Alternative formats
If you would like to read this consultation document in a different format such as large print or a different language please contact Planning Policy:
Telephone: 01483 444471
Email: planningpolicy@guildford.gov.uk
Local Plan Strategy and Sites
Consultation Statement

to accompany the Reg 19 pre-submission consultation plan, we must include a consultation statement. This is
“a statement setting out—
(i) which bodies and persons were invited to make representations under regulation 18,
(ii) how those bodies and persons were invited to make such representations,
(iii) a summary of the main issues raised by those representations, and
(iv) how the main issues have been addressed in the local plan”
# Table of Contents

1. Introduction 5
2. Consultation on Draft Local Plan: strategies and sites 6
   Issues and Options document 6
3. Consultation on Draft Local Plan: strategy and sites 8

**Appendices**
- Appendix 1: List of consultees
- Appendix 2: The representation forms
- Appendix 3: List of acronyms
- Appendix 4: Copies of all representations
1. Introduction

This consultation statement presents how Guildford Borough Council (GBC) undertook consultation during 2013 and 2014 to inform the Proposed Submission Local Plan: strategy and sites document.

The following document summarises how we consulted, who was invited to make representations, the comments that were received and how we have responded to these in the Proposed Submission Local Plan.

GBC undertook two Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18) consultations, as detailed below:

- The first consultation was undertaken on the Draft Local Plan: Strategy and Sites (Issues and Options) during October and November 2013 over an eight-week period.
- The second consultation was undertaken on the draft Local Plan: Strategy and Sites between July and September 2014 over a 12.5-week period.

Therefore, in total we have consulted for over 20 weeks and given the community significant opportunities to provide input and comment on the emerging Draft Local Plan. This significantly exceeds the six weeks statutory period stipulated in the Regulations. Over 40,000 comments and just over 12,000 people/organisations inputted into both rounds of consultation.

This statement sets out both consultations, and our response to the comments received during the consultations. It sets out what consultation was undertaken, when, with whom and how it has influenced the new version of the plan (Regulation 19 Proposed Submission Draft Local Plan).

The consultation that forms the basis of this report and has been produced in accordance with Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 22) (1) (i)-(iii) which state that a Consultation Statement has to be produced to show:

Which bodies and persons GBC invited to make representations under Regulation 18
- How those bodies and persons were invited to make representations under Regulation 18
- A summary of the main issues raised by the representations made pursuant to Regulation 18
- How any representations made pursuant to regulation 18 have been taken into account

The Consultation Statement will assist the Inspector at the Examination in determining whether the borough’s Local Plan complies with the requirements for public participation and government guidance.

The report shows that the consultation carried out by the borough has complied with the statutory requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18). The report also shows that public involvement was carried out following the approach set out in GBC’s Statement of Community Involvement (SCI). This is contained in our Community Involvement in Planning document (2013).
2: Consultation on Local Plan Strategy and Sites (Issues and Options) document

Consultation on the Local Plan Strategy and Sites (Issues and Options) took place between Tuesday 1 October and Friday 29 November 2013 (an eight week period).

Key Consultation Methods and Analysis

Promotion of the consultation period

The Draft Local Plan (Issues and Options) consultation was promoted through a wide variety of means. The Local Plan website was launched in June 2013 to make information on consultation more accessible. Furthermore, the associated Local Plan documents were made available in hard copy and online.

Public posters and banners were distributed across the borough to raise awareness of the drop-in events, workshops and exhibitions.

An information leaflet was also produced and 10,000 copies distributed at venues across the borough and at consultation events. The leaflet provided a brief description on the Draft Local Plan, this stage of consultation and raised awareness of the consultation events.

Consultation events

The following community engagement events took place during the eight week period in October and November 2013:

- Swan Lane consultation hub in the town centre (open 10am until 4:30pm, Monday to Saturday, with a late night opening until 8pm on Thursdays. Open between 10am and 4pm on Sundays)
- 11 one to one meetings with local stakeholders and community groups;
- drop-in events in eight different locations e.g. Sainsbury's, Burpham and Ripley Farmers' Market;
- five targeted outreach events e.g. Women on a Wednesday, Guildford College and Surrey University;
- three school workshops and three youth events;
- four workshops across the borough held at St Peter’s Centre, Ash and Radisson Blu, and;
- two exhibitions in the west (St Peter’s Centre, Ash) and east (East Horsley Village Hall) of Guildford borough.

At the events a copy of the Draft Local Plan and documents were available, the questionnaire was distributed, Guildford Borough Council officers were available for informal discussions and representatives from the consultancy, Soundings were available to facilitate discussions. General and ad-hoc comments could be provided through a number of means including; written on ‘canvass cards’ placed on the ‘wheel of fortune’, conversation wall and the aerial view map.

Feedback and the questionnaire

Feedback from the community was sought through a few methods but primarily through questionnaires (available both online on the Draft Local Plan website and in hard copy versions). Comments could be made online via the Councils consultation system, Inovem, which makes submitting comments easy and accessible, allowing people the time to consider what they wanted to say and in their own time.

Questionnaires were also tailored to the youth and distributed at six targeted engagement events.
for the youth which took place during the consultation period.

The main questionnaire contained 41 questions (see Appendix 2 for a copy of the Questionnaire).

The questions were grouped around common themes and sought views on;
- the introduction section of the Draft Local Plan; facts and figures, strengths and weaknesses of the borough, a vision and objectives for the Local Plan;
- planning for the homes we need;
- planning for the economy and jobs;
- planning for access and transport;
- planning for infrastructure and services;
- planning for the environment;
- planning for our towns and villages;
- cross boundary issues i.e. the approach to the duty to cooperate, and;
- planning for sites and spatial options.

As a result, of this questionnaire and other feedback mechanisms, over 20,000 comments were received from over 5,000 people or organisations during this round of consultation. As illustrated in the chart below (figure 1), the topic areas most frequently commented on were 35% of comments about planning for sites and spatial options, followed by 15% providing ‘any other views’ and 13% centred on planning for homes.

![Themes in representation](image)

*Figure 1 Themes in representation*

To review all the main issues raised from the consultation on the Draft Local Plan (Issues and Options) refer to appendix 4.
3. Consultation on Draft Local Plan (Strategy and Sites)

Consultation on the Draft Local Plan (strategy and sites) took place from 1 July to 26 September 2014 (a 12-week period). The consultation period of 12.5 weeks vastly exceeded the six-week period required under the regulations and ensured that 6 weeks were outside of school holidays (3 weeks before and 3 weeks after).

After significant updates to the previous version of the plan in part as a result of comments from the previous consultation in 2013, GBC aimed to achieve in depth and meaningful engagement with the community. An extensive consultation schedule was developed, which included an active publicity and media campaign, a variety of events across the borough and focussed stakeholder workshops. In addition to this, we provided full time access to the Planning Policy team officers, six days a week (Monday to Saturday) between 10am and 4pm throughout the consultation period to discuss the Draft Local Plan in Guildford town centre, in the Swan Lane Local Plan ‘drop-in’ consultation hub.

Promotion of the consultation period:

Whilst the primary method of promotion of the consultation period were emails, local newspaper adverts, posters and the website, we also used a variety of other methods (building on those used in the previous consultation period) which included:

- local radio;
- mass-mail out;
- public display boards Guildford Railway Station and in Council Offices;
- High Street banner;
- displays on refuse trucks, taxis and buses;
- adverts on the Council website;
- media briefings and interviews;
- promotion via social media (Facebook, Twitter and Pinterest);
- posters in community areas (post offices, libraries, GP surgeries and Child Care Centres), and;
- internal Council communications to officers and elected members.

Consultation events:

Throughout the consultation we applied a flexible approach to make sure that as many people as possible could get involved, this included holding events at different times of the day, over weekend and bank holidays and in many different locations. Approximately 40 events were held with the local community and other stakeholders (refer to map below figure 2).

<table>
<thead>
<tr>
<th>Event</th>
<th>Recorded attendees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Swan Lane consultation hub</td>
<td>1,600+</td>
</tr>
<tr>
<td>2. Five pop-ups</td>
<td>324</td>
</tr>
<tr>
<td>3. Nine public exhibition</td>
<td>441</td>
</tr>
<tr>
<td>4. Five outreach events</td>
<td>153</td>
</tr>
<tr>
<td>5. Eight targeted meetings</td>
<td>47</td>
</tr>
<tr>
<td>6. Five workshops</td>
<td>78</td>
</tr>
<tr>
<td><strong>Total attendees</strong></td>
<td><strong>2,643</strong></td>
</tr>
</tbody>
</table>
Events took place across the borough as illustrated in the map (figure 2). As seen on the map the events were evenly distributed east to west, with a higher concentration in the more central location of Guildford urban core which served to be more accessible for events such as the workshops.
Feedback and the questionnaire

The questionnaire was available online (on the Inovem system) and in hard-copy.

Over 20,000 comments from over 7,000 individuals, organisations and stakeholders were received during this consultation period.

<table>
<thead>
<tr>
<th>Options for providing feedback</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Online consultation system- Inovem</strong></td>
</tr>
<tr>
<td>The online system also allowed people to save their response and add or review it at a later stage. By adding their details people also had the option of registering for notifications on other consultations.</td>
</tr>
<tr>
<td>You can access the portal here: <a href="https://getinvolved.guildford.gov.uk">https://getinvolved.guildford.gov.uk</a></td>
</tr>
<tr>
<td>Hard copies of questionnaires were available at all events and from the Guildford Council offices to help people structure their responses to the consultation.</td>
</tr>
<tr>
<td>A youth questionnaire was also distributed.</td>
</tr>
<tr>
<td>The primary questionnaire consisted of seven questions, including; the evidence base, National Policy and guidance, Sustainability Appraisal and Habitats Regulations Assessment, The vision, the Key Diagram and the content, paragraphs, policies and site allocations.</td>
</tr>
<tr>
<td><strong>Email and post</strong></td>
</tr>
<tr>
<td>We set up a project postal address and email so people could send their written responses to us.</td>
</tr>
<tr>
<td><strong>Comment slips at events</strong></td>
</tr>
<tr>
<td>Simple comment slips to capture feedback at the public events. They were unstructured so people could provide any feedback they wanted in writing.</td>
</tr>
</tbody>
</table>
Appendix 1: Local Plan consultees

Specific consultation bodies

- The Coal Authority.
- The Environment Agency.
- English Heritage
- Natural England.
- The Civil Aviation Authority.
- Network Rail Infrastructure Ltd.
- Highways England
- Environment Agency
- Historic England
- Homes and community agency
- Marine Management Organisation
- Thames Water
- Surrey Police
- Albury Parish Council
- Artington Parish Council
- Ash Parish Council
- Basingstoke Canal Authority
- Compton Parish Council
- East Clandon Parish Council
- East Horsley Parish Council
- Effingham Parish Council
- Elbridge Borough Council
- Enterprise M3
- Environment Agency
- Epsom and Ewell Borough Council
- Guildford Borough Council
- Hampshire County Council
- Highways England
- Historic England
- Mole Valley District Council
- Normandy Parish Council
- Ockham Parish Council
- Pirbright Parish Council
- Puttenham Parish Council
- Ripley Parish Council
- Royal Mail
- Scale and Sands Parish Council
- Send Parish Council
- Shalford Parish Council
- Shere Parish Council
- South East Water Ltd
- St. Martha Parish Council
- Surrey County Council
- Surrey Heath Borough Council
- Sussex and Surrey Police
- Wanborough Parish Council
- Waverley Borough Council
- West Clandon Parish Council
- West Horsley Parish Council
- Woking Borough Council
- Wokingham Borough Council
- Wonersh Parish Council
- Worplesdon Parish Council
General Consultation Bodies

- 4-Get-Me-Nots
- Abbotswood Women in Touch
- Ash Residents Association
- Ashenden Residents Association
- Cobham Conservation and Heritage Trust
- Compton Village Association
- CPRE Surrey Branch & Guildford District
- Diocese of Guildford
- East Guildford Residents Association
- Edwin Road Residents Association
- Fairlands Liddington Hall and Gravetts Lane Community Association
- Guildford Access Group
- Guildford Dragon
- Guildford Environmental Forum
- Guildford society
- St Catherines Assoc.
- Lynx Hill Residents Association
- Guildford Residents association
- Guildford Vision Group
- Roseacre Gardens Residents Assoc.
- Shalford Conservation Society
- St Catherines Village Association
- St. Peters Shared Church
- Surrey Chambers of Commerce
- Surrey Wildlife Trust
- The Clandon Society
- The Guildford Society
- The Ripley Society
- University of Surrey
- Weyfield Residents Association

All other residents, business owners and other stakeholders who have either previously responded to a Local Plan consultation or asked to be notified of future Local Plan consultations, currently this stands at over 13,000 individuals and organisations.
Appendix 2 - The representation forms
Guildford borough
Local Plan Strategy and Sites
Issues and Options
Questionnaire and Monitoring Information
Alternative formats

If you would like this document in a different format such as large print or a different language please contact the Planning Policy Team on 01483 444471 or email us at planningpolicy@guildford.gov.uk
Questionnaire

Please spare some time to let us know what you think.

We are interested in the views and opinions of all people who live, work or otherwise use the borough.

Please use this questionnaire to let us know your thoughts on the Local Plan Strategy Issues and Options document. The closing date for completed forms is 5:00 pm on 29 November 2013.

Please complete as much or as little of as you would like. You may decide to concentrate only on the issues you feel strongly about.

Your views are important to us. The more information you provide, the more we will understand the issues that are important to you.

While you are completing this questionnaire you will need to refer to the Issues and Options document. This document can be found at www.guildford.gov.uk/localplanstrategy

Please note that comments cannot be treated as confidential. Your comments will be summarised as part of a public document and made publicly available on the Council’s website and we will publish the names of individuals and organisations that responded. We will retain your contact details for future Local Plan consultations, unless you specifically ask us not to. We will not disclose personal information to third parties for marketing purposes.

Help and information
If you need any help or have any questions, please contact the Planning Policy Team on 01483 444471 or by email at planningpolicy@guildford.gov.uk or by post at:

Planning Policy
Planning Services
Guildford Borough Council
Millmead House
Millmead
Guildford
GU2 4BB

Name ...................................................................................................................................................

Address ................................................................................................................................................

......................................................................................................................................................

Email ....................................................................................................................................................

Full Council Draft
Q1 Understanding the borough of Guildford
Do you agree with the summary in Appendix B? If not, can you please explain why?

Q2 Our research
Do you think the research listed in Appendix C appropriately covers what we need to know to write the new Local Plan? If not, can you please explain why?

Q3 How do you want the borough to develop?
What are your views on a new vision for the Local Plan and the possible objectives?

Q4 The right mix and density of homes
Which approach to the mix and density of housing do you think is appropriate?
Q5 Affordable homes
Which approach to affordable housing do you think is most appropriate?

Q6 Affordable homes
Would you support an increase in the proportion of affordable housing and the types of developments that are required to contribute towards affordable housing?

Q7 Affordable homes
Which approach to rural exception housing do you think is most appropriate?

Q8 Homes for travellers
Which approach to meeting travellers’ accommodation needs do you think is the most appropriate?
Q9 Homes for our ageing population, vulnerable members of our community, students, low paid workers and young working people
Which approaches to meeting the different accommodation needs of our community, including older people, students, low paid workers and young working people do you think is most appropriate?

Q10 Supporting our tourism, arts and cultural facilities
Are there any other issues that you think we should cover in relation to tourism, arts and cultural development - if so what are they?

Q11 Offices, industrial spaces and our rural economy
Which approaches to meeting the existing and new employment needs of our borough, including supporting the economy of the rural areas, do you think are most appropriate?

Q12 Supporting our local centres, our district centres and Guildford town centre
Is this the correct approach to guide the future development of the town centre?
Q13  
**Supporting our local centres, our district centres and Guildford town centre**
Would you support the proposed approaches to helping support our local centres, district centres and Guildford town centre?

Q14  
**Balancing development with traffic and congestion**
Are there any other options we can consider to try and help balance development with traffic and congestion?

Q15  
**Minimising the impact of traffic congestion, promoting alternative ways of moving around and working with our partners**
Which approaches to addressing access and transport issues do you think are most appropriate?

Q16  
**Infrastructure and services provision**
Are there any other options available to the Council for addressing infrastructure issues?
Q17 Green Belt, countryside, green open spaces and habitats
Which approaches to the Green Belt, countryside and green open spaces do you think are most appropriate?

Q18 Built environment
Which approaches to the built environment do you think are most appropriate?

Q19 Climate change and sustainability
Which approaches to dealing with climate change and sustainability do you think are most appropriate and have we missed anything out?

Q20 Settlement hierarchy
Do you support using the Settlement Hierarchy to help us decide where new development should go or is there other research that we should rely on?
Q21 Villages in the Green Belt
Do you support using the GBCS to help us decide whether we should identify new settlement boundaries for our villages?

Q22 Ash Green
Which option do you think would be the best for the long-term future of Ash Green and its residents?

Q23 Duty to cooperate
Do you agree with this analysis? Are you aware of any other strategic cross boundary issues you think that we should be considering?

Q24 Spatial options
Which of these choices do you think are most appropriate and are there any others we should be considering?
Q25  Guildford, Ash, Tongham, the villages and previously developed land in the countryside
Are you aware of any other land in the existing urban areas of Guildford, Ash and Tongham, within the existing boundaries of our villages or previously developed land in the countryside that could help meet our future needs?

Q26  Land around Ash and Tongham (including countryside)
Do you support using more land surrounding Ash and Tongham to help meet our future needs and is there any other land we should be considering?

Q27  New Green Belt land
Should we alter the Green Belt boundaries to make the changes detailed?

Q28  Land surrounding Guildford urban area
Do you think that we should develop this land to help meet our future needs or are there other more suitable sites?
Q29  Land surrounding villages
Do you think that we should develop this land to help meet our future needs or are there other more suitable sites?

Q30  Land surrounding villages
Do you think we should do more work to assess potential development areas around other villages and settlements?

Q31  Significant expansion of existing villages
Do you think we should do more work to assess potential development areas such as those outlined in the Issues and Options document and is there any other land we should be considering?

Q32  A new settlement
Do you think we should do more work to assess a potential development area, large enough to be a new settlement, at the former Wisley airfield and / or elsewhere?
Q33 Land for Park and Ride sites
Do you support a new Park and Ride in the Worplesdon area or is there other land we should be considering?

Q34 Suitable Alternative Natural Green space (SANG)
Do you know of any potential SANG in the borough and can you suggest a location for a small car park for Effingham Common SANG?

Q35 Land for burials and cremations
Do you support the use of this land to help meet our future burial and cremation needs or is there other land we should be considering?

Q36 Allotments
Do you support the use of this land to help meet our future allotment needs or is there other land we should be considering?
Q37 Open space
Do you know of any more land that we should consider for open space to help meet future needs?

Q38 Making it happen
Do you think there are other issues we should be looking at as part of the Local Plan Strategy and Sites document?

Q39 Detailed policies
Do you think there are other issues we should be looking at as part of the Local Plan Development Control Policies document?

Q40 Implementation and monitoring
Do you have comments on the delivery information, including the future work to develop our CIL?
Any other views?
Do you have any other comments or suggestions you wish to make on matters not covered by other questions this consultation?
Monitoring information

Tell us about you so we can help everyone…

We are committed to ensuring that our services are provided fairly and are accessible to those who need them.

To help us meet this commitment we would like you to complete an equality and diversity monitoring form. The information on the form provides a picture of who contacts us. It helps us to understand who may find it difficult to get involved in consultations, and enables us to make positive changes to make it easier for them to do so.

Some questions on the monitoring form may feel personal, but the information we collect is anonymous, and it cannot be traced back to you. This section of the questionnaire will be detached from your response and will be used for monitoring purposes only. If you would like to know how we use this information, please contact us.

Please answer the questions below by ticking the boxes that you feel most describes you. If you do not want to answer a specific question then please leave it blank.

If you have any questions about this form or how your information will be handled please contact the Planning Policy Team on 01483 444471 or by email at planningpolicy@guildford.gov.uk or by post at:

Planning Policy
Planning Services
Guildford Borough Council
Millmead House
Millmead
Guildford
GU2 4BB
Monitoring Information

Q1 Gender identity

At birth, were you described as:

- Male
- Female
- Other e.g. intersex
- I prefer not to say

Which of the following describes how you think of yourself?

- Male
- Female

In another way...

Q2 Age

Please select the relevant box:

- 16 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 or over

Q3 Ethnicity

White

- British
- Irish

Other European (please state)

Other white background (please state)

Asian or Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese

Other Asian background (please state)

Other Ethnic Group

- Gypsy / Traveller
- Arab

Other ethnic group (please state)

Mixed

- White and Black Caribbean
- White and Black African
- White and Asian

Other mixed background (please state)

Black / African / Caribbean or Black British

- Caribbean
- African

Other Black background (please state)

Language preference

- English

Other (please state)

British Sign Language
### Q4 Disability

The Equality Act 2010 states that a person has a disability if he or she "has a physical or mental impairment that has a substantial and long-term adverse effect on his or her ability to carry out normal day-to-day activities".

Do you consider yourself to have a disability as defined by the Equality Act 2010?

| Yes | No |

### Q5 Sexual orientation

Do you consider yourself to be?

- Bi-sexual
- Gay man
- Straight / heterosexual
- Lesbian / gay woman
- Other (please say if you wish)

### Q6 Marital status

Are you:

- Married
- In a civil partnership
- Not married

### Q7 Caring responsibilities

Please tell us about your childcare responsibilities:

<table>
<thead>
<tr>
<th>Children under 11</th>
<th>Children 11 - 18</th>
</tr>
</thead>
</table>

Do you provide regular and substantial care for:

- Relative (such as disabled child, partner, parent)
- Another person (please state)
Draft Guildford borough Local Plan: strategy and sites
Summer 2014

Consultation questionnaire

We are inviting you to take part in the consultation on the draft Guildford borough Local Plan: strategy and sites. This document sets out the vision for the borough and the approach to development between now and 2031.

The 12 week consultation period will run from 1 July to 5pm on 22 September 2014.

When adopted the plan will play an important role in shaping Guildford’s future – how our towns and villages develop, protecting and enhancing our natural environment, developing our local economy, improving leisure and visitor facilities and supporting more sustainable forms of travel.

In autumn 2013, we consulted on the Guildford borough Local Plan Strategy and Sites Issues and Options and had a great response. Over 5,000 organisations and individuals made comments. These comments helped us to identify what is important to address for the borough’s future and, alongside an extensive evidence base, have been used to prepare the draft Guildford borough Local Plan: strategy and sites document on which we are now consulting. Comments received during this consultation will, once again, feed into the plan making process.

The draft Local Plan has a range of policies and site allocations that are proposed to be taken forward. You may comment on as many policies, site allocations and other aspects of the document as you wish. You will need to refer to the draft Guildford borough Local Plan: strategy and sites document whilst you are completing the questionnaire.

The Council wishes to encourage as many people to respond as possible - please inform your neighbours, colleagues or other contacts about this consultation and get them to be part of the plan.

All questionnaires and comments must be received by 5pm on 22 September 2014 and we will only accept comments on the draft Local Plan in a written format.
Part A: Your contact details

Data Protection
The information you provide will be processed in accordance with the Data Protection Act 1998. Information from the questionnaire will be stored on a computer database used solely in connection with the Guildford borough Local Plan consultation and engagement process. As we are required to make all representations available for public inspection, representations cannot be treated as confidential. All representations will be retained in full by Guildford Borough Council and will be available for public viewing at the Guildford Borough Council offices at Millmead. A respondent’s address, postcode, telephone numbers, email addresses and signatures will remain confidential.

Copies can be made of the questionnaire if you require more space, or you can simply continue on other sheets of paper, making clear which policy, proposal, paragraph, section or site allocation you are referring to.

<table>
<thead>
<tr>
<th>Personal Details</th>
<th>Agent’s details (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title</td>
<td></td>
</tr>
<tr>
<td>First name</td>
<td></td>
</tr>
<tr>
<td>Last name</td>
<td></td>
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<tr>
<td>Organisation</td>
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<td>Address</td>
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<td>Telephone</td>
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<tr>
<td>Email address</td>
<td></td>
</tr>
<tr>
<td>Preferred method of contact</td>
<td></td>
</tr>
</tbody>
</table>
You can let us know your views in several ways

Please comment on the plan in any of the following ways:

**Online questionnaire**
https://getinvolved.guildford.gov.uk

**Paper questionnaire**
Paper copies of the questionnaire can be obtained at
- any of the borough’s public libraries
- Guildford Borough Council’s offices at Millmead
- 25 Swan Lane, Guildford
- from one of our events that are happening across the borough throughout the consultation period (see the guildfordlocalplan.info website for details).

Copies can also be posted to you - please contact us by email or post.

The questionnaire can also be downloaded from www.guildfordlocalplan.info

Completed paper questionnaires should be returned by post to:

Local Plan Consultation 2014
Planning Policy
Guildford Borough Council
Millmead House
Guildford
Surrey, GU2 4BB

**Write to us**
by email: localplan@guildford.gov.uk
or by post to the address above.
**Questions about procedure**

**Question 1: The evidence base**
All Local Authorities should prepare a Local Plan for their areas. The draft Local Plan: strategy and sites document sets out how we can direct and manage development across the borough up to 2031, making provision for homes and employment and environmental assets. It is based on up-to-date evidence. Evidence contributing to the preparation of the draft Local Plan: strategy and sites, is listed in Appendix C.

Do you agree that the evidence used for the draft Local Plan: strategy and sites is adequate, up-to-date and relevant?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Comments

**Question 2: National policy and guidance**
Local Plans are required to be in line with the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

To the best of your knowledge, do you think that the draft Local Plan: strategy and sites is consistent with national policy and guidance?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Comments

**Question 3: Sustainability Appraisal and Habitats Regulations Assessment**
As part of the preparation of the draft Local Plan: strategy and sites, we carried out a Sustainability Appraisal and Habitats Regulations Assessment which considered the likely significant effects that the draft Local Plan: strategy and sites may have on environmental, economic and social factors in the borough, including European Designated Habitats.

Having looked at the Sustainability Appraisal and Habitats Regulations Assessment do you agree with:

a) the Sustainability Appraisal of the draft Local Plan: strategy and sites?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Comments

b) the Habitats Regulations Appraisal of the draft Local Plan: strategy and sites?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

Comments
## Questions about the document

### Question 4: The vision
The draft Local Plan: strategy and sites vision statement should be both aspirational and achievable and set out the kind of borough we will strive to become by 2031. It should also identify objectives that we will meet in order to achieve the vision. The vision for the draft Local Plan has been developed from a range of locally specific strategies and through consultations and feedback from stakeholders.

a) Do you think the vision of the draft Local Plan: strategy and sites depicts the borough that communities would want to be living and working in by 2031?

- [ ] Yes
- [ ] No

Comments

b) Do you think the ambitions, issues and strategic objectives of the draft Local Plan: strategy and sites are representative of the issues the borough faces and the things that we will need to achieve to meet our vision for 2031?

- [ ] Yes
- [ ] No

Comments

c) Is there anything you think should be included?

- [ ] Yes
- [ ] No

Comments

### Question 5: The Key Diagram
The Key Diagram is a representation of the draft Local Plan: strategy and sites. It provides a broad indication of how the borough will develop over the lifetime of the plan.

a) Do you think that the Key Diagram is representative of the key aspects of the draft Local Plan: strategy and sites?

- [ ] Yes
- [ ] No

Comments

b) Is there anything missing or is there a way to make the Key Diagram clearer?

- [ ] Yes
- [ ] No

Comments

Please note: The Key Diagram is not intended to identify specific sites or street names which can be seen on the individual settlement maps in Appendix G.
**Question 6: The content - paragraphs, policies and site allocations**

Which paragraph, policy or site allocation of the draft Local Plan: strategy and sites document do you wish to make comment on and do you wish to support or object and/or comment?

A separate response should be completed for each individual paragraph/policy/site you are making comment on. Please state your comments fully and clearly and your reasons for supporting/objecting to this paragraph/policy/site.

Please indicate what changes i.e. wording, alternative site/boundary, you feel should be made.

<table>
<thead>
<tr>
<th>Paragraph number/Policy number/Site allocation number or any other aspect:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Support</th>
<th>Object</th>
</tr>
</thead>
</table>

**Comments**

---

**Question 7: Any other comments**

Do you have any other comments that have not been covered by the previous questions?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

**Comments**
# Consultation monitoring form

Please answer the questions by ticking the boxes that you feel best describe you. If you do not want to answer a specific question then please leave it blank. We will use it for monitoring purposes only, to help us understand which groups find it difficult to get involved in consultations. This will enable us to improve the way we do consultations in the future. We will separate this form from your comments.

## Question 1  Your age

- [ ] Under 16
- [ ] 16 - 24
- [ ] 25 - 34
- [ ] 35 - 44
- [ ] 45 - 54
- [ ] 55 - 64
- [ ] 65 or over
- [ ] I prefer not to say

## Question 2  Your gender

- [ ] Male
- [ ] Female
- [ ] I prefer not to say

## Question 3  If you live in the borough, which settlement do you live in?

[ ]

## Question 4  Your ethnicity

Tick one box and add details below if necessary

### White

- [ ] English/ Welsh/ Scottish/ Northern Irish/ British
- [ ] Irish
- [ ] Traveller (including Gypsy, Roma or Irish Traveller)
- [ ] Other White

### Black or Black British

- [ ] African
- [ ] Caribbean
- [ ] Other Black

### Asian or Asian British

- [ ] Bangladeshi
- [ ] Indian
- [ ] Pakistani
- [ ] Other Asian

### Mixed

- [ ] White and Asian
- [ ] White and Black African
- [ ] White and Black Caribbean
- [ ] Other Mixed

### Other backgrounds

- [ ] Chinese
- [ ] Arab
- [ ] Any other background, please write
  
  [ ]
- [ ] I prefer not to say
Question 5  Disability

The Equality Act 2010 states that a person has a disability if he or she "has a physical or mental impairment that has a substantial and long-term adverse effect on his or her ability to carry out normal day-to-day activities".

Do you consider yourself to have a disability as defined by the Equality Act 2010?

☐ Yes  ☐ No  ☐ I prefer not to say

☐ Other (please say if you wish) ____________________________

Question 6  Dependents

Do you have any dependents:

☐ Yes  ☐ No

What is the age of your dependent(s)? (Tick all that apply if more than 1 dependent)

☐ Under 5  ☐ 5-10  ☐ 11-15  ☐ 16 - 24  ☐ 25 - 34  ☐ 35 - 44

☐ 45 - 54  ☐ 55 - 64  ☐ 64 or over  ☐ I prefer not to say

If you have any questions about this form or how your information will be handled please contact the Planning Policy Team.

Telephone: 01483 444471

Email: localplan@guildford.gov.uk

Post: Local Plan Consultation 2014 Planning Policy Planning Services Guildford Borough Council Millmead House Guildford Surrey, GU2 4BB
Appendix 3

List of Acronyms

AGLV – Area of Great Landscape Value
AONB – Area of Outstanding Natural Beauty
B1a – office land use class
B1b – Research and Development land use class
B1c – light industry land use class
B2 – General industrial land use
B8 – Storage and distribution land use
BOA- Biodiversity Opportunity Area
CIL – Community Infrastructure Levy
DfT – Department for Transport
DLP – Draft Local Plan
DPD – Development Plan Document
DTC – Duty to Cooperate
EIP – Examination in public
ELA – Employment Land Assessment
ELNA – Employment Land Needs Assessment
EqIA – Equalities Impact Assessment
FEMA – Functional Economic Market Area
GBC – Guildford Borough Council
GBCS – Green Belt and Countryside Study
GP – General Practice
HA- Housing Association
HCA – Homes and Community Agency
HMO – Houses in multiple occupation
HRA – Habitat Regulations Assessment
IDP – Infrastructure Development Plan
LAA- Land Availability Assessment
LCA – Landscape Character Assessment
LEP – Local Enterprise Partnership
LRN – Local Road Network
NE – Natural England
NPPF - National Planning Policy Framework
NPPG – National Planning Practice Guidance
OAN – Objectively assessed need
OGSTAR- Options Growth Scenarios Transport Assessment Report
ONS – Office for National Statistics
PMA – Property Market Area
R+D – Research and Development
SA – Sustainability Appraisal
SACs – Special Areas of Conservation
SAMM - Strategic Access Management and Monitoring
SANG – Suitable Alternative Natural Greenspace
SCC – Surrey County Council
SEA – Strategic Environmental Assessment
SHLAA- Strategic Housing Land Availability Assessment
SHMA – Strategic Housing Market Assessment
SNCI – Site of Natural Conservation Importance
SPD - Supplementary Planning Document
SRN- Strategic Road Network
SSSI – Site of special scientific interest
SuDS- Sustainable Drainage Systems
### Appendix 4a: Comments on Draft Local Plan issues and options

#### 1. Comments on the Introduction Chapter

<table>
<thead>
<tr>
<th>Issues</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The information provided was too limited in scope and contradictory in places.</td>
<td>This is a summary of a number of various issues without an overarching strategy so there may be some apparent contradiction that goes away when more detailed examination of different issues takes place.</td>
</tr>
<tr>
<td>The analysis of strengths and weaknesses did not feature strongly enough the link between the quality of life and landscapes and the economic success of the borough.</td>
<td>It is important that we have a good understanding of the borough including its strengths and weaknesses. It is acknowledged that there is a link between the quality of life and landscapes and the economic success of the borough. It is the role of the Local Plan to balance the competing demands of protecting and enhancing our environment and the accommodation our objectively assessed housing need.</td>
</tr>
<tr>
<td>A number of respondents were of the opinion that Guildford is relatively affordable because it is cheaper than London</td>
<td>Whilst Guildford may be cheaper than London in terms of house prices, affordability is still an issue for many residents of the borough and many of the workers especially those in lower paid jobs who cannot afford housing in the borough. This is why the issue of affordability must be considered within the Guildford context as we need to provide adequate housing for our residents and workers.</td>
</tr>
<tr>
<td>The River Wey represents a significant strength for the town centre and this is currently under exploited</td>
<td>It is recognised that the River Wey represents a considerable opportunity to improve the environment of the Town Centre and that its leisure and cultural capital should be taken advantage of. Issues relating to the treatment of the River Wey will be dealt with via the Town Centre Vision and subsequent Town Centre Supplementary Planning Document.</td>
</tr>
<tr>
<td>There was significant concern that the Evidence Base was not consulted on and that there were flaws with some of the documents most notably the Green Belt and Countryside Study.</td>
<td>The Evidence Base has been prepared in part by technical experts and by the Planning Policy Team in conformity with current guidance and best practice. Whilst the Evidence Base studies have not been available for consultation they have been made available for examination and the conclusions drawn from them can and have been questioned. The Joint Scrutiny Committee has taken a particular interest in the Evidence Base and considered a reappraisal including public involvement, particularly with regard to the Green Belt and Countryside Study. Work has been commissioned to look at issues raised by the consultation and subsequent engagement process.</td>
</tr>
<tr>
<td>The information presented was biased and that there was a hidden pro-development agenda</td>
<td>There is no bias in the information presented as it is factual. There is no hidden pro development agenda but the Local Plan is being produced in line with the guidance in the National Planning Policy Framework that states that there should be a presumption in favour of sustainable development.</td>
</tr>
<tr>
<td>Issue</td>
<td>Guildford Borough Council response</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>There was a great deal of feeling about the Green Belt with substantial objection to the loss of Green Belt for housing or other uses.</td>
<td>We appreciate the strength of feeling about the Green Belt but that until the housing number is determined it is not possible to be absolute that no Green Belt will be required to accommodate our identified levels of development including the need for homes, jobs and infrastructure.</td>
</tr>
<tr>
<td>There was a strongly expressed preference for the use of brownfield sites rather than greenfield/Green Belt sites with a number of representations expressing the opinion that there was no need for any Green Belt releases as sufficient capacity existed in the urban areas to accommodate the need from the borough.</td>
<td>The preference for the use of brownfield sites is in the main the more sustainable choice for development but that until the housing number is determined it is not possible to say that brownfield land will be capable of accommodating all of the identified level of need for development.</td>
</tr>
<tr>
<td>There was a large degree of objection to the need to provide housing for in migrants to the borough with commentary suggesting that housing provision should only be made for existing residents</td>
<td>Guidance is clear that we must allow for migration to the borough. A zero net migration model is not a true reflection of reality and adopting such an approach would lead to an unsound plan.</td>
</tr>
<tr>
<td>It is difficult to comment on the Issues and Options in the absence of a housing number</td>
<td>It is appreciated that the lack of an adopted housing number makes it difficult to come to some judgements about the issues and options outlined but that it was considered important to embark on public consultation at the earliest possible point in time.</td>
</tr>
<tr>
<td>Existing infrastructure capacity represents a significant weakness</td>
<td>We are aware of the significant issues relating to infrastructure capacity but the Local Plan needs to look at what infrastructure is required to support the level of development in the plan and not to make good deficiencies in existing provision. The Local Plan will be accompanied by an Infrastructure Delivery Plan that sets out what infrastructure is required, where it will be located, who will provide it and who will pay for it.</td>
</tr>
<tr>
<td>There needs to be a clear and coherent vision for the future development of the borough.</td>
<td>The Local Plan will provide a clear and coherent vision for the future development of the borough when it is finalised. At the present time the plan is in its initial stages of production.</td>
</tr>
</tbody>
</table>

### 2. Planning for the homes we need

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The vision needs to give the same level of protection to the Area of Great Landscape Value (AGLV) as other designations such as Area of Outstanding Natural Beauty and Green Belt.</td>
<td>The NPPF says distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status. AGLV is a local designation and we will consider how we will take protection of this area forward. We will not be able to give AGLV the same status as national or international designations.</td>
</tr>
<tr>
<td>Density of new development should be decided on a case by case basis according to the character of the area</td>
<td>Whilst it is not appropriate to set a blanket density across the borough there should be some parameters to ensure that the best and most efficient use is made of land. Determination of planning applications will be according to the development control policies in part two of the Local Plan and these will take into account the impact on the character of the surrounding area.</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>Density above 300 dwellings per annum would be unsustainable</td>
<td>300 dwellings per annum would not meet our objectively assessed need for development and therefore adoption of such a low target would lead to an unsound Local Plan. The Evidence Base does not support a target of 300 dwellings per annum.</td>
</tr>
<tr>
<td>Density should be increased in the urban areas to avoid the use of Green Belt</td>
<td>Increasing density in the urban area would help towards the efficient and effective use of land but consideration must be given to the impacts of increasing density in the urban area especially with regard to congestion and impact on the character and appearance of the area. Increasing density in the urban area does not automatically mean no Green Belt will be needed for development</td>
</tr>
<tr>
<td>There is a need for more 2 and 3 bedroom houses</td>
<td>The Strategic Housing Market Assessment (SHMA) will look at the mix of housing that is required to meet our identified level of need. Informed by our housing needs survey work this will suggest whether more 2 and 3 bedroom houses are needed. We will then use this as guidance for suggesting an appropriate policy approach to this issue.</td>
</tr>
<tr>
<td>There is a need for more housing suitable for elderly people downsizing</td>
<td>The Strategic Housing Market Assessment (SHMA) will look at the mix of housing that is required to meet our identified level of need. Informed by our housing needs survey work this will suggest whether more housing suitable for people downsizing is required. We will then use this as guidance for suggesting an appropriate policy approach to this issue.</td>
</tr>
<tr>
<td>More affordable housing is needed</td>
<td>We have assessed our affordable housing need via the 2009 SHMA that is currently being updated. The 2009 SHMA indicated that our affordable housing need is in excess of 1,000 dwellings per annum but in order to provide for balanced and mixed communities and in the interests of the overall viability of schemes we have currently adopted a policy that looks to achieve at least 35 per cent provision.</td>
</tr>
<tr>
<td>Less affordable housing is needed</td>
<td>We have assessed our affordable housing need via the 2009 SHMA, which is currently being updated. The 2009 SHMA indicated that our affordable housing need is in excess of 1,000 dwellings per annum but in order to provide for balanced and mixed communities and in the interests of the overall viability of schemes we have currently adopted a policy that looks to achieve at least 35 per cent provision.</td>
</tr>
<tr>
<td>Housing cannot be affordable given prices in the borough</td>
<td>We are aware of the issues relating to affordability and this is a reason why more affordable housing is needed in the borough. The provision of affordable homes will enable people on lower incomes to live in the borough. A variety of housing is required in order to provide for balanced and mixed communities.</td>
</tr>
<tr>
<td>In the absence of an identified housing number it is premature to talk about new settlements</td>
<td>We need to explore all options available to meet our identified need including the provision of new settlements however, no decisions have yet been taken on the level or location of housing to be provided. New settlements remain in contention for consideration.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Local need should be the priority not accommodating overspill from London</td>
<td>We do not have powers to limit in migration to the borough from London or any other destination of origin. Anyone is entitled to buy a house in the borough. Affordable housing is, in the main, allocated in the borough to people with a local connection.</td>
</tr>
<tr>
<td>Protection should be given to the maintenance of a stock of small houses</td>
<td>The SHMA will look at what is an appropriate mix of housing to meet our identified need. This will be used to guide what protection could be given to the maintenance of existing stock.</td>
</tr>
<tr>
<td>What is meant by affordable housing and how can you quantify actual need as opposed to desire</td>
<td>We have adopted the definition of Affordable Housing from the National Planning Policy Framework that states that this is social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. We are required to assess need and this is what the Strategic Housing Market Assessment as well as the Housing Needs Surveys look at. Our studies are carried out in conformity with national policy and guidance.</td>
</tr>
<tr>
<td>There is a need to ensure that affordable housing remains so in perpetuity</td>
<td>We generally secure affordable housing through use of a planning obligation, to be retained as affordable housing, or for the subsidy (if there is one) to be recycled to help provide other affordable housing. Affordable housing in the rural settlements (except for East Horsley and Send) is exempt from the rights to buy and acquire, but in all other parts of the borough (ie. the two towns and East Horsley and Send) the sale of affordable housing on the open market is permitted subject to certain conditions. Where we can protect affordable housing from being “lost” to the open market, we will use planning obligations to aim to do so.</td>
</tr>
<tr>
<td>Students should be required to live on campus so freeing up affordable housing for the community</td>
<td>Whilst we cannot insist that students live on campus we are doing all that we can to encourage the University of Surrey to increase the amount of student accommodation on campus. However, it does not necessarily follow that building more student accommodation will free up affordable housing for the open market.</td>
</tr>
<tr>
<td>The threshold for providing affordable housing should be as low as possible/high was possible/there should be no threshold at all</td>
<td>We recognise that the provision of affordable housing may impact on the viability of schemes but in order to secure some provision a threshold is an appropriate policy tool. We are looking at what the threshold should be and what level of provision should be required but these decisions will need to be based on robust and defensible evidence.</td>
</tr>
<tr>
<td>More use should be made of empty homes</td>
<td>We are currently working to bring long term empty homes back into use through our Empty Homes Strategy although there is limited action that the Local Plan can take.</td>
</tr>
</tbody>
</table>
Rural exception housing has been abused | Rural housing is made available for people with local connections, and that sites are provided according to strict criteria. We are doing all we can to ensure that the rural exception housing policy is properly applied but in parts of the borough we are unable to prevent the onward sale of affordable housing to the open market.

There should be no rural exception housing on Green Belt | Such housing is provided on sites not normally considered for housing and in this borough that is Green Belt given that the borough is 89 per cent Green Belt. It is therefore generally not possible to provide rural exceptions sites anywhere except for on the Green Belt.

Traveller accommodation is not needed | We have a duty to assess the current and future needs of travellers residing in or resorting to Guildford and make appropriate provision in line with our assessment. Our responsibilities in this are set out in the Housing Act 2004 and Planning Policy for Travellers 2012 published by CLG.

Traveller accommodation should be spread evenly across the borough | Accommodation should be provided in the most sustainable manner and this may mean that there isn’t an even spread across the borough. Available and deliverable sites for traveller accommodation are not evenly spread across the borough and need should be addressed where it arises.

There should be some/no market housing allowed on affordable housing sites | National guidance in the NPPF requires us to consider allowing a small number of market homes on rural exception sites. Inclusion of any market housing would be at our discretion and would need to be robustly justified.

Existing Council estates should be demolished and rebuilt at much higher densities | Whilst the Council strives to make the most efficient use of land existing Council estates are in the main, fully occupied and not available for redevelopment.

### 3. Planning for the economy and jobs

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>What definition of travellers is Guildford Borough Council using?</td>
<td>We use the definition of Travellers enshrined in the national policy guidance that says Travellers are persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependant's education or health needs or old age have ceased to travel temporarily or permanently. Travellers are a recognised ethnic minority protected under race relations legislation.</td>
</tr>
<tr>
<td>There should be more support for cultural and arts facilities</td>
<td>We provide financial support to a number of arts and cultural facilities throughout the borough including GLive and the Yvonne Arnaud Theatre. The Council is aiming to develop a tourism strategy that will look at future funding for new and existing facilities.</td>
</tr>
<tr>
<td>The important contribution that the environment and landscape makes to tourism should be acknowledged</td>
<td>We do acknowledge the contribution that the environment and landscape makes to the success of tourism in the borough. It is the role of the Local Plan to balance the competing demands of protecting and enhancing the environment and accommodating our identified level of need.</td>
</tr>
<tr>
<td>There is a need for a proper art gallery and digital exhibition space in the town</td>
<td>Consideration will be given to the provision of additional arts facilities through the</td>
</tr>
<tr>
<td>Issue</td>
<td>Guildford Borough Council Response</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
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</tr>
<tr>
<td>centre</td>
<td>Tourism Strategy and via the Town Centre Vision and the Town Centre Supplementary Planning Document (SPD).</td>
</tr>
<tr>
<td>There is no need to support culture, arts or tourism as the market will sort this out</td>
<td>Tourism, arts and culture make a valuable contribution to the economy of the town and the Council will continue to offer support as appropriate.</td>
</tr>
<tr>
<td>There is a need for a dedicated sports ground for Guildford City Football Club</td>
<td>The Council will consider the case for a dedicated sports ground if a suitable site becomes available.</td>
</tr>
<tr>
<td>The River Wey could provide a focus for cultural development</td>
<td>The treatment of the River will be dealt with in the Town Centre Vision and subsequent SPD. It is acknowledged that more could be made of the River and proposals coming forward for development in the Town Centre will be expected to contribute to this.</td>
</tr>
<tr>
<td>There is a need for dedicated coach parking close to or within the Town Centre</td>
<td>Consideration will be given to the provision of dedicated coach parking through the Town Centre Vision and the subsequent Supplementary Planning Document.</td>
</tr>
<tr>
<td>There is a need for good business accommodation</td>
<td>The contribution that business tourism makes to the overall success of the borough's economy is acknowledged. Additional business orientated hotels will be encouraged in appropriate locations close to business locations.</td>
</tr>
<tr>
<td>Dunsfold Aerodrome should be used for business accommodation</td>
<td>Dunsfold Aerodrome is outside of the borough boundaries and we therefore have little ability to influence development on that site. We will continue to cooperate with neighbouring authorities including Waverley over sites such as this.</td>
</tr>
<tr>
<td>Rural enterprise should be encouraged</td>
<td>The Local Plan will aim to encourage appropriate scale rural enterprise in appropriate locations taking into account the impact of the character and appearance of the local area.</td>
</tr>
<tr>
<td>Bus services need improvement in the rural areas to encourage employment</td>
<td>Whilst we agree that bus services may need improvement in the rural areas to encourage employment, and we would support it, this would currently be outside of the remit of the Local Plan.</td>
</tr>
<tr>
<td>Farms should be retained in agricultural use and not used for housing</td>
<td>The role of the Local Plan to balance the competing demands of retaining land in agricultural use and accommodating our assessed level of need.</td>
</tr>
<tr>
<td>There should be no economic development in the Green Belt</td>
<td>It is the role of the Local Plan to balance the competing demands of protecting and enhancing the environment and accommodating our level of need for development of all types including economic development.</td>
</tr>
<tr>
<td>Investment should focus on the knowledge based economy</td>
<td>We acknowledge the contribution that knowledge based industries makes towards the overall success of the Local Plan. The Local Plan will aim to support investment in this sector of the economy.</td>
</tr>
<tr>
<td>Provision of high speed broadband would help support jobs</td>
<td>Surrey County Council is rolling out a programme of Superfast broadband and this endeavour is supported by GBC.</td>
</tr>
<tr>
<td>Issue</td>
<td>Guildford Borough Council Response</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Analysis of skills required shows a mismatch between what is needed and what residents have</td>
<td>We are working closely with partners who provide education to ensure that the skills the business community requires are being delivered. This is also an aim of our Economic Strategy.</td>
</tr>
<tr>
<td>There is a need for incubator facilities for small businesses in the borough and ‘grow on’ units for expanding companies</td>
<td>We need to ensure that the amount and type of accommodation available for businesses matches the needs of businesses across the whole of the borough. We have identified a need for some smaller units and more research is being carried out.</td>
</tr>
<tr>
<td>There is little need to provide industrial floorspace</td>
<td>The Employment Land Assessment which forms part of the Evidence Base supports the need for industrial floorspace across the borough</td>
</tr>
<tr>
<td>Additional office accommodation should only be provided for the existing population</td>
<td>According to the NPPF paragraphs 18 – 20 we cannot restrict provision to that needed only for the existing population. The NPPF requires us to commit to ensuring that the Local Plan does everything it can to support sustainable economic growth. We do not have powers to limit migration and commuting into the borough and therefore need to make provision for need arising in the borough regardless of its origin.</td>
</tr>
<tr>
<td>There is a need to make appropriate accommodation available for growing sectors of science, oil and medicine based jobs</td>
<td>We are keen to support local businesses that in turn support our thriving economy. We are looking at the accommodation needs of existing and new employers through the ELA</td>
</tr>
<tr>
<td>There are too many empty offices in the town so no new ones should be built</td>
<td>We need to balance carefully planning for future employment. Whilst it is acknowledged that current vacancy rates are high we are recovering from a recession. We are likely to go through an economic cycle over the lifetime of the plan and need to build in an element of flexibility to provide choice for the business community. We must also protect existing major employment sites and retain them in employment use rather than grant planning permission for alternative uses</td>
</tr>
<tr>
<td>There is a need to support the rural economy</td>
<td>The rural economy makes an extremely valuable contribution to the overall success of the borough with rural parishes accounting for approximately 25 per cent of all employment in the borough, and 36 per cent of all firms in the borough. Rural wards accounted for almost half of all new jobs created in the borough between 2002 and 2008. We take seriously the need to continue to support the ongoing development of the rural economy.</td>
</tr>
<tr>
<td>Employment provision should take account of home working</td>
<td>The ELA looks at factors that impact on new job creation and the need for additional floorspace, specifically the impact of off-shoring and home-based working.</td>
</tr>
<tr>
<td>There is no need for additional employment land unless there is housing to match it</td>
<td>The new Local Plan will set out policies and proposals to guide the future development of Guildford up to 2031. Our new plan will determine the best locations for the development we need. The new Local Plan seeks to achieve sustainable development which includes balancing the provision of new homes and new employment floor space.</td>
</tr>
<tr>
<td>The Employment Land Assessment should have been consulted on</td>
<td>The Evidence Base was published for information and not for consultation.</td>
</tr>
<tr>
<td>Issue</td>
<td>Guildford Borough Council Response</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Comments have been received on the ELA and other Evidence Base documents. The Joint Scrutiny Committee has reappraised the Evidence Base and the ELA will be updated to ensure that it is as up to date as possible.</td>
<td></td>
</tr>
<tr>
<td>The Town Centre should have underground parking</td>
<td>Whilst we acknowledge that underground parking enables more efficient use to be made of land which we would support, economic viability and land stability issues need to be considered.</td>
</tr>
<tr>
<td>Demand for retail floorspace is lower than stated</td>
<td>The figures we state come from our 2011 Retail and Leisure Study and provide for additional retail floorspace across the whole of the borough over the plan period up to 2031. We will be updating our retail research in line with government recommendations.</td>
</tr>
<tr>
<td>Provision for retail floorspace should take account of the impact of the internet</td>
<td>We acknowledge the impact of internet retailing but note that more affluent areas have lower levels of internet retailing. New patterns of commercial practice may lead to the need for different types of retail floorspace such as that needed to support Click and Collect type operations. Retail habits will continue to evolve and although it is anticipated that internet retail activities will increase town centres will continue to act as the hub of the community and will remain a focus for retail activity.</td>
</tr>
<tr>
<td>North Street should be redeveloped as soon as possible</td>
<td>The North Street Development site is the key regeneration site in the Town Centre and we are working with our development partners to ensure that this site is able to make a valuable contribution to the ongoing success of the Town Centre and the borough’s economy.</td>
</tr>
<tr>
<td>There should be a Town Centre Masterplan</td>
<td>We have appointed consultants to help produce a Vision for the Town Centre and this will feed into the production of a Town Centre Supplementary Planning Document. A Town Centre Masterplan cannot make site allocations or prescribe development proposals as this would mean it would become a Local Plan document in competition with the new Local Plan. A Town Centre SPD would serve to plan and co-ordinate overall improvements to the Town Centre and it would be rooted in and consistent with the Local Plan.</td>
</tr>
<tr>
<td>Congestion is the biggest issue in the Town Centre</td>
<td>We recognise that congestion is an important issue to consider in relation to the ongoing success of the Town Centre and we will continue to work with our partner agencies such as the Highways Authority and the Highways Agency to produce solutions.</td>
</tr>
<tr>
<td>Guildford does not need discount stores</td>
<td>According to government guidance it may be appropriate to support different types of retail stores and it is important that we provide for a range of different choices for consumers.</td>
</tr>
<tr>
<td>None of the village centres should expand to retain their character</td>
<td>Villages need to be able to grow to retain their vitality and viability as local centres. In some cases, this means that some facilities within the village centre may need to expand and provision may need to be made for additional facilities. Any additional development will be required to respect the character of the village and where appropriate respect the character, appearance and setting of any</td>
</tr>
</tbody>
</table>
### Conservation Areas.

**Issue** | **Guildford Borough Council Response**
---|---
Why have any designated centres | Government tells us we must include a hierarchy of centres in our plan and that they must have designated boundaries. We have the opportunity in the Local Plan to confirm existing boundaries to alter and amend boundaries.
Ripley should/should not be a designated centre | Ripley is proposed to be upgraded to a district centre to reflect the function and role of the centre to the local community.
The Town Centre boundary needs adjustment | The Town Centre boundary needs to be adjusted to remove peripheral mainly residential areas, and to include land between the Policy Station and the Cricket Ground on Woodbridge Road, and to include much of Walnut Tree Close and the Riverside Business Centre within the boundary.

### 4. Planning for access and transport

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large supermarkets should not be allowed</td>
<td>Large supermarkets in locations which are not ideal and which we would not have planned for are a matter of concern. In the absence of an up to date plan we have to consider planning applications for large supermarkets on their individual merits using national guidance. We will still need additional supermarkets but these will be planned for in the Local Plan.</td>
</tr>
<tr>
<td>Development should be focused where the need for travel is minimised</td>
<td>This approach would be in line with the need to promote sustainable patterns of development. The Local Plan will have sustainable development as a central theme.</td>
</tr>
<tr>
<td>There should be more and better public transport especially buses</td>
<td>We will continue to work with our partners to encourage the provision of more public transport and improved choice.</td>
</tr>
<tr>
<td>There should be pedestrian and or cyclist priority</td>
<td>We will look at the opportunities for increased priority for pedestrians and cyclist in the development control policies of the Local Plan as part of the emphasis on sustainable development.</td>
</tr>
<tr>
<td>The bus station needs improvement and or relocation</td>
<td>We are looking at the future of the bus station as part of the North Street redevelopment project.</td>
</tr>
<tr>
<td>New railway stations should be provided</td>
<td>We will continue to work with our partners to seek the provision of additional facilities that help promote sustainable patterns of development.</td>
</tr>
<tr>
<td>There are massive problems with existing infrastructure</td>
<td>The Local Plan acknowledges that there are problems with existing infrastructure but it will look to ensure that additional infrastructure that is required due to new development is provided for alongside that development. The Local Plan cannot make provision for improvements required as these will be dealt with outside of the Local Plan process.</td>
</tr>
<tr>
<td>There should be more/ no more park and ride facilities provided</td>
<td>We will continue to work to support the provision of additional facilities that promote sustainable patterns of development. Consideration will be given to the provision of additional facilities where appropriate sites can be provided.</td>
</tr>
<tr>
<td>Development should provide mitigation for the impacts of the increase in traffic it provides</td>
<td>An Infrastructure Delivery Plan that sets out the infrastructure that is required, where it should be located and how it will be paid for will accompany the Local Plan.</td>
</tr>
</tbody>
</table>

## 5. Planning for infrastructure and services

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking needs attention</td>
<td>We acknowledge that parking is an issue of concern, and within the Town Centre this will be looked at in the Town Centre Vision and the subsequent Town Centre SPD.</td>
</tr>
<tr>
<td>Existing infrastructure cannot cope with current levels of development and therefore cannot cope with any more development.</td>
<td>The Local Plan must be positively prepared and forward looking. We will continue to work with our partners and where appropriate, developers of strategic sites to plan and coordinate the funding and delivery of infrastructure to support planned new development in the Local Plan. The Local Plan cannot deal with issues relating to existing infrastructure which are the responsibility of infrastructure providers such as Surrey County Council acting as the Highways Authority.</td>
</tr>
<tr>
<td>Infrastructure needs to be provided in advance of development</td>
<td>Infrastructure cannot be provided in advance of development as development funds the provision of infrastructure. However the Council will give consideration to providing pump priming to ensure that development is not held back by issues relating to infrastructure provision.</td>
</tr>
<tr>
<td>Development should not occur in areas prone to flooding</td>
<td>We are in the process of producing a Strategic Flood Risk Assessment and this will be used to help guide decisions about the level and location of development.</td>
</tr>
</tbody>
</table>
### 6. Planning for the environment

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>There should be no need to provide Suitable Alternative Natural Green Space (SANG) as providing SANG encourages more development</td>
<td>We are required to provide SANG to accompany housing development occurring within a 400metre to 5km boundary of the Special Protection Area designated under European legislation. It is not that the provision of SANG encourages housing development but that housing development requires the provision of SANG.</td>
</tr>
<tr>
<td>There should be no building anywhere on the Green Belt</td>
<td>We are required to make adequate provision for our objectively assessed level of development need and this may involve the requirement for the Green Belt boundary to be rolled back to allow for this. No decisions have yet been made.</td>
</tr>
<tr>
<td>Green Belt should be protected and enhanced</td>
<td>The Local Plan will aim to protect the Green Belt but that there must be a balance drawn between protection of the Green Belt and the need to accommodate development.</td>
</tr>
<tr>
<td>The Green Belt and Countryside Study (GBCS) is fatally flawed and should be abandoned</td>
<td>The GBCS has been the subject of a scrutiny reappraisal and some additional areas of work have been identified to ensure that the study is as robust as possible. It is part of the Evidence Base and has been published so it would be inappropriate to withdraw it.</td>
</tr>
<tr>
<td>The area around Ash Green should be designated as Green Belt</td>
<td>Land can only be considered for designation as Green Belt if it fulfils the purposes of the Green Belt and we will look at the potential for additional Green Belt as part of the overall development strategy for the borough.</td>
</tr>
<tr>
<td>The Borough’s landscape is worthy of protection</td>
<td>We acknowledge that the borough’s landscape is worthy of protection and will aim to balance that against the need to make appropriate provision for our identified level of need.</td>
</tr>
<tr>
<td>The Green Belt and Countryside Study identifies inappropriate potential areas for development</td>
<td>The Green Belt and Countryside Study is one piece of evidence that will not be used in isolation to determine where development should be located. Identification as a Potential Development Area does not mean that those sites will be allocated for development as the GBCS only looked at Green Belt issues and did not take into account other considerations such as flooding and land designations.</td>
</tr>
<tr>
<td>Villages should not be inset into the Green Belt</td>
<td>The proposals to inset villages into the Green Belt is in line with guidance in the National Planning Policy Framework. No decisions have yet been made about which villages will remain in the Green Belt and which will be inset.</td>
</tr>
<tr>
<td>Green Belt boundaries should not be altered</td>
<td>Any alteration to Green Belt boundaries would be taken in light of the need to make adequate provision for our identified housing need.</td>
</tr>
<tr>
<td>Flooding should be dealt with at a strategic level</td>
<td>We will continue to work with our partner organisations who share responsibility for dealing with flooding issues to ensure that flooding is dealt with at an appropriate level.</td>
</tr>
</tbody>
</table>

Full Council Draft
### 7. Planning for our towns and villages

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Groundwater protection and water quality should be strategic issues</td>
<td>We will continue to work in partnership with those bodies and organisations who are responsible for dealing with issues of groundwater protection and water quality. The Local Plan will contain appropriate policies to deal with these issues.</td>
</tr>
<tr>
<td>The scoring and information is wrong and leads to incorrect conclusions and ranking of settlements is incorrect</td>
<td>The information in the main came from the Parish Councils but we are checking this information and will amend it where necessary. We will no longer use the functional score to help determine where development should occur.</td>
</tr>
<tr>
<td>There is a need to use other factors to help determine distribution, not just the Settlement Hierarchy</td>
<td>The Settlement Hierarchy is one piece of evidence and we will use other evidence to help direct and support decisions on where development should be located.</td>
</tr>
<tr>
<td>Growth should be proportionate</td>
<td>The NPPF seeks to achieve sustainable development. It also states that in the rural areas development should be located where is will enhance or maintain the vitality of rural communities. We are therefore seeking to direct development towards those areas that are sustainable or can be made so. We also need to consider the availability of sites and how to best maximise improvements to supporting infrastructure. Given this it is not necessarily appropriate to evenly distribute development across the borough.</td>
</tr>
<tr>
<td>Disagreement with the scoring for certain settlements</td>
<td>We acknowledge that local circumstances will change over time and that some of the scoring has been applied incorrectly so we will no longer be using the functional score element of the Hierarchy. We are reviewing the information submitted and have invited the Parish Councils to resubmit information which we will then look at and assess to see if any of the ranking in the Hierarchy should be amended. It is unlikely, however that any changes would materially affect the position of different settlements in the Hierarchy.</td>
</tr>
<tr>
<td>Villages should not be inset and should remain covered by Green Belt</td>
<td>The NPPF states if it is necessary to prevent development in a village primarily because of important contribution that the open character of the village makes to the openness of the Green Belt, the village should be included within the Green Belt. If however the character of the village needs protection for other reasons, alternative means should be used, such as conservation area status or normal development management policies, and the village should be excluded from the Green Belt. (Our emphasis) For the Local Plan to be found sound we need to be in conformity with the NPPF and the Green Belt and Countryside Study (GBCS) has assessed all of our villages and concludes that some villages do not contribute to the openness of the Green Belt and therefore should be inset. However, no decisions have yet been made about which villages will be inset and the GBCS is only one piece of evidence that does not direct policy.</td>
</tr>
<tr>
<td>The Green Belt and Countryside Study is biased in favour of development and did not consider other factors, its methodology is so flawed it should be abandoned.</td>
<td>The Green Belt and Countryside Study only forms part of the Evidence Base in helping us to direct development towards the most sustainable locations. However we will need to use a range of other evidence base documents to help us decide where development should go.</td>
</tr>
<tr>
<td>Green Belt boundaries should not be amended, Green Belt is sacrosanct</td>
<td>Green Belt designation is not a blanket ban to all development and that we have</td>
</tr>
<tr>
<td>Issue</td>
<td>Guildford Borough Council Response</td>
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<td>----------------------------------------------------------------------</td>
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</tr>
<tr>
<td>be urged by the Department for Communities and Local Government to ‘leave no stone unturned’ in our search for land to accommodate our assessed level of need. The Borough is 89 per cent Green Belt and it is unlikely that we will be able to accommodate all of our assessed need within the urban areas.</td>
<td></td>
</tr>
<tr>
<td>Insufficient attention has been paid to the potential for development on brownfield sites</td>
<td>Whilst we would wish to locate most of the development on brownfield sites, our current research suggests that we do not have sufficient amounts of this land to accommodate our development needs. We have assessed capacity within the urban areas and on previously developed land and will continue to update this assessment through the Strategic Housing Land Availability Assessment.</td>
</tr>
</tbody>
</table>

8. Cross boundary issues

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>There should not be a presumption in favour of development</td>
<td>We are required to produce a plan in conformity with the NPPF and the presumption in favour of sustainable development is the central theme of the NPPF. The Local Plan will therefore reflect that theme in its overall strategy and in the detailed policies.</td>
</tr>
<tr>
<td>Parish Councils should be treated the same as prescribed bodies for the purposes of discharging the duty</td>
<td>The prescribed bodies for the purposes of discharging the duty to cooperate are set out in guidance/legislation and Parish Councils are not within that list. We will however continue to work closely with Parish Councils in developing the policies to form the new Local Plan.</td>
</tr>
<tr>
<td>The University should be treated as a prescribed body for the purposes of discharging the duty.</td>
<td>The University is not one of the bodies set out in the guidance as a prescribed body for the purposes of discharging the duty to cooperate. We do acknowledge the valuable contribution that the University makes and will continue to work in partnership.</td>
</tr>
<tr>
<td>You need to work with neighbouring authorities including the County Council</td>
<td>We will continue to cooperate and work in partnership with neighbouring authorities including the County Council to help discharge our responsibilities under the Duty to Cooperate.</td>
</tr>
<tr>
<td>Housing assessment should not take into account need arising from other council areas</td>
<td>We have to make provision for all need in the borough where it arises. We have no power to stop people moving into the borough from other areas and we have to reflect the reality of the situation including making an allowance for in migration.</td>
</tr>
<tr>
<td>Bus providers should be treated as prescribed bodies</td>
<td>The Bus providers are not one of the bodies set out in the guidance as a prescribed body for the purposes of discharging the duty to cooperate. We do acknowledge the valuable contribution that Bus providers make and will continue to work in partnership with them to ensure that adequate and appropriate services continue to be provided.</td>
</tr>
</tbody>
</table>
### Planning for sites and spatial options

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooperation is required over the issue of accommodation for travellers</td>
<td>We are in active cooperation with our neighbours over the issue of Traveller accommodation. We have agreed a common methodology to help us accurately assess the demand for traveller accommodation.</td>
</tr>
<tr>
<td>Support for the redevelopment of buildings and spaces in the towns and villages</td>
<td>We welcome support for the redevelopment of buildings and spaces in towns and villages, as this is often the most sustainable choice for development.</td>
</tr>
<tr>
<td>None of the choices make an appropriate level of provision for housing as they are all too high</td>
<td>We need to make provision for our identified level of need. We have identified the need we need to accommodate according to best practice and in line with current guidance. We will then need to assess how much of that need the borough can accommodate in a sustainable manner.</td>
</tr>
<tr>
<td>Objection to any development that impacts on the AONB., Green Belt and AGLV</td>
<td>Given the borough is 89 per cent Green Belt and 46 per cent AONB it is unlikely that any level of development however low will impact on the designated areas. It is the role of the Local Plan to balance the competing demands of protecting and enhancing our environment and accommodating our identified level of need.</td>
</tr>
<tr>
<td>It is not possible to object or support any of the choices in the absence of a housing number</td>
<td>It would be premature at this initial stage in the Local Plan process to prescribe what the housing number should be. We will look at all the evidence we receive and at our research to determine what the appropriate level of new homes should be.</td>
</tr>
<tr>
<td>An allowance should be made for windfall development</td>
<td>The regulations have recently changed regarding windfall development so we will be reassessing how we incorporate this element into our calculations.</td>
</tr>
<tr>
<td>The SHLAA needs updating to show all available land for development</td>
<td>The Strategic Housing Land Availability Assessment will be updated on an annual basis to reflect the most up to date assessment of land that is available for development to help meet our identified need.</td>
</tr>
<tr>
<td>Concern about the cumulative impact of new housing and other development</td>
<td>It is the role of the Local Plan to balance the competing demands of protecting the environment and accommodating our identified need and this includes carefully assessing the impact of new housing and other development on the local area and beyond.</td>
</tr>
<tr>
<td>Countryside beyond the Green Belt should continue to be protected from development</td>
<td>Countryside Beyond the Green Belt (CBGB) is a local designation that is given a relatively high level of protection in the Local Plan (2003) but which is no longer consistent with national policy. Given the important status that the Green Belt designation has in the National Planning Policy Framework it is important that we assess the extent to which this land could accommodate future growth thereby reducing where possible the reliance on Green belt land.</td>
</tr>
<tr>
<td>Support for the provision of new Green Belt land</td>
<td>We support in principle the idea of new Green Belt but any land designated as such should fulfil the purposes of the Green Belt as set out in guidance and legislation.</td>
</tr>
<tr>
<td>Objection to the use of blanket densities</td>
<td>Wherever possible we have used densities calculated on an individual site basis, but we acknowledge that the GBCS uses a blanket density figure of 40 dwellings per acre. As our spatial strategy develops we will be able to consider appropriate...</td>
</tr>
<tr>
<td>Support for the development of higher densities in urban areas</td>
<td>We acknowledge that higher densities can be achieved in the urban areas but this cannot be to the detriment of the character and appearance of the area. Higher densities are not always appropriate bearing in mind the impact on townscape and landscape matters.</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>Objection to the development of certain sites including Wisley, Ash and Tongham, Gosden Hill, Blackwell Farm, Gunners Farm, Bullens Hill Farm, land north and south of Salt Box Road, West Clandon. Pewley Down, Aldi in Burpham and Waitrose in Guildford Town Centre, Wood Street Village, Shalford, Chilworth, Park and ride at Worplesdon.</td>
<td>We acknowledge that there are sites that people would wish see not be developed but the Local Plan has to seek to direct development towards the most sustainable locations. Determination of the spatial strategy will take into consideration all relevant factors.</td>
</tr>
<tr>
<td>Outstanding planning permissions should be implemented before any new permission is granted</td>
<td>We currently have no powers to insist on the implementation of extant planning permissions before granting any new consents. We will however continue to encourage developers to build out any existing permissions where development remains viable and sustainable.</td>
</tr>
<tr>
<td>Provision should be made for more natural and green cemeteries</td>
<td>We need to continue to seek additional capacity in the borough for natural and green burial space as well as traditional burial space and crematoria. Consideration will be given as to whether developers of any strategic sites will be required to provide or contribute towards the provision of burial space.</td>
</tr>
</tbody>
</table>

### 10. Making it happen

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>There is a need for an assessment of open space across the borough</strong></td>
<td>We acknowledge that we need to assess the provision of open space including Blue and Green infrastructure so that we can plan properly for the provision of any additional open space required due to the impact of new development. This will include assessing where deficiencies in provision occur and how this can be met.</td>
</tr>
<tr>
<td><strong>There is a need for a Town Masterplan</strong></td>
<td>Whilst we acknowledge that the Town Centre requires a bespoke approach a Masterplan cannot make any site allocations or prescribe any policy approach as this is the role of the Local Plan. Consultants have been appointed to produce a Town Centre vision which will lead to a Town Centre Supplementary Planning Document.</td>
</tr>
<tr>
<td><strong>The Surrey Hills AONB needs greater emphasis</strong></td>
<td>We acknowledge that the AONB is amongst the most strongly protected land in the country from major development due to its nationally important landscape value. We are not suggesting that major development occurs within the AONB</td>
</tr>
<tr>
<td><strong>The Green Belt needs greater protection</strong></td>
<td>Whilst our plan will recognise the enormous value that the Surrey Hills AONB landscape and the Green Belt makes to the character of the borough, the National Planning Policy Framework (NPPF) 2012 also requires us to plan positively, i.e. not simply be protectionist and say no to development. It requires us to make every effort to identify and meet the housing, business and other development needs of the area. This is one of the tests to which our draft plan will be subjected to, at independent examination in order for us to be able to adopt a new local plan</td>
</tr>
<tr>
<td>Topic</td>
<td></td>
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<tr>
<td>----------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Current infrastructure is inadequate especially transport</strong></td>
<td></td>
</tr>
<tr>
<td>We acknowledge that there are issues with the current level and capacity of infrastructure but the plan must be positively prepared and forward looking. We will continue to work with partners such as the Highways Agency and Surrey County Council as the Highways Authority to ensure that issues relating to infrastructure especially transport related infrastructure is adequately addressed.</td>
<td></td>
</tr>
<tr>
<td><strong>Local designations should be protected and enhanced.</strong></td>
<td></td>
</tr>
<tr>
<td>The NPPF says distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status. AGLV is a local designation and we will consider how we will take protection of this area forward. We will not be able to give AGLV the same status as other national or international designations.</td>
<td></td>
</tr>
<tr>
<td><strong>Development should be sustainable</strong></td>
<td></td>
</tr>
<tr>
<td>We are required to produce a plan in conformity with the NPPF and the presumption in favour of sustainable development is the central theme of the NPPF. The Local Plan will therefore reflect that theme in its overall strategy and in the detailed policies and will direct development towards the most sustainable locations</td>
<td></td>
</tr>
<tr>
<td><strong>Guildford should retain its character</strong></td>
<td></td>
</tr>
<tr>
<td>The Local Plan will aim to protect and enhance the character of Guildford whilst at the same time seeking to balance the need to accommodate our objectively assessed level of development.</td>
<td></td>
</tr>
<tr>
<td><strong>The current Local Plan should be rolled forward</strong></td>
<td></td>
</tr>
<tr>
<td>We cannot simply roll the extant 2003 Local Plan forward. There have been considerable changes in both legislation such as the Localism Act since the adoption of the 2003 Local Plan and in guidance such as the National Planning Policy Framework and the National Planning Practice Guidance, which means that the policy approaches adopted in 2003 are not necessarily in conformity with current guidance and legislation.</td>
<td></td>
</tr>
<tr>
<td><strong>CIL must be affordable and must not affect the cost of new homes</strong></td>
<td></td>
</tr>
<tr>
<td>CIL will be subject to a viability assessment that will look at the affordability of the charging levy and its impact on house prices and supply of new homes.</td>
<td></td>
</tr>
<tr>
<td><strong>Delay in implementing CIL must not be allowed to adversely affect the provision of infrastructure</strong></td>
<td></td>
</tr>
<tr>
<td>We are progressing the adoption of a CIL charging schedule alongside the production of the Local Plan. CIL has a long legal process that must be followed to ensure that the proposed level of charging is viable and achievable and that we have identified appropriate projects to be funded by CIL.</td>
<td></td>
</tr>
<tr>
<td><strong>Development should be conditional upon the provision of appropriate infrastructure</strong></td>
<td></td>
</tr>
<tr>
<td>We will require the provision of adequate and appropriate infrastructure to accompany major development proposals and will provide for all development to contribute towards the funding required through Section 106 Legal Agreements or CIL as appropriate.</td>
<td></td>
</tr>
</tbody>
</table>
## 11. Any other views

<table>
<thead>
<tr>
<th>Issue</th>
<th>Guildford Borough Council response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diagrams in Appendix D are misleading as they are at different scales</td>
<td>The diagrams in Appendix D are of differing scales as the sites vary in size considerably. The commentary alongside each site form illustrates the scale of the site and the scale of development that has been used as an illustration of what site capacity might be.</td>
</tr>
<tr>
<td>Consultation on the Issues and Options has been inadequate</td>
<td>Consultation on the Issues and Options has exceeded the statutory requirement by a large margin. The Issues and Options featured in three separate articles in About Guildford, was the subject of a major publicity campaign and had a very wide consultation exercise associated with it. Workshops and pop up events were held around the Borough and a leaflet campaign was also carried out. In addition a separate youth engagement strategy was devised and followed and particular efforts were undertaken to reach hard to reach groups.</td>
</tr>
<tr>
<td>West Horsley should be kept in the Green Belt</td>
<td>The NPPF gives us a very clear direction about how villages in the Green Belt should be treated. The suggestion that West Horsley is inset into the Green Belt is in line with the NPPF.</td>
</tr>
<tr>
<td>Chilworth should be protected from inappropriate development</td>
<td>We acknowledge that there is a conservation area, and we need to relook at whether it should remain as a potential development option. This will be done as part of further work on the Green Belt and Countryside Study (volume V). We will take account of the findings of this as we update the Strategic Housing Land Availability Assessment, and move towards preparing a draft Local Plan.</td>
</tr>
<tr>
<td>Save the Hogs Back and remove it from the consultation</td>
<td>The consultation exercise on the Issues and Options has concluded and that it was carried out containing a suggestion that development might occur on Blackwell Farm. It is not possible to re run the consultation and remove this site as this would be considered premature in advance of any decisions being made about what the level and location of development should be.</td>
</tr>
<tr>
<td>E22 and E23 must not be built on</td>
<td>E22 and E23 have been identified as Potential Development Areas (PDAs) by the Green Belt and Countryside Study. This study is one part of the evidence base and no single part of the Evidence Base will dictate policy or direct development towards particular locations. There are a number of considerations that will need to be taken into account to determine what the level and location of development might be. At this stage in the process no decisions have been made about where and how much to build and it is therefore premature to rule in or out any particular sites.</td>
</tr>
<tr>
<td>The questionnaire is too long and complicated</td>
<td>We appreciate that the questionnaire has 41 questions in it and that it might be felt to be overly long and complicated. The Issues and Options by its very nature is seeking to ascertain what issues the Local Plan should deal with and what options might be available to deal with those issues. The questionnaire was not the only means of engaging in the consultation process. We will take on board all comments received about the consultation process in designing the consultation to accompany the publication of the draft Local Plan.</td>
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