

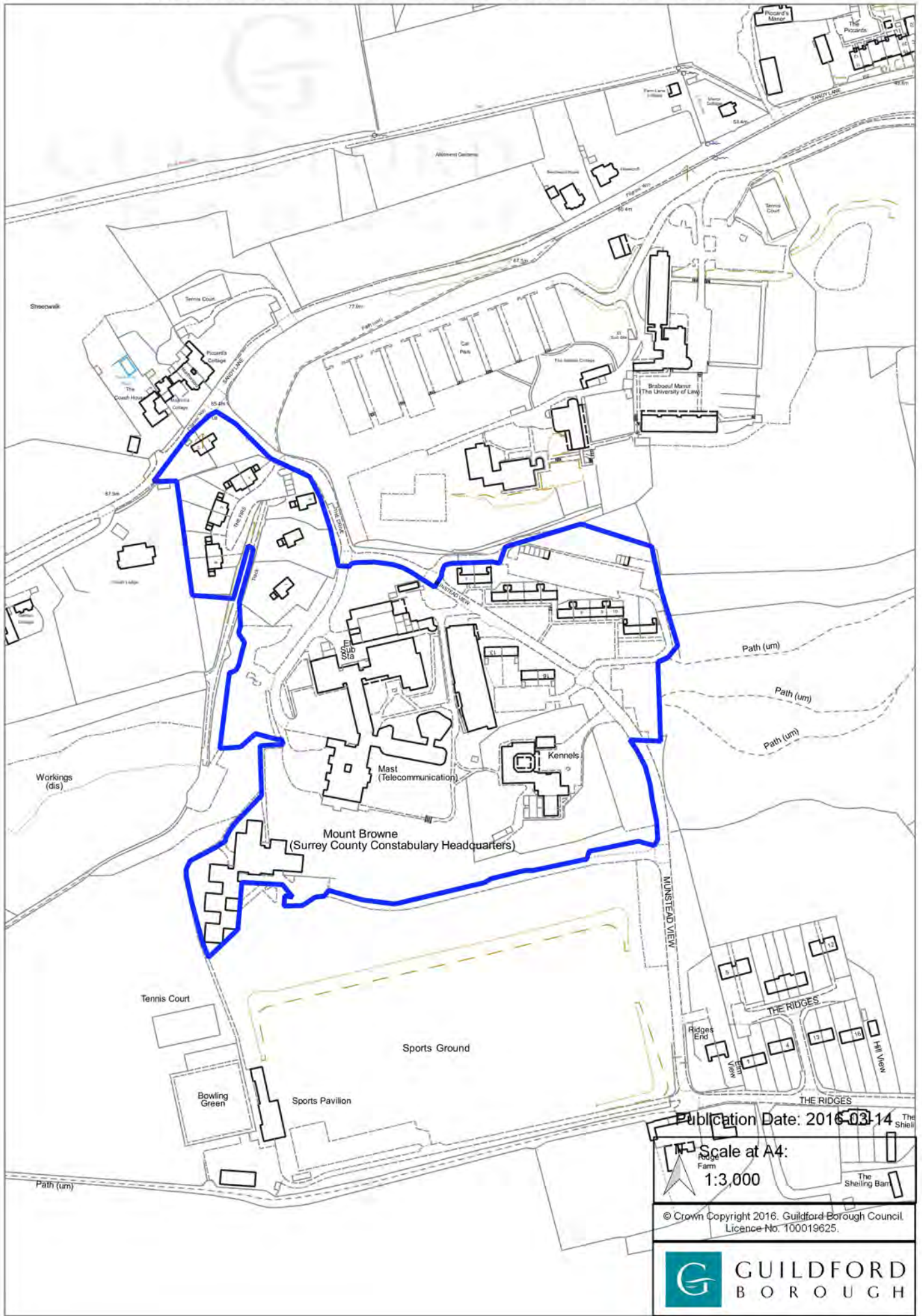
POLICY A33: Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford

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| Allocation | The site is allocated for approximately 116 homes, including some self-build and custom house building plots (C3) |
| Requirements | <ol style="list-style-type: none"> (1) Provide positive benefit in terms of landscape and townscape character and local distinctiveness and have regard to the identified landscape character areas (2) Have regard to the character of the adjacent conservation area and views in and out of the River Wey Conservation Area |

Description

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| Location | Outside of a village (previously developed land in the Green Belt) |
| Ward | Shalford |
| Ownership | Surrey Police |
| Area (size) | 5.9 ha |
| Existing use | Mixed use (including employment uses B1a and B1b) |
| LAA reference | Site 1164 |
| Key considerations | <ol style="list-style-type: none"> (1) Area of Outstanding Natural Beauty (2) Sustainable transport given the site's proximity to Guildford Town Centre (3) Proximity to SSSI (4) Adjoining ancient woodland (5) Adjacent to St Catherine's Conservation Area |

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