

## Appendix D: Evidence Base

### Research

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

#### **Employment Land Needs Assessment (2015)**

The ELNA assesses how much employment land we are likely to need within Guildford borough to 2033.

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

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

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

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

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

All public authorities are required by the Equalities Act 2010 to specifically consider the likely impact of their policy, procedure or practice on certain groups in the society

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

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

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

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

#### **Options Growth Scenarios Transport Assessment Report (Surrey County Council, January 2014)**

Strategic transport assessment considering the potential highway performance issues, in the absence of mitigating interventions, for alternative future spatial development scenarios. The was undertaken by Surrey County Council, the Local Transport Authority and Local Highway Authority, and was based on planning data provided by Guildford Borough Council in October 2013.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Historic Environment Information**

This document pulls together information about our heritage assets.

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

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

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

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

### **Land Availability Assessment (LAA) (2016)**

The LAA is an audit of land for new homes, retail, offices, allotments, traveller accommodation and secondary schools at a point in time (February 2016). The LAA does not decide where development will be built.

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

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

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

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

### **Local Housing Needs Surveys – currently includes Albury, Normandy, Pirbright, Ripley, Shackleford (and Peper Harow), Send, Shalford, Shere, Worplesdon.**

The Council is currently producing an updated version of this study.

### **Local Plan and Affordable Housing Viability Study and update (2014 and 2016)**

The study tests the circumstances in which the Council can expect the residential property market to deliver the required levels of affordable housing and suitable rates for CIL.

[www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study](http://www.guildford.gov.uk/article/3959/Affordable-Housing-Viability-Study)

### **Monitoring Report 2014/15 (2015)**

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

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

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

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

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

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

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

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

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

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

[www.guildford.gov.uk/article/3964/Sites-of-Nature-Conservation-Importance-SNCI](http://www.guildford.gov.uk/article/3964/Sites-of-Nature-Conservation-Importance-SNCI)

### **Strategic Flood Risk Assessment SFRA (2016)**

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

[www.guildford.gov.uk/article/3968/Strategic-Flood-Risk-Assessment](http://www.guildford.gov.uk/article/3968/Strategic-Flood-Risk-Assessment)

### **Surface Water Management Plans**

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

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

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

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

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

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

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

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

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

### **Traveller Accommodation Assessment (2012)**

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

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

## **Future research**

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

Rural Economic Strategy  
LAA (annual update)  
SNCI surveys (ongoing programme)

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

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

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

We consulted on our Local Plan Strategy and Sites Issues and Options document from 1 October to 29 November 2013. This consultation has now closed. The draft Strategy and Sites planning document will set out our vision, objectives and approaches to development (our strategy). It will also show the location of development (the key sites) in our area between now and 2031. The Issues and Options document invited comments on a series of key issues for the borough and the options that could help us address them.

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

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

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

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

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

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

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

A summary of the responses to the 2005 Core Strategy consultation

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

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

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

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

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

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

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

## **Other Local Plan documents**

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

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

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

### **Local Development Scheme (2015)**

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

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

## **Other plans and strategies**

### **Corporate**

#### **Guildford Town Centre and Hinterland Masterplan Report (Allies and Morrison Urban Practitioners, Final draft report for consultation October 2015)**

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

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

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

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

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

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

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

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

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

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

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

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

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



## **Other planning policy and plans**

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

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

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

### **Planning Policy for Traveller Sites (2012)**

The planning policy for traveller sites came into effect at the same time as the National Planning Policy Framework. The new planning policy for traveller sites should be read in conjunction with the National Planning Policy Framework.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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