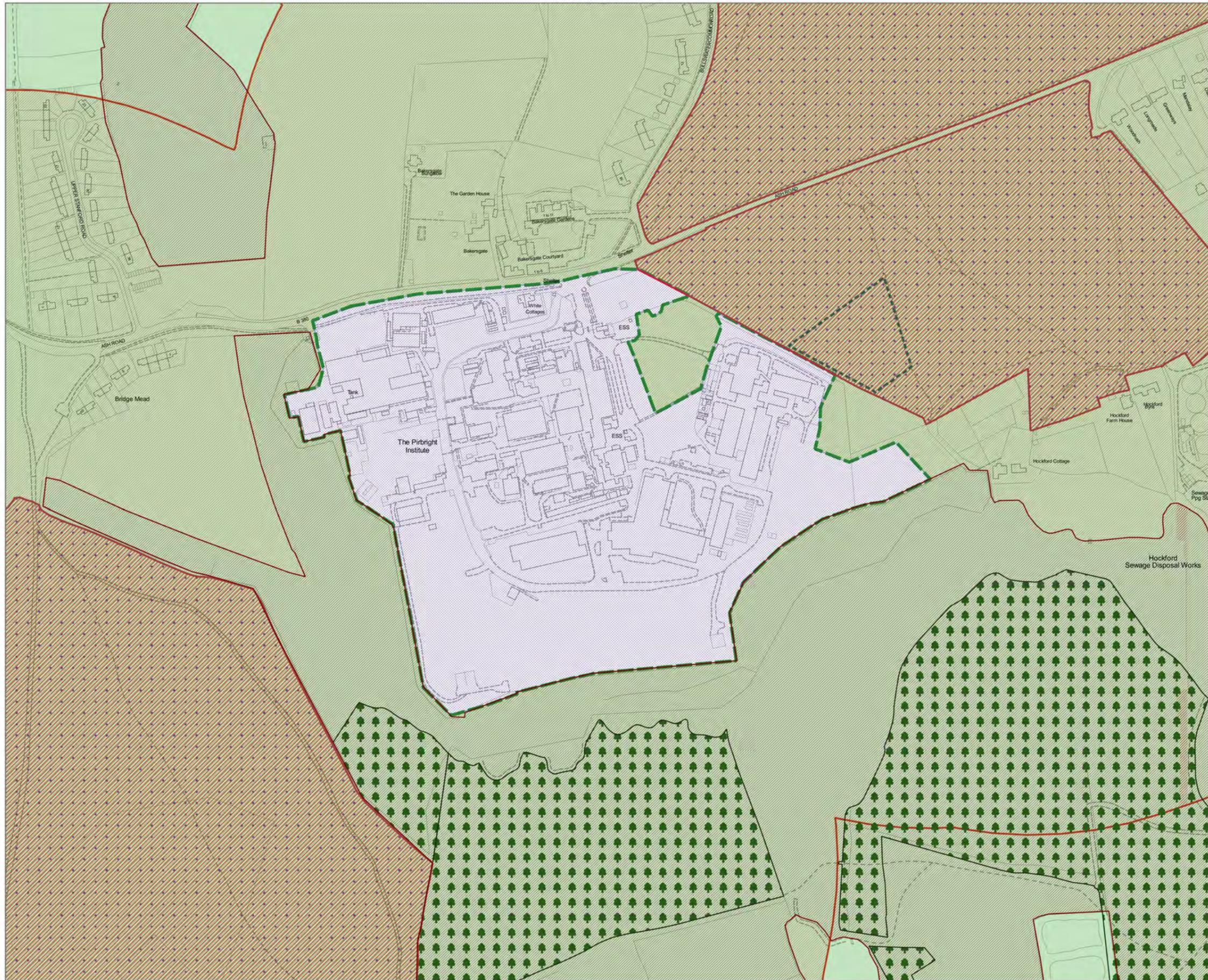


Scale at A3:  
1:7,660

Publication Date:  
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Pirbright Institute



- Legend**
- Green Belt
  - Green Belt boundary
  - Ancient Woodland
  - Strategic Employment Site (Office and Research & Development)
  - Area of High Archaeological Potential
  - Site of Nature Conservation Interest
  - Special Protection Area
  - SPA 0-400m buffer
  - Special Area of Conservation
  - Site of Special Scientific Interest

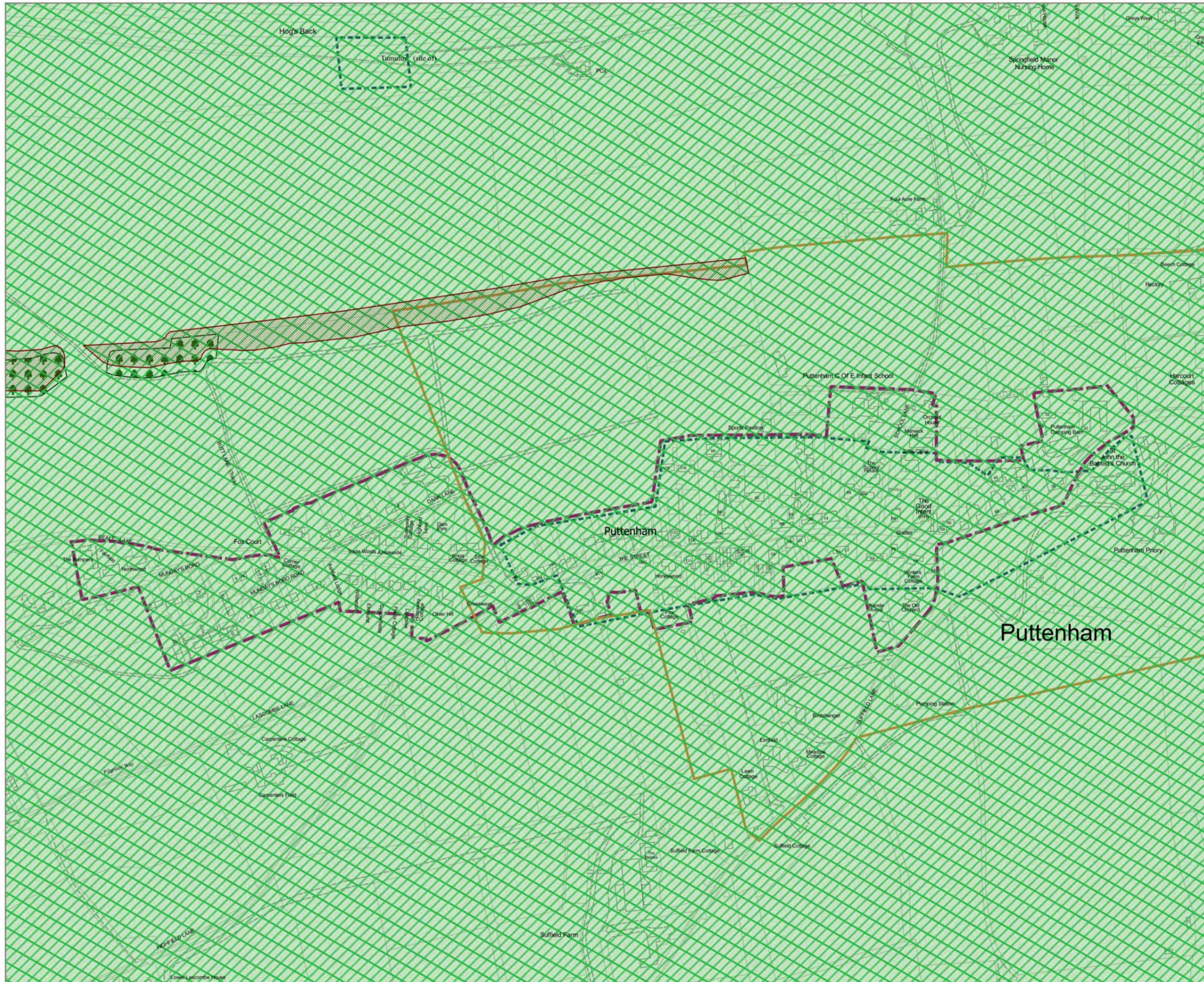
N

Scale at A3: 1:3,743

Publication Date: 2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Puttenham



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland
-  Area of High Archaeological Potential

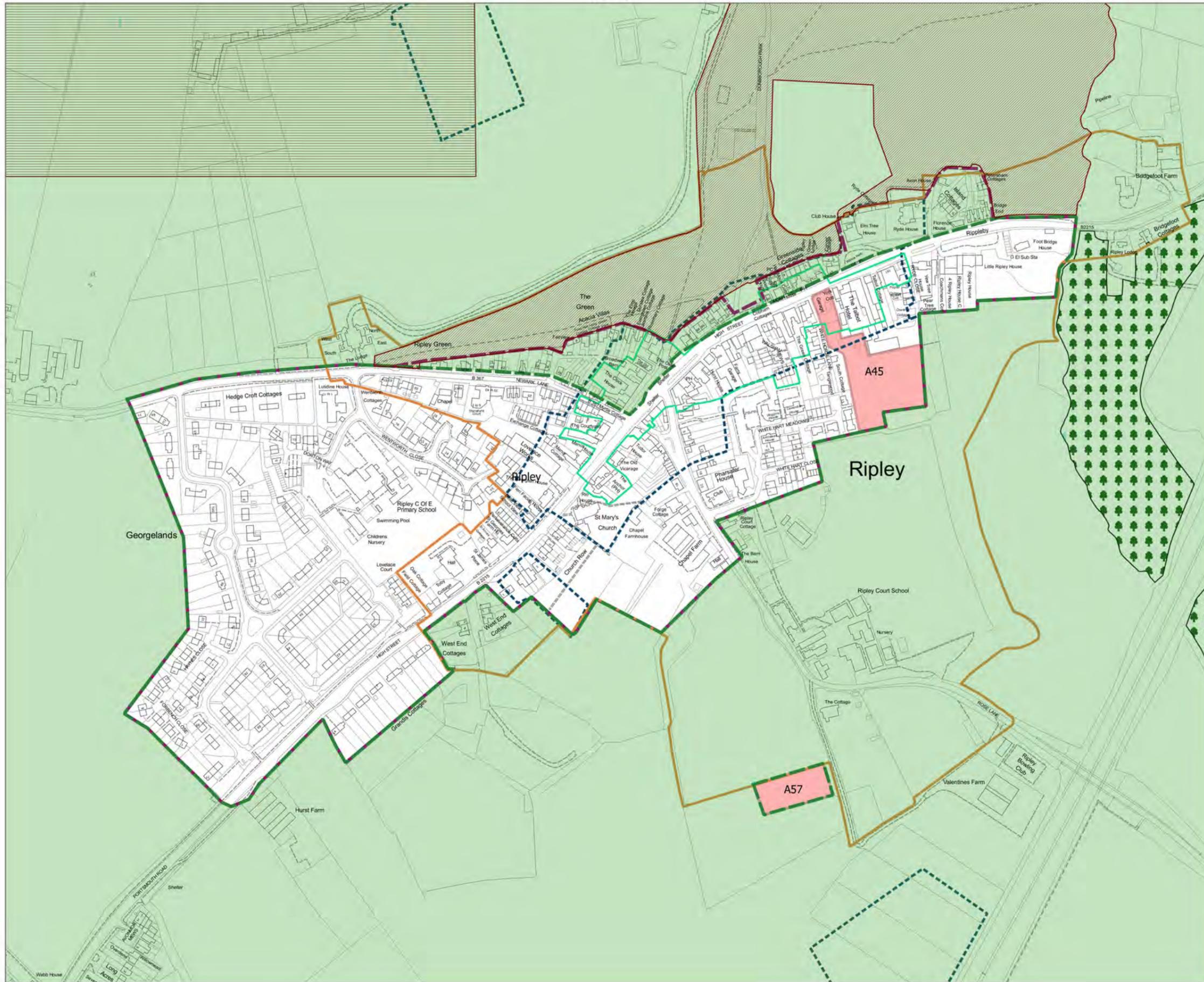


Scale at A3:  
1:3,568

Publication Date:  
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Ripley



## Legend

- Site of Nature Conservation Interest
- Green Belt
- Green Belt boundary
- District shopping centre
- Conservation Area
- Identified settlement boundary
- Ancient Woodland
- Area of High Archaeological Potential
- Safeguarded land for minerals
- Site Allocation

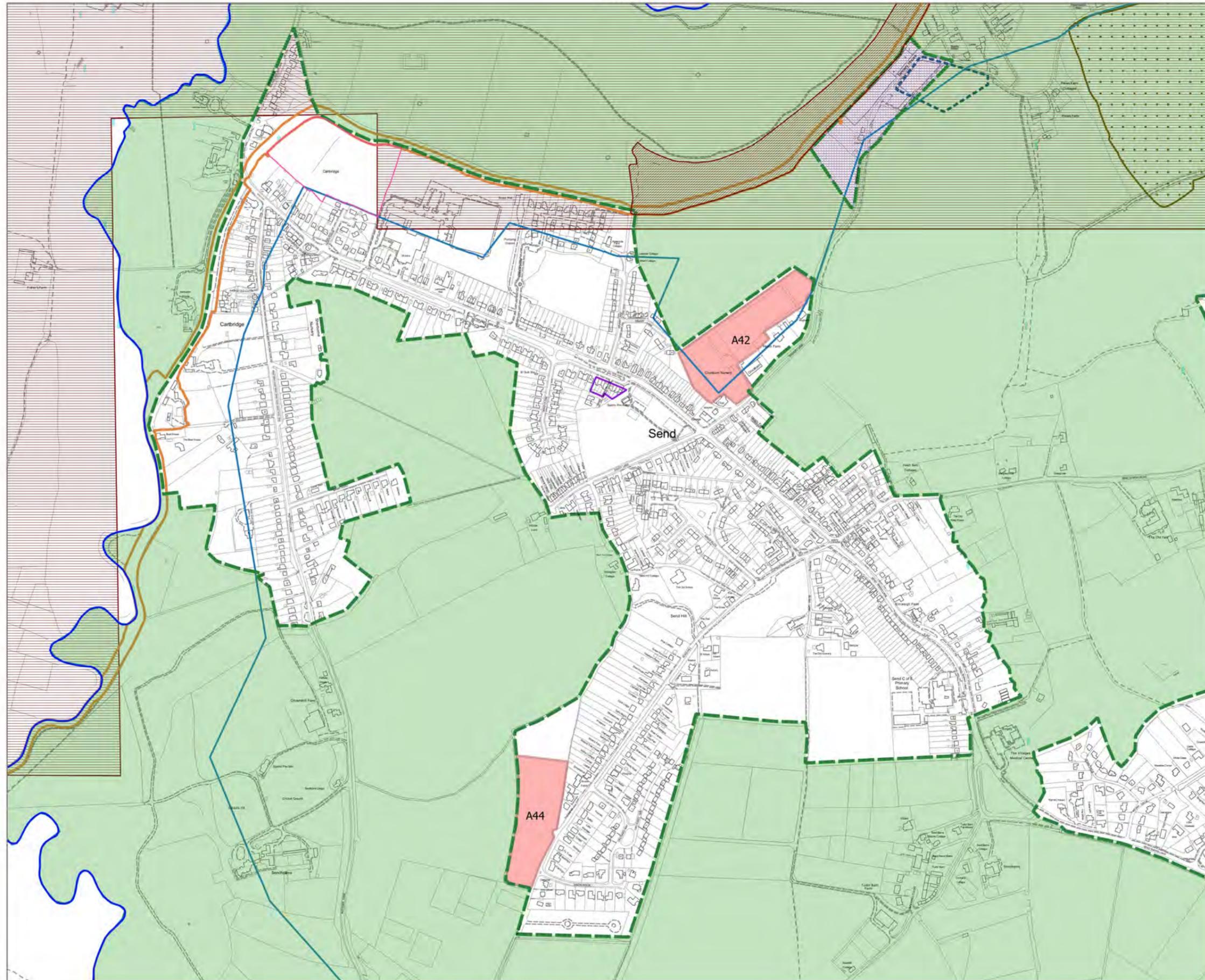


Scale at A3:  
1:4,069

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Send



## Legend

- Site of Nature Conservation Interest
- Open Space
- Green Belt
- Green Belt boundary
- Local Shopping centre / Primary Shopping Area
- Conservation Area
- Corridor of the River Wey
- Strategic Employment Site (Office and Research & Development)
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Safeguarded land for minerals
- Site Allocation
- Guildford Borough Boundary

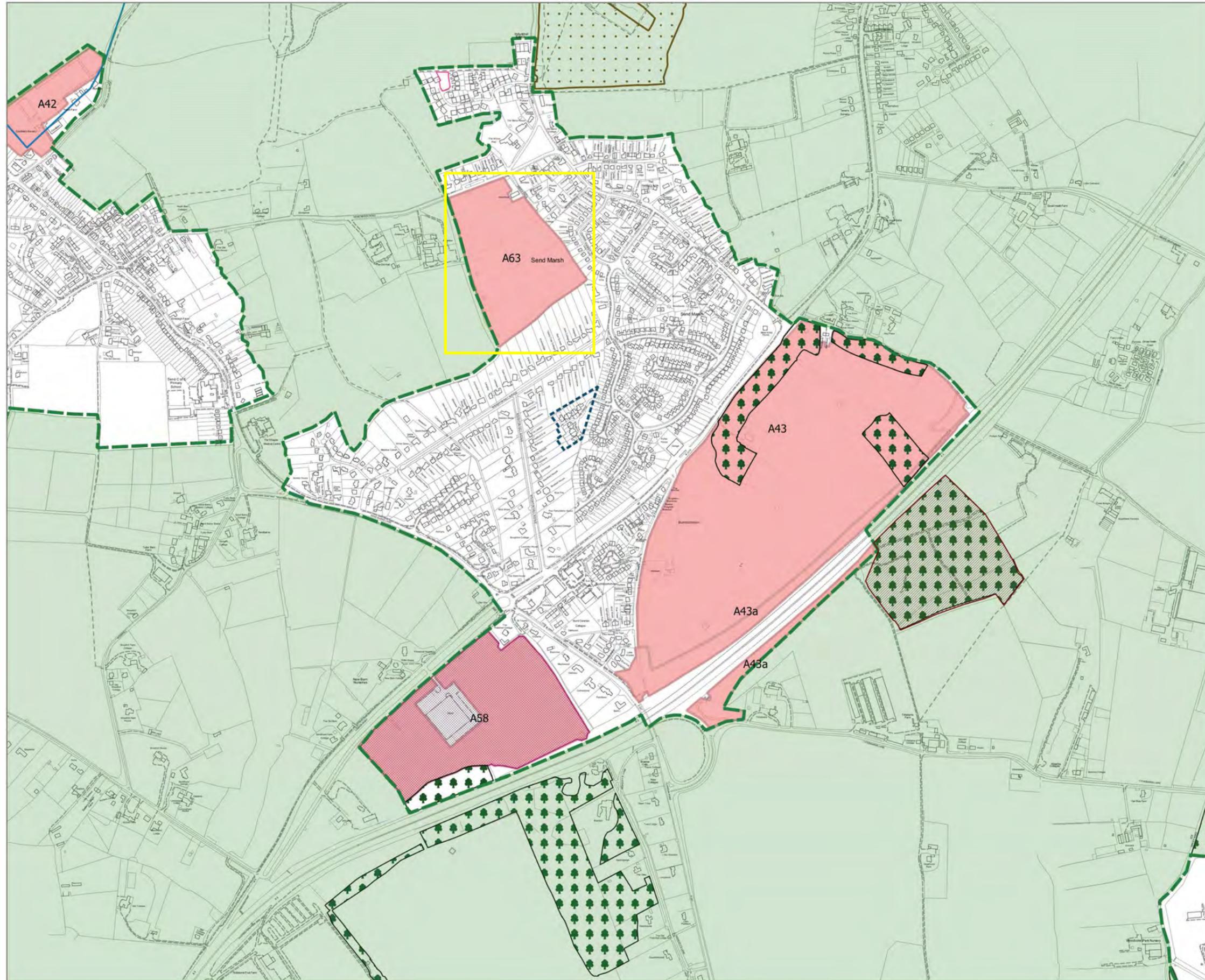


Scale at A3:  
1:6,976

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Amendment 1: Send Marsh/ Burnt Common (MM41)



## Legend

- Green Belt
- Green Belt boundary
- Ancient Woodland
- Corridor of the River Wey
- Open Space
- Strategic Employment Site (Light Industry, Industry and Storage & Distribution)
- Site of Nature Conservation Importance
- Site of Special Scientific Interest
- Area of High Archaeological Potential
- Site Allocation
- Guildford Borough Boundary

### Original site allocation:



### Amended site allocation:

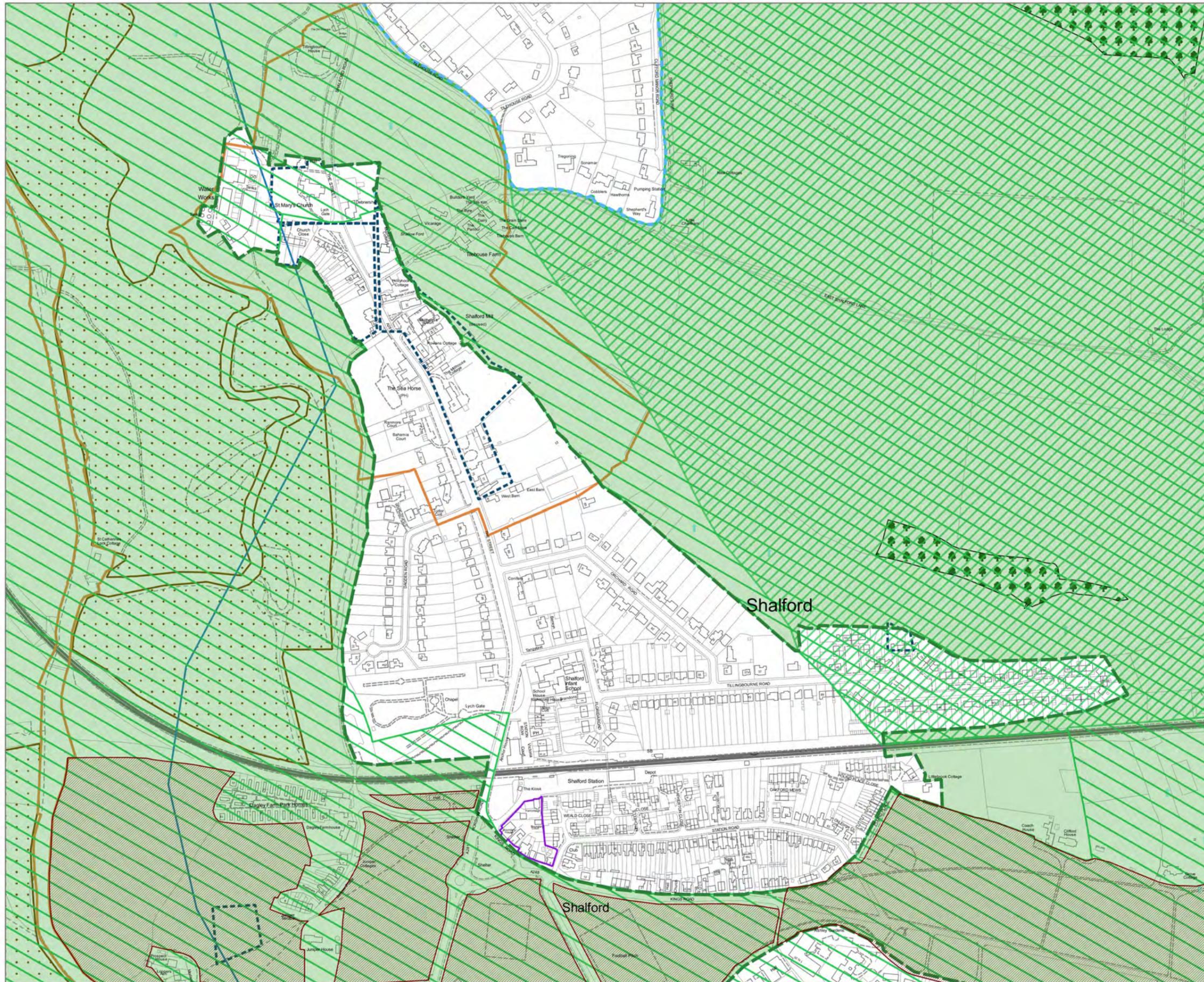


Scale at A3:  
1:8,595

Publication Date:  
2018-08-20

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.

# Shalford (North)



## Legend

-  Site of Nature Conservation Interest
-  Urban Area
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential



Scale at A3:  
1:4,651

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Shalford (South)



## Legend

-  Site of Nature Conservation Interest
-  Open Space
-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Local Shopping centre /Primary Shopping Area
-  Conservation Area
-  Ancient Woodland
-  Corridor of the River Wey
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Locally important employment site



Scale at A3:  
1:4,651

Publication Date:  
2017-11-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Shere



## Legend

- Site of Nature Conservation Interest
- Green Belt
- Area of Great Landscape Value
- Area of Outstanding Natural Beauty
- Local Shopping centre /Primary Shopping Area
- Conservation Area
- Identified settlement boundary
- Ancient Woodland
- Area of High Archaeological Potential



Scale at A3:  
1:3,925

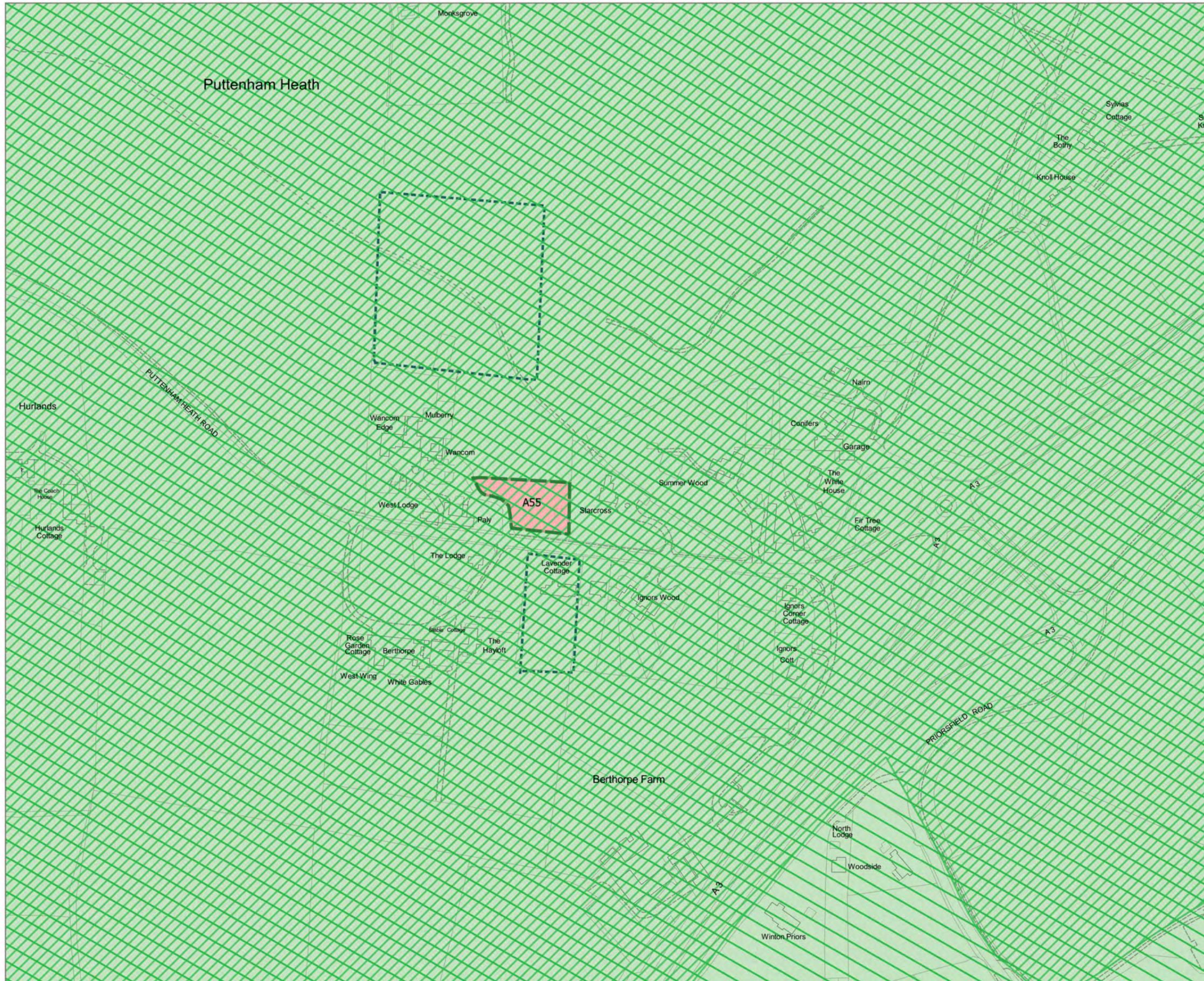
Publication Date:  
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.



GUILDFORD  
BOROUGH 400

# The Orchard, Puttenham



## Legend

-  Green Belt
-  Green Belt boundary
-  Area of Great Landscape Value
-  Area of Outstanding Natural Beauty
-  Area of High Archaeological Potential
-  Site Allocation

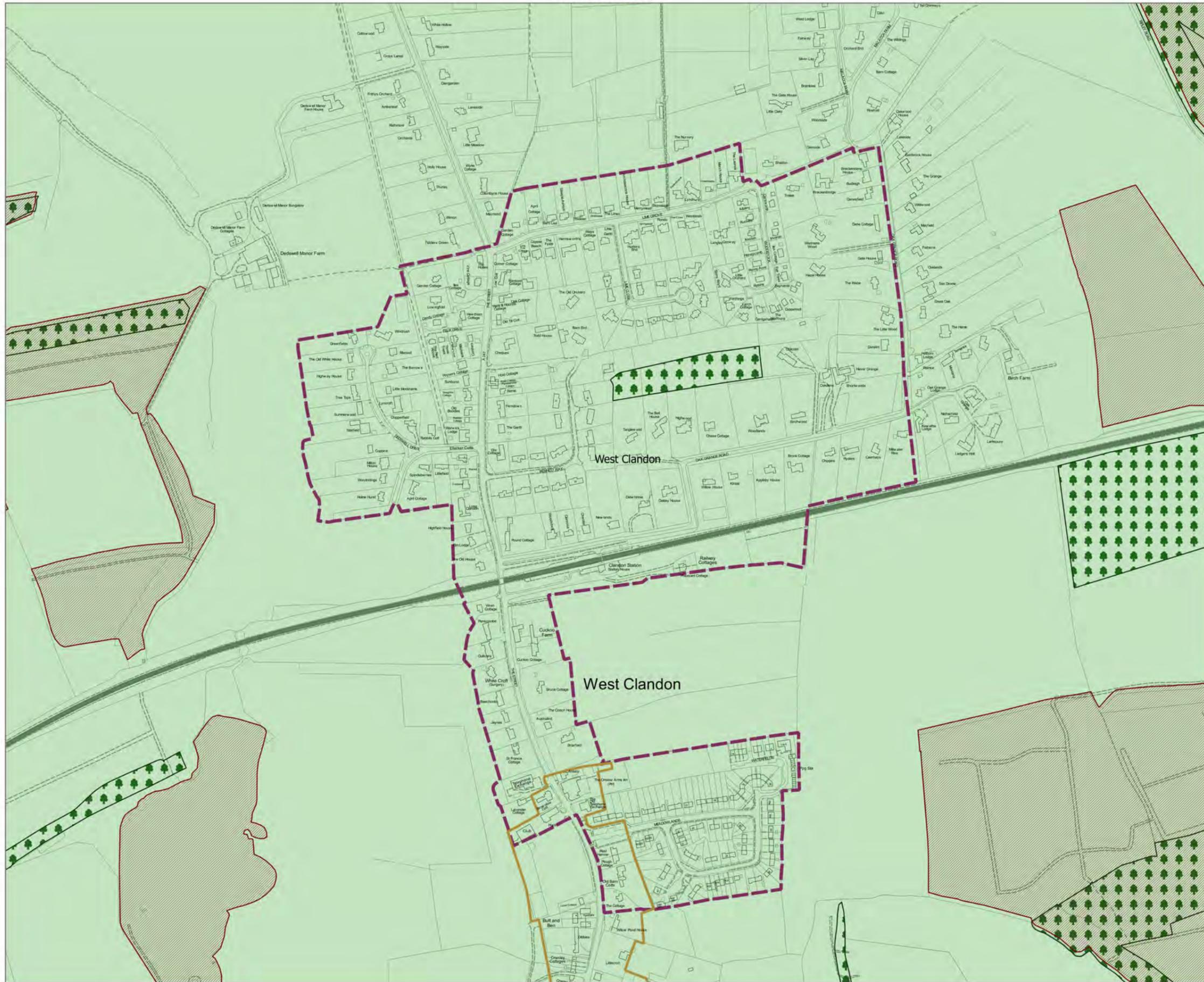


Scale at A3:  
1:2,498

Publication Date:  
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# West Clandon



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Conservation Area
-  Identified settlement boundary
-  Ancient Woodland

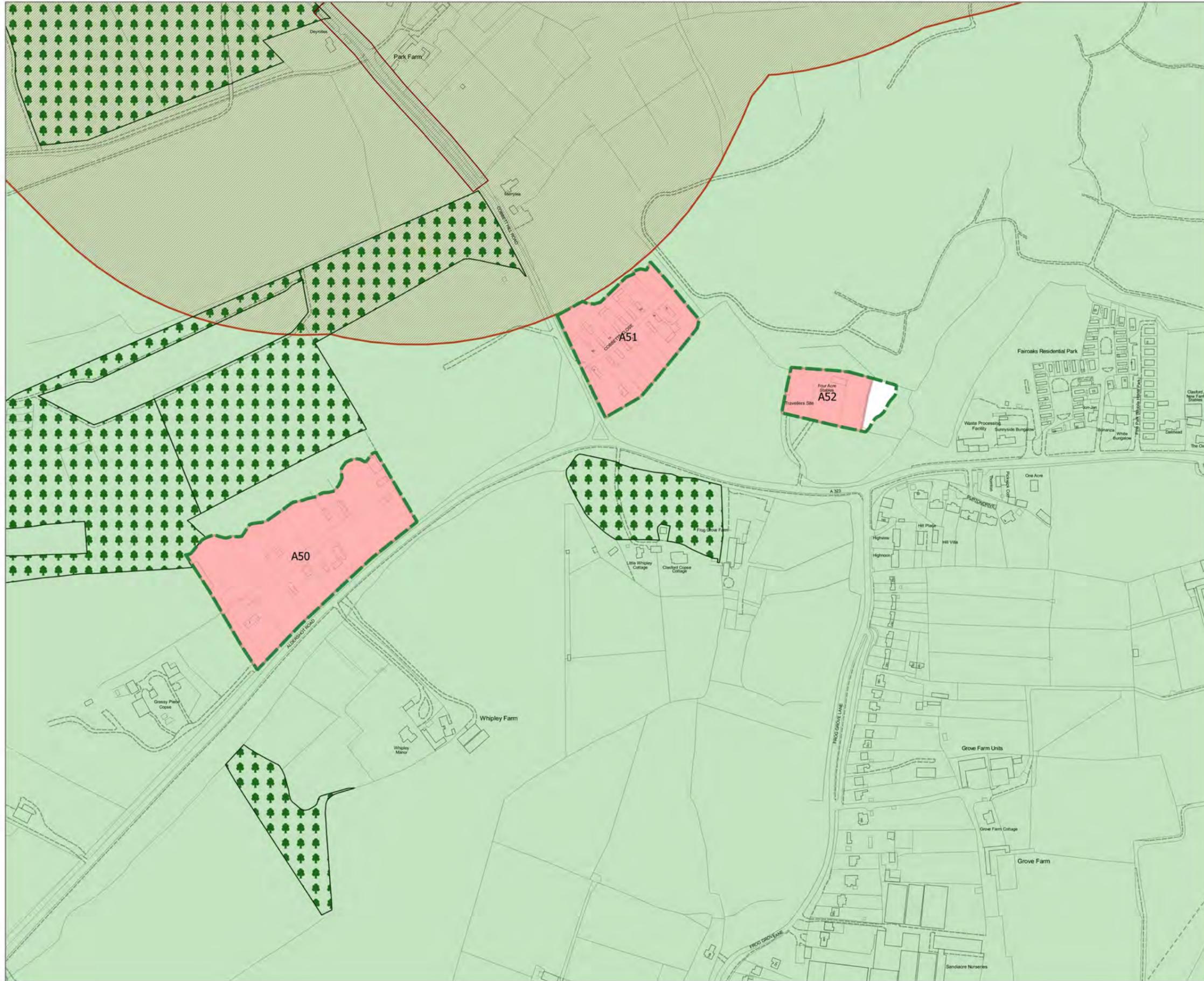


Scale at A3:  
1:5,352

Publication Date:  
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

Whittles Drive, Cobbetts Close and Four Acre Stables, Aldershot Road (Normandy and Worplesdon wards)



Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Green Belt boundary
-  Ancient Woodland
-  Site Allocation
-  SPA 0-400m buffer

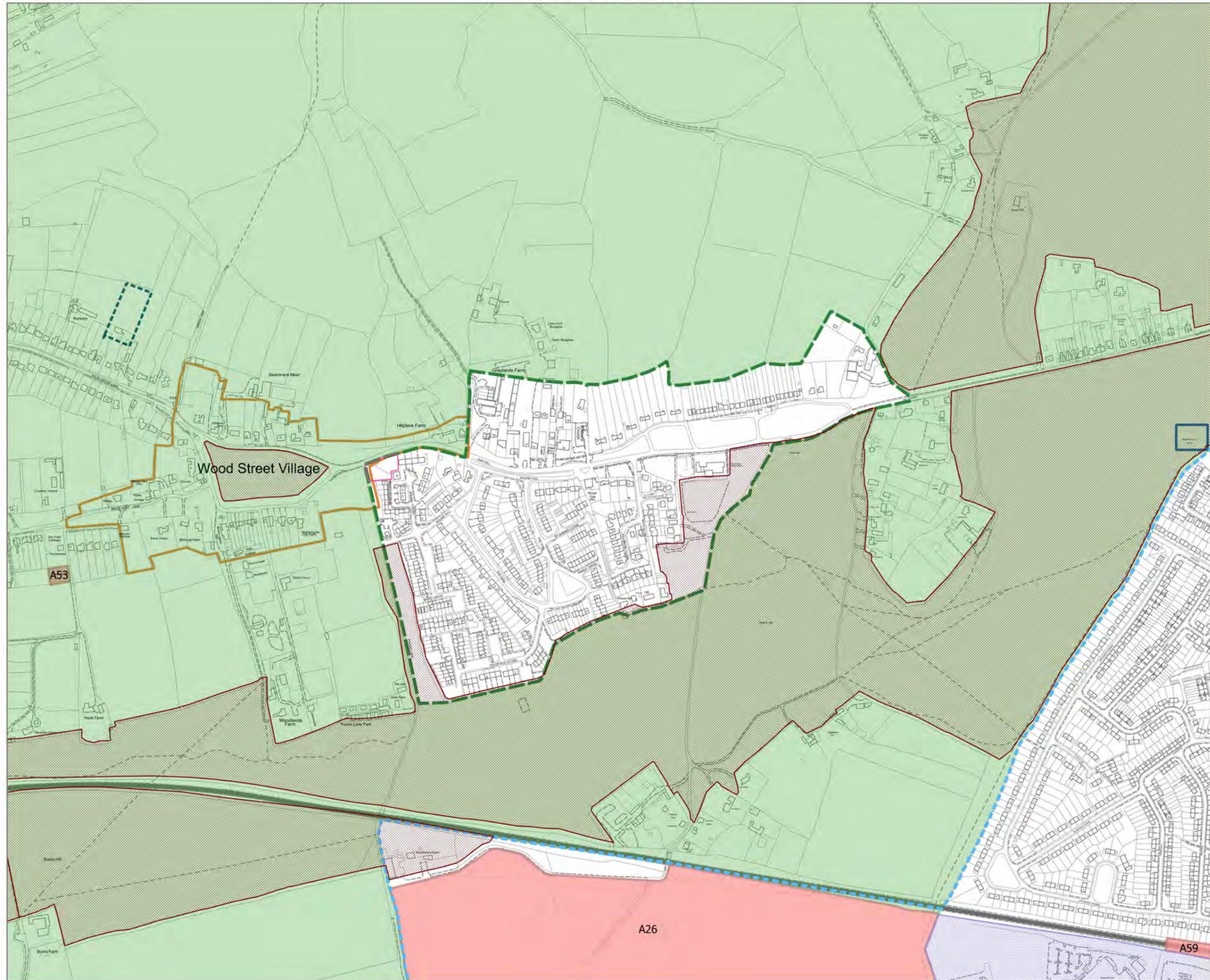


Scale at A3:  
1:4,367

Publication Date:  
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Wood Street Village



## Legend

- Site of Nature Conservation Interest
- Open Space
- Urban Area
- Green Belt
- Green Belt boundary
- Conservation Area
- County Site of Archaeological Importance
- Strategic Employment Site (Office and Research & Development)
- Area of High Archaeological Potential
- Site Allocation

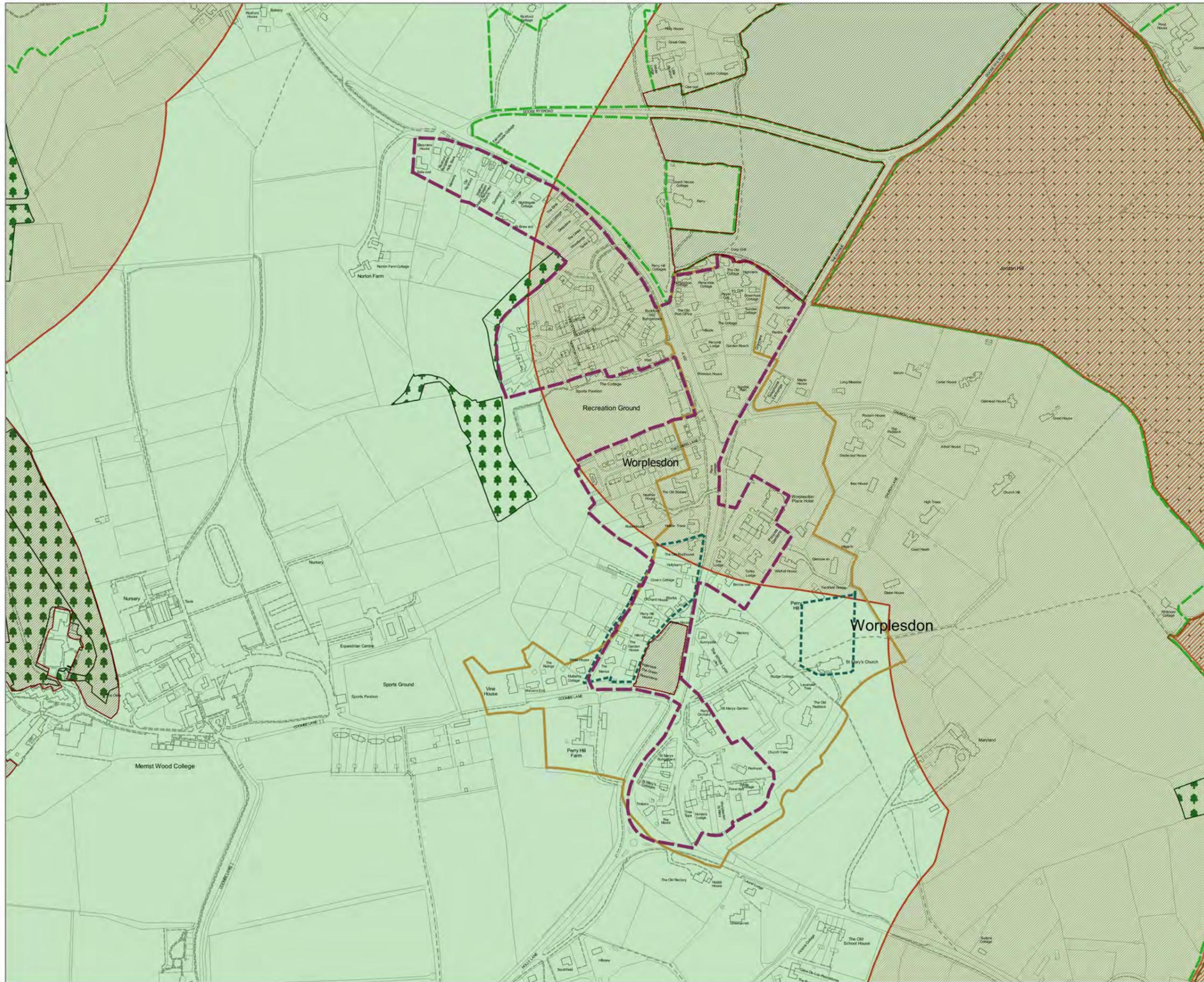


Scale at A3:  
1:6,066

Publication Date:  
2017-05-02

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.

# Worplesdon



## Legend

-  Site of Nature Conservation Interest
-  Green Belt
-  Identified settlement boundary
-  Conservation Area
-  Ancient Woodland
-  Local Nature Reserve
-  Site of Special Scientific Interest
-  Area of High Archaeological Potential
-  Special Protection Area
-  SPA 0-400m buffer



Scale at A3:  
1:5,366

Publication Date:  
2017-05-19

© Crown Copyright 2017. Guildford Borough Council. Licence No. 100019625.