

Schedule of proposed main modifications to the Submission Local Plan (2017)

The proposed main modifications to the Submission Local Plan: Strategy and Sites are set out below. Text added is shown as underlined and deleted text is shown as ~~strikethrough~~.

Where maps have been modified, the area of change is shown within a yellow box and additions and deletions are shown on small inset maps.

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Policies

Mod No.	Paragraph or Section	Proposed Modification
Policy S1: Presumption in favour of sustainable development		
MM1	Policy para (3)(a)	<p>(3) Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</p> <p>a) <u>Specific policies in that Framework indicate that development should be restricted. The application of policies in the National Planning Policy Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</u></p>
MM1	Reasoned Justification para 4.1.4	<p>4.1.4 Local Planning Authorities are encouraged to include a policy within their Local Plan that embraces the presumption in favour of sustainable development. Policy S1 meets this requirement and adopts the model wording suggested. When implementing Policy S1, local circumstances will be taken into account to respond to different opportunities for achieving sustainable development. In accordance with the NPPF <u>policies in the NPPF that protect important natural and heritage assets</u>, the presumption will not automatically apply to policies relating to; habitats sites (including sites protected under the Birds and Habitats Directives) and/or, designated as Sites of Special Scientific Interest (SSSIs), development requiring appropriate assessment because of its potential impact on a habitats site⁸, land designated as Green Belt; <u>or</u> Local Green Space, the Surrey Hills Area of Outstanding Natural Beauty, designated heritage assets, <u>and or</u> locations identified as at risk of flooding.</p> <p>⁸ <u>This includes net new residential development within 5km of the Thames Basin Heath Special Protection Area and residential development of over 50 net new dwellings within 7km of the Thames Basin Heath Special Protection Area. See Policy P5 Thames Basin Heaths Special Protection Area.</u></p>

Policy S2: Planning for the borough - our spatial development strategy

MM2

Policy paras
(1) to (3)

- (1) The housing requirement for Guildford is 562 dwellings per annum over the plan period (2015 – 2034). During the plan period (2015-34), ~~we will make~~ provision has been made for at least ~~12,426-10,678~~ new homes. Table S2a shows the contribution of all sources of housing supply, whilst the distribution of supply across the spatial locations is shown in Table S2b.
- ~~(2) — The delivery of homes is expected to increase over the plan period, reflective of timescales associated with the delivery of strategic sites and infrastructure. The housing target each year is as set out below, however, this is not a ceiling, and earlier delivery of allocated sites will be supported where appropriate, subject to infrastructure provision.~~
- (2a) Provision has been made for at least 36,100 – 43,700 sq m of office and research and development (B1a and b) floorspace (net); 3.7– 4.1 hectares of industrial (B1c, B2 and B8) land (gross); and 41,000 sq m of comparison retail floorspace (gross).
- (3) Provision has been made for 4 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites) within Guildford borough between 2017 and 2034. Whilst the needs of Gypsies, Travellers and Travelling Showpeople who do not meet the planning definition fall outside this allocation, in order to meet their assessed needs the Council will seek to make provision for 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople who do not meet the definition. The Council will also seek to make provision for 8 permanent pitches to meet potential additional need of households of unknown planning status.

Annual Housing Target

Year	Housing number	Year	Housing number
2019/2020	450	2027/2028	700
2020/2021	450	2028/2029	700
2021/2022	500	2029/2030	800
2022/2023	500	2030/2031	810
2023/2024	500	2031/2032	850
2024/2025	550	2032/2033	850
2025/2026	600	2033/2034	850
2026/2027	700		

MM2

Reasoned justification para 4.1.9a to 4.1.10

Reasoned justification

4.1.9a The figures set out in the Annual Housing Target table sum to a total of 12,426 homes. This is lower than the total supply of homes identified in the Land Availability Assessment as having potential to be delivered over the plan period. This buffer builds flexibility into the plan and demonstrates that our strategy is capable of delivering the target. It also adopts a phased target that gradually increases over time rather than the same annualised target of 654 homes each year. This is due to the likely rate of delivery, particularly on the strategic greenfield sites, which is dependent upon the delivery of necessary infrastructure expected to occur towards the end of the plan period. National policy requires that we meet objectively assessed housing needs, including any unmet need from neighbouring authorities, where it is practical to do so and consistent with achieving sustainable development. Guildford's objectively assessed housing need has been based on a consideration of the latest 2016-based population and household projections. Applied to this demographic housing need is a necessary uplift to take account of market signals and affordable housing need, assumptions of future economic growth, and an increased growth in the student population.

4.1.9ab Our total housing supply over the plan period (2015-2034) is indicated in the table below and will comprise homes from a variety of sources in addition to the Local Plan's site allocations.

Table S2a: Sources of supply over the plan period: 2015 – 2034 (net number of homes)

<u>Total target (requirement)</u>	<u>10,678</u>
<u>Commitments (permissions / completions)</u>	<u>3,675 (980 / 2,695)</u>
<u>Site allocations</u>	<u>Approximately 9,467*</u>
<u>LAA sites not allocated</u>	<u>620</u>
<u>Windfall</u>	<u>750</u>
<u>Rural exception</u>	<u>90</u>
<u>Total supply over the plan period</u>	<u>14,602</u>

*This excludes current permissions / completions associated with allocations

4.1.9ac Informed by our spatial development strategy, the anticipated distribution of housing as identified in the plan's site allocations¹⁰ (and non-allocated LAA sites) is reflected in the table below.

Table S2b: Spatial Strategy: Distribution of Housing 2015 – 2034 (net number of homes)

<u>Spatial locations / settlements</u>	<u>Homes (Site allocations + non-allocated LAA sites, excluding permissions and completions)</u>
<u>Guildford town centre</u>	<u>863</u>
<u>Urban areas</u>	<u>1,443</u>
<u>Guildford (incl. SARP)</u>	<u>1,399</u>
<u>Ash and Tongham</u>	<u>44</u>
<u>Within villages</u>	<u>154</u>
<u>Land proposed to be inset in villages</u>	<u>252</u>
<u>Previously Developed Land in Green Belt</u>	<u>195</u>
<u>Countryside beyond the Green Belt:</u> <u>Extension to Ash and Tongham</u>	<u>885</u>
<u>Urban extensions to Guildford</u>	<u>3,350</u>
<u>Gosden Hill Farm</u>	<u>1,700</u>
<u>Blackwell Farm</u>	<u>1,500</u>
<u>Land north of Keens Lane</u>	<u>150</u>
<u>New settlement:</u> <u>Former Wisley Airfield</u>	<u>2,000</u>
<u>Development around villages</u>	<u>945</u>
<u>Total</u>	<u>10,087*</u>

*This total excludes trend based housing supply (Windfall and rural exception) as well as completions and permissions, whether allocated or not.

4.1.9b National policy requires that we are able to demonstrate a rolling five year housing land supply from the

~~date of adoption. This phased approach is necessary in order to ensure that the Council is able to demonstrate a rolling five-year supply of housing from the date of adoption, as required by national policy. This will also must take account of both the deficit accrued until that point and includes a 20 per cent buffer moved forward from later in the plan period. Without a rolling five-year supply of homes or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years, the policies which are most important for determining a planning application relevant policies for the supply of housing would not be considered up-to-date.~~

- 4.1.10 ~~This is still a higher level of development than experienced in Guildford borough during the previous Local Plan period, and represents an increase in new homes in line with the aims of NPPF and NPPG, and the best available information on the likely levels of development to 2034. The phased approach is related to assumptions on the most likely rate of delivery only and do not in any way preclude the earlier delivery of these sites where this is sustainable to do so. National policy states that where possible the deficit accrued since the start of the plan period should be met within the first five years. Given the step change in housing requirement compared to past delivery rates which have been constrained by Green Belt policy, the accrued backlog at the date of adoption is significant. Whilst the plan includes numerous smaller sites capable of being delivered early in the plan period, there are a number of strategic sites that have longer lead in times. For these reasons, the backlog will be met over the plan period, using the Liverpool approach to calculating a rolling five year housing land supply rather than the Sedgefield approach.~~
- 4.1.11 Further details of the sites that are considered to be key to delivering the strategy are provided in the site allocations policy of the Local Plan and shown on the Policies Map. The key infrastructure requirements on which the delivery of the plan depends is set out in the infrastructure schedule included as Appendix C ~~or the latest Infrastructure Delivery Plan~~. Details of all the sites that are expected to be delivered ~~from now until the end of the plan period~~ are set out in the Council's latest Land Availability Assessment. ~~The expected phasing of sites is set out in the Housing Trajectory, included at Appendix 0. This will be updated annually in the Council's Monitoring Report.~~

⁹ Woking Core Strategy 2012

¹⁰ For more detail on the site allocations, see the summary table in the site allocations policy of the Local Plan.

MM2	Monitoring indicators	<table border="1"> <thead> <tr> <th data-bbox="544 213 862 256">Indicator</th> <th data-bbox="862 213 1691 256">Target</th> <th data-bbox="1691 213 2011 256">Data source</th> </tr> </thead> <tbody> <tr> <td data-bbox="544 256 862 395">The number of new homes permitted and completed each year</td> <td data-bbox="862 256 1691 395"><u>562 homes per annum</u> 42,426<u>10,678</u> homes over the plan period (2015 – 2034)</td> <td data-bbox="1691 256 2011 395">Planning applications and appeals and building completions data</td> </tr> <tr> <td data-bbox="544 395 862 802">The number of Traveller pitches and Travelling Showpeople plots</td> <td data-bbox="862 395 1691 802"><u>4 permanent pitches for Gypsies and Travellers;</u> <u>4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites);</u> <u>To seek to make provision for 41 permanent Gypsy and Traveller pitches, 4 permanent plots for Travelling Showpeople for households who do not meet the planning definition, and 8 permanent pitches for households of unknown planning status</u> 58 permanent pitches for Gypsies and Travellers and 8 permanent plots for Travelling Show people between 2017 and 2034 or any new target as identified within an updated Traveller Accommodation Assessment.</td> <td data-bbox="1691 395 2011 802">Planning applications and appeals</td> </tr> </tbody> </table> <p data-bbox="544 802 2011 845">Please note employment and retail floor space is monitored as part of Policy E1 and Policy E7 respectively.</p>	Indicator	Target	Data source	The number of new homes permitted and completed each year	<u>562 homes per annum</u> 42,426 <u>10,678</u> homes over the plan period (2015 – 2034)	Planning applications and appeals and building completions data	The number of Traveller pitches and Travelling Showpeople plots	<u>4 permanent pitches for Gypsies and Travellers;</u> <u>4 permanent plots for Travelling Showpeople (as defined by Planning Policy for Traveller Sites);</u> <u>To seek to make provision for 41 permanent Gypsy and Traveller pitches, 4 permanent plots for Travelling Showpeople for households who do not meet the planning definition, and 8 permanent pitches for households of unknown planning status</u> 58 permanent pitches for Gypsies and Travellers and 8 permanent plots for Travelling Show people between 2017 and 2034 or any new target as identified within an updated Traveller Accommodation Assessment.	Planning applications and appeals
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Policy S3: Delivery of development and regeneration within Guildford Town Centre

MM3

New policy
(whole
policy)

POLICY S3: Delivery of development and regeneration within Guildford Town Centre

Coordination of development in the Town Centre

(1) Development proposals will be encouraged to seek opportunities to enable the future development potential of adjacent sites and not undermine their development potential.

More efficient use of land and the acceleration of housing delivery

(2) Major applications will be expected to deliver a mix of uses and include residential development. Residential development in mixed use schemes will be expected to meet identified housing need.

(3) Schemes must demonstrate that they have made the most efficient use of land both in terms of the quantum of development and the mix of uses.

(4) In seeking to achieve more efficient use of land and/or accelerated housing delivery and/or regeneration, the Council will where appropriate utilise mechanisms such as its compulsory purchase powers.

Place shaping and character and design of new development

(5) New development will have regard to:

- a) the provisions of Policy D1;
- b) the historic environment, street pattern and topography;
- c) important views into and out of the town centre from the surrounding landscape;
- d) views within the town centre of important historic buildings and local landmarks.

(6) Schemes must demonstrate high quality urban design and contribute wherever possible to achieving:

- a) mixed use developments with active ground floor uses;
- b) defined public and private spaces which are well-enclosed;
- c) an attractive and safe public realm;
- d) legible routes that are easy to understand and to move through, and give priority to pedestrians and cyclists over motor vehicles;
- e) improved access and views to the River Wey.

MM3	Reasoned Justification para 4.1.18 to 4.1.25	<p><u>Reasoned justification</u></p> <p><u>4.1.18 Our Corporate Plan (2018-2023) identifies regenerating and improving Guildford town centre and other urban areas as one of three strategic priorities supporting its “Place Making” theme. Key projects to support this and the delivery of the Local Plan include:</u></p> <ul style="list-style-type: none"> <u>(a) Facilitating the delivery of a major new mixed development in North Street</u> <u>(b) Implementing the vision of the Town Centre Regeneration Strategy</u> <u>(c) Improving the public realm, including surfaces, in key town centre areas</u> <p><u>4.1.19 This policy and the Town Centre Regeneration Strategy will help deliver the following objectives:</u></p> <ul style="list-style-type: none"> <u>(a) enhance the vibrancy of Guildford Town Centre</u> <u>(b) create and foster high quality design</u> <u>(c) protect the town’s heritage and overall feel</u> <u>(d) respect existing townscape at both the street and roof level</u> <u>(e) create an enhanced and more positive public realm</u> <u>(f) reduce the concrete environment atmosphere</u> <u>(g) realise the Council’s ‘drive to, not through’ concept to reduce the impact of traffic in the town centre, complementing future environmental improvements</u> <u>(h) link the Town Centre to the train station</u> <u>(i) open up the River Wey and improve connections to the river</u> <u>(j) assist in meeting Guildford’s housing demand</u> <u>(k) ensure schemes are sustainable and do not lock future development potential</u> <u>(l) promote and create an investment friendly environment</u> <p><u>4.1.20 Whilst the Council will play a key coordinating role aimed at achieving delivery of development and regeneration, working with partners such as Surrey County Council, Network Rail and the National Trust, the private sector is central to this process. It is important that schemes that seek planning permission are conceived and designed in a manner that considers regeneration opportunities beyond the boundaries of the site. Collaboration between adjacent and surrounding property owners in the Guildford town centre, including efforts that seek to maximise regeneration opportunities through mutually supportive design elements, uses and access arrangements are supported.</u></p>
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- 4.1.21 The delivery of housing in the town centre adds to its vitality and vibrancy. The Council regards the town centre as critical in terms of meeting needs for main town centre uses. This includes high trip generating uses such as offices and retail, where there are opportunities to encourage linked trips and maximise the use of public transport networks. However, the town centre also represents the most sustainable location for new higher density housing. Whilst the Local Plan provides for sufficient sites to meet housing needs over the plan period, as part of regeneration efforts, more housing is likely to come forward over the plan period. It is important that this occurs in a manner that makes the most of its central location and is thus developed at a density that maximises its sustainability benefits whilst responding to heritage, design and flooding considerations. Consideration should also be given to the potential to minimise the provision of car parking where this can help optimise the density of development.
- 4.1.22 The Council will support mixed use development, which can retain or re-provide retail, leisure and employment uses/floorspace in the town centre, in line with national and Local Plan policies. This will help ensure the efficient use of land and presents an opportunity to enhance the vitality of the town centre and increase delivery of homes in sustainable locations.
- 4.1.23 Enhancing the vitality and vibrancy of the town centre cannot occur solely through more intense uses, nor greater numbers of residents. A quality public realm needs to support day-to-day activities, peoples' well-being, safety and sense of place and forms the basis for the area's attractiveness to residents, workers and visitors.
- 4.1.24 The public realm includes publicly-owned streets, squares, pathways, parks, publicly accessible open spaces, right of ways, and any public or private building and facilities that are accessible by all. Whilst parts of the town centre reflect high quality public environments, there are areas where this could be improved. This is often in areas that represent opportunities for regeneration and intensification of development.
- 4.1.25 The enhancement of the public realm and its amenity value will ensure the town centre becomes an even more attractive place to live, work and visit and will be a key component of the area's regeneration. This could occur through a range of interventions such as improving surfacing of public space, providing more generous pedestrian environments, landscaping, street furniture, lighting and public art. The Council will seek contributions toward the improvement of the public realm from developments, where appropriate. The Council will also continue working with Surrey County Council to implement measures that deliver public realm enhancements.

MM3	Key Evidence	<div style="border: 2px solid green; padding: 10px;"> <p><u>Key Evidence</u></p> <ul style="list-style-type: none"> • <u>The Guildford Town Centre Regeneration Strategy (Guildford Borough Council, 2017)</u> </div>							
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<u>Indicator</u>	<u>Target</u>	<u>Data source</u>							
<u>The number of new homes completed each year in the town centre</u>	<u>N/A</u>	<u>Planning applications and appeals</u>							
Policy H1: Homes for all									
MM4	Policy para (2)	(2)	<p>Development that results in the net loss of <u>all existing</u> housing, including sites allocated for housing within the Local Plan will not be permitted. Development that results in the net loss of (C2 use class or C3 use class accommodation or traveller accommodation), including sites allocated for such use in the Local Plan, will not be permitted. <u>Significant reductions from the approximate housing numbers or reductions from the specific traveller accommodation provision and housing uses as set out in the site allocations will be resisted.</u></p>						
MM5	Policy para (6)	(6)	<p>Sufficient sites are allocated within the Local Plan to meet the accommodation needs of Gypsies, Travellers or Travelling Showpeople (as defined by Planning Policy for Traveller Sites) as set out in the latest Traveller Accommodation Assessment as well as to cater for the potential additional needs of households of unknown planning status. These sites are for a mix of tenures and provided on a number of small sites and as part of larger development sites to help create sustainable and mixed communities. Sites are also allocated within the Local Plan to contribute to meeting the assessed needs of Gypsies, Travellers and Travelling Showpeople who do not meet the Planning Policy for Traveller Sites definition.</p>						

MM5	Reasoned Justification paras 4.2.22 and 4.2.23	<p>4.2.22 <u>The identified traveller accommodation target is set out in Policy S2 (3). Sufficient sites are identified/allocated within the Local Plan to meet the target based on the accommodation need identified in the TAA (2017) for 4 permanent pitches for Gypsies and Travellers and 4 plots for Travelling Showpeople up to 2034. There are also sufficient allocated sites to make provision for 8 permanent pitches to meet potential additional need of households of unknown planning traveller status. These allocated sites are for a mix of tenures and provided on a number of small sites and as part of larger development sites to help create sustainable and mixed communities.</u></p> <p>4.2.23 Whilst tThe needs of Gypsies, Travellers and Travelling Showpeople who do not meet the <u>Planning Policy for Traveller Sites</u> planning <u>policy</u> definition fall outside this <u>target¹⁴ allocation</u>. <u>However</u>, in order to meet their assessed needs, <u>as demonstrated through the TAA (2017) findings</u>, we will seek to provide 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople who do not meet the <u>planning policy</u> definition. <u>A total of 59 Gypsy and Traveller pitches (net) and 8 Travelling Showpeople plots (net) have been identified in the site allocation policies. We will also seek to make provision for 8 permanent pitches to meet potential additional need of households of unknown planning traveller status.</u>OurThe TAA (2017) found no evidence of need for a transit site within our borough. <u>The Council will keep this position under review and, should the need for a transit site arise, will work with neighbouring authorities to address this.</u>However, we will continue to work with neighbouring authorities to address the issue of transit sites if necessary.</p>
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Policy H2: Affordable homes

MM6	Policy paras (2) to (4a)	<p>(2) The CouncilWe will also seek affordable homes on sites providing five11 or more homes (gross), or sites of 0.17 ha or more regardless of the number of homes or where dwellings would have a combined gross internal floorspace of more than 1,000 square metres. WeThe Council will seek at least 40% per cent of the homes on these sites as affordable homes.</p> <p>(2a) In Designated Rural Areas, the threshold where we will seek an affordable housing contribution of at least 40% of the homes on these sites will be on sites providing more than 5 dwellings. For developments of between 6 and 10 dwellings inclusive (gross), a financial contribution in lieu of on-site provision of affordable housing will be sought which is of broadly equivalent value relative to on-site provision.</p> <p>(3) The tenure and number of bedrooms of the affordable homes provided on each qualifying site must contribute, to the Council's satisfaction, towards meeting the mix of affordable housing needs identified in the Strategic Housing Market Assessment 2015, or subsequent affordable housing needs evidence. This currently includes a tenure split of at least 70% Affordable Rent, with the remainder being other forms of affordable housing. <u>A minimum of 10% of the affordable homes provided on each site under this policy must be available for affordable home ownership, except where an exemption applies in the NPPF.</u> Affordable Rent must be no more than the maximum level set out in our most recent housing guidance or strategy.</p> <p>(4) Affordable housing contributions may be provided off-site, or by payment in lieu where the Council agrees that on site provision and management would be impractical due to size and / or location of the development. Off-site provision or payment in lieu is expected to enable the same amount of additional affordable housing as would have been delivered on site. <u>The agreed off-site provision must be completed before 50% of the market homes are occupied unless otherwise agreed by the Council. On developments in designated rural areas of between 6 and 10 dwellings inclusive (gross), the commuted payment in lieu of on-site affordable housing provision will be payable after completion of the units within the development.</u></p> <p>(4a) If developers satisfactorily demonstrate that providing the amount of affordable housing required by this policy would not be economically viable, the Council will consider the following to assist with delivering a scheme:</p> <p>(a) varying the tenure mix of the affordable housing (for example, more intermediate housing and less rented housing), size, and/or type of homes to be provided; and/or</p> <p>(b) reducing the overall number of affordable homes.</p>
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MM6	Reasoned Justification para 4.2.35	<p>4.2.35 This policy applies to all new homes within the C3 Use Class. This generally includes retirement homes, as well as self-contained studio flats for a single household, whether specifically aimed at students or not. It does not apply to residential institutions such as care homes and nursing homes. Assisted living, extra care and other C2 residential developments may be required to make provision; these will be considered on a case-by-case basis.</p>
MM6	Reasoned Justification para 4.2.38	<p>4.2.38 Land values and property prices are generally high across the borough, although with considerable variation. Our viability evidence shows that the vast majority of housing developments in most locations in the borough are viable providing an affordable housing contribution of 40 per cent. <u>Bearing in mind that viability assessment was undertaken in preparation of the Local Plan, the impact of policies on development viability have been considered and are regarded as realistic. The need for a viability assessment at planning application stage will thus need clear justification by the applicant in line with paragraph 57 of the NPPF. Should this need be accepted, the Council will need to weigh the outcomes and implications of the viability assessment against all circumstances relating to the case as part of considering the acceptability of the proposal.</u></p>
MM6	Reasoned Justification para 4.2.40	<p>4.2.40—There may be some circumstances where abnormal costs would make the scheme unviable to deliver. Where developers demonstrate to our satisfaction that providing the amount of affordable housing required by this policy would not be economically viable, we may consider the following to assist with delivering a scheme:</p> <p>(a) vary the tenure mix of the affordable housing (for example, more intermediate housing and less rented housing), size, and/or type of homes to be provided</p> <p>(b) reduce the overall number of affordable homes</p>
MM6	Reasoned Justification para 4.2.42	<p>4.2.42 In calculating the number of affordable homes to be provided on a site, fractions of homes will sometimes be required. In order to avoid requirements for fractions of homes we will therefore round up any part requirement of an affordable housing dwelling in line with common convention at 0.5 of a home, and down at 0.4 or less. A replacement home, would not therefore make any contributions as part of a development scheme, would count when determining whether the scheme meets the minimum threshold for which an affordable housing contribution is required, although would not count when calculating the number of affordable units needed.</p>

Policy H3: Rural exception homes		
MM7	Policy paras (1) and (2)	<p>(1) Small <u>scale</u> affordable housing developments <u>in the Green Belt, which can include including-pitches for travellersGypsies and Travellers not meeting the Planning Policy for Traveller Sites definition of a gypsy or traveller</u>¹⁶, will be permitted to meet identified local affordable housing needs provided that:</p> <ul style="list-style-type: none"> a) the site adjoins or is closely related to, and in safe and reasonable walking distance of a defined or a non- defined rural settlement, and b) the number, size and tenure of homes would be appropriate to meet, or to contribute to meeting, the identified affordable housing needs of the local community , and c) the affordable homes are all secured in perpetuity. <p><u>(2) The minimum number of market homes to make a rural exception scheme viable will be permitted where:</u></p> <ul style="list-style-type: none"> <u>(a) a developer demonstrates that the scheme would be unviable without the inclusion of market housing, and</u> <u>(b) it does not inflate the threshold land value¹⁷, and</u> <u>(c) it is suitably integrated into the rural exception development.</u>
MM7	Reasoned Justification para 4.2.49	<p>4.2.49 We will work with parish councils, the Surrey Rural Housing Enabler and landowners to understand the affordable housing needs of people with a local connection to specific rural areas. In applying this policy, consideration will be given to the needs of the local community by accommodating households who <u>are current or recent former residents of the Parish or</u> have a current employment or family connection <u>to it, or are current or recent former residents of the Parish.</u> We will also facilitate provision of rural exception sites for local agricultural workers, and for local <u>settled</u> travellers <u>s-needs who don't meet the Planning Policy for Traveller Sites definition of gypsy or traveller</u> where <u>such an accommodation</u> need is demonstrated <u>in line with Policy H3 (1).</u> Traveller <u>rural</u> exception <u>housing accommodation</u> will be provided on council-owned public pitches on small, suitably located sites in the Green Belt.</p>
MM7	Reasoned Justification para 4.2.52	<p>4.2.52—There may be situations where a developer demonstrates that a rural exception scheme would be unviable. In such situations, and where there are no alternative sites available to provide the identified local affordable housing needs (as required by national policy) we may consider permitting the minimum number of market homes to make the scheme viable. We may also consider allowing at least one market home where this would result in a significant improvement in the housing mix (tenure, type or size) or rent levels. The inclusion of market housing must serve to benefit the rural affordable housing stock and not inflate the “threshold land value”. This is the minimum land value likely to trigger an owner to sell the land.</p>

Policy P1: Surrey Hills Area of Outstanding Natural Beauty								
MM8	Monitoring indicators	<table border="1"> <thead> <tr> <th data-bbox="533 272 1037 309">Indicator</th> <th data-bbox="1037 272 1541 309">Target</th> <th data-bbox="1541 272 2036 309">Data source</th> </tr> </thead> <tbody> <tr> <td data-bbox="533 309 1037 525"> <u>Percentage of appeals allowed for applications for Number of planning decisions, including appeals, allowing major development in the AONB on sites not allocated in the Plan</u> </td> <td data-bbox="1037 309 1541 525"> Reduction in the percentage of appeals-allowed <u>N/A</u> </td> <td data-bbox="1541 309 2036 525"> Planning <u>permissions and</u> appeals </td> </tr> </tbody> </table>	Indicator	Target	Data source	<u>Percentage of appeals allowed for applications for Number of planning decisions, including appeals, allowing major development in the AONB on sites not allocated in the Plan</u>	Reduction in the percentage of appeals-allowed <u>N/A</u>	Planning <u>permissions and</u> appeals
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Policy P2: Green Belt								
MM9	Policy paragraphs (1) to (4)	<p>(1) The Metropolitan Green Belt will continue to be protected, as designated on the Policies Map, will continue to be protected against inappropriate development in accordance with the NPPF. In accordance with national planning policy, the construction of new development will be considered inappropriate and inappropriate development will not be permitted unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p> <p>(2) Certain forms of development are not considered to be inappropriate. Proposals will be permitted where they are consistent with the exceptions listed in national planning policy and, where relevant, also meet the following criteria: The construction of new buildings in the Green Belt will constitute inappropriate development, unless the buildings fall within the list of exceptions identified by the NPPF. For the purpose of this policy, the following definitions will apply to those exceptions:</p> <p>Extensions or alterations</p> <p>(3) The extension or alteration of a building provided that it would not result in disproportionate additions over and above the size of the original building.</p> <p><u>(a) The “original building” shall mean either:</u></p> <ul style="list-style-type: none"> <u>i. the building as it existed on 1 July 1948; or</u> <u>ii. if no building existed on 1 July 1948, then the first building as it was originally built after this date</u> 						

Replacement buildings

~~(4) The replacement of a building, provided the new building:~~

- ~~(a) would be in the same use, and~~
- ~~(b) is not materially larger than the one it replaces, and~~
- ~~(c) is sited on or close to the position of the existing building.~~

(b) A new building will only constitute a “replacement” if it is sited on or in a position that substantially overlaps that of the original building, unless it can be clearly demonstrated that an alternative position would not increase the overall impact on the openness of the Green Belt.

Limited infilling

(c) “limited infilling” shall mean:

i. Limited infilling within the identified settlement boundaries, as designated on the Policies Map, of the following villages. Limited infilling may also be appropriate outside the identified settlement boundaries where it can be demonstrated that the site should be considered to be within the village.

Albury, Compton, East Clandon, East Horsley (~~south~~), Gomshall, Holmbury St Mary, Peaslake, Pirbright, Puttenham, Ripley, Shere, West Clandon, and Worplesdon.

ii. Limited infilling may also be appropriate outside the inset settlement boundaries, as designated on the Policies Map, of the following villages where it can be demonstrated that the site should be considered to be within the village.

Ash Green, Chilworth, East Horsley, Effingham, Fairlands, Flexford, Jacobs Well, Normandy, Peasmarsh, Ripley, Send, Send Marsh/ Burnt Common, Shalford, West Horsley and Wood Street Village.

iii. Limited infilling may also be appropriate either outside the inset or identified settlement boundaries, or and in the following villages, where it can be demonstrated that the site should be is-as-a-matter-of-fact considered to be within the village:

Artington, Eashing, Farley Green, Fox Corner, Hurtmore, Ockham, Seale, Shackleford, The Sands, Wanborough and Wisley.

		(3a) Certain other forms of development are also considered not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, and these are listed in the NPPF.								
MM9	Reasoned Justification para 4.3.21	4.3.21 For the purpose of this policy, the original building is defined as the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally. For the avoidance of doubt, if no building existed on 1 July 1948, then the original building is considered to be the first building as it was originally built after this date.								
MM9	Reasoned Justification para 4.3.23	4.3.23 Replacement buildings are expected to be sited on or close to the position of the original building, unless it can be clearly demonstrated that an alternative position would reduce the overall impact on the openness of the Green Belt.								
MM9	Reasoned Justification para 4.3.25	4.3.25 In order to provide some certainty, settlement boundaries have nevertheless been identified for those villages that are of a scale and form that enable a boundary to be established with a degree of certainty. Proposals within these areas are considered to be in the village and limited infilling here would be appropriate. However, the built form of many of the villages extends wider than the boundary and, in some instances, proposals here may also be considered to be in the village. These will need to be assessed on a case-by-case basis and, if considered to be in the village, then limited infilling here would also be appropriate. Those villages for which no boundary has been identified are listed in the policy and would also need to be assessed on a case-by-case basis. <u>There are a number of considerations to take account of when assessing whether a site is located within the village. This includes factors such as the pattern of development, and the proposed development's relationship to the built up area of the village and the surrounding countryside.</u>								
MM9	Monitoring indicators	<table border="1"> <thead> <tr> <th>Indicator</th> <th>Target</th> <th>Data source</th> </tr> </thead> <tbody> <tr> <td>Percentage of appeals allowed involving Number of planning decisions, including appeals, granting permission for inappropriate development in the Green Belt</td> <td>Reduction in the percentage of appeals allowed N/A</td> <td>Planning <u>permissions and</u> appeals</td> </tr> </tbody> </table>			Indicator	Target	Data source	Percentage of appeals allowed involving Number of planning decisions, including appeals, granting permission for inappropriate development in the Green Belt	Reduction in the percentage of appeals allowed N/A	Planning <u>permissions and</u> appeals
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Policy P3: Countryside								
MM10	Policy para (1)	<p>(1) Within the area of countryside, as designated on the Policies Map, development will be permitted provided it:</p> <ul style="list-style-type: none"> (a) requires a countryside location or where a rural location can be justified, and (b) is proportionate to the nature and scale of the site, its setting and countryside location, and (c) does not lead to greater physical or visual coalescence between the (i) Ash and Tongham urban area and (ii) <u>either Aldershot or Ash Green village</u>. 						
MM10	Reasoned justification para 4.3.34a	<p><u>4.3.34a Significant growth is planned to occur to the south eastern corner of the previously defined Ash and Tongham urban area. Whilst an element of merging will occur between the urban area and the northern extent of Ash Green village, it is important that this is limited to this area to protect the separate identities of these settlements. Any development within the remaining area of land that is designated countryside will be strongly resisted.</u></p>						
MM10	Monitoring indicators	<table border="1"> <thead> <tr> <th>Indicator</th> <th>Target</th> <th>Data source</th> </tr> </thead> <tbody> <tr> <td>Percentage of appeals allowed for applications for new buildings in the inset villages <u>Number of planning decisions, including appeals, granting permission for development in the countryside that is not in accordance with the policy</u></td> <td>Reduction in the percentage of appeals allowed <u>N/A</u></td> <td>Planning <u>permissions and</u> appeals</td> </tr> </tbody> </table>	Indicator	Target	Data source	Percentage of appeals allowed for applications for new buildings in the inset villages <u>Number of planning decisions, including appeals, granting permission for development in the countryside that is not in accordance with the policy</u>	Reduction in the percentage of appeals allowed <u>N/A</u>	Planning <u>permissions and</u> appeals
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Policy P4: Flooding, flood risk and groundwater protection zones								
MM11	Policy para (2)	(2) Development in areas at <u>medium or high</u> risk of flooding, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment, including the 'developed' flood zone 3b (functional floodplain), will be permitted provided that:						
MM11	Policy para (3)	(3) Development proposals in the 'developed' flood zone 3b will also only be approved where the footprint of the proposed building(s) is not greater than that of the existing building(s) <u>and there will be no increase in development vulnerability</u> . Proposals within these areas should facilitate greater floodwater storage.						
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Policy P5: Thames Basin Heaths Special Protection Area		
MM12	Policy para (1)	(1) Permission will only be granted for development proposals where it can be demonstrated that doing so would not give rise to adverse effects on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), whether alone or in combination with other development. Where one or more adverse effects on the integrity of the SPA will arise, measures to avoid and mitigate these effects must be delivered and secured in perpetuity. These measures are unlikely to be acceptable unless must be agreed with Natural England <u>in accordance with South East Plan policy NRM6</u> .
MM12	Policy para (2)(c)	(2)(c) Residential development of over 50 net new dwellings that falls between five and seven kilometres from the SPA may be required to provide avoidance and mitigation measures. This will be assessed on a case-by-case basis and agreed in consultation with Natural England.
MM12	Policy para (3)(d)	(3)(d) Developments may secure or provide bespoke SANG. Proposals for new SANGs will not be unlikely to be acceptable unless agreed by Natural England. Large developments may be required to provide bespoke SANG.
MM12	Policy para (4)	(4) Where further evidence demonstrates that the integrity of the SPA can be protected using different distance thresholds or with alternative measures (including standards of SANG provision different to those set out in this policy), <u>the Council will agree</u> these must be agreed in consultation with Natural England.
MM12	Reasoned justification para 4.3.50c	4.3.50c “Adverse effects on integrity” refers to the definition under the Habitats Regulations. In line with the Habitats Regulations, development proposals should be screened to establish whether they are likely to have significant effects on the SPA. All net new residential development up to five km from the SPA, and developments of over 50 net new residential units five to seven km from the SPA are considered likely to have a significant effect. Where significant effects are likely, and proposals must undergo Appropriate Assessment to identify measures that avoid, as a first step, and mitigate any adverse effects. However, if <u>these</u> residential developments provide or contribute to appropriate SANG and SAMM measures <u>in accordance with the Thames Basin Heaths Special Protection Area Avoidance Strategy (the strategy), they will not be required to undergo Appropriate Assessment it is likely that it can be concluded that no adverse effects on the integrity of the SPA will occur as a result of increased recreational pressure.</u>

MM12	Reasoned justification para 4.3.54	4.3.54 In the zone of influence, beyond the exclusion zone and up to 5km (linear) from the SPA, a net increase in the number of residential units is likely to lead to increased recreational use of the SPA. Visitor surveys produced by Natural England demonstrate that 70 per cent of visitors to the SPA come from within this distance. In order to avoid this impact, net new residential development must secure or provide Suitable Alternative Natural Greenspace (SANG) and provide funding for Strategic Access Management and Monitoring (SAMM). Proposals for student accommodation, care homes and other types of permanent accommodation not listed in paragraph 4.3.51 may not need to provide avoidance and mitigation measures. This will be assessed on a case by case basis <u>and agreed in consultation with Natural England.</u>												
MM12	Reasoned justification para 4.3.60	4.3.60 <u>The Council will consult with Natural England on P</u> proposals for new SANGs must be agreed by Natural England and. <u>SANG proposals</u> will be expected to follow Natural England’s SANG guidelines. Developers may propose bespoke SANGs that provide avoidance for their own developments, either within the development site or off-site in an appropriate location. The size requirements for new SANGs set out in the SANG guidelines often mean that SANGs cannot be delivered on smaller sites. The Council therefore provides strategic SANGs which developers of smaller sites can pay a tariff to use.												
Policy E1: Meeting employment and retail needs														
MM13	Policy para (1a)	<p data-bbox="510 820 1977 884"><u>(1a) To meet the borough-wide need for retail and leisure uses, land has been allocated for an approximate net gain of floorspace as indicated in the table below:</u></p> <table border="1" data-bbox="622 900 1576 1177"> <thead> <tr> <th data-bbox="622 900 938 970"></th> <th data-bbox="938 900 1276 970"><u>Net capacity to 2030 (sq m)</u></th> <th data-bbox="1276 900 1576 970"><u>Assumed gross capacity (sq m)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="622 970 938 1040"><u>Comparison goods retail (A1) uses</u></td> <td data-bbox="938 970 1276 1040"><u>28,202</u></td> <td data-bbox="1276 970 1576 1040"><u>40,289</u></td> </tr> <tr> <td data-bbox="622 1040 938 1110"><u>Convenience goods retail (A1) uses²³</u></td> <td data-bbox="938 1040 1276 1110"><u>1,869 – 3,523</u></td> <td data-bbox="1276 1040 1576 1110"><u>2,670 – 5,033</u></td> </tr> <tr> <td data-bbox="622 1110 938 1177"><u>Food and beverage (A3/A4/A5) uses</u></td> <td data-bbox="938 1110 1276 1177"><u>4,230 – 5,641</u></td> <td data-bbox="1276 1110 1576 1177"><u>6,043 - 8,058</u></td> </tr> </tbody> </table> <p data-bbox="622 1182 1424 1214"><u>Source: Guildford Retail and Leisure Study Addendum (2017)</u></p>		<u>Net capacity to 2030 (sq m)</u>	<u>Assumed gross capacity (sq m)</u>	<u>Comparison goods retail (A1) uses</u>	<u>28,202</u>	<u>40,289</u>	<u>Convenience goods retail (A1) uses²³</u>	<u>1,869 – 3,523</u>	<u>2,670 – 5,033</u>	<u>Food and beverage (A3/A4/A5) uses</u>	<u>4,230 – 5,641</u>	<u>6,043 - 8,058</u>
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Policy E2: Location for new employment floorspace		
MM14	Policy paras (1) to (4)	<p><u>Office and Research & Development:</u></p> <p>(1) Proposals for new office and research & development (B1a and B1b) floorspace will be directed sequentially to: <u>Guildford town centre and Office and Research & Development Strategic Employment Sites²⁴. Only if sites cannot be found in these locations should edge of centre sites and locations within 500m of a public transport interchange be considered.</u></p> <p>(a) Guildford town centre, then (b) locations within 500m of a public transport interchange, then (c) Offices and Research & Development Strategic Employment Sites1 unless:</p> <p>(i) the proposed floorspace is limited in scale (less than 200 sq m or 25% of the existing office/R&D floorspace whichever is the lower) and/or (ii) ancillary to the primary use of the site.</p> <p>(2) The sequential approach does not apply to proposed floorspace included in the site allocations in the Local Plan.</p> <p>(4)(3) The expansion of existing offices in locations outside the town centre, and Strategic Employment Sites and Locally Significant Employment Sites should be limited to 25% or less of the existing office and R&D floorspace, and any development not limited in scale is to be directed to sequentially preferable locations.</p> <p>(3)(4) If the expansion of existing offices in locations outside the town centre and Strategic Employment Sites exceeds Where net additional floorspace exceeding 200 sq m or 25% of the existing office and R&D floorspace of the planning application site boundary on a site-by-site basis is proposed (whichever is the lower) in the redevelopment or extension of a building in locations other than those set out above, it will need to be demonstrated that there are:</p> <p>(a) there are operational needs of business for on-site expansion, no sites available in the locations set out above (b) there are no suitable sites available in the town centre and the Strategic Employment Sites there is a demonstrated need, and (c) the site is accessible, or can will be made accessible, by sustainable modes of transport.</p>
MM14	Definitions para 4.4.21a	<p><u>4.4.21a To avoid doubt the 25% applies to the existing floorspace that is within the red line of the planning application. This could comprise an individual building or a number of commercial units.</u></p>

Policy E3: Maintaining employment capacity and improving employment floorspace		
MM15	Policy para (0b)	<p>0(b) The Office (B1a) and Research & Development (B1b) Strategic Employment Sites are:</p> <ul style="list-style-type: none"> (a) Guildford Town Centre employment core (b) Surrey Research Park (extended) (c) Guildford Business Park (d) 1000, 2000 and 3000 Cathedral Hill (e) London Square, Cross Lane (f) 57 and Liongate Ladymead (g) The Guildway, Portsmouth Road (h) The Pirbright Institute (i) Send Business Centre/Tannery Studios Tannery Lane, Send
MM15	Policy paras (3) & (4)	<p>(3)(4) <u>On Strategic and Locally Significant Employment Sites, Once the period of the comprehensive and active marketing should also include consideration of is complete, another alternative suitable B class employment use should be considered, followed by any and other employment generating use, before change of use to residential or other use with no on-going employment use will be permitted.</u></p> <p>(4)(3) Outside of the designated employment sites, employment floorspace will be protected in line with the latest needs assessment and the loss will be resisted unless the site is allocated for an alternative use within the Local Plan. Redevelopment or change of use to <u>a non-employment use will only be acceptable housing use will be acceptable</u> if evidence is provided of active and comprehensive marketing of the site for its current use for a continuous period of at least 12 months prior to submission of a planning application. <u>If the site is allocated for an alternative use within the Local Plan, the marketing period will not be required.</u></p>
MM15	Policy paras (6) & (7)	<p>(6) <u>Redevelopment or change of use to a non-employment use will only be acceptable where the land or premises are unsuitably located in terms of its impact on the environment, levels of traffic movement, its accessibility to public transport and its link with the infrastructure, and its impact on the amenity of the area or adjoining occupiers.</u></p> <p>(7) <u>The provision of ancillary uses on a Strategic or Locally Significant Employment Site that complement and positively enhance the functioning of the employment area will be supported.</u></p>

MM15	Reasoned Justification para 4.4.31a	<p><u>4.4.31a The provision of ancillary uses as referred to in Policy E3(7) within employment areas can serve to enhance the function and attraction of these sites to businesses and their employees and reduce the need for staff to travel to alternative facilities away from the workplace. Such uses may be provided on site either as new buildings, by means of expansion of an existing B1, B2 or B8 use or as redevelopment of part of an existing B1, B2 or B8 use. Examples of ancillary uses considered appropriate on a Strategic or Locally Significant Employment site that would be supported include small local shops, gymnasias, creches and canteens.</u></p>								
Policy E4: Surrey Research Park										
MM16	Policy para (1)	<p>(1) The existing 28 hectare Surrey Research Park shown on the Policies Map and the proposed extension described in policy A26, will be protected for business use comprising offices, research, development, design and innovation activities, in any science, including social science, falling within Use Classes B1 (a), (b) and (c) of the Town and Country Planning (use Classes) Order 1987 (as amended), that is complementary to the activities of the University of Surrey. Development in accordance with the above will be supported. Development for general office use B1(a) that does not contribute to the specific function of the Research Park will not be supported.</p>								
MM16	Monitoring Indicators	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="510 823 1021 858">Indicator</th> <th data-bbox="1021 823 1532 858">Target</th> <th data-bbox="1532 823 2051 858">Data source</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 858 1021 1134">Total amount of appropriate additional B class floorspace permitted and completed on the site, <u>comprising offices, research, development, design and innovation activities which is complementary to the activities of the University of Surrey</u></td> <td data-bbox="1021 858 1532 1134">Approx. 30,000 sq m B1a, b and c over the plan period that is complementary to the activities of the University of Surrey (100% of development)</td> <td data-bbox="1532 858 2051 1134">Planning applications and appeals and building completions data</td> </tr> </tbody> </table>			Indicator	Target	Data source	Total amount of appropriate additional B class floorspace permitted and completed on the site, <u>comprising offices, research, development, design and innovation activities which is complementary to the activities of the University of Surrey</u>	Approx. 30,000 sq m B1a, b and c over the plan period that is complementary to the activities of the University of Surrey (100% of development)	Planning applications and appeals and building completions data
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Policy E5: Rural economy		
MM17	Policy para (1)(c)	(c) the retention and development of <u>accessible</u> local services and community facilities in our <u>the</u> inset and identified villages, such as local shops, meeting places, sports venues, <u>open space</u> , cultural buildings, public houses and places of worship, which respect the character of the countryside, will be supported.
MM17	Policy para (5)	(5) Proposals that would result in the loss of shops and services that provide for everyday needs (within Use Class A1) located in rural areas but outside of Local and District Centres, will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 <u>months</u> prior to submission of a planning application.
Policy E7: Retail and leisure uses in Guildford Town Centre		
MM18	Policy para (1)	<p>(1) — By 2034, Guildford town centre will have:</p> <p>(a) — a new retail-led, mixed-use development of 41,000 sq m (gross) of additional comparison goods floorspace on the North Street regeneration site within its primary shopping area.</p> <p>(b) — developments of other town centre uses that contribute to the liveliness of the town centre including food and drink, more gyms and cinema screens;</p> <p>(c) — approximately 1,300 new homes, particularly on upper floors as part of mixed use developments.;</p> <p>Proposals for new retail and main town centre leisure uses</p> <p>(1a) — In order to strengthen the liveliness and economic resilience of Guildford town centre, new retail and leisure uses located within the centre will be supported. Where no suitable sites are available within the centre, sites on the edge of the centre will be considered.</p>
MM18	Policy para (5)	(5) <u>Within the Primary Shopping Area, E</u> exceptionally <u>the</u> loss of shopping area uses (Class A) at ground floor level will be permitted, subject to the above criteria, where the proposed use is appropriate to a town centre shopping frontage.
MM19	Policy para (6)	(6) — Proposals for new food takeaways within 500m of schools will not be accepted because of the potential negative impact on the health of school children.

MM18	Reasoned justification para 4.4.85	4.4.85 National planning policy sets out two tests for applications <u>for certain main town centre uses</u> , the sequential use and <u>retail</u> impact tests assessment. In considering proposed developments of <u>any</u> main town centre use on sites outside of designated centres on sites that are not allocated for such uses, the sequential test assessment must be applied. Retail and leisure proposals over 500 sq m on unallocated land outside of designated centres must be accompanied by an <u>retail</u> impact assessment. This will help to preserve the liveliness of our centres, and to protect them from significant adverse impacts from new retail and leisure developments in less suitable locations.
Policy E8: District Centres		
MM20	Policy para (4)	(4) Retail and leisure proposals over 500 sq m (gross) located outside of a district centre, <u>local centre, or Guildford Town Centre</u> , and where the site is not allocated in the local plan must be supported by a retail impact assessment.
MM19	Policy para (5)	(5) — Proposals for new hot food takeaways (Use Class A5) within 500m of schools will not be accepted because of the potential negative impact on the health of school children.
MM21	Reasoned justification para 4.4.89	4.4.89 The NPPF sets out two tests that must be applied when considering developments of <u>certain</u> main town centre uses that are not in a centre and that are not allocated in this Local Plan. These are the sequential test and the <u>retail</u> impact test. <u>In considering proposed developments of any main town centre use on sites outside of designated centres on sites that are not allocated for such uses, the sequential test must be applied. Retail and leisure proposals over 500 sq m on unallocated land outside of designated centres must be accompanied by an impact assessment. This will help to preserve the liveliness of our centres, and to protect them from significant adverse impacts from new retail and leisure developments in less suitable locations.</u>

Policy E9: Local Centres and isolated retail units		
MM22	Policy para (4a)	<p><u>4(a) When developed, the new local centres that are planned to be built at the strategic sites of:</u></p> <p><u>(a) Gosden Hill (site allocation A25);</u> <u>(b) Blackwell Farm (site allocation A26); and</u> <u>(c) the former Wisley Airfield (site allocation A35)</u></p> <p><u>will be treated as Local Centres within the context of this plan, and their location and boundaries designated in the next Local Plan review.</u></p>
MM20	Policy para (6)	<p>(6) Retail and leisure development proposals over 500 sq m (gross) which are not located in a local centre, <u>district centre, or Guildford Town Centre</u>, and where the site is not allocated for the proposed use must be supported by a retail impact assessment.</p>
MM19	Policy para (7)	<p>(7) — Proposals for new hot food takeaways (Use Class A5) within 500m of schools will not be accepted because of the potential negative impact on the health of school children.</p>
MM21	Reasoned justification para 4.4.94	<p>4.4.94 The NPPF sets out two tests that must be applied when considering developments of <u>certain</u> main town centre uses that are not in a centre and that are not allocated in this Local Plan. These are the sequential test and the <u>retail</u> impact test. <u>In considering proposed developments of any main town centre use on sites outside of designated centres on sites that are not allocated for such uses, the sequential test must be applied. Retail and leisure proposals over 500 sq m on unallocated land outside of designated centres must be accompanied by an impact assessment. This will help to preserve the liveliness of our centres, and to protect them from significant adverse impacts from new retail and leisure developments in less suitable locations.</u></p>

Policy D1: Place shaping

MM23

Policy
(whole
policy)

POLICY D1: Place shaping

- ~~(1) All new developments must achieve high quality design and enhance the environment in which they are set.~~
- ~~(2) Residential developments of 25 or more dwellings should:
 - ~~(a) provide a harmonious, integrated mix of uses, where appropriate, that fosters a sense of community and contributes to inclusive communities that provide the facilities and services needed by them~~
 - ~~(b) provide places for communities to meet and interact, such as play and recreation and other public spaces~~
 - ~~(c) be designed to facilitate and promote walking, providing a high quality environment for pedestrians, and where possible allowing short walking distances to amenities~~
 - ~~(d) create places that are easy to get to and through, foster active lifestyles, are easy to understand and navigate, and feel safe during the day and night, and~~
 - ~~(e) be designed to facilitate the delivery of high quality communications infrastructure to support sustainable modern living, and~~
 - ~~(f) provide convenient and safe routes through the development and to nearby areas for pedestrians and cyclists.~~~~
- ~~(3) All new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set. Essential elements of place making include creating economically and socially successful new places with a clear identity that promote healthy living; they should be easy to navigate, provide natural security through layout and design with attractive, well enclosed, and overlooked streets, roads and spaces with clear thought given to the interrelationship of land use to external space.~~
- ~~(4) All new development is expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance and conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG).~~
- ~~(5) New development shall be of a high quality and inclusive design, as per the Design Guide Supplementary Planning Document (SPD), and all new development will be required to address the following:

Distinct local character~~
- ~~(6) All new development will be designed to reflect the distinct local character of the area and will respond and reinforce locally distinct patterns of development, including landscape setting. Proposals will take account~~

of local design guidance contained within conservation area appraisals, DPD's, neighbourhood plans and SPDs.

- (7) Given the size, function and proposed density of the strategic allocations it may not always be desirable to reflect locally distinct patterns of development. These sites must create their own identity to ensure cohesive and vibrant neighbourhoods.

Safe, connected and efficient streets

- (8) All new development will be designed to ensure it connects appropriately to existing street patterns and creates safe and accessible spaces. Particular regard shall be given to maximise opportunities for pedestrian and cycle movement and the creation of a high quality public realm.

Network of green spaces and public places

- (9) All new development will be designed to maximise the opportunity for and linkages between green spaces and public places, and include high quality landscaping that reflects the local distinctive character.

Crime prevention and security measures

- (10) All new development will be designed to reduce opportunities for crime and antisocial behaviour.

Access and inclusion

- (11) All new development will be designed to meet the needs of all users, this includes the setting of the building in the wider environment, the location of the building on the plot, the gradient of the plot, transport infrastructure and public realm.

Efficient use of natural resources

- (12) All new development will be designed with regard to efficient use of natural resources including passive solar gain to maximise the use of the sun's energy for heating and cooling.

Infrastructure to create smart places

- (13) All new development will be designed in a manner that:
- (a) supports technological and digital advances, including the provision of sufficient ducting space for future digital connectivity infrastructure;
 - (b) seeks to achieve high quality digital connectivity, enabling Fibre To The Premises (FTTP) where practical;
 - (c) enables mobile connectivity within the development;

(d) provides access to services from a range of providers.

(14) Further innovation and provision for 5G, Wifi and other technologies will be encouraged.

Masterplans for strategic sites

(15) Developers will be required to produce Masterplans for Slyfield Area Regeneration Project (A24), Gosden Hill Farm (A25), Blackwell Farm (A26) and the former Wisley airfield (A35) and these will be subject to assessment by a Design Review Panel. The masterplanning process shall engage with the local community.

(16) In order to ensure future cohesive and vibrant neighbourhoods, they must demonstrate how the development responds to the immediate context as well as;

(a) Creates functional places

(b) Supports mixed use tenures

(c) Includes successful public spaces

(d) Is adaptive and resilient

(e) Has a distinctive character

(f) Is attractive

(g) Encourages ease of movement

(h) Creates a sustainable environment in relation to access to services and facilities

(17) Planning applications will be consistent with the Masterplans, which must be kept under review.

Use of Design Review Panel

(18) In addition to the strategic sites, the Council will expect other large schemes to be subject to assessment by a Design Review Panel.

Villages

(19) Proposals for new development within villages will have particular regard to;

(a) The distinctive settlement pattern of the village and the important relationship between the built development and the surrounding landscape

(b) Important views of the village from the surrounding landscape

(c) Views within the village of local landmarks

Ash & Tongham

(20) In order to avoid piecemeal development and to protect and enhance the existing character of Ash &

		<p><u>Tongham and Ash Green, proposals within the area will have particular regard to:</u></p> <p><u>(a) The relationship and connectivity with the existing urban area</u></p> <p><u>(b) The relationship and connectivity between allocated sites in different ownerships</u></p> <p><u>(c) The existing character of Ash & Tongham and Ash Green</u></p> <p><u>(d) The future urban edge and its relationship with the surrounding countryside at the allocated site's boundaries</u></p>
MM23	Reasoned justification paras 4.5.13 to 4.5.18	<p><u>4.5.8e Our Corporate Plan (2018-2023) identifies regenerating and improving Guildford town centre and other urban areas as one of three strategic priorities supporting its "Place Making" theme. Development within Guildford Town Centre will need to have regard to a very particular set of circumstances and this policy should be read in conjunction with Policy S3: Delivery of development and urban regeneration within Guildford Town Centre.</u></p> <p><u>4.5.8f Innovation is a fundamental theme of the Council's Corporate Plan and the creation of smart places infrastructure across Guildford is a priority. In this regard, the Plan identifies the need for potential future technological and digital advances to be taken into account in planning, regeneration and development decisions.</u></p> <p><u>4.5.8g The greater part of urban Guildford has good broadband and mobile phone signal connectivity. However, digital connectivity has been identified as a challenge by business, particularly in rural areas. Furthermore, because of the reliance on copper wire connections from street cabinets for many subscribers, download and upload speeds vary greatly.</u></p> <p><u>4.5.8h The Council considers it essential that new development is planned and designed to enable appropriate digital infrastructure and to be at the forefront of advances in broadband technology. Doing so will help ensure that Guildford borough remains a highly attractive location for businesses and residents alike and development supports delivery of the Government's Industrial Strategy.</u></p> <p><u>4.5.8i A flexible, but ambitious approach is regarded as appropriate in achieving development that supports innovation and is responsive to the rapid rate of change in relation to digital technology. The provision of FTTP is viewed a desired default technology, however it is recognised that this may not be practical in all cases. Similarly, the Council's aspiration is that connectivity speeds of at least 1Gbps offered by full (synchronous) FTTP could be achieved. FTTP and high quality connectivity will thus be encouraged in relation to new development, and particularly at development of major residential and employment sites.</u></p> <p><u>4.5.8j The Council will be working closely with external strategic partners like Superfast Surrey, and Network Rail to optimise fibre network interventions, including enabling the use of "dark" (unlit) fibre and to promote</u></p>

		<u>further innovations relating to improving digital connectivity.</u>								
MM23	Monitoring indicators	<table border="1"> <thead> <tr> <th>Indicator</th> <th>Target</th> <th>Data source</th> </tr> </thead> <tbody> <tr> <td><u>Number of planning decisions, including appeals, granting permission which have been subject to assessment by a Design Review Panel</u></td> <td><u>N/A</u></td> <td><u>Planning permissions and appeals</u></td> </tr> </tbody> </table>	Indicator	Target	Data source	<u>Number of planning decisions, including appeals, granting permission which have been subject to assessment by a Design Review Panel</u>	<u>N/A</u>	<u>Planning permissions and appeals</u>		
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Policy D2: Sustainable design, construction and energy										
MM24	Policy (whole policy)	<p>Sustainable development</p> <p>(1) Proposals for zero carbon development are strongly supported. <u>Applications Proposals</u> for development, including refurbishment, conversion and extensions to existing buildings, are required to set out in a sustainability statement how they will <u>should include information setting out how deliver</u>: sustainable design and construction practice <u>will be incorporated</u> including (where applicable):</p> <ul style="list-style-type: none"> (a) the efficient use of mineral resources and the incorporation of a proportion of recycled and/or secondary aggregates (b) waste minimisation and reusing material derived from excavation and demolition (c) the use of materials both in terms of embodied carbon and energy efficiency landform, layout, building orientation, massing and landscaping <u>to reduce energy consumption</u> the lowest level of carbon emissions (direct and embodied), (d) the highest levels of energy and water efficiency <u>and that meets the highest national standard and</u> (e) <u>measures that enable sustainable lifestyles for the occupants of the buildings</u> <p>(2) When meeting these requirements, the energy and waste hierarchies should be followed except where it can be demonstrated that greater sustainability can be achieved by utilising measures further down the hierarchy. The Sustainable Design and Construction Supplementary Planning Document (SPD) sets out guidance on appropriate standards and practice.</p> <p><u>(2a) Major development should include a sustainability statement setting out how the matters in this policy have been addressed. Smaller developments should include information proportionate to the size of the development in the planning application.</u></p>								

Climate Change Adaptation

- (3) ~~All Dd~~ developments should be fit for purpose and remain so into the future. ~~Development proposals~~ Proposals for major development are required to set out in a sustainability statement how they have incorporated adaptations for a changing climate and changing weather patterns in order to avoid increased vulnerability and offer high levels of resilience to the full range of expected impacts.

Renewable, low carbon and decentralised energy

- (4) The development of low and zero carbon and decentralised energy, including (C)CHP* distribution networks, is strongly supported and encouraged.
- (5) ~~Where (C)CHP distribution networks already exist, new developments are required to connect to them or be connection-ready unless it can be clearly demonstrated that utilizing a different energy supply would be more sustainable or connection is not feasible. All new developments are required to connect to (C)CHP distribution networks where they exist, or incorporate the necessary infrastructure for connection to future networks, unless it can be clearly demonstrated that doing so is not feasible or that utilizing a different energy supply would be more sustainable.~~
- (6) Proposals for development within Heat Priority Areas as shown on the Policies Map and all sufficiently large or intensive developments must ~~demonstrate that heating and cooling technologies have been selected in accordance with the following heating and cooling hierarchy unless it can be clearly demonstrated that an alternative approach would be more sustainable:~~ demonstrate that (C)CHP has been given adequate consideration as the primary source of energy.
- ~~1— Connection to existing (C)CHP distribution networks~~
 - ~~2— Site wide renewable distribution networks including renewable (C)CHP~~
 - ~~3— Site wide gas-fired (C)CHP distribution networks~~
 - ~~4— Renewable communal heating networks~~
 - ~~5— Gas-fired communal heating networks~~
 - ~~6— Individual dwelling renewable heating~~
 - ~~7— Individual dwelling heating, with the exception of electric heating~~
- (7) All (C)CHP systems are required to be scaled and operated in order to maximise the potential for carbon reduction. ~~Developments that do not connect to or implement (C)CHP or communal heating networks should be 'connection-ready'.~~
- ~~(8) — Energy statements must be provided to demonstrate and quantify how development will comply with the energy requirements of this policy. Guildford Borough Council will work proactively with applicants on~~

		<p>major developments to ensure these requirements can be met.</p> <p>Carbon reduction</p> <p>(9) New buildings must achieve a reasonable reduction in carbon emissions of at least 20 per cent <u>below the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L)</u>. This should be achieved through the provision of appropriate renewable and low carbon energy technologies in the locality of the development <u>and improvements to the energy performance of the building</u>. Where it can clearly be shown that this is not possible, offsite offsetting measures in line with the energy hierarchy should be delivered. Proposals should set out how this will be achieved in an energy statement.</p> <p>(10) Retail units falling within Use Classes A1, A2, A3 and A4 in Guildford Town Centre are not subject to the carbon reduction requirement at paragraph (9).</p> <p><u>(11) Planning applications must include adequate information to demonstrate and quantify how proposals comply with the energy requirements at paragraphs 5-10 of this policy. For major development, this should take the form of an energy statement.</u></p>
MM24	Definitions para 4.5.20	<p>4.5.20 The highest level <u>“national standard” of for</u> water efficiency means refers to any nationally described standard for water consumption in new developments. The “highest national standard” refers to the standard that has the lowest water consumption. At the present time, the highest national standard that developments should achieves the “optional requirement” described by regulation 36 paragraph 2(b) of the Building Regulations 2010 as a minimum. This “optional requirement” which sets a water efficiency standard for new buildings dwellings of 110 litres per occupant per day. If <u>one or more the “optional requirement” building regulation is tightened, or a new national standards is are</u> introduced, the highest level of water efficiency will refer to the standards that <u>has have</u> the lowest water consumption <u>will apply</u>. Compliance with the “optional requirement” is assessed through the building regulation process.</p>
MM24	Definitions para 4.5.24	<p>4.5.24 (C)CHP refers to both combined cooling, heating and power (CCHP) and combined heating and power (CHP). The energy hierarchy should be followed when considering which technology to use and consideration should be given to whether the need for cooling can be met through passive cooling and other design features. The solution that results in the lowest carbon emissions should be chosen.</p>
MM24	Definitions para 4.5.30	<p>4.5.30 New developments, except retail developments in Guildford Town Centre, but including non-retail units within mixed use developments, must achieve a reasonable reduction in carbon emissions of at least 20 per cent through the provision of appropriate low and zero carbon energy technologies in the locality of the</p>

		<p>development <u>and improvements to the energy performance of the building.</u>This should be achieved after energy efficiency has been addressed, in line with the Energy Hierarchy. Technologies will be considered appropriate only where they would be effective. The reduction in emissions is judged against a baseline of the relevant Target Emission Rate (TER) set out in the Building Regulations. For types of development where no TER is set out, reductions should be made against the typical predicted energy use of building services. This<u>The 20% figure</u> represents a minimum standard and where possible this should be <u>improved upon exceeded in order to meet the requirement to deliver the lowest level of carbon emissions (direct and embodied).</u>The Council will review this standard at appropriate intervals.</p>
MM24	Reasoned justification para 4.5.38	<p>4.5.38 The Guildford Environmental Sustainability and Climate Change Study identifies the particular issue of increasing pressure on water stocks in an area already classed as being under serious water stress. Water consumption in our borough is significantly higher than in other parts of the UK. This indicates both a significant scope for improving the way we use water and the need for a water efficiency standard in new dwellings above the basic national standard. At the present time, the only standard that can be adopted<u>highest national standard</u> is the “optional requirement” set out in the building regulations in regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) of 110 litres per occupant per day. However, this standard may be improved in the future and it is considered that local circumstances warrant the implementation of the highest standard available <u>and the highest standard will always be sought</u>. This standard is considered a minimum as in many cases it may be possible to achieve a better standard.</p>
MM24	Reasoned justification para 4.5.39	<p>4.5.39 The Surrey Waste Partnership, comprising Surrey County Council and Surrey’s Borough and District Councils, is responsible for setting the waste management strategy. Surrey County Council is responsible for implementing much of the strategy through its Waste Plan. The waste management behaviour of households in our borough is best addressed through policies and action plans created by our recycling and waste services team. However, around a third of the UK’s waste comes from the construction and demolition sector, which is an area where planning policy can have an impact. Construction waste should be reused and recycled <u>where possible</u> in line with the waste hierarchy.</p>

Policy D3: Historic environment									
MM25	Policy para (2)	(2) Heritage assets are an irreplaceable resource and works, which would cause harm to the significance of a heritage asset, whether designated or non-designated, or its setting, will not be permitted without a clear justification to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question. The impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.							
MM25	Monitoring indicators	<table border="1"> <thead> <tr> <th>Indicator</th> <th>Target</th> <th>Data source</th> </tr> </thead> <tbody> <tr> <td>Percentage of appeals allowed for heritage reasons originally refused as being detrimental to significance of designated or un-designated heritage assetsNumber of <u>planning decisions, including appeals, granting permission that results in acknowledged partial or total loss of heritage assets or acknowledged harm to their settings</u></td> <td>Reduction in the percentage of appeals allowed that are considered to be detrimental to the significance of designated or undesignated heritage assets N/A</td> <td>Planning <u>permissions and</u> appeals</td> </tr> </tbody> </table>		Indicator	Target	Data source	Percentage of appeals allowed for heritage reasons originally refused as being detrimental to significance of designated or un-designated heritage assets Number of <u>planning decisions, including appeals, granting permission that results in acknowledged partial or total loss of heritage assets or acknowledged harm to their settings</u>	Reduction in the percentage of appeals allowed that are considered to be detrimental to the significance of designated or undesignated heritage assets N/A	Planning <u>permissions and</u> appeals
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Policy D4: Character and design of new development – DELETED POLICY

MM23

Policy
(whole
policy)

~~POLICY D4: Character and design of new development~~

- ~~(1) — High quality design is expected in the borough. All developments will:~~
- ~~(a) — integrate well with the natural, built and historic environment~~
 - ~~(b) — respect important public views and help create attractive new views and vistas~~
 - ~~(c) — create attractive, safe and accessible places that discourage crime and disorder through design~~
 - ~~(d) — respond meaningfully and sensitively to the site, its characteristics and constraints, and the street patterns, spaces around buildings, layout, grain, scale, massing, proportions, height and materials of surrounding buildings~~
 - ~~(e) — ensure appropriate density to make the most efficient use of the land whilst responding to local character and context~~
 - ~~(f) — be laid out to make the best use of the natural features such as topography, trees and hedges, watercourses, ponds and levels, and enhance views into and out of the site~~
 - ~~(g) — promote and reinforce local distinctiveness to create a sense of place with innovative architecture encouraged in the appropriate context~~
 - ~~(h) — provide visual interest at pedestrian level~~
 - ~~(i) — be expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance~~
 - ~~(j) — be expected to use art, appropriate materials and landscaping of a nature appropriate to their setting~~
 - ~~(k) — be designed to minimise the visual impact of traffic and parking~~
 - ~~(l) — conserve locally and nationally important heritage assets and conserve or enhance their settings~~
 - ~~(m) — have no unacceptable effect on the amenities enjoyed by the occupants of buildings in terms of privacy, noise, vibration, pollution, dust, smell and access to sunlight and daylight~~
 - ~~(n) — conform to the nationally described space standards as set out by the Department of Communities and Local Government (DCLG).~~
- ~~(2) — In addition to the above, proposals for new development within villages will have particular regard to:~~
- ~~(a) — the distinctive settlement pattern of the village and the important relationship between the built development and the surrounding landscape~~
 - ~~(b) — important views of the village from the surrounding landscape~~
 - ~~(c) — views within the village of local landmarks.~~

MM23	Reasoned justification para 4.5.49b	4.5.49b The NPPF also recognises the role that public art has. Opportunities will be sought for innovative and dynamic public art that has residents and artists at its core whilst celebrating and enhancing its rich heritage of architecture, landscape and public art. The Council's emerging Public Art Strategy will include consideration of the role that developers can take in providing art to enhance the environment in and around development sites, and will set out good practice and recommended commissioning processes.
MM23	Key Evidence and Monitoring Indicators	Key Evidence [...] Monitoring Indicators [...]
Policy ID1: Infrastructure and delivery		
MM26	Policy para (4)	(4) <u>If appropriate, the imposition of Grampian conditions should be considered as a means to secure the provision of infrastructure when it is needed.</u> If the timely provision of infrastructure necessary to support new development cannot be secured <u>in line with this policy</u> , planning permission will be refused.
MM26	Policy para (5a to 8)	(5a) <u>Where an applicant advises that their development is unviable with the policy and infrastructure requirements, the Council will consider whether these costs were taken into account in the price paid for the site (or any agreement to purchase the site). If these costs were taken into account, as is required by the Council, but there are higher costs associated with the site that were unknown at this time, then the Council will take this factor into account when considering the viability and acceptability of the proposal.</u> (6) — The non-site specific and more general infrastructure requirements are set out in the Planning Contributions Supplementary Planning Document 2011, which will be updated as required. (7) — Where appropriate, we will collect the Community Infrastructure Levy from developments in the borough. We will use Community Infrastructure Levy receipts towards providing infrastructure to support development, and will facilitate the spending of up to one quarter of Community Infrastructure Levy receipts originating from each parish and from Guildford town on local priorities to support development. (8) — In allocating developer infrastructure contributions, we will prioritise Thames Basin Heaths Special Protection Area mitigation and avoidance in order to ensure that we meet our legal responsibilities.

MM26	Reasoned justification 4.6.6.6a to 4.6.6b	<p>4.6.86a To ensure that the scale of development set out in the Local Plan can be delivered, we have considered the impact of the Plan policies and other requirements on the viability of development included in the Plan. <u>On this basis, we require that these impacts and related costs are accounted for in the price paid for the site (or any agreement to purchase the site). Furthermore, in line with paragraph 57 of the NPPF, applicants will need to justify the need for a viability assessment at the application stage. Where an applicant advises that their development is unviable with the policy and infrastructure requirements, we will consider whether these were taken into account in the price paid for the site (or option on the site). If these had been taken into account, but there are higher costs associated with the site, we will consider negotiating.</u></p> <p><u>4.6.6b In allocating developer infrastructure contributions, we will prioritise Thames Basin Heaths Special Protection Area mitigation and avoidance in order to ensure that we meet our legal duties.</u></p>
Policy ID2: Supporting the Department for Transport’s “Road Investment Strategy”		
MM27	Policy para (2)	<p><u>(2) In the event that there is a material delay in the anticipated completion and or a reduction in scope of the A3 Guildford (A320 Stoke interchange junction to A31 Hog’s Back junction) “Road Investment Strategy” scheme from that assumed in plan-making, or cancellation of the scheme, Guildford Borough Council will review its transport evidence base to investigate the consequent cumulative impacts of approved developments and Local Plan growth including site allocations on the safe operation and the performance of the Local Road Networks and the Strategic Road Network. In the case of material delay in the anticipated completion and or a reduction in scope in the A3 Guildford scheme, the review will consider the period up to the revised date of completion of the scheme. This review will be undertaken with input as appropriate from Surrey County Council and Highways England or any other licenced strategic highway authority appointed by the Secretary of State under the Infrastructure Act 2015. The outcome of this review will determine whether development can continue to be completed in accordance with the Local Plan trajectory or will determine whether there needs to be a review of the Local Plan.</u></p>
MM27	Reasoned justification para 4.6.18a	<p><u>4.6.18a The evidence at the time of the Examination of the Local Plan was that, without the implementation of the A3 Guildford scheme, the cumulative impacts of the quantum and distribution of development in the Local Plan could be considered to become severe during the second half of the plan period. Nevertheless, the evidence also indicates that individually, site allocations may be able to be occupied in whole or substantial part without creating a severe impact on the Strategic Road Network as there are potential alternative transport measures that may reduce or limit the impact of additional traffic on the A3. A review will determine whether the proposed transport measures or additional transport measures can mitigate the</u></p>

		<p><u>cumulative impacts of development traffic on the A3 either during the period that the A3 Guildford scheme is delayed, in response to a reduction in its scope or in the event of its cancellation. If a review determines that transport measures are not able to mitigate a severe impact on the A3 then a review of the Local Plan is likely to be required.</u></p>
<p>Policy ID3: Sustainable transport for new developments</p>		
MM28	Policy paragraphs (4) and (5)	<p>(4) In terms of vehicular parking for new developments:</p> <p>(a) in Controlled Parking Zones, or component areas thereof, in which the demand for on-street parking by residents of existing dwellings and, where allowed, 'pay and display' visitor parking exceeds the supply of designated on-street parking spaces, planning permission for new residential development resulting in a net increase in dwellings will be subject to a planning obligation to require that future occupants will not be eligible for on-street residents parking permits, with the exception of disabled people who will be eligible, and</p> <p>(b) for residential new development in all other areas, and for all non-residential new development in the borough, eOff-street vehicle parking <u>for new developments</u> should be provided such that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users.</p> <p>(c) Consideration will be given to setting maximum parking standards for Guildford town centre in the Parking Supplementary Planning Document.</p> <p>(5) — The Council will have regard to the latest Guildford Borough Parking Strategy in applying the above policy test for new residential development in Controlled Parking Zones or component areas thereof.</p>
MM28	Reasoned justification para 4.6.24a	<p>4.6.24a With respect to vehicular parking, the policy takes account of the March 2015 written statement to Parliament from the Minister which stated that "Local Planning Authorities should only impose local parking standards for residential and non-residential development where there is a clear and compelling justification that it is necessary to manage their local road network."<u>NPPF at paragraph 106. This allows for maximum parking standards to be set where there is a clear and compelling justification that they are necessary for optimising the density of development in town centres that are well served by public transport. The Council will bring forward a Parking Supplementary Planning Document. The policy does not preclude developers from bringing forward proposals for car-free new development.</u></p>

MM28	Reasoned justification para 4.6.24ba to 4.6.24e	<p><u>4.6.24ba</u> Guildford Borough Council proposes to engage with Surrey County Council, the Local Highway Authority, to investigate the potential to amend the Traffic Regulation Order that supports the Guildford town centre Controlled Parking Zone. The forthcoming parking review may provide an opportunity to consider permit eligibility issues, particularly for new developments in areas within the Controlled Parking Zone where existing residents' demand exceeds the supply of spaces prioritised for their use. The possible exclusion of new developments, and any other restrictions on permit eligibility, would operate outside of the planning system.</p> <p>4.6.24c In the areas of the Controlled Parking Zone in which the demand for on-street resident and 'pay and display' visitor parking exceeds the supply of designated on-street parking spaces, the Local Planning Authority will apply the policy test for vehicular parking as set out. This provides an exception for disabled people who will be eligible.</p> <p>4.6.24d At present, the policy test for new residential development in Controlled Parking Zones or component areas thereof will be engaged in areas A, B, C and D of the Controlled Parking Zone.</p> <p>4.6.24e The policy does not preclude developers from bringing forward proposals for car-free new development. Any such proposal would be subject to the policy tests set out for vehicular parking.</p>
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Policy ID4: Green and blue infrastructure		
MM29	Policy para (1) and (2)	<p>(1) The Council will <u>maintain</u>, conserve and enhance biodiversity and will seek opportunities for habitat restoration and creation, particularly within and adjacent to Biodiversity Opportunity Areas (BOAs). The Council will produce a Green and Blue Infrastructure Supplementary Planning Document (SPD) setting out how this approach will be implemented.</p> <p>(2) Proposals for development must demonstrate how they will deliver appropriate net <u>New development should aim to deliver gains</u> in biodiversity <u>where appropriate</u>. Where proposals fall within or adjacent to a BOA, biodiversity measures should support that BOA's objectives. The SPD will set out guidance on how this can be achieved.</p>
MM29	Policy para (5)	(5) Permission will only be granted for development proposals within or adjacent to national sites where it can be demonstrated that doing so would not be harmful to the nature conservation interests of the site <u>and its function as an ecological unit</u> .
MM29	Policy para (7)	(7) <u>The ecological, landscape and recreational value of watercourses</u> will be protected and enhanced. Development proposals that are likely to have an <u>adverse</u> impact on <u>the functions</u> (including across their catchments) <u>and setting of watercourses and their corridors will not be permitted</u> . <u>Proposals</u> must demonstrate how they will support the achievement of Water Framework Directive <u>objectives</u> and have followed guidance from the Environment Agency on implementation of the <u>River Basin Management Plan</u> <u>Wey Catchment Management Plan</u> and flood risk management, <u>and followed guidance in any local catchment management plans</u> . <u>In particular, developers should take any steps necessary to avoid any downstream adverse impact on water quality objectives that may arise from their proposed development</u> .
MM29	Reasoned justification para 4.6.42 and 4.6.45	4.6.42 Net-g <u>G</u> ains in biodiversity means improvements to biodiversity through habitat creation and/or enhancement. This should be integrated into the design of the site through the provision of new wildlife habitats, but also may include enhancement of green networks and measures on building structures. Green roofs and walls can add to the visual interest of urban areas and assist in adapting to a changing climate by providing passive cooling, as well as providing opportunities for plants and wildlife. Habitat for vulnerable species also adds value. Where adequate biodiversity gains cannot be included within a development site, off-site provision may be considered. The net <u>net</u> -gains should be appropriate and proportionate for the development. The SPD will set out guidance on the types of measures that may be considered appropriate.

		<p>4.6.45 Where new open space is proposed, including new Suitable Alternative Natural Greenspaces (SANGs), within or adjacent to a BOA, these should be designed and managed to support the aims of the BOA. The Council expects the delivery of new SANGs to make a very significant contribution to achieving the net gains in biodiversity required by the NPPF, and in realising the strategic approach to biodiversity in Surrey. The primary role of SANGs is to provide an attractive natural or semi-natural space for recreation. SANG providers must ensure that this function is compatible with biodiversity and conservation through appropriate site selection, design and management.</p>
MM29	Definitions paras 4.6.47 to 4.6.48b	<p>4.6.47 Proposals that include new road drainage systems should ensure that the system filters out potential pollutants. Developments that bring risk of spillages of pollutants into river catchment areas must have measures in place that prevent polluting the environment in such an event. When existing sites are re-developed, and when new sites are planned, sewage connections should be checked to make sure they are correct. Opportunities should be taken to return engineered banks to a natural state.</p> <p>4.6.48 Non navigable waterways will be protected and enhanced through the use of an eight metre wide (measured from bank top) undeveloped buffer zone within which new development will be permitted only where it benefits the ecology and/or water quality of the waterway. Existing development should not encroach any further into the buffer zone. Development can facilitate the spread of non-native invasive species, which can have devastating ecological and economic impacts. Where identified, these species should be eradicated/controlled under an agreed scheme.</p> <p><u>4.6.48a Development likely to affect a watercourse should seek to conserve and enhance the ecological, landscape and recreational value of the watercourse and its associated corridor. Conservation and enhancement actions include good design in terms of construction and open space, re-naturalising the bank by removing hard engineering to encourage natural buffer zones for the watercourse, removing barriers to fish passage, reducing diffuse pollution and tackling non-native invasive species.</u></p> <p><u>4.6.48b Main rivers are watercourses designated as such by the Environment Agency; usually larger streams and rivers, but also including some smaller watercourses of significance. Main rivers should be protected and enhanced by a minimum eight metre wide undeveloped buffer zone (measured from bank top) on both sides. Bank top is defined as the point at which the bank meets the level of the surrounding land. Eight metres is the minimum required for main rivers under the Thames Region land drainage byelaws. However, on greenfield sites where more land is available, it may be appropriate to include a larger buffer zone that varies in size and shape depending on the local circumstances. The provision of a buffer zone should also be supported by a long term ecological management plan.</u></p>

MM29	Monitoring Indicators	Indicator Net-g Gains in biodiversity provided by development on sites of 25 homes or greater	Target All developments to provide net gains in biodiversity	Data source Planning applications and appeals
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Site allocations

Sites: Summary table					
MM32	Row A60	<u>A60</u>	<u>White Lion Walk, High Street, Guildford</u>	<u>Holy Trinity</u>	<u>Homes (C3) and retail floorspace (A1)</u> 50
MM37	Row A26a	<u>A26a</u>	<u>Land for access road between A31 Farnham Road and Blackwell Farm, Hogs Back, Guildford</u>	<u>Shalford</u>	<u>Access road</u>
MM41	Row A43	A43	Land at Garlick's Arch, Send Marsh Burnt Common and Ripley	Send and Lovelace	Homes (C3) and Travelling Showpeople plots (sui generis) 400 <u>550</u>
Policy A3: Land between Farnham Road and the Mount, Guildford					
MM30	Policy box, requirements	(1)	A car free site with a legal agreement preventing residents from applying for a resident's parking permit		
Policy A6: North Street redevelopment, Guildford					
MM31	Policy box, Allocation	(1)	Minimum of Approximately 41,000 sq m (gross) comparison retail floorspace <u>or a figure that is consistent with subsequent updates to the Guildford Retail and Leisure studies</u>		
		(2)	Approximately 6,000 sq m food and drink (A3) and drinking establishments (A4)		
		(3)	Up to <u>Approximately</u> 400 homes (C3)		
		(4)	Provision of 1 gym (D2)		

MM31	Descriptions, Key considerations	<u>(7) If the forecast requirements for retail and leisure uses in the latest Retail and Leisure Study are updated in future either by the Council or by a study agreed by the Council then the balance of allocated uses for this site will be adjusted accordingly.</u>
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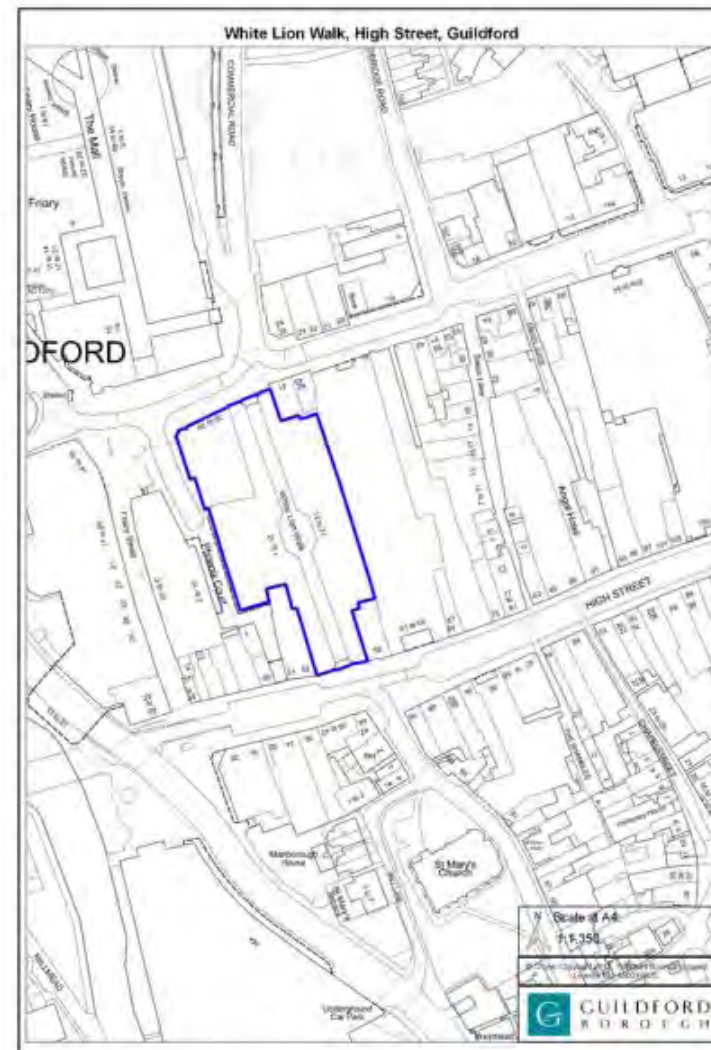
Policy A60: White Lion Walk, High Street, Guildford

MM32 Whole policy

<u>POLICY A60: White Lion Walk, High Street, Guildford</u>	
<u>Allocation</u>	The site is allocated for a mixed-use redevelopment, comprising approximately 50 homes (C3) and comparison retail floorspace (A1)
<u>Requirements</u>	<ul style="list-style-type: none"> (1) <u>Retail uses on the ground floor with active frontages</u> (2) <u>Residential uses on upper floors</u> (3) <u>Access to residential units from both High Street and North Street</u> (4) <u>Retain contribution to secondary shopping frontage</u> (5) <u>Retain the existing walk-through from North Street to the High Street</u> (6) <u>A car free site for the residential development</u>
<u>Opportunities</u>	<ul style="list-style-type: none"> (1) <u>An element of food and drink (A3) and drinking establishments (A4)</u> (2) <u>Re-provide the existing retail floorspace on the site with larger, more commercially viable retail units on the ground floor</u>

Description

<u>Location</u>	<u>Guildford Town Centre</u>
<u>Ward</u>	<u>Holy Trinity</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>0.39 ha</u>
<u>Existing use</u>	<u>Mixture of retail uses</u>
<u>LAA reference</u>	<u>Site 2370</u>



		<p><u>Key considerations</u></p> <ul style="list-style-type: none">(1) <u>Conservation Area</u>(2) <u>Town Centre Secondary Shopping Area</u>(3) <u>Circulation/amenity space for residential units</u>(4) <u>Setting of locally listed buildings</u>(5) <u>Within a district heat priority area</u>(6) <u>SPZ1</u>
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Policy A24: Slyfield Area Regeneration Project, Guildford

MM33	Policy box, transport strategy	<p><u>Transport strategy</u></p> <p>(1) Other off-site highway works to mitigate the impacts of the development Interventions will be required which address the potential highway performance issues which could otherwise result from the development, including on A320 Woking Road. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions, from development of this site</p> <p>(3) Developer to provide <u>The provision of</u> the northern route section of the Sustainable Movement Corridor on the site on-site, and make a necessary and proportionate contribution to delivering the northern route section on the Local Road Network off-site, <u>both</u> having regard to the Sustainable Movement Corridor Supplementary Planning Document</p>
MM34	Policy box, Requirements	<p>(9) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage</p>
MM33	Policy box, Requirements	<p>(15) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(16) Incorporate high quality architecture that responds to the unique context of the site</p>
MM33	Policy box, Opportunities	<p>(4) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(5) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(6) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p>

Policy A25: Gosden Hill Farm, Merrow Lane, Guildford

MM35	Policy box, Allocation	<p>This is a residential led mixed use development, allocated for:</p> <ol style="list-style-type: none"> (1) Approximately 2,000<u>1,800</u> homes of which a minimum of 1,700 homes (C3) will be delivered within the plan period, including some specialist housing and self-build plots and (2) 8<u>6</u> Gypsy and Traveller pitches and
MM35	Policy box, Transport strategy and Other infrastructure	<p><u>Transport strategy</u></p> <ol style="list-style-type: none"> (1) An improved junction on the A3 comprising the relocated A3 southbound off-slip, a new A3 southbound on-slip and connection via a new roundabout to the A3100, with associated infrastructure on the A3100 corridor within Burpham (2) Deliberative process of consideration to be undertaken as part of the development management process of Any proposals for the development of the site should have regard to the potential opportunity to provide an all movements junction of the A3 trunk road with the A3100 London Road, the B2215 London Road and the A247 Clandon Road. Land could potentially be required <u>to be safeguarded</u> for the provision of a connector road to the B2215 London Road/A247 Clandon Road (3) Land and park and ride facility of a sufficient scale as required by projected demand and in order to operate without public subsidy in perpetuity (4) Developer to provide <u>The provision of</u> the eastern route section of the Sustainable Movement Corridor on the site on-site, and make a necessary and proportionate contribution to delivering the eastern route section on the Local Road Network off-site, both having regard to the Sustainable Movement Corridor Supplementary Planning Document (5) <u>The provision of extended and/or new bus services</u> A significant bus network to serve the site and <u>which will also serve the key destinations including the existing</u> eastern suburbs of Guildford and the town centre (6) Provide p<u>Permeability</u> for pedestrians and cyclists into and from the development, especially from the urban area of Guildford (7) Land made available for and necessary and proportionate contribution to delivering Guildford East (Merrow) railway station, and necessary and proportionate contribution towards the provision of the station working with Network Rail and Surrey County Council as the land owner to the south of the railway line (8) Other off-site highway works to mitigate the impacts of the development Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence

		<p><u>of mitigating interventions</u></p> <p><u>Other infrastructure</u></p> <p>(9) When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation</p> <p>(10) Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building; early years provision; open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development</p> <p>(11) Secondary educational need 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. The associated off site playing fields must be dual use and secured through the planning application process. <u>The location of a secondary school should be carefully considered so as to ensure convenient access from the proposed Park and Ride / public transport.</u></p> <p>(12) Bespoke SANG to avoid adverse effects on the integrity of the SPA (See the IDP for further information)</p> <p>(13) Green corridors and linkages to habitats outside of the site, and the adjoining SNCI</p> <p>(14) <u>Reduce/Minimise</u> surface water flood risk through appropriate mitigation. <u>to ensure that run-off from the site is no greater than run-off rates from the site before development</u></p>
MM34	Policy box, Traveller pitches (public)	<p>Traveller pitches (public)</p> <p>(15) The pitches will be public (tenure) forming part of the affordable housing contribution (1 pitch equates to 1 affordable home)</p> <p>(16) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage</p>
MM35	Policy box, Other issues	<p><u>(25) Increased landscaped buffer/strategic planting with frontage development set back from the A3 with significant additional measures to mitigate the visual impact of development in this location</u></p> <p><u>(26) Create unique places that combine the highest standards of good urban design with well-designed streets and spaces</u></p> <p><u>(27) Incorporate high quality architecture that responds to the unique context of the site</u></p> <p><u>(28) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</u></p>

MM35	Policy box, Opportunities	<p>(1) Create unique places that combine the highest standards of good urban design with well-designed streets and spaces</p> <p>(2) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(3) Potential to provide a through route within the site to divert the B2234 to form a more direct link to the A3 at the improved junction</p> <p>(4) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p> <p>(5) <u>Reduce the risk of flooding elsewhere as far as practicable</u></p> <p>(6) <u>Provide land on-site which would form part of the future route of a connector road to the B2215 London Road/A247 Clandon Road, and so realise an all movements junction of the A3 trunk road with the A3100 London Road, the B2215 London Road and the A247 Clandon Road.</u></p>
Policy A26: Blackwell Farm, Hogs Back, Guildford		
MM36	Policy box, Allocation	<p>(3) Approximately <u>35,000</u> 30,000 sq m of employment (B1) on a 10-11 ha extension to the Surrey Research Park <u>of which a minimum of 30,000 sq m will be delivered within the plan period</u> and</p>
MM36	Policy box, Requirements	<p>(1) Vehicular access to the site allocation will be via the existing or a realigned junction of the A31 and the Down Place access road, which will be signaled (see Policy A26a), and from the site to Egerton Road, preferably via Gill Avenue</p> <p>(2) The design of the improved Down Place access road or a new adjacent parallel access road will be sympathetic to its setting variously within the AONB and AGLV. The impacts of this road will be minimised through the retention and enhancement of tree cover in this area and landscaping</p> <p>(3) A through vehicular link which will be controlled is required via the above accesses between the A31 Farnham Road and Egerton Road to provide a new route for employees and emergency services to the Surrey Research Park, the University of Surrey's Manor Park campus and the Royal Surrey County Hospital, as well as a choice of vehicular access for the new residents/occupiers. This will reduce impact on the A31/A3 junction, in advance of the delivery of Highways England's A3 Guildford scheme</p> <p>(4) Developer to provide <u>The provision of</u> the western route section of the Sustainable Movement Corridor on the site on-site, and make a necessary and proportionate contribution to delivering the western route section on the Local Road Network off-site, <u>both</u> having regard to the Sustainable Movement Corridor Supplementary Planning Document</p> <p>(5) <u>The provision of extended and/or new bus services</u> A significant bus network to serve the site and <u>which will also serve the key destinations including the existing</u> western suburbs of Guildford and the town centre</p>

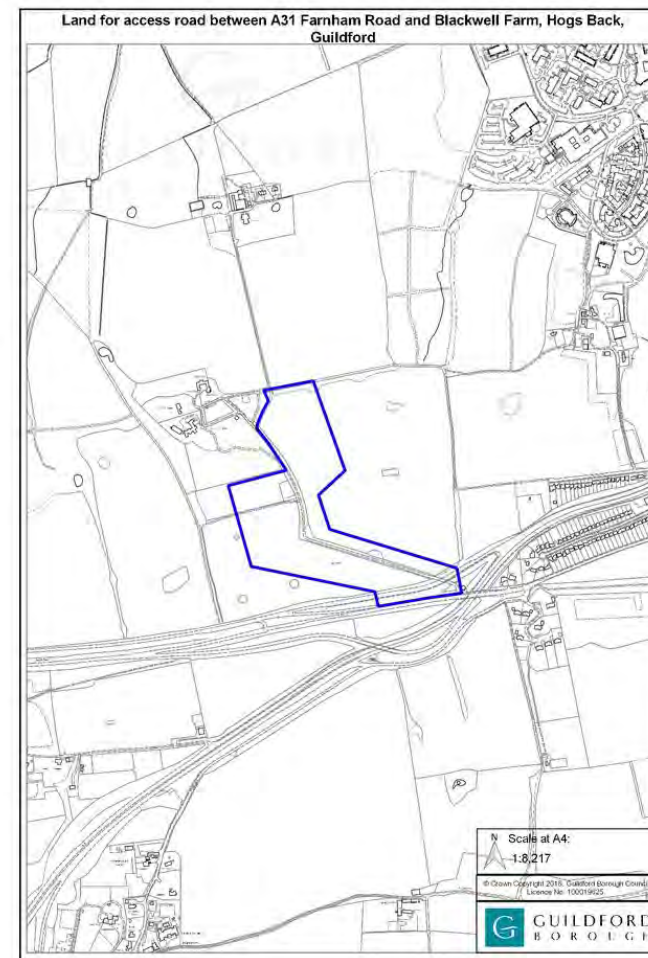
		<p>(6) Provide pPermeability for pedestrians and cyclists into and from the development, especially from the urban area of Guildford</p> <p>(7) Necessary and proportionate contribution to delivering towards the provision of the Guildford West (Park Barn) railway station working with Network Rail, Royal Surrey County Hospital and Guildford Borough Council as the land owners to the south and north of the railway line respectively</p> <p>(8) Other off-site highway works to mitigate the impacts of the development Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions</p>
MM36	Policy box, Requirements	<p>(11) Secondary educational need 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. The associated off site playing fields must be dual use and secured through the planning application process. <u>The location of a secondary school should be carefully considered so as to ensure convenient access via public transport and from the urban area of Guildford,</u></p> <p>(12) Green corridors and linkages to habitats outside of the site, and the adjoining SNCI</p> <p>(13) Reduce<u>Minimise</u> surface water flood risk through appropriate mitigation, <u>to ensure that run-off from the site is no greater than run-off rates from the site before development</u></p>
MM34	Policy box, Requirements	<p>(16) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage</p>
MM36	Policy box, Requirements	<p>(24) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(25) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(26) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p>
MM36	Policy box, Opportunities	<p>(1) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(2) Incorporate high quality architecture that responds to the unique context of the site</p> <p>(3) Create a sustainable urban extension with bus, cycle and pedestrian links into the adjoining urban area, and the town centre</p> <p>(4) Reduce the risk of flooding elsewhere as far as practicable</p>

Policy A26a: Land for access road between A31 Farnham Road and Blackwell Farm, Hogs Back, Guildford

MM37 New policy
(whole policy)

POLICY A26a: Land for access road between A31 Farnham Road and Blackwell Farm, Hogs Back, Guildford

<u>Allocation</u>	<u>The site is allocated for an access road and associated landscaping between the A31 Farnham Road and the Blackwell Farm site (Policy A26).</u>
<u>Requirements</u>	<ol style="list-style-type: none"> (1) <u>The access road will connect the A31 Farnham Road to the Blackwell Farm site (Policy A26).</u> (2) <u>The access road will represent an improvement of the existing access road to Down Place, a new road or a combination of both.</u> (3) <u>Junction of the access road with the A31 Farnham Road will be signalised.</u> (4) <u>The design of the access road, including its junction, will be sympathetic to its setting within and adjacent to the AONB and within the AGLV. The objective will be to achieve the best landscape and design solution, taking into account the topography, the existing trees, the need for additional landscaping, and the needs of all users, including walkers and cyclists as well as vehicles entering and leaving the site.</u> (5) <u>Mitigation measures to reduce the landscape impact. This will include sensitive lighting, buffer planting, a construction management plan to avoid disturbance to wildlife during critical species periods, and a maintenance plan to ensure the establishment of proposed planting and the ongoing health of the existing landscape.</u> (6) <u>No other development will be permitted within this site.</u>



<u>Opportunities</u>	(1) <u>Following completion of the site and through a subsequent Local Plan review, to return it to Green Belt to provide defensible and easily recognisable boundaries</u>
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Description

<u>Location</u>	<u>Guildford Urban Area</u>
<u>Ward</u>	<u>Shalford</u>
<u>Ownership</u>	<u>Private</u>
<u>Area (size)</u>	<u>11.67 ha</u>
<u>Existing use</u>	<u>Farmland</u>
<u>LAA reference</u>	<u>Site 311</u>
<u>Key considerations</u>	(1) <u>AONB</u> (2) <u>AGLV</u> (3) <u>Ancient woodland</u> (4) <u>Potential air quality issues</u>

Policy A29: Land to the south and east of Ash and Tongham

MM38	Policy box, Requirements	<p>(6) Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village. The properties along Ash Green Road have historically been considered to form part of Ash Green village. Whilst this land is now proposed to be included within the Ash and Tongham urban area, proposals for the land west of this road must should respect the historical context of this area <u>by preventing the coalescence of Ash, Tongham and Ash Green. Any development as a whole will not be of a size and scale that would detract from the character of the rural landscape.</u> This should<u>must</u> include the provision of a green buffer that seeks to maintain <u>a sense of</u> separation between the<u>any</u> proposed new development and the properties fronting onto Ash Green Road. This will also help soften the edges of the strategic development location and provide a transition between the built up area and the countryside beyond</p> <p>(7) Sensitive design at site boundaries that has regard to the transition from urban to rural</p> <p>(8) Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. <u>Views to and from this heritage asset, including their approach from White Lane, must be protected</u></p>
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Policy A35: Former Wisley airfield, Ockham

MM40	Policy box, Requirements	<p>(3) Other off-site highway works to mitigate the impacts of the development. Interventions will be required which address the potential highway performance issues which could otherwise result from the development. The Infrastructure Schedule in the latest Infrastructure Delivery Plan identifies the locations on the Local Highway Network and the Strategic Highway Network which could be expected to experience the most significant potential highway performance issues, in the absence of mitigating interventions. To <u>This will</u> include mitigation schemes to address issues:</p> <ul style="list-style-type: none"> (a) on the A3 and M25 and at the M25 Junction 10/A3 Wisley interchange (b) on B2215 Ripley High Street (c) at the junctions of Ripley High Street with Newark Lane/Rose Lane (d) on rural roads surrounding the site (e) at junction of Old Lane with A3 on-slip (Guildford bound). <p>(6) The provision of extended and/or new bus services A significant bus network to serve the site and which will also serve key destinations including Effingham Junction railway station and/or Horsley railway station, Guildford and Cobham. This will <u>to</u> be provided and secured in perpetuity to ensure that residents and visitors have a sustainable transport option for access to the site</p> <p>(10a) Every effort must be made to reduce the harm to the SNCI through appropriate avoidance and mitigation measures</p> <p>(13a) Ensure that sufficient capacity is available within Ripley wastewater treatment works to accept wastewater from this development within its permitted limits</p> <p>(23) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(24) Incorporate high quality architecture that responds to the unique context of the site</p>
MM40	Policy box, Opportunities	<p>(2) Create unique places that combine the highest standards of good urban design with well designed streets and spaces</p> <p>(3) Incorporate high quality architecture that responds to the unique context of the site</p>
MM34	Policy box, Requirements	<p>(15) Once completed, the pitches will be provided to the registered provider at nil cost, for the Local Authority to allocate the occupancy and manage</p>

Policy A43: Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley

MM41	Policy box, Allocation	<p>The site is allocated for:</p> <p>(1) approximately 550400 homes (C3), including some self-build and custom house building plots, and</p>
MM41	Policy box, Requirements	<p><u>Transport strategy</u></p> <p><u>(0a) Main vehicular access to the site allocation provided on the A247 frontage</u></p> <p><u>(0b) Through vehicular link between the B2215 Portsmouth Road and the A247 Clandon Road to provide an alternative route that relieves pressure on Send Marsh roundabout</u></p> <p><u>(0c) Permeability for pedestrians and cyclists into and from the development particularly to/from the B2215 Portsmouth Road</u></p> <p><u>(0d) Necessary and proportionate contribution towards an off-site walking and cycle network to the village centre of Send, the Burnt Common Warehouse site and Clandon railway station</u></p> <p><u>(0e) Necessary and proportionate contribution towards mitigation schemes to address the otherwise adverse material impacts on communities and the environment, including in Send, West Clandon and Ripley</u></p> <p><u>Other infrastructure</u></p> <p><u>(0f) Increased landscaped buffer/strategic planting with frontage development set back from the A3 with significant additional measures to mitigate the visual impact of development in this location</u></p>

Policy A58: Land around Burnt Common warehouse, London Road, Send		
MM42	Policy box, Allocation	The site is allocated for a minimum of <u>7,000-14,800</u> sq m of either or a mix of light industrial (B1c), general industrial (B2) and storage and distribution (B8) <u>over the Plan period</u> with <u>a-the</u> potential for further industrial floorspace to meet future borough needs, <u>as identified through subsequent updates to the Employment Land Needs Assessment (ELNA)</u>
MM42	Policy box, Requirements	<u>Transport strategy</u> <u>(0a) Permeability for pedestrians and cyclists into and from the development</u> <u>(0b) Necessary and proportionate contribution towards an off site walking and cycle network between the village centre of Send, the Burnt Common Warehouse site and Clandon railway station</u> <u>(0c) Necessary and proportionate contribution towards mitigation schemes to address the otherwise adverse material impacts on communities and the environment, including in Send, West Clandon and Ripley</u> <u>(4) Increased landscaped buffer/strategic planting with frontage development set back from the A3 with significant additional measures to mitigate the visual impact of development in this location</u>
MM42	Description	<u>(3) An initial masterplan for the site has shown that it has a total capacity for more than 14,800 sq m. However, the ELNA anticipates that approximately this amount will be required over the Plan period to 2034 to meet identified needs. The ELNA will be updated every three years and if updates show a higher need for industrial class floorspace, this site would be able to provide a larger amount either within or after the Plan period.</u>

Appendices

Appendix 0: Housing trajectory																												
MM46	New appendix	[Inclusion of the Housing Trajectory table and associated graph – See Appendix 1 Housing Trajectory]																										
Appendix B: Hierarchy of retail and service centres and Guildford Town Centre shopping frontages																												
MM47	Section 2, Guildford Town Centre shopping frontages (whole section)	<u>Guildford Town Centre shopping frontages</u>																										
		<table border="1"> <thead> <tr> <th style="background-color: #ADD8E6;">Location</th> <th style="background-color: #ADD8E6;"></th> </tr> </thead> <tbody> <tr> <td>High Street (59-163<u>165</u> on the North side, 46-160 on the South side)</td> <td>Primary</td> </tr> <tr> <td>Commercial Road (286<u>33</u>) Leapale Road (1-10) Woodbridge Road (2-310 and 90-109)</td> <td>Secondary</td> </tr> <tr> <td>North Street (359<u>87</u> on the South side and 24-61<u>25</u>, including <u>Dolphin House</u>, on the North side)</td> <td>Secondary</td> </tr> <tr> <td>White Lion Walk (1-27), Tunsgate (4-25) and Tunsgate Square (1-14)</td> <td>Secondary</td> </tr> <tr> <td>Tunsgate (4-25) and Tunsgate Square (1-14)</td> <td><u>Secondary</u></td> </tr> <tr> <td>Swan Lane (1-28), Market Street (2-27), Jeffries Passage (4-16<u>1-19</u>). (Between North Street and High Street)</td> <td>Secondary</td> </tr> <tr> <td>Woodbridge Road (89a-College House)</td> <td>Secondary</td> </tr> <tr> <td>Southern end of Chapel Street (numbers 1-11, and 13-25 <u>and 35-38</u>)and Castle Street (2-12) and Phoenix Court (1-10)</td> <td>Secondary</td> </tr> <tr> <td><u>Castle Street (2-14)</u></td> <td><u>Secondary</u></td> </tr> <tr> <td><u>Phoenix Court (1-10)</u></td> <td><u>Secondary</u></td> </tr> <tr> <td>Sydenham Road (1-1c)</td> <td><u>Secondary</u></td> </tr> <tr> <td>Debenhams, <u>Millbrook</u></td> <td>Secondary</td> </tr> </tbody> </table>	Location		High Street (59- 163 <u>165</u> on the North side, 46-160 on the South side)	Primary	Commercial Road (286 <u>33</u>) Leapale Road (1-10) Woodbridge Road (2- 310 and 90-109)	Secondary	North Street (3 59 <u>87</u> on the South side and 24-61 <u>25</u> , including <u>Dolphin House</u> , on the North side)	Secondary	White Lion Walk (1-27), Tunsgate (4-25) and Tunsgate Square (1-14)	Secondary	Tunsgate (4-25) and Tunsgate Square (1-14)	<u>Secondary</u>	Swan Lane (1-28), Market Street (2-27), Jeffries Passage (4-16 <u>1-19</u>). (Between North Street and High Street)	Secondary	Woodbridge Road (89 a -College House)	Secondary	Southern end of Chapel Street (numbers 1-11, and 13-25 <u>and 35-38</u>) and Castle Street (2-12) and Phoenix Court (1-10)	Secondary	<u>Castle Street (2-14)</u>	<u>Secondary</u>	<u>Phoenix Court (1-10)</u>	<u>Secondary</u>	Sydenham Road (1-1c)	<u>Secondary</u>	Debenhams, <u>Millbrook</u>	Secondary
		Location																										
		High Street (59- 163 <u>165</u> on the North side, 46-160 on the South side)	Primary																									
		Commercial Road (286 <u>33</u>) Leapale Road (1-10) Woodbridge Road (2- 310 and 90-109)	Secondary																									
		North Street (3 59 <u>87</u> on the South side and 24-61 <u>25</u> , including <u>Dolphin House</u> , on the North side)	Secondary																									
		White Lion Walk (1-27), Tunsgate (4-25) and Tunsgate Square (1-14)	Secondary																									
		Tunsgate (4-25) and Tunsgate Square (1-14)	<u>Secondary</u>																									
		Swan Lane (1-28), Market Street (2-27), Jeffries Passage (4-16 <u>1-19</u>). (Between North Street and High Street)	Secondary																									
		Woodbridge Road (89 a -College House)	Secondary																									
		Southern end of Chapel Street (numbers 1-11, and 13-25 <u>and 35-38</u>) and Castle Street (2-12) and Phoenix Court (1-10)	Secondary																									
		<u>Castle Street (2-14)</u>	<u>Secondary</u>																									
		<u>Phoenix Court (1-10)</u>	<u>Secondary</u>																									
Sydenham Road (1-1c)	<u>Secondary</u>																											
Debenhams, <u>Millbrook</u>	Secondary																											

		Chertsey Street (York House to Old Baptist Church <u>2-34</u>)	Secondary
		Haydon Place (64-94) <u>Waitrose, York Road</u>	Secondary
		Angel Gate (1-10)	Secondary
		Friary Street (1a- 2 <u>50</u>)	Secondary
		13 Friary Street	Secondary
		High Street (286-44 and 162-230 <u>Trinity gate</u> on the South side, 23-53 and 167- 255 <u>235</u> on the North side) around the junction with Epsom Road (16-21) and London Road (4a-20)	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

MM48	Row LRN26	<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>
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Appendix E: Superseded policies

MM49	Table of superseded policies	<u>S3 Delivery of development and regeneration within Guildford Town Centre</u>		<u>G5 (6) Important public views and roofscape</u>		
MM49	Table of superseded policies	D1 Place <u>shaping-making</u>	G1 (5) Crime prevention G5 (1) Context for design <u>G5 (6) Important public views and roofscape</u>			
MM49	Table of superseded policies	D4— Character and design of new development		H4— Housing in urban areas H10— New residential development (not saved) G1 (3) Protection of amenities enjoyed by occupants of buildings		

G1 (12) Safeguarding and enhancement of the landscape and existing natural features
G5 (1) Context for design
G5 (2) Scale, proportion and form
G5 (3) Space around buildings
G5 (7) Materials and architectural detailing

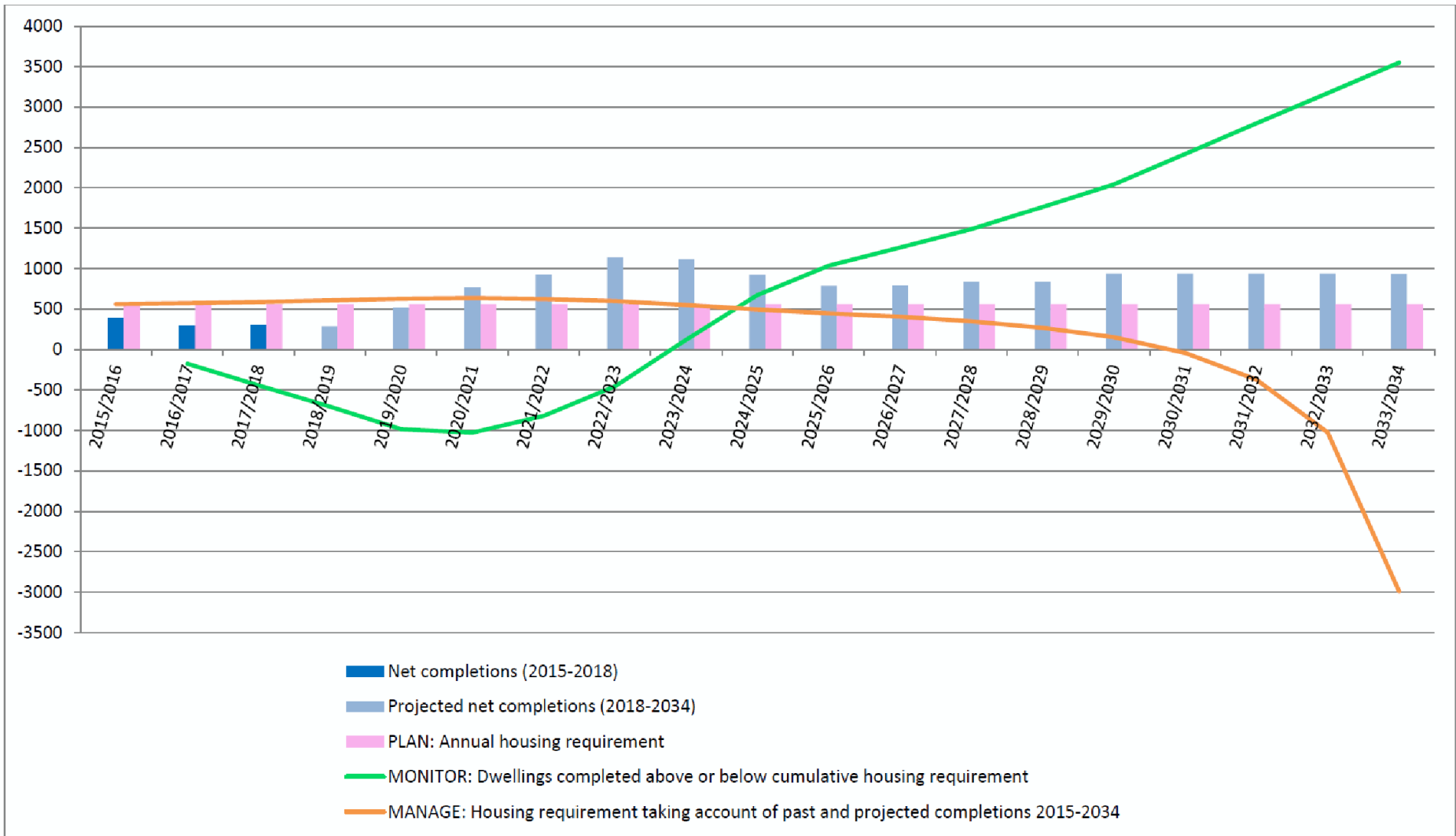
Appendix H: Maps

MM10	Ash and Tongham	[Re-designation of new Green Belt to Countryside - see Appendix 2 maps.]
MM10	Ash Green	[Re-designation of new Green Belt to Countryside - see Appendix 2 maps.]
MM50	Former Wisley Airfield	[Amendment to the Site of Nature Conservation Importance (SNCI) boundary - see Appendix 2 maps.]
MM15, MM32, MM47	Guildford Town Centre	[Removal of Guildford Town Centre Employment Core Strategic Employment Site (MM15) - see Appendix 2 maps.] [New Site Allocation A60: White Lion Walk, High Street, Guildford (MM29) - see Appendix 2 maps.] [Amendment of Secondary Shopping Frontages (MM44) - see Appendix 2 maps.]
MM36, MM37	Guildford urban area	[Amendment to Site Allocation A26: Blackwell Farm, Hogs Back, Guildford (MM36) - see Appendix 2 maps.] [New Site Allocation A26a: Land for access road between A31 Farnham Road and Blackwell Farm site, Hogs Back, Guildford (MM37) - see Appendix 2 maps.]

Appendix 1: Housing Trajectory

Appendix 0 – Housing Trajectory

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					Total
	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	
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
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
Total housing provision	387	294	299	284	518	770	928	1136	1117	923	786	790	840	840	939	938	938	938	937	14602

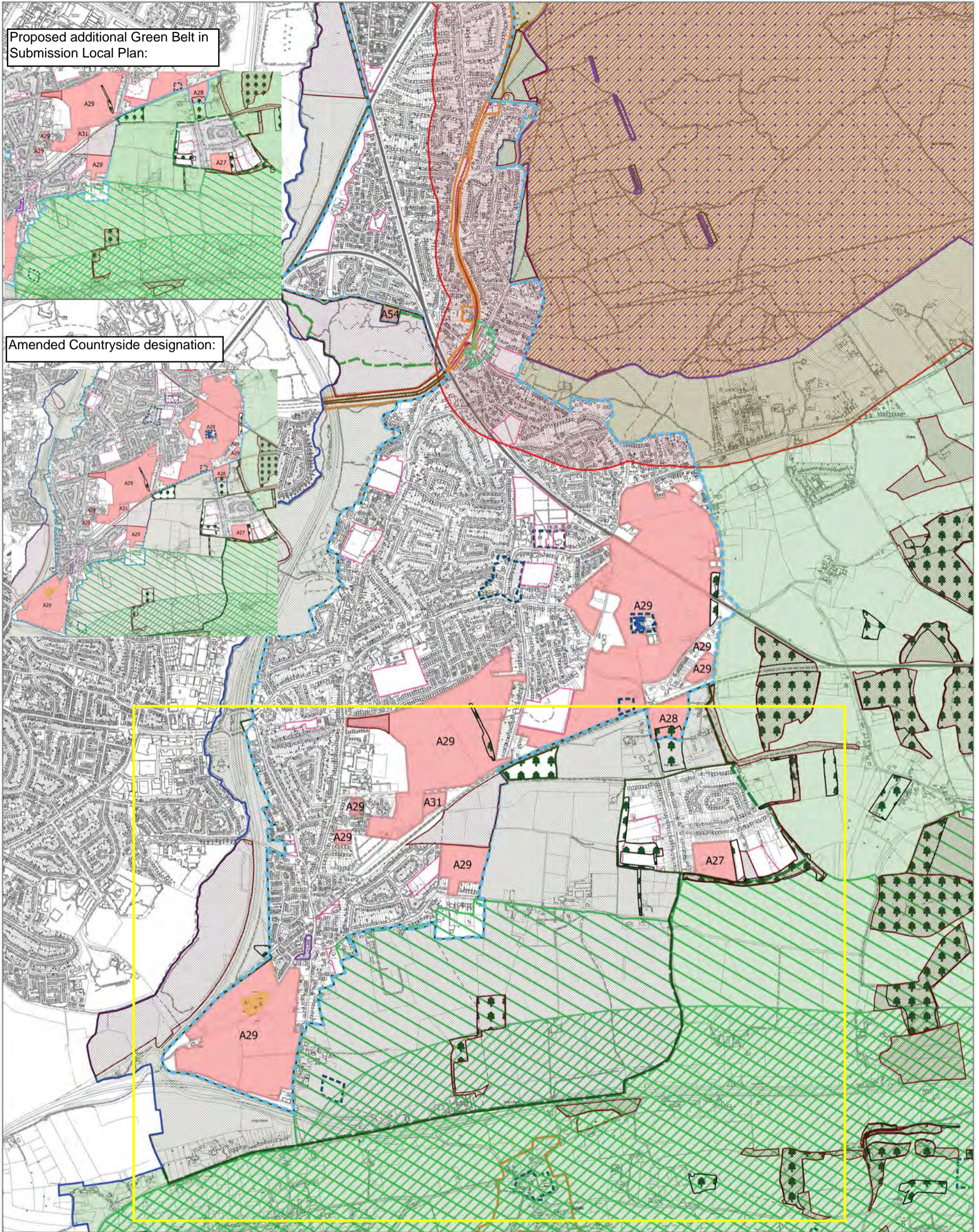


Appendix 2: Maps

Amendment 1: Ash and Tongham (MM10)

Proposed additional Green Belt in Submission Local Plan:

Amended Countryside designation:



Legend

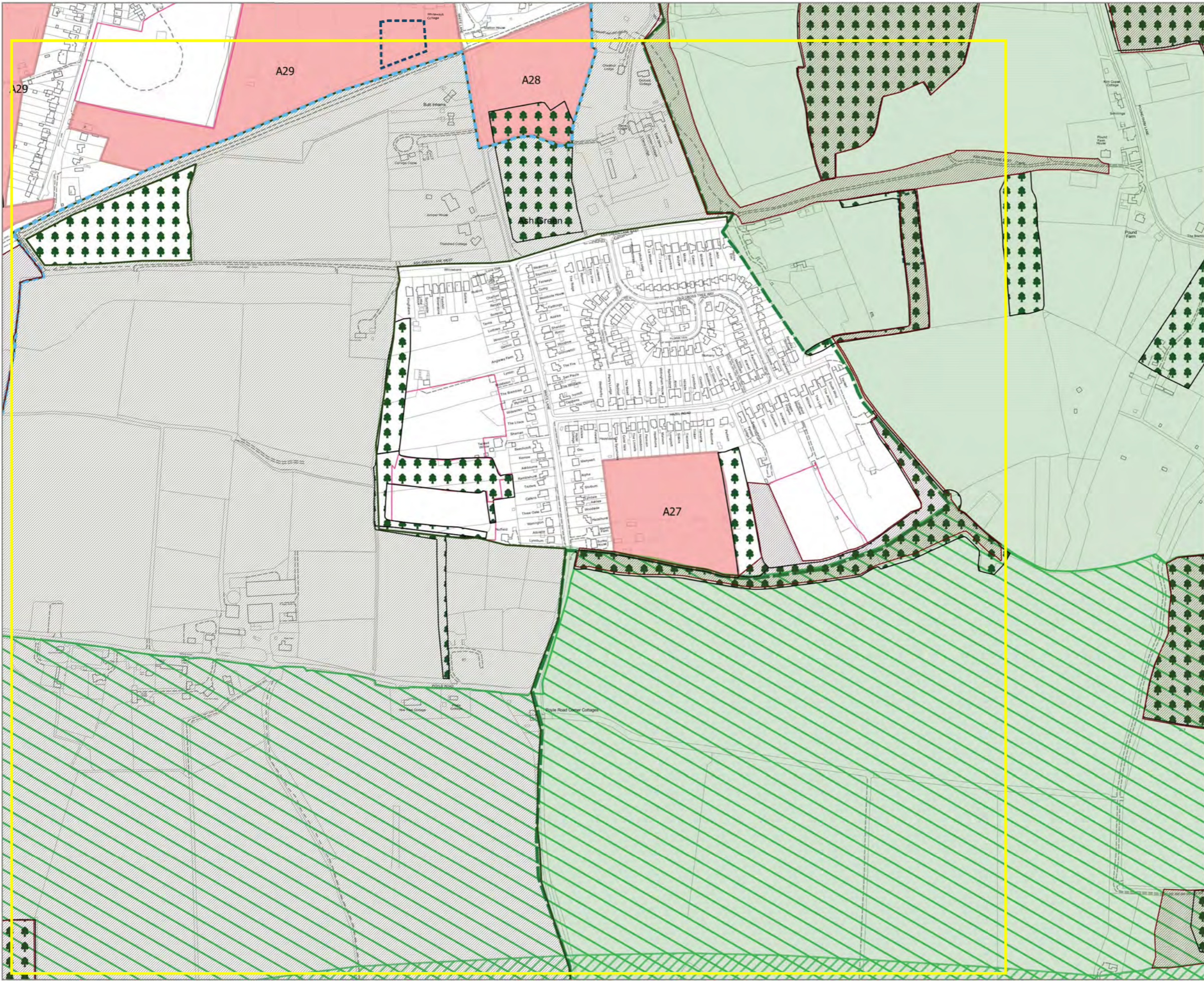
- | | |
|--|--|
| Site of Nature Conservation Importance | County Site of Archaeological Importance |
| Urban Area | Local Nature Reserve |
| Countryside | Open Space |
| Green Belt | Special Area of Conservation |
| Green Belt boundary | Site of Special Scientific Interest |
| Area of Great Landscape 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

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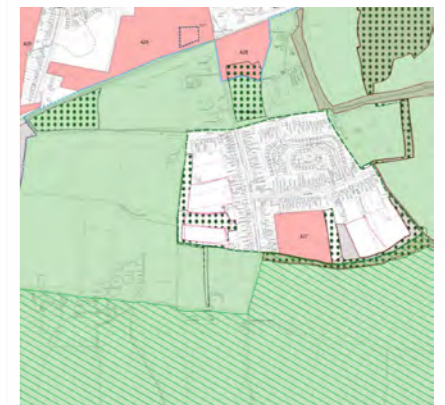


Amendment 1: Ash Green (MM10)



- 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:



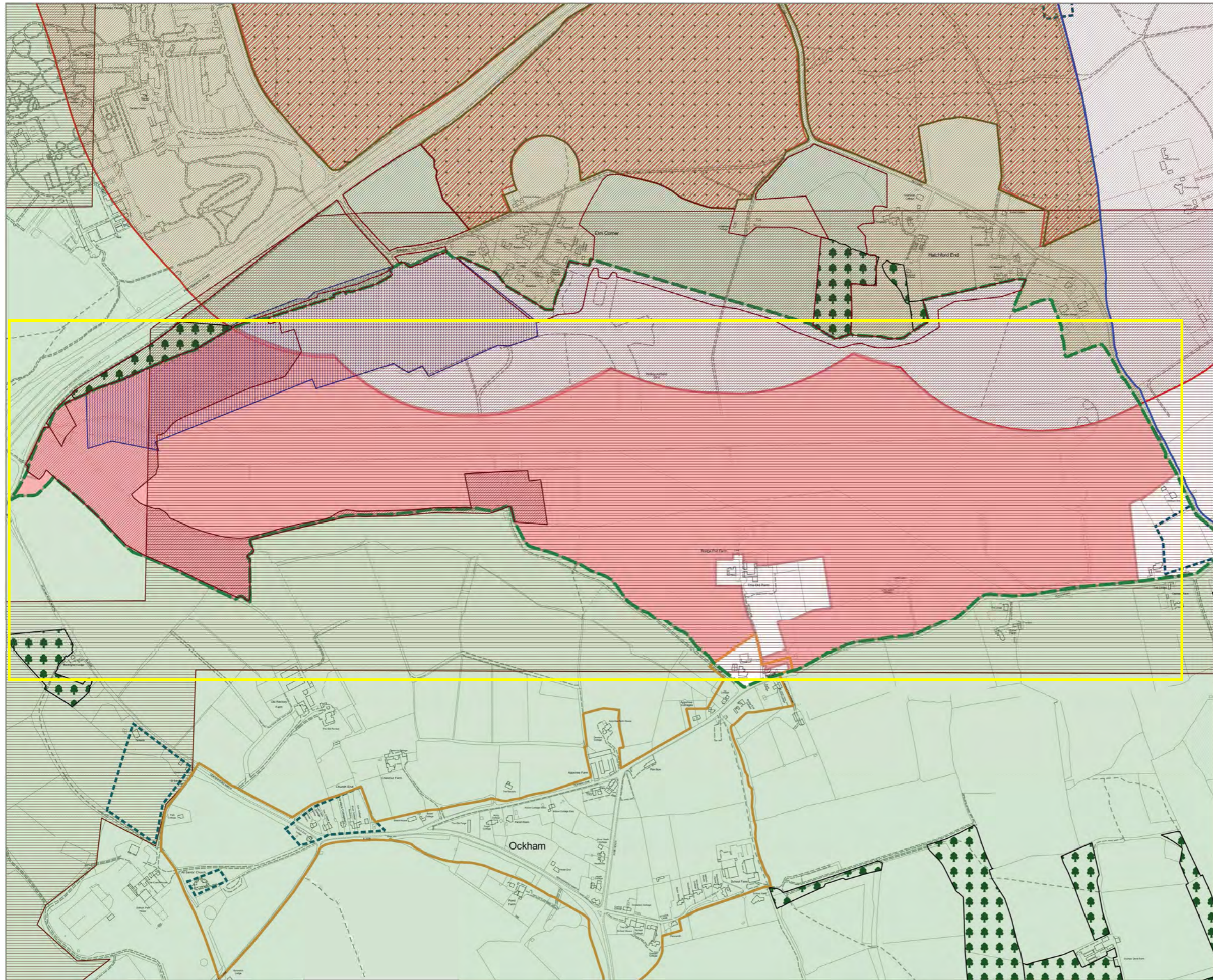
Amended Countryside designation:



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

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Amendment 1: Former Wisley Airfield (MM50)



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:

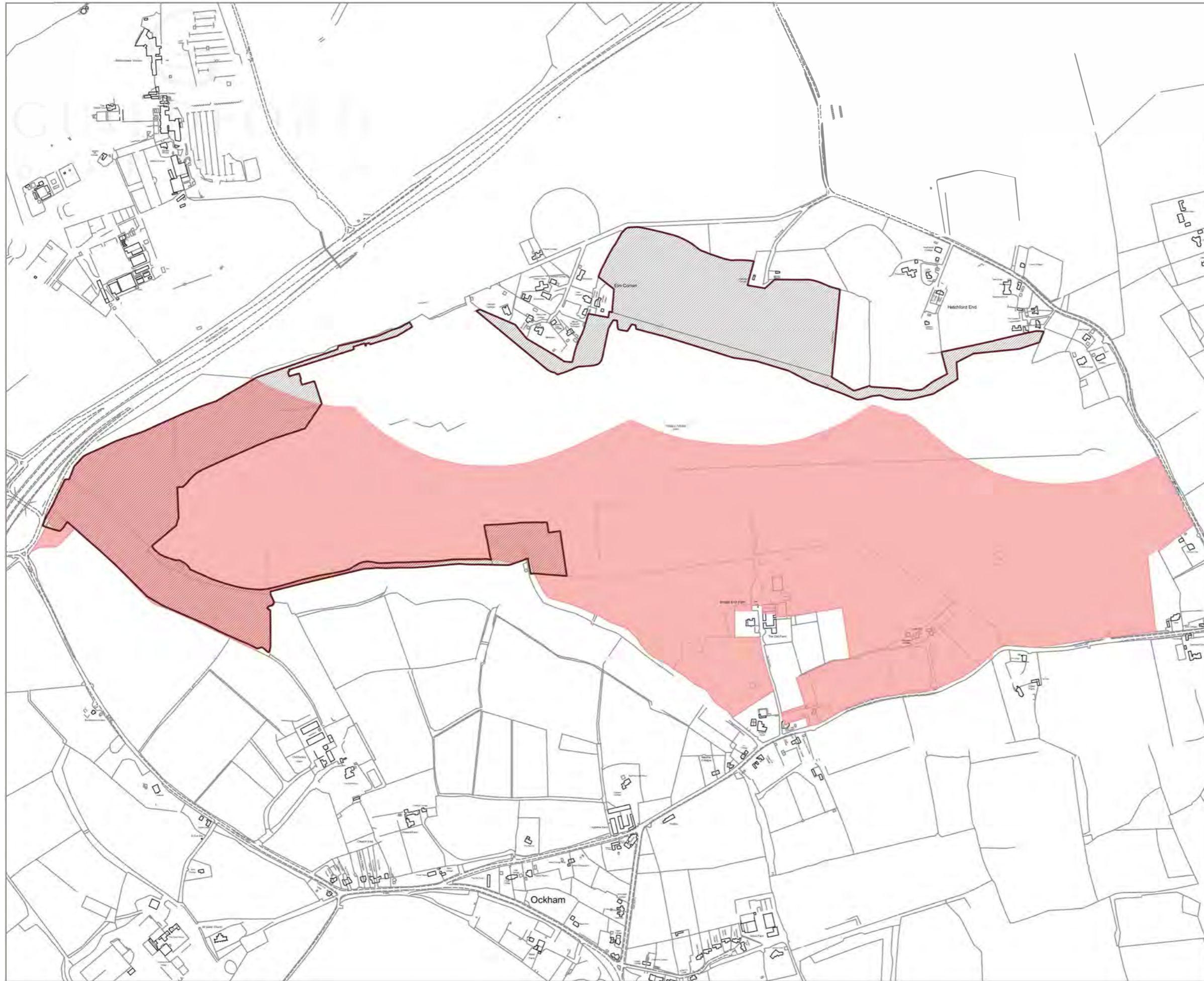


Scale at A3:
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Publication Date:
2018-08-22

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For information- the extent of the Wisley SNCI designation



Legend

-  Site of Nature Conservation Importance
-  Site Allocation

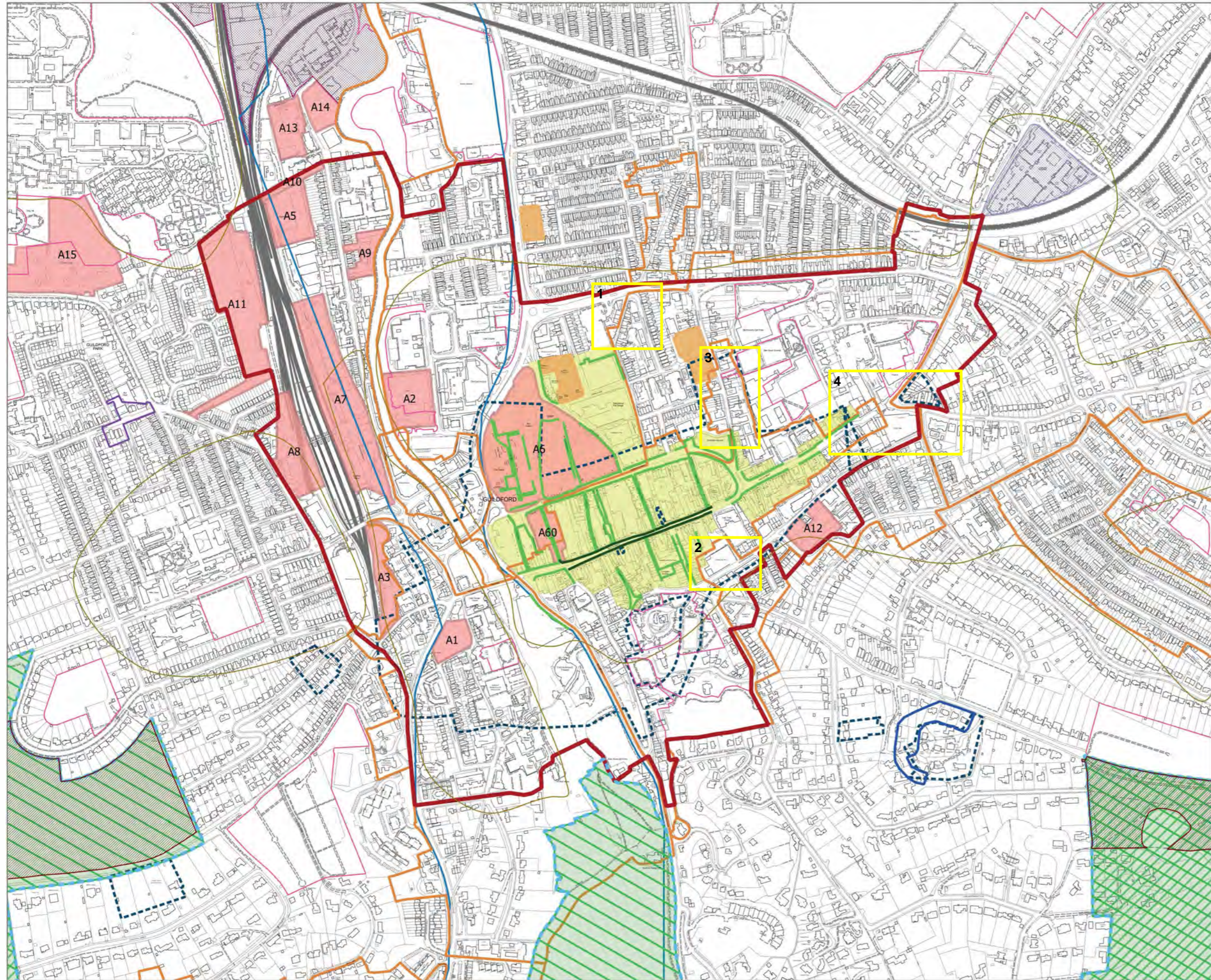


Scale at A3: 1:8,251
Publication Date: 2018-08-31

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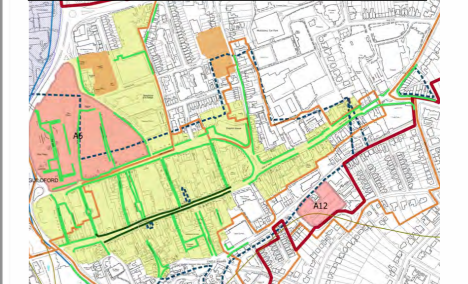
Amendments 1-4: Guildford Town Centre (MM47)



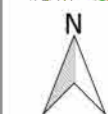
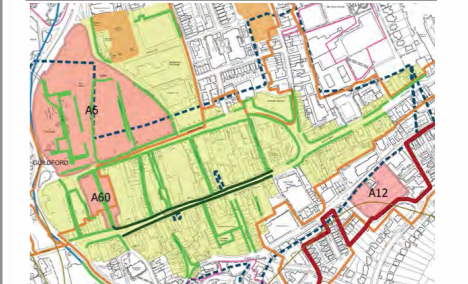
Legend

- 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:

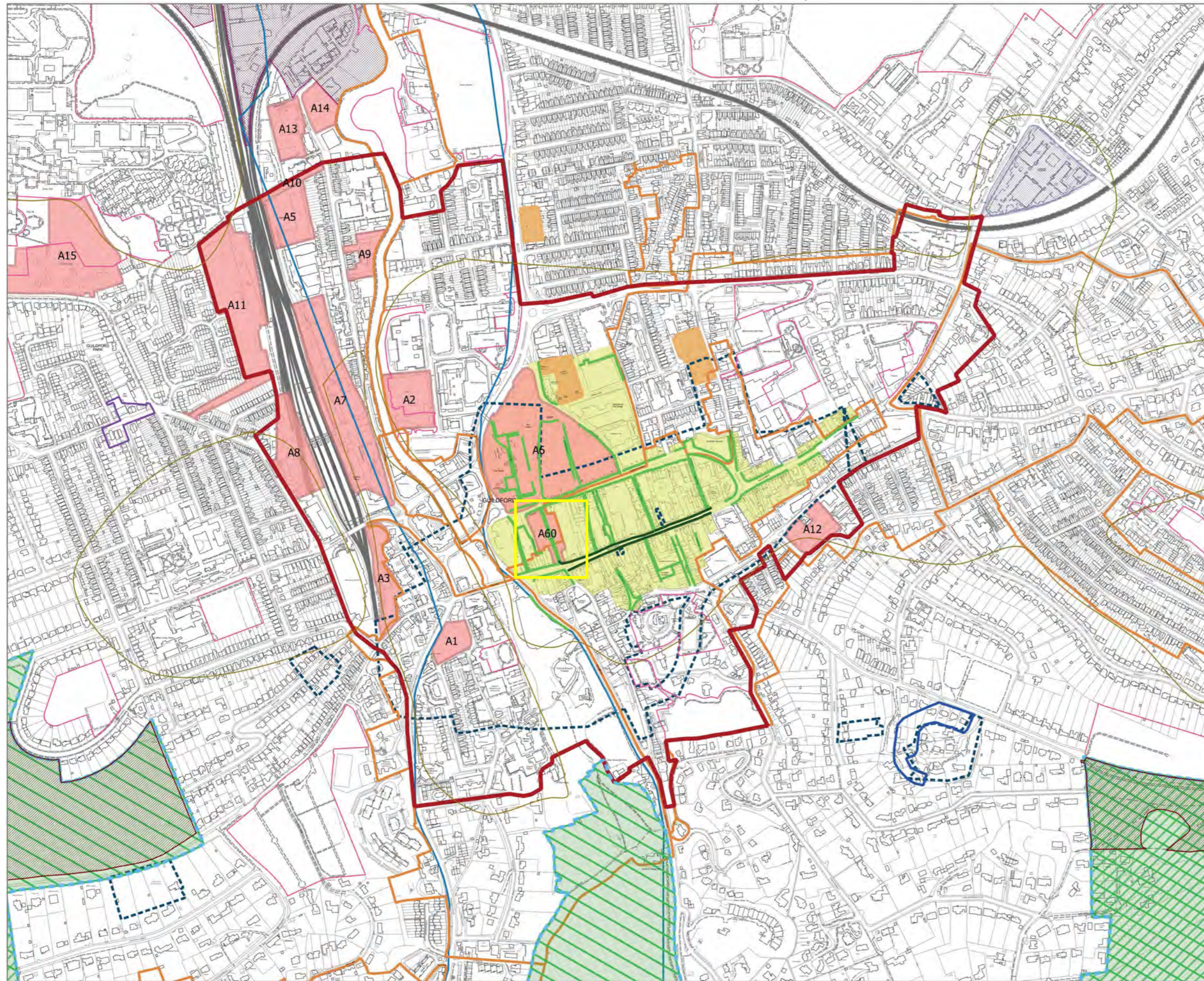


Amended secondary frontage designations:



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

Amendment 5: Guildford Town Centre (MM32)



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:

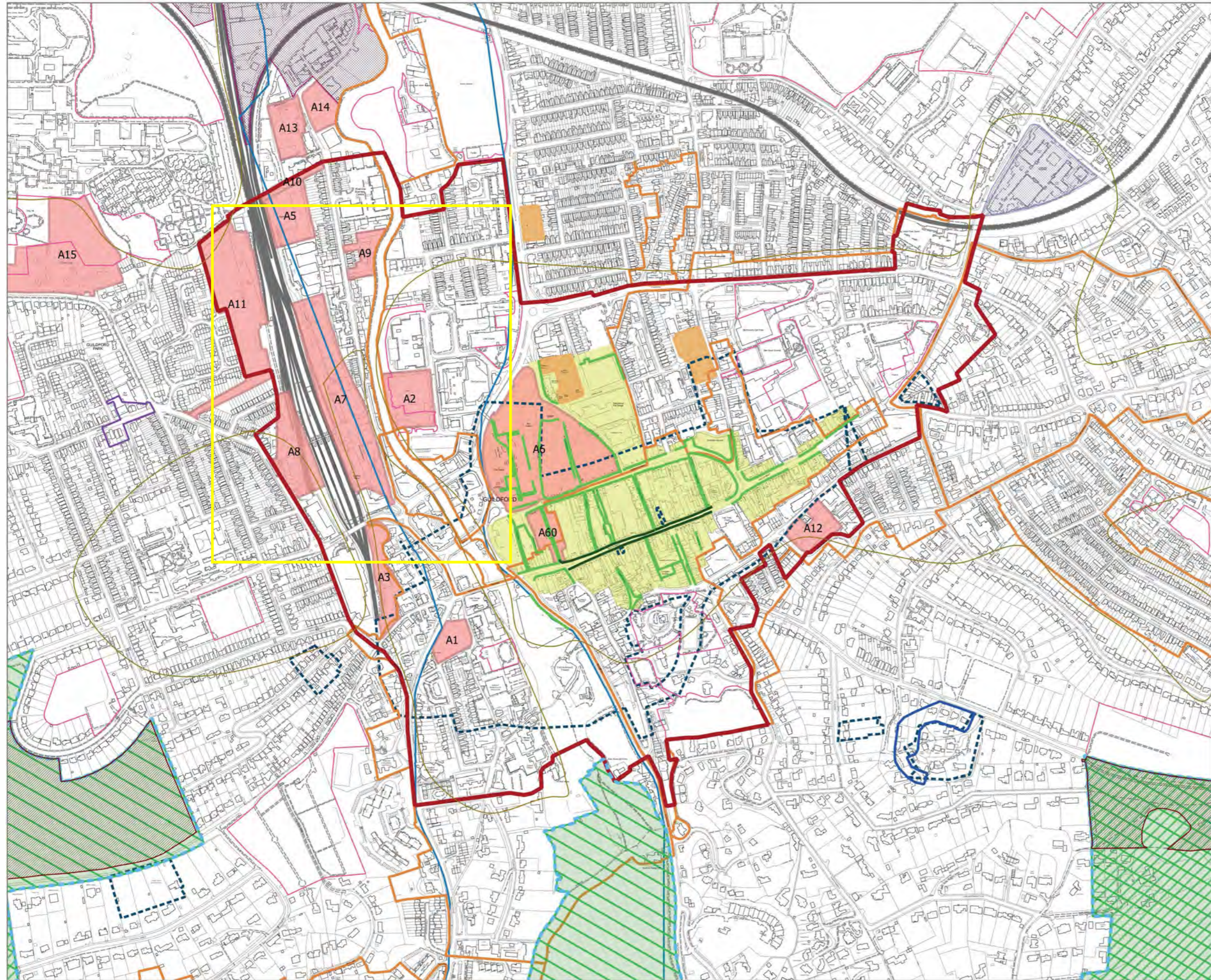


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Publication Date:
2018-08-16

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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:

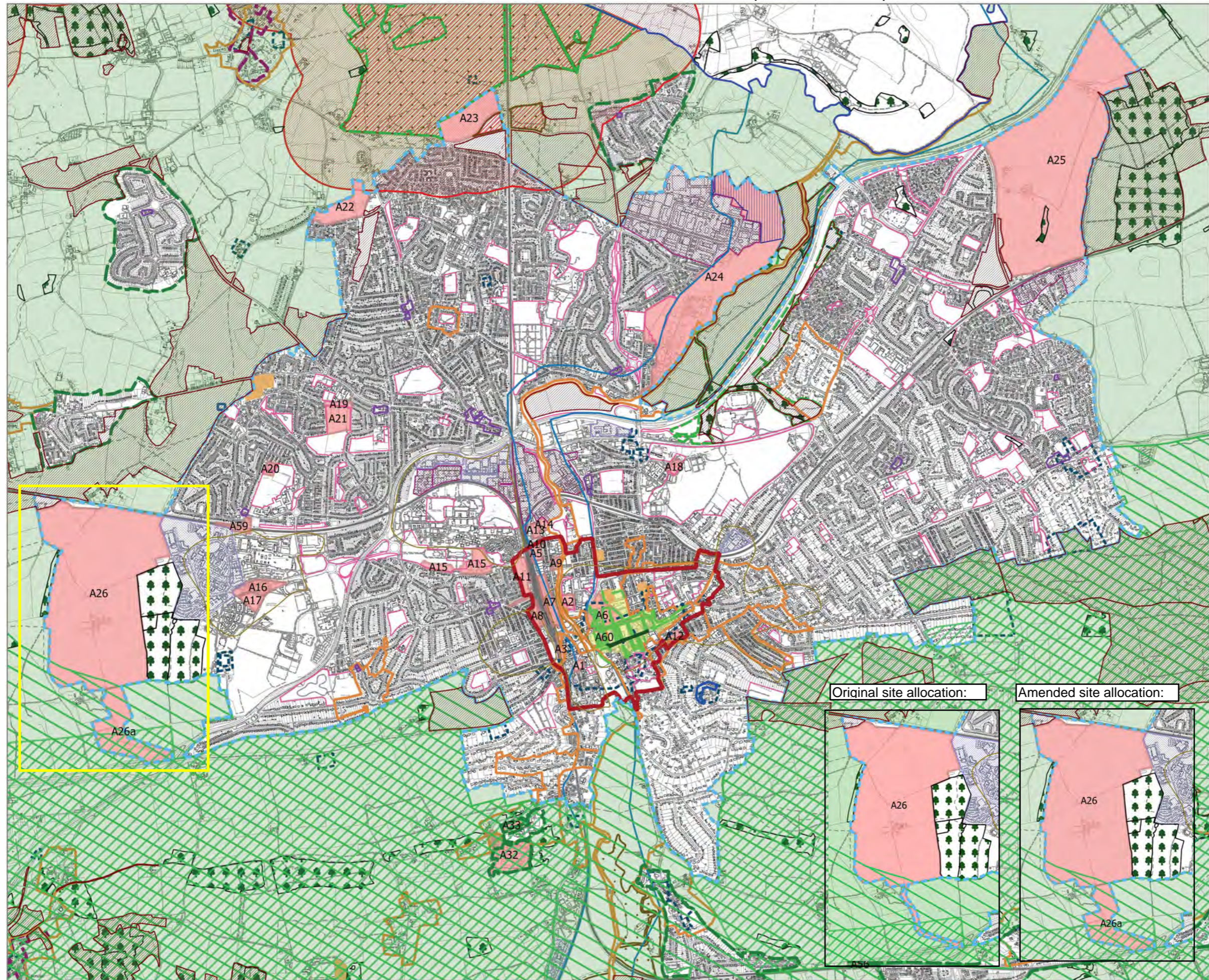


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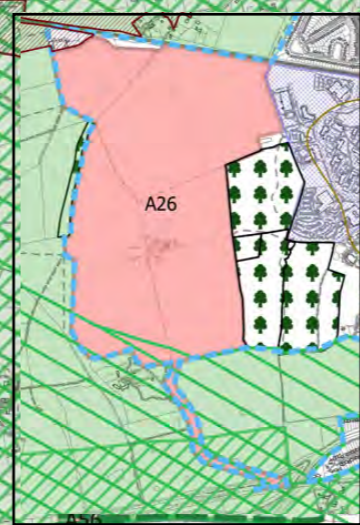
Amendment 1: Guildford Urban Area (MM36 and MM37)



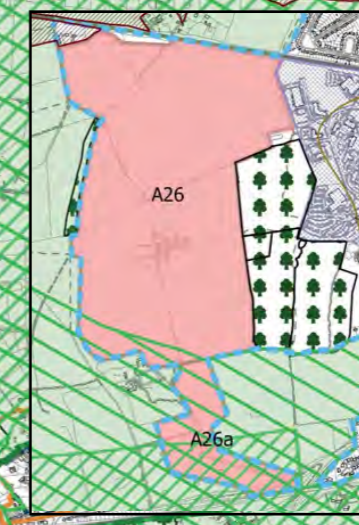
Legend

- 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

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