



Guildford Borough Council Local Plan Workshops

Workshop Report - Appendix

March 2026

Client Name: Guildford Borough Council

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Report Version Control

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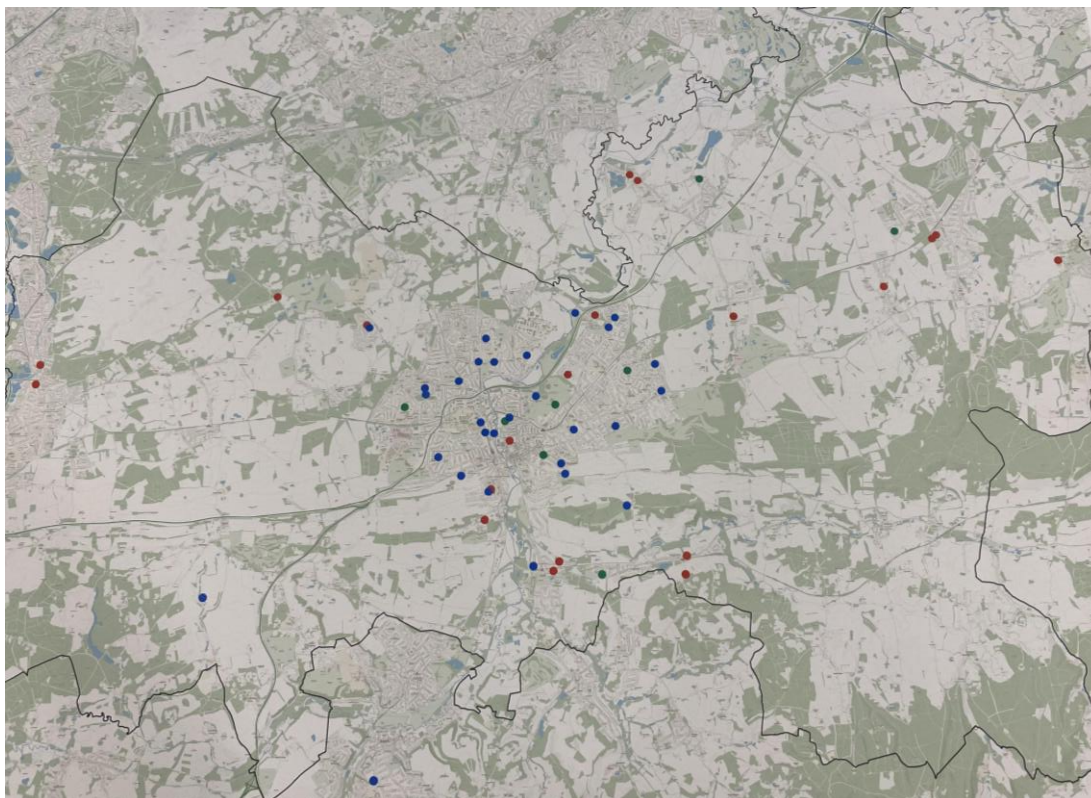
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1 Participants



- Green – workshop 1 (Borough Councillors)
- Blue – workshops 2 and 3 (primarily Parish Councillors)
- Red – workshop 4

1.1 Workshop 1, 28 January 2026

Registrations and attendance

Name	Ward
Councillor Catherine-Anne Young	Clandon & Horsley
Councillor Dominique Williams	Shalford
Councillor Howard Smith	Westborough
Councillor Maddy Redpath	Castle
Councillor Patrick Oven	Send & Lovelace
Councillor Stephen Hives	Stoke
Councillor Vanessa King	Stoke
Councillor Joanne Shaw	Merrow

1.2 Workshop 2, 29 January 2026

Name	Organisation
Nichola Mair	Send Parish Council
Robert Taylor	East Horsley Parish Council
Cllr Liz Hogger	Effingham Parish Council
Cllr Nigel Mitchell	Worplesdon Parish Council
Jenny Wicks	West Clandon Parish Council
Cllr Simon Schofield	Normandy Parish Council
Tim Wolfenden	Shalford Parish Council
Julia Osborne	Send Parish Council
Graham Brown	St Martha Parish Council
Mrs Karen Young	West Horsley Parish Council

1.3 Workshop 3, 29 January 2026

Name	Organisation
Ben Beabey	Artington Parish Council
Cllr Michael Moriarty	Ash Parish Council
Patricia Allen	St Martha Parish Council
Niels Laub	Burpham Community Association
Doug Clare	Guildford Bike User Group
Peter Coleman	Guildford Society
Colin Carmichael	East Horsley Parish Council
Alison Watmore	Ash Parish Council
Cllr George Potter	Guildford Borough Council
Maddie Evans	Shalford Council

1.4 Workshop 4, 2 February 2026

Name	Organisation
Andrew Plumridge	Burpham Neighbourhood Forum
John Rigg	Guildford Vision Group
Alistair Smith	The Guildford Society
Bronwen Smith-Thomas	Zero Carbon Guildford

Mick Bruder	Fairlands Liddington Hall and Gravetts Lane Community Association
Richard Marriott	Holy Trinity Amenity Group
Andrew Simmonds	Guildford allotments co-operative society
Keith Meldrum	Merrow Residents' Association
Calum Shaw	Guildford Bike Users Group
Sue Hackman	Burpham Community Association
John Harrison	St Catherines Village Association
Julian Lyon	Guildford Vision Group
Elena Francis	ZERO Guildford
Amanda Mullarkey	Guildford Residents Associations

2 Icebreaker

2.1 Workshop 1

(No icebreaker in the Councillor workshop)

2.2 Workshop 2

2.2.1 Table 1 (Emma)

What do you love about the borough/your area?

- Countryside
- Green open protected countryside
- Rural but part of Guildford
- Sense of community

What would you like to change about the borough and your area?

- Town centre commercial mix – it needs to thrive
- Need for employment opportunities
- Housing and lack of affordable housing
- Housing - reduction of building in infill sites avoid sprawl
- Traffic congestion and pollution
- Road/traffic infrastructure
- Public transport - need more buses
- Parking- more inappropriate place

2.2.2 Table 2 (Denny)

What do you love about the borough/your area?

- Lovely old buildings
- Sense of history/heritage
- Interesting historic area
- ‘Small town’ atmosphere of Guildford
- East Horsley: a traditional village of great character in a beautiful rural setting
- Village location
- Natural environment
- Green Belt protection of village character
- Community spirit
- East Horsley: strong sense of village community
- River Wey setting
- Semi-rural locations
- Countryside and landscape
- Lots of interesting landscape
- Rural character
- Lovely footpaths and country walks

What would you like to change about the borough and your area?

- Current ‘open house’ for speculative applications
- Too much new building going on
- More adequate parking

- Not enough buses
- No HMO policy for rural locations
- Congested roads in towns and villages
- East Horsley: reduce heavy goods vehicles on rural roads
- Refuse collection times can worsen traffic
- Traffic/congestion
- Less traffic
- More car parks
- Better public transport
- East Horsley: no school in the village – travel times to school are too long
- Send: could do with better shops & amenities

2.2.3 Table 3 (Riaan/Laura)

What do you love about the borough/your area?

- Open green spaces
- Access to the commons/ Pirbright ranges
- Community feel

What you would like to change about the borough and your area?

- Too many care homes in Worplesdon
- No supermarket
- Limited bus services

2.3 Workshop 3

2.3.1 Table 1 (Emma):

What you love about the borough/your area?

- Green
 - proximity to countryside
 - proximity to stoke park
 - trees in our neighbourhood
 - easy access to green space
 - the AONB
- Community
 - strong sense of community
 - community
- Heritage
 - Chilworth Gunpowder mills
 - historic character
- GP services that work well
- Good rail links
- Amenities within walking distance
- Semi-rural village atmosphere



What would you like to change about the borough and your area?

- More social housing
- Significant increase in small developments of council houses in villages
- Lagging social infrastructure S106
- Risk of overdevelopment

- Climate resilient planning standards mandating PV and heat resilience in all developments
- Dislike light pollution
- Traffic congestion
- Better walking and cycling need higher density homes unless suburban sprawl
- Degrading roads and potholes
- More recognition of heritage by GBC more truly affordable housing better bus and rail services
- Integrated Environmental Protection that links outside our area

2.3.2 Table 2 (Denny)

What do you love about the borough/your area?

- Open spaces
- Wonderful heritage buildings
- Access to countryside
- Canal
- Castle and High Street
- Public transport
- Great railway
- Good education
- Identity – visual, slow change
- Delightful views to the surrounding green hills

What would you like to change about the borough and your area?

- Too many houses in Ash
- More connectivity (active travel)
- Cycle network is a disgrace
- Improve river walks/access
- Poor access to station
- Poor relationship between the station and the town centre.
- Town dominated by the road gyratory, cutting off the river from the town centre
- Traffic, rat running, and speeding
- Poor quality of the public realm outside of the historic town centre
- Wider infrastructure (school, health, etc)
- Lack of doctors locally
- Level crossing replacement (Ash)

2.4 Workshop 4

2.4.1 Table 1 (Emma)

What do you love about the borough/your area?

- Good schools education opportunities university and great schools
- location London airport coast etc
- hospital and health NHS main facilities
- Countryside
- Open spaces
- N downs
- The way navigation

- Heritage
- The historic centre
- heritage assets
- High street
- Lovely villages

What would you like to change about the borough and your area?

- Need more housing for young people
- Flood risk
- Make new developments high quality
- Introduce true active travel
- Traffic
- Inequality brackets N versus the rest close brackets
- Poor GP networks
- Lack of regeneration
- Holistic approach to regeneration
- High Street needs re generating
- Need more retail in town
- need more food and beverage in town
- Failure to re purpose House of Fraser
- Inshore commercial balances housing increase

2.4.2 Table 2 (Riaan/Laura)

What do you love about the borough/your area?

- Spending time on the river
- The fantastic local countryside
- Never more than 10min from lovely countryside
- Green and leafy
- The green spaces (well some of them!)
- History - historically and culturally vibrant
- Location and access, easy access to London and the South Coast
- The buses (when they run on time)
- Friendly feel to the town, the atmosphere

What would you like to change about the borough and your area?

- The contrast between wards – it seems a bit unequal
- Death of the town centre - a more vibrant town centre
- Roads that cannot cope with more traffic
- Improved traffic infrastructure
- Addressing traffic congestion, roadworks
- Lack of coherence of active travel routes
- Better walking and cycling paths around the town
- Too much development on big sites
- Local appreciation

2.4.3 Table 3 (Denny)

What do you love about the borough/your area?

- Family housing within walking distance of main stations and town centre

- Convenience of location
- Scale – big enough to have services and culture – small enough to walk/easy access
- Easy transport links
- Being walking distance from town to countryside
- Access to countryside and town on foot
- Green spaces
- Views in and out of town to and from Downs, etc.
- Green character
- Theatres, arts but limited
- Access to green space and nature (parks and countryside)
- Walking along river
- Community activity – people volunteering locally
- Places to eat. Things to do – culture
- Town character
- The history
- Town centre character
- Historic High Street
- Human scale town: height and breadth

What would you like to change about the borough and your area?

- Congestion
- Too many vehicles
- Traffic
- Poor cycling and walking infrastructure
- Better and safer cycling and public transport
- Awareness of pollution
- Less community engagement
- Loss of identity – could be anywhere!
- Retention of history
- Too expensive
- Expensive to live
- Investing into wildlife and health of river
- Insufficient infrastructure
- Overdevelopment – too high too cramped
- Improve housing stock – warmer more efficient, healthier

3 Q&A

3.1 Workshop 1 (Councillors)

Q1. Who examines the Local Plan?

A: Once the Council submits the Local Plan to the Secretary of State, it is examined by an independent Planning Inspector appointed by the Planning Inspectorate (PINS). The Inspector assesses whether the Plan is legally compliant and “sound” (positively prepared, justified, effective and consistent with national policy). The examination may include hearing sessions. At the end of the process, the Inspector issues a report recommending adoption (with or without modifications) or finding the Plan unsound.

Q2. What is the purpose of the “scoping” stage? Is it asking people what should happen in their area?

A: The scoping stage is not about selecting development sites. It is about setting out the issues the Plan will address, the evidence that will be prepared, and the scope and content of the new Local Plan. Stakeholders are asked whether they agree that the right issues are being considered and whether anything important is missing.

Q3. Why do Local Plans fail at examination?

A: The most common reasons historically have included:

- Failure to meet identified housing needs without sufficient justification
- Inadequate evidence
- Legal compliance issues

Previously, failure of the Duty to Cooperate (a former statutory test, now being removed as a legal requirement but replaced with similar requirements around cross-boundary working). Under the current system, plans must demonstrate how they have addressed the Government’s standard method housing requirement and must provide clear justification if proposing to deliver less.

Q4. Does not having an up-to-date Local Plan prevent development?

A: No. In the absence of an up-to-date Plan, national policy (including the “tilted balance” in the NPPF) may apply. This can make it more difficult for the Council to resist speculative applications, particularly where a five-year housing land supply cannot be demonstrated.

Q5. At what point is the housing requirement fixed? Can it be changed?

A: The Government’s “standard method” establishes the housing need figure. Under current policy, this figure is treated as the starting point and is generally expected to be met unless there are exceptional constraints that justify a lower figure. The Council must test whether it can meet this requirement in full, including consideration of brownfield land and (where relevant) “grey belt” land.

In future, a Strategic Development Strategy (SDS) prepared by the new strategic authority may redistribute housing numbers across constituent authorities, but this may not be prepared in time to apply to the new Plan.

Q6. Why was there a buffer in the previous Plan?

A: Buffers are used to provide flexibility in housing supply, recognising that not all sites deliver at the anticipated rate. They help maintain a five-year supply in the event of delays. Changes in

population projections previously altered the housing requirement while supply assumptions remained, creating an apparent buffer.

Q7. Can Government require developers to build out permissions more quickly?

A: This has been debated nationally for many years. However, build-out rates are influenced by market conditions. Local planning authorities have limited powers to compel faster delivery once permission has been granted, although there are policy discussions at national level about strengthening delivery tools.

Q8. How quickly can the Council demonstrate a five-year housing land supply?

A: This depends on:

- Adoption of the new Local Plan
- Allocation/permission of deliverable sites
- Robust evidence of delivery rates

Only sites that are deliverable within five years (with robust evidence) can be counted.

Q9. How are windfall sites treated?

A: Windfall allowances can be included where there is compelling evidence based on past delivery trends. Small site windfalls are commonly included. Large windfall sites may also be counted where there is clear evidence of likely delivery, but caution is applied.

Q10. How does the Council engage with developers to unlock stalled sites?

A: Officers maintain ongoing dialogue with developers to resolve delivery constraints. Larger strategic sites often involve complex negotiations and problem-solving discussions. However, ultimate build-out timing is influenced by market conditions.

3.2 Workshop 2

Q1. How does Local Government Reorganisation affect responsibility for the Plan?

A: The Government has made clear that Local Government Reorganisation should not delay plan-making. The expectation is that work will continue under the existing authority until Gateway 1 and beyond. The intent is that the Plan will cover the existing borough geography for this cycle, even if governance structures change before adoption.

Q2. Will there still be a Guildford/Waverley planning team after reorganisation?

A: While the final structure of the new unitary authority will be determined later, the current intention is that the Plan-making process will continue without interruption and that work already commenced will be carried through to adoption.

Q3. What is grey belt and how will it be assessed?

A: The NPPF defines grey belt in Annex 2 as previously developed land and other land within the Green Belt that does not strongly contribute to Green Belt purposes. The Council has commissioned a Green Belt/grey belt Study. This will assess parcels against Green Belt purposes and consider footnote 7 constraints (e.g. National Landscapes, heritage assets, protected habitats). Outputs are expected later this year.

Q4. Are conservation and heritage appraisals being updated?

A: Heritage and landscape considerations form part of site assessments. While there is not currently a borough-wide new Conservation Area appraisal programme underway, heritage and landscape sensitivities will be assessed through commissioned evidence to inform site suitability and Local Plan allocations.

Q5. Why has there been a delay in progressing the Plan?

A: The Local Development Scheme timetable anticipated adoption around 2029. Progress has been influenced by changes to national policy, awaiting updated regulations which are necessary to formally commence plan-making under the new system, and the need to prepare robust evidence. The emphasis is on producing a sound, evidence-based Plan rather than accelerating the process at the risk of failure.

Q6. How long does a Local Plan last?

A: Plans must cover a minimum 15-year period from adoption. They are reviewed at least every five years to determine whether an update is required.

Q7. Could preparation time before Gateway 1 be shortened?

A: Work on evidence gathering has already commenced. The Council is progressing as quickly as resources and regulatory clarity allow.

Q8. How will Green Belt applications be assessed before the study is complete?

A: Before publication of the updated assessment, applications are assessed case-by-case against national policy and guidance. Once the study is published, it will provide a consistent framework for assessment.

3.3 Workshop 3

Q1. What is the purpose of the three “Gateways” in the new plan-making system?

A: Officers explained that the new system introduces three formal stages.

- Gateway 1 is a readiness check. It confirms that the authority has identified the scope of the Plan, commissioned appropriate evidence, and has a realistic timetable in place before formally commencing plan preparation.
- Gateway 2 involves consultation on the first full draft of the Local Plan.
- Gateway 3 takes place prior to submission for examination and relates to the final draft of the Plan.

It was clarified that significant changes made after Gateway 2 may require revisiting earlier stages.

Q2. Are all local authorities required to follow the same timetable? Can councils opt out?

A: It was confirmed that all authorities are expected to follow the Government’s plan-making requirements and publish a timetable that accords with the new plan-making process. The Secretary of State has powers to intervene where insufficient progress is made toward producing a Local Plan. The expectation is that all councils meet the national “backstop” dates. There was discussion about the capacity of the Planning Inspectorate, but officers noted that this does not remove the requirement for authorities to progress their Plans.

Q3. What is the formal start of the 30-month period?

A: The 30-month preparation period is linked to Gateway 1. It was explained that the statutory timeframe runs from the formal commencement stage, and that Gateway 1 must be completed by the Government’s specified deadline (April 2027). Officers emphasised that preparatory work is already underway, but formal commencement depends on the new regulations being in force.

Q4. Is there still an obligation to consult neighbouring authorities?

A: Although the formal “Duty to Cooperate” is being removed as a legal test, there remains a clear expectation that authorities will engage strategically with neighbouring councils and other relevant bodies. Plans must still demonstrate effective cross-boundary working.

Q5. What evidence is being prepared, and has the Council looked at leisure and recreation needs?

A: Core baseline evidence is being prioritised at this stage, including housing, employment, and Green Belt studies.

In response to a question about leisure and recreation needs, officers acknowledged that further topic-specific evidence, such as open space and recreation assessments, will be required (alongside transport, flooding, and infrastructure studies). Participants were encouraged to flag localised issues during the workshop discussions, as local knowledge can complement consultant-led evidence.

Q6. How will consultation be rolled out?

A: Officers explained that engagement would include mailing interested parties who had registered to be kept informed, website updates and press communications, workshops such as this session, and formal public consultations at the relevant stages.

It was stressed that all main issues raised by the representations must be captured, responded to and will be submitted to the Planning Inspector.

Q7. Has formal notice of the Local Plan already been given?

A: Officers clarified that formal consultation cannot begin until the updated regulations are in place. While the Council has adopted a timetable and begun preparatory work, the formal statutory process cannot commence until after the new regulatory framework is in force. It was acknowledged that this creates some confusion and that the Council is attempting to remain flexible within a changing system.

Q8. How has the housing need figure changed under the new method?

A: Officers explained that the Government has revised the standard method for calculating Local Housing Need. The previous method was based on household projections with adjustments. The new method applies a percentage uplift to the existing housing stock, with a further uplift based on affordability ratios. This change has resulted in a significantly higher annual housing requirement (circa 1,200 dwellings per annum in the example discussed). It was noted that a substantial proportion of supply in the early years will come from sites already allocated in the adopted Local Plan but not yet fully built out.

Q9. How do Neighbourhood Plans fit within the new system?

A: Neighbourhood Plans remain part of the development plan and continue to carry statutory weight. The introduction of a future Strategic Development Strategy at sub-regional level does not remove the role of Neighbourhood Plans. It was noted that neighbourhood plans allocating housing sites may require review if housing requirements change significantly over time.

Q10. How will the Council determine the balance between rural and urban site allocations?

A: Officers described this as an iterative process. Key considerations include sustainability of locations, existing allocations and permissions, infrastructure capacity, strategic growth patterns, and whether to concentrate development in fewer larger sites or disperse it more widely. It was explained that the most deliverable approach often involves a combination of large strategic sites, which take longer to deliver, and smaller sites, which can come forward more quickly. There was recognition that grey belt policy changes and ongoing permissions outside the emerging Plan add complexity to the process.

Q11. How will Local Government Reorganisation affect the Plan-making process?

A: Officers reiterated that the Government expects plan-making to continue despite Local Government Reorganisation.

The process is effectively embedded in the timetable, and authorities are required to progress their Plans regardless of governance changes. While there may be practical challenges, including elections and transition to a new authority, the expectation is that work will continue and that the emerging Plan will transfer into the new governance structure.

Q12. Will the pre-election period delay progress?

A: It was noted that during the pre-election period certain restrictions are in place. However, once elections are concluded and regulations are in place, progress will be made on the formal commencement of plan-making under the new system.

Q13. Of the approximately 1,200 homes per year discussed, how many would be affordable?

A: Current adopted policy requires 40% affordable housing on qualifying sites, subject to viability. Officers noted that affordable housing policy will be reviewed as part of the evidence base for the new Plan, including viability testing and alignment with updated national policy, which places increased emphasis on social rented housing, which the current Local Plan does not require.

3.4 Workshop 4

Q1. We have been through this process before. The previous Local Plan relied heavily on strategic sites and regeneration, but many sites have not delivered as expected. Will this Plan be any different?

A: Officers acknowledged that strategic sites often take longer to deliver and typically do not contribute significantly to the five-year housing land supply in the early years. This is a common feature of large-scale developments nationally.

It was explained that the challenge for the new Plan will be to achieve a better balance between existing and new strategic allocations, which support long-term growth, and smaller and medium-sized sites, which are more likely to deliver within the five-year period.

The compressed timetable presents challenges, but officers emphasised that lessons have been learned from previous delivery patterns. Future allocations will need to consider deliverability, phasing and build-out rates more carefully.

It was also noted that some regeneration schemes have progressed, although views differ on their quality and outcomes. Delivery continues on several allocated sites, but large schemes inevitably take time to move from outline permission to completion.

Q2. Are we preparing a Local Plan for the existing borough, or for the new unitary authority?

A: Officers confirmed that the Local Plan currently being prepared will cover the existing administrative boundary of the borough. The Government has made clear that Local Government Reorganisation should not delay plan-making. As a result, authorities are required to begin and progress their Local Plans before the new unitary authority is formally established.

Once the unitary authority is created, it is intended that the Plan will continue through to adoption within that new governance structure. In the early years of the unitary authority, different parts of the area may therefore continue to operate under separate adopted Local Plans. A future Local Plan cycle would then be expected to cover the wider unitary authority area.

Q3. Could the new unitary authority decide to discard or replace the emerging Plan?

A: Officers explained that the Government has not provided flexibility to delay the process because of reorganisation. The expectation is that work already underway will continue. While there will be political and governance challenges, including securing buy-in from newly elected members, the statutory timetable requires progression of the Plan. It is not anticipated that the process would be reset.

Q4. What background evidence is being commissioned?

A: Officers outlined a number of evidence base studies that have been commissioned or are underway, including a Housing Needs Assessment, focusing on housing mix and specialist accommodation needs; an Employment Land Assessment; a Traveller Accommodation Assessment; a Development Capacity Study exploring potential sites in the Guildford town centre and surrounds; and a Green Belt and Grey Belt study.

The approach is to ensure that urban capacity has been fully assessed before considering release of land in the Green Belt, in line with national policy expectations. Cross-boundary discussions regarding unmet housing need will also be required, given that housing requirements have increased significantly across the region.

Q5. Given past disputes about the evidence base, will there be an opportunity to review or comment on it before the formal Plan consultation?

A: It was explained that most evidence studies are prepared by specialist consultants and must be technically robust. While there is not typically a separate formal consultation on evidence documents themselves (although evidence will be made available as part of the Local Plan process, including during formal consultation stages), their findings inform the emerging policies and site allocations, which are subject to consultation.

Officers noted that Government guidance is increasingly aimed at standardising and streamlining evidence requirements to reduce scope for conflicting interpretations. Participants were encouraged to engage through the Plan consultation stages, where policies and site allocations informed by the evidence base can be formally commented on.

Q6. When will the evidence base be published?

A: Evidence will not necessarily be published all at once. Some studies, particularly those material to development management decisions, such as updated employment land or housing evidence, may be published as soon as they are finalised. Other documents may be released alongside draft Plan consultation material where these have been used to inform the content of the Plan. Publication is therefore likely to be phased.

Q7. How do Neighbourhood Plans fit into the new system, and should groups pause updates until the Local Plan is further progressed?

A: Officers confirmed that Neighbourhood Plans remain an important part of the development plan under the new system. The Government has indicated continued support for neighbourhood planning.

Given ongoing changes to national policy and the evolving Local Plan context, neighbourhood planning groups may wish to consider timing carefully when progressing updates. Some groups may choose to continue gathering local evidence, prepare for future updates once housing numbers are clearer, or progress updates independently where appropriate.

Officers indicated that they are open to discussions with neighbourhood groups to support informed decision-making on timing and scope.

Q8. How will cross-boundary housing issues be handled this time?

A: While the legal Duty to Cooperate is being removed, strategic engagement with neighbouring authorities remains necessary.

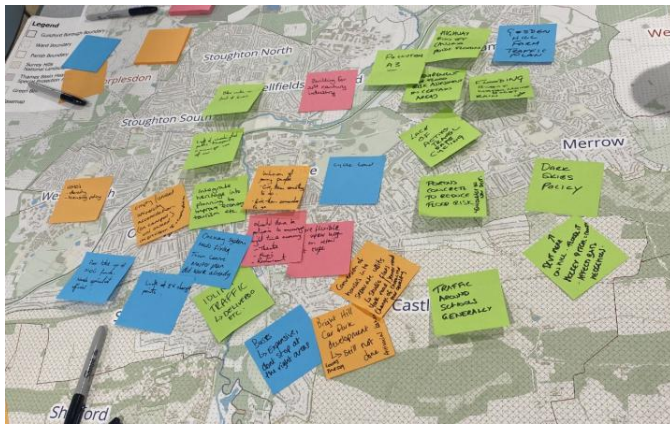
Given that housing need has increased significantly across the wider area, discussions about unmet need may arise. These matters will need to be addressed through the plan-making process and evidenced accordingly.

Q9. Given the shorter preparation period, is there a risk that the process becomes rushed?

A: Officers acknowledged that the compressed timetable presents challenges for all authorities nationally. However, the statutory framework now sets clear backstop dates and structured stages. The Council's focus is on progressing evidence gathering early to ensure that when the formal plan-making process begins, it is supported by a robust and proportionate evidence base.

4 Key issues - Society

4.1 Workshop 1 (Councillors)



4.1.1 Table 1 (Emma) - Town

Area-specific issues:

- Bright Hill car park development still not done looks messy anti-social behaviour
- Temporary but falling into disrepair. It's an allocated site
- Empty unused university accommodation on campus - university owned
- HMOs: Stoughton South - taken over by HMOs. High density of HMOs causing problems. HMOs density and licencing policy
- University of Surrey (UoS) accommodation on campus, not maintained, should be redeveloped, pushes students into town and creates housing pressure. Need policy response to force UoS to increase campus accommodation.
- Conversion of houses into separate units, studio flats York Rd Jenner Rd change of character and poor quality

Borough-wide issues:

- Inclusion of young people, give them something to do and give them somewhere to go. Leads to antisocial behaviour.
- Including changing character. Nature of licencing means that under 7 beds is not being seen. Suggest change to planning/licencing on HMOs to better control.
- Houses converted into very small studio flats. Sub-standard units

4.1.2 Table 2 (Denny) - East

Area-specific issues:

- Our communities are spread out. The population is changing as people are living longer; there is an elderly population with some new families moving into the area from London. Planning permission for two large care homes in Send has been submitted. An assisted living scheme has just been approved which provide a good stepping stone
- Lack of school provision/places is a big issue (see also infrastructure section). Some kids go to school in Addlestone/Chertsey and have lengthy commutes of over an hour.
- The Wisley Airfield development will be for people outside the area.
- Query what is truly affordable housing as people in standard jobs can't afford it.
- Send and Send Marsh alongside other villages are merging together

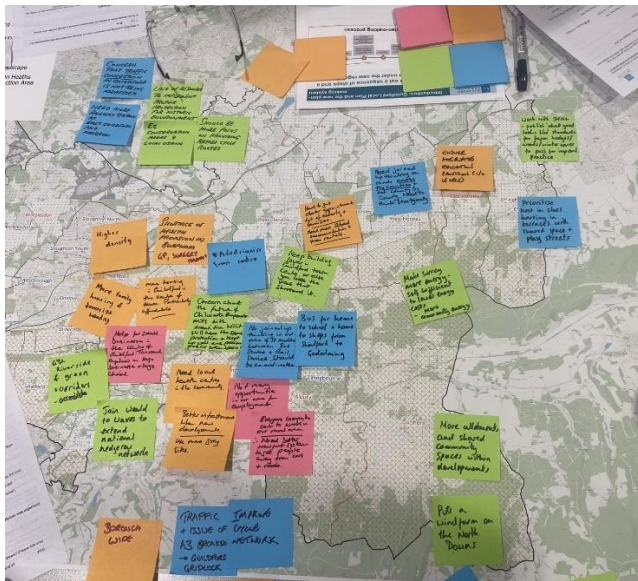
- Manor Farm Horsley development had some smaller houses, but no young people could afford them. The houses are now 60% affordable as they were sold back to the Council. This has led to some anti-social behaviour and shows how housing can impact on a local community
- Shalford and Compton have a predominantly middle-aged and elderly population and pockets of social housing
- There are not many GPs and residents have to travel to Womersley or Town to see a doctor
- Villages organically grow and expand. There are a variety of types of development, but the Horsleys/Clandon have been hit by windfall and garden developments. There is no control over how much windfall development you have which causes concern locally as it doesn't seem restricted
- Smaller developments don't provide infrastructure and are really expensive and unaffordable. They don't help provide school places and come in as schemes of 5 to 9 houses, so they don't meet the trigger for contributions. All can be effectively one site, but they are coming forward as piecemeal schemes. A plan needs the ability to take control of windfall sites. There is a perfect storm of big plots with small houses on them and inset sites.
- Neighbourhood Plans could highlight good sites/brownfield sites and land with opportunities such as polytunnels
- Concern about school provision, especially secondary schools
- New, incoming families e.g. from London
- People having to travel very long distances
- Pockets of social housing
- Spread out communities
- Will need more provision for elderly population

Borough-wide issues:

- Future demographic unpredictable e.g. new developments
- Need for truly affordable housing
- Housing mix – need to look at how it affects local community
- Our communities are spread out. The population is changing as people are living longer

4.2 Workshop 2

4.2.1 Table 1 (Emma) – East



Area-specific issues:

- At Manor Wood they planned what they thought was needed but it hasn't worked - the smaller units are not selling
- Major sites like the one at Wisley need health and education - only primary schools are being allowed for not secondary-
- Large groups of affordable homes not cohesive with wider sites, especially when the numbers/locations of affordable homes change from the original permission – specific issue in West Horsley.
- Gosden was planned to have rail station under school which hasn't happened

Borough-wide issues:

- There is a lack of infrastructure and homes for younger and first-time buyers
- Need for community spaces for groups to meet in - make a requirement of new developments
- More doctors' surgeries and schools are needed
- Maybe people don't want properties with such large plots, more intense housing solutions. Wrong people in the wrong types of houses.
- Lack of housing for younger population
- Disproportionately high number of older residents. Often in large family sized properties – sometimes would prefer to live in smaller properties. Lack of smaller/sheltered accommodation for older people to downsize into.
- Smaller homes in expensive villages struggling to sell, resulted in an increase in the number affordable homes. Tension between residents of market homes and affordable homes, especially when the number of affordable homes has increased more than expected – because market homes wouldn't sell.
- Large properties on large plots are being developed there is no option to downsize within the community
- Smaller units are needed with more intensive housing
- Smaller units are not selling and then get designated as affordable housing for other wards, but this is unpopular with existing residents

- Large groups of affordable housing are unpopular it's better to have affordable housing in small batches

4.2.2 Table 2 (Denny) - East

Area-specific issues:

- There is not enough suitable housing available for old people. It is too packed in and doesn't provide for downsizing or for young people to stay in the area
- Young people are being priced out
- There is a mismatch with housing not meeting the demographic needs of the area.
- The Effingham Neighbourhood Plan provides for a percentage of homes for downsizing, but developers argue that it is not viable. The Local Plan should have powers to require this
- The design of housing at the Garlicks Arch site is very ugly. Have the developers ignored the design review panel's recommendations?
- In the Horsleys a mix of housing encouraged, but there is a mismatch between what is built in terms of character. Affordable housing is creating pockets that don't relate well to the local area and could become problem areas

4.2.3 Table 3 (Laura/Riaan) - West

Area-specific issues:

- Mobile Parks in Normandy. Poor quality housing that leads to health issues. Need more social housing
- Too many HMOs/concentrations of HMOs in certain areas of Worplesdon. This leads to issues with on street parking.
- Lack of access to services and facilities leading to social isolation.
- Too many care homes in Worplesdon – 3 existing, another 2 close by and 2 further planning applications. There is not the local need for these

Borough-wide issues:

- Need more Council led schemes – particularly of a bigger scale
- Need densification in the town centre to help alleviate pressure for housing in the villages. This has a role in meeting the housing requirement
- Need mix of tenures – Local Plan policy on this should reflect local need
- Too many people in temporary accommodation. Need more social housing (including Social Rent) to reduce the need for this
- Standard Method is not linked to genuine need/local economic factors. This means it's hard to get local buy-in
- Developers don't want to provide social housing. Issues related to delivery of AH due to housing associations not wanting to take them on

4.3 Workshop 3

4.3.1 Table 1 (Emma) - East

Area-specific issues:

- High density areas - hard to get doctor appointment lots of elderly and families
- More housing in Guildford in the centre of town particularly affordable
- Need a local health centre in the community
- more family housing and downsize housing
- Ensure adequate education provision primary and secondary levels

- Need more 2-bed accommodation and more rentals
- Shortage of health provision in Burpham - GPs pharmacy
- Capacity issue regarding surgery in Merrow – pressure from Gosden Hill – GP surgery not in current proposal

Borough-wide issues:

- Better infrastructure when new developments
- Use more grey sites
- Meet the affordable housing mandate 100% with social housing
- Fix the house building ratio only permit 4 beds if enough 2 beds have been permitted
- Fix the 5000 falling down empty homes in Surrey
- Designing in social interaction and community
- Be braver with mandates on developers. hold them to their promises use lawyers
- Avoid overdevelopment of villages
- Need housing for downsizes
- Bring unused homes back into use by retrofitting to zero bills standards
- Community buildings and public shared spaces to sit and meet
- Plots for genuine self-build / tiny homes / eco dwellings
- Assess impact of grey belt designation
- Increase density of strategic sites to relieve pressure on Greenbelt
- Block any house sale in a development until infrastructure is commissioned | leisure, health, shops, facilities
- Shortage of health provision
- Concerns with s106 agreements especially in terms of how its allocated. Exclusions of local community and developers wriggle out of their commitments. Examples include the new stations.
- More community input needed on infrastructure.
- Funds being collected are used elsewhere (e.g. education funding)

4.3.2 Table 2 (Denny)

Area-specific issues:

- Number of elderly people living in massive houses. Building 1 and 2 bed apartments that aren't suitable for older people who want to downsize, should be building more housing for older people. This will release houses for younger people
- Affordable housing making schemes unviable, devaluing land, bolstering the bottom of the market
- Residents in Ash would prefer the subdivision of large plots to deliver new homes rather than any further large scale sprawling developments
- Need for bigger apartments to allow families to remain in, and move into, the town centre

Borough-wide issues:

- Difficulty controlling the use of private land and estates, how local plans and neighbourhood plans can have an impact. Notably in relation to biodiversity and access to the countryside
- Need better understanding of affordable housing – should not be to rent. Review numbers to rent
- More affordable housing should be housing to buy (rather than renters). 70% rent is too high. Young people want housing to buy

4.4 Workshop 4

4.4.1 Table 1 (Emma) – Town and borough-wide

Area-specific issues:

- North Guildford:
- Disconnect between northwest Guildford and the rest of the town
- IMD
- New skill set needs employment access and new infrastructure there is a lack of societal fabric
- Health inequality in north Guildford with eight years less life expectancy
- Too many HMO's
- Development limited with an average of 15 DPH in north Guildford whereas target is 40 DPH
- Health provision is too concentrated at the royal Surrey which is running out of space
- Bring new services into the High Street EG health such as on the Jenner Rd site or House of Fraser
- Town - disconnect between north and south (A3), River, A3, railway - societal/physical barriers
- A3 divide - problems north of the A3:
- Indices of multiple deprivation in the north,
- Poor access to employment
- Lack of good education
- Age related economic deprivation
- Crime
- Lack of industry
- Poor transport connection to where jobs are
- Poor housing stock, high DPH not good urban design
- Park barn - low DPH (15 DPH on 60s estates), spread out so people go around by car, could be redeveloped using higher density to create better communities
- Health inequality 8 years earlier death north vs south,
- Westborough - poorest 10% of country, poor accommodation for young people
- HMOs in Onslow/Westborough - too many
- Town centre - lost a lot of employment occupiers to Reading
- GBC Large landholding in town centre, needs masterplan to bring forward, but no planning policies in place to make it happen,
- Far west of Ash - deprivation issues same as with north Guildford

Borough-wide issues:

- Lack of accommodation for young people cheapest 1 bed flat is 200,000
- Lack of accommodation for elderly
- Need to engage with care commissioning authorities involve them in making policy
- Need to have policies to allow young people to stay in Guildford IE a housing mix
- Housing is ageing
- Lack of accommodation for elderly
- Employment geared to historic industries
- 1 bed flats expensive unless in deprived areas
- lack of engagement with clinical care commissioning to coordinate delivery of services and not designed in

- GPs need bigger facilities, so people don't go to Royal Surrey, which is running out of space. Treatment needs to be put in high street
- Need policies to allow young people to stay in Guildford
- Young people not involved in planning - views are different from other respondents (GVG found this). Different people if you do survey in the high street

Plus:

- Urgently need to incorporate views of young people into this process they will have very different priorities
- NB if you survey people in the High Street, they will have very different views from those in North Street

4.4.2 Table 3 (Denny)

Area-specific issues:

- Over development - too high, too dense
- Poor housing stock
- Housing affordability crisis – results in people needing to commute longer distances – more driving
- Local Plan can help affordability through housing mix e.g. building more social housing
- Number of units required to overcome shortfalls in neighbouring boroughs
- Credit to GBC in providing council house – but should be maintained going forward
- Need to avoid proliferation of high capacity/high density/HMO housing that result in poor living conditions – inadequate windows, air quality
- Need minimum standards for new housing to avoid poor quality housing
- High density housing – generated issues with carparking
- Concern about Guildford becoming a dormitory town with Residential and HMO conversions – loss of office and retail units
- Need good quality family housing not just flats
- University of Surrey did not cooperate with Local Plan, resulting in a loss of sites. Really important to have early engagement with them

Borough-wide issues:

- Issue of how to plan for housing for Woking if it does not have enough sites – there needs to be an early discussion about this

4.4.3 Table 2 (Laura/Riaan) town / borough-wide Area-specific issues:

Area-specific issues:

- Need height limits on buildings in the town centre
- Too many low occupancy large houses with not enough desirable medium size houses in the town

Borough-wide issues:

- Need to prevent empty Council houses
- Need homes for downsizing / smaller homes
- Underperformance of children from lower socio-economic groups
- Need health activity opportunities for all e.g. kayaking, allotments, walking, hiking, cycling
- Too little for young people to do / recreation opportunities
- Too little provision of affordable housing especially for young people
- The affordable housing definition should be revised

- Viability arguments in relation to affordable housing provision should be challenged.
- Need more opportunities to build communities – venues, voices, forums

5 Key issues - Economy

5.1 Workshop 1 (Councillors)

5.1.1 Table 1 (Town - Emma)

Area-specific issues:

- Encourage night time economy in town centre. Council is too passive, letting companies drive decisions - council should step in to encourage.
- More flexible on upper high street on retail unit type
- Takeaway food - upper high street. Refused if too many (too many same uses in same area). However, economy is poor and better to avoid empty units, better character than empty buildings. Policy should enable greater flexibility in uses to ensure an active and vibrant high street
- Slyfield industrial unit - building for 21st century. Redevelopment proposal to improve premises, provide employment, small business units etc. didn't go ahead due to height and impact on view from GB. Should make it so industrial redevelopment like this is possible

Borough-wide issues:

- Building for 21st century industry

5.1.2 Table 2 (East - Denny)

Area-specific issues:

- South – farmland challenge = strong opposition
- Wealthy population
- Compton is cut off – not much in terms of shops and infrastructure
- Decline of shops in places like Send means elderly need more public transport
- No more room for site in East
- Guildford is a good place to work but it is putting pressure on the infrastructure.
- There is a strong rural economy with groups such as Surrey Enterprise helping. If submerged by development, it could go elsewhere and create a stagnant rural place
- Ripley is prosperous with lots of shops and restaurants and attracts tourists. This contrasts with Send which now has only one shop, and Compton which lacks amenities, shops and businesses apart from Watts Gallery

Borough-wide issues:

- Housing not affordable for young people – where will young workforce come from?

5.2 Workshop 2

5.2.1 Table 1 (East – Emma)

Area-specific issues:

- Online shopping has killed off the old vision of Guildford centre
- Guildford centre is a disaster where the cost of trading is too high

Borough-wide issues:

- Lots of people commute to London but work from home part time - coworking space is needed to attract them enter town
- make areas attractive for employers too much employment space
- create employment opportunities linked to new housing has changed to be housing facilities like childcare and surgeries are needed in town
- What makes an area attractive? Ease of getting to/from an area, cost, business rates and associated costs.
- Several businesses being lost to housing as there is no longer the need, then lack of space for new business to set up.
- Lack of services in rural villages to the East, larger supermarket needed in East Horsley area to save residents having to travel significant distances by car (as public transport is too infrequent and unreliable).
- Lots of London workers based in Guildford, need good trains.
- Guildford TC is economic disaster zone, not attractive to new business. Far too expensive for independent businesses. Food and leisure are the main use nowadays.
- What should a contemporary town centre look like? What shops do we want? Need a mix, need more flexible/co working spaces to allow people to work from town rather than home – save going into London
- Need more supporting services such as GP, childcare (especially in the town centre) as this would make it more attractive to prospective businesses and residents.
- Need new employment facilities to accompany new homes, especially in the village sites and extension sites, as it would stop all the new residents from having to travel to the town centre for work/leisure/services

5.2.2 Table 2 (East – Denny)

Area-specific issues:

- Some businesses that want to move in are proposing to build inappropriately large buildings in the Green Belt for workshops etc. and the new grey belt definition means you can't object to commercial buildings if it's regarded as a sustainable location
- The proposed industrial development on the Nuthill Farm site would lead to more traffic in this part of the borough
- What do we mean by a sustainable location? Safe for walking etc.? Inconsistency in how planning officers deal with this

Borough-wide issues:

- What do we mean by a sustainable location? Safe for walking etc.? Inconsistency in how planning officers deal with this

5.2.3 Table 3 (West - Laura/Riaan)

Area-specific issues:

- Lack of a supermarket in the west. Need one in the Fairlands/Normandy/Wood Street Village. Potentially good to locate it around Fairlands. Taylor Wimpey saying that the proposed Normandy site is not large enough to support a supermarket however the catchment area would be much larger and would support one. They are saying 4,500 need to support one. It could also serve the Research Park employees
- Henley Business Park is an important local employment site. Important to maintain protections for it
- Areas of deprivation – can the Local Plan improve the situation.

Borough-wide issues:

- Need to have local employment opportunities/facilities with 10/15-minute neighbourhoods. This is key to sustainability and encouraging active travel.

5.3 Workshop 3

5.3.1 Table 1 (Emma) East

Area-specific issues:

- Help for small business in the centre of Guildford too much emphasis on large businesses and large chains
- Lack of infrastructure is an issue in Guildford which impacts on employment
- Concerns regarding empty retail premises on the High Street

Borough-wide issues:

- Everyone commutes out to work in our rural area we need better transport systems to get people away from cars and roads
- Not many opportunities in our area for employment
- Create small work and retail units in town centres on affordable rents
- Stop zoning industry as of now - reunite criteria to reflect 21st century reality
- Need much more mixed-use development
- Regarding the economy local business see traffic congestion as a negative
- There should be more community input into section 106 agreements flexible economic activity space
- More mixed-use development.
- Health of all high streets, need for affordable space, need more flexible spaces for different uses, rather than only for one type of use.

5.3.2 Table 2 (Denny)

Area-specific issues:

- The role of pubs in community cohesion and the role they play in the local economy, need to protect these
- Lack of shops and services in some areas of the borough, Ash Green residents travelling significant distance to reach services
- Businesses leaving Guildford due to issues like traffic acting as a barrier to growth/development
- Business parks – a place of local employment, important. Artington

Borough-wide issues:

- Need to provide local employment. Need to stop offices closing. Build new offices to meet modern office requirements
- Local business. – need to keep and protect

5.4 Workshop 4

5.4.1 Table 1 (Town / borough - Emma)

Area-specific issues:

- Make town a gateway to the north downs
- New facilities needed to attract visitors EG new museum and more theatre and arts

- Gaming industry encourage clusters of businesses like that
- Decline:
- Research park vibrancy stalling with 50% empty
- Different types of retail needed not just coffee shops
- Lost 8000sqm of office space in the last year
- Corporate offices lost to reading
- Empty sites: Old Odean, House of Fraser - could be multi use.
- High level of commuting in - large community living outside Guildford
- Gaming industry could be developed more; GBC needs to encourage clusters of industries like this (space sector mentioned). Crossover with need to retain young people
- Training hospital proposals (UoS) - should go ahead to support young people (employment, living accommodation)
- Masterplan the west side of Guildford station/develop the station area
- Retail too expensive for local people. People go to Woking or Godalming instead. Woking units owned by council so strategically managed in public interest. Guildford's are owned by pension funds who operate only commercially

Borough wide issues:

- Shortage of employment sites
- Employment geared to historic industries
- Lost commercial traction to Reading which has the Elizabeth line
- More commuting making it a dormitory town
- High level commuting is making it a dormitory town
- Economy is suffering from failing infrastructure – roads, river, water
- Lack of modern large format logistics
- Local economy in villages - needs local commercial
- Shortage of employment sites
- Economy land geared to historic industries
- Retail area issue of business rates

5.4.2 Table 3 (Denny)

Borough-wide issues:

- Need flexible use commercial space
- Concern for an increase in warehouse demand – given the rise in online shopping. Looking at the most appropriate locations – looking a links with road infrastructure for ease of connectivity.
- Plan needs to look at land use for renewable energy – how do you integrate this into the Local Plan – would this have an impact on food production need? E.g. loss of agricultural land
- Expense of area as a place to live and work
- Impact of AI – what would the impact of this technology be on local employment need etc., i.e., less office accommodation
- More home working – explore opportunities for working hubs (shared user community spaces to people can work close to home rather than drive to employer site)
- Need flexible use commercial space
- Protect sites for small, local businesses
- Need positive allocation for business sites/incubators, start-ups, small business)
- Need more areas for business/retail development rather than residential

5.4.3 Table 2 (Laura/Riaan) town / borough-wide

Area-specific issues:

- Need to revitalise the town centre shopping
- Get rid of out of town retail parks
- Need more retail food and beverage in north-west Guildford town
- Move unnecessary businesses out of town centre to make space for people and housing

Borough-wide issues:

- Need to progress the strategic sites / stop land banking
- Help for local businesses to thrive/survive
- Increasing number of people working from home and self employed

6 Key issues - Environment

6.1 Workshop 1 (Councillors)

6.1.1 Table 1 (Emma) - Town

Area-specific issues:

- Highway runoff causing house flooding requirement for flood risk assessments in certain areas
- Weir - bridge needs fixing Flooding - Burpham/merrow - all sorts, water mains coming up, watercourses, rain/surface water. S106 money – Surrey County Council very slow in acknowledging money is available. Permeable surfaces needed. Flooding is not considered adequately in new developments. Developers need to be pushed to innovative tech (e.g. permeable concrete)
- Museum needs to be improved/modernised
- Dark skies - Merrow downs area. Highly affected by light from a new development with floodlit hockey pitch (Tormead)

Borough-wide issues:

- Porous concrete to reduce flood risk encourage use in new development
- Lack of active travel and safe cycling
- Traffic around schools generally
- Idling traffic causes pollution
- Bike racks needed on front of buses
- Lack of coordinated public transport encourage people out of cars
- Integrate heritage into planning to improve economy tourism etc
- Heritage - needs to be integrated into planning to make more of assets. Not just big items like castle and spike
- More information needed about the history of the town, blue plaques etc, history in graveyards

6.1.2 Table 2 (Denny) - East

Area-specific issues:

- How sustainable are we?
- Surrey Hills will be extended (development constraint)
- Preserve our biodiversity (BOAs)
- Dark skies very valued in this area
- Send – air pollution on A247
- Close to the TBH SPA.
- The air pollution on the A247 West Clandon to Woking route has increased over the last 14 years exponentially.
- Flooding has increased, in particular surface water flooding. In Shalford and Compton there are pockets of flooding
- Lots of traffic
- Green Belt is now more grey belt. There is no realistic constraint except TBH SPA

6.2 Workshop 2

6.2.1 Table 1 (Emma) - East

Area-specific issues:

- Protect Surrey hills and Greenbelt - avoid sprawl
- Pedestrianised Guildford town centre with a park and ride designation for renewables AG sites for solar panels e.g. areas of Shalford
- Town - change park and ride so it's charged per car not individual the present system disincentivizes car share
- Issues of drainage and flood risk and pollution with runoff from fields
- Dunsfold development will create lots of traffic through Shalford to Guildford - needs a direct a three link a QMA in Shalford - new homes built in Waverly is driving traffic to Guildford station and making the air quality worse

Borough-wide issues:

- Protect key views in rural areas similar to town centre conservation areas
- New cycle routes are planned but will they actually encourage cycling?
- Water availability will be under pressure introduce grey water requirements
- Growth should be restricted to the town centre so that the rural nature of wider borough can be preserved
- Key views identified for villages as well as the town centre
- Worsening air quality from traffic, strategic solutions for air quality.
- Are there areas where communities would want renewable energy allocated? Specific fields for solar panels, influenced by community. Disused fields that aren't visible from afar could be best used for solar, could be mixed with agriculture/grazing
- Challenges of managing drainage/runoff, especially in areas with steep topography.
- Water supply challenges, increased use of grey water
- Need to protect the various environmentally protected areas in the borough. Cumulative impact of development on countryside and environmental designations

6.2.2 Table 2 (Denny) East

Area-specific issues:

- Environmental policies are not given much weight in decisions. The inspector allowed Berkeley Homes to build on top of one of the wildlife corridors designated in the Effingham Neighbourhood Plan because there are other sites of nature conservation importance. Protection of green infrastructure should be given substantial weight
- Many policies covering this topic are outdated, Other LPAs are producing their own proposals for local areas e.g. the River Wey corridor
- GBC's landscape character assessments are very old and likely to be regarded as not having less weight than they did
- Character appraisals are being left to developers to produce - GBC needs to have its own
- The benefits of new housing vs adverse impact on environment is too heavily balanced in favour of development. We need to use 'Must' more often in policies
- Even small developments of a few homes can be regarded as having greater benefit than loss of a conservation area sometimes by the Planning Inspectorate
- Want to keep the identity of villages. These areas are being ignored under the NPPF grey belt definition as this only considers merging of towns, not of villages

6.2.3 Table 3 (Laura/Riaan) West

Area-specific issues:

- Flood risk – flooding in Normandy and Pirbright is caused by water running from the Hogs Back
- Surface water flooding caused by lack of effective SuDS and lack of maintenance of ditches. Not clear who is responsible for managing riparian corridors.
- Threats to openness and green spaces. These are important for the character of the villages

6.3 Workshop 3

6.3.1 Table 1 (Emma) - East

Area-specific issues:

- Concern about the future of Chilworth gunpowder mills with transition LGR. Will it still have the same protection and be kept up well as a precious public open space
- Keep building lower in Guildford town centre or else you lose the views that surround it
- Put a wind farm on the North Downs
- Guildford Riverside and green corridors make accessible

Borough-wide issues:

- More allotments and shared community spaces within all developments
- Make sareae more energy self-sufficient to lower energy costs. More community energy
- Work with SHNL publish 'what good looks' like standards for farm hedges and woods and winter cover to push for inspired practise
- Join Weald to Waves to extend national hedgerow network
- Should be more focused on providing better cycle routes
- Lack of resource to implement proper protection for historic environment
- Conservation areas and local listing
- Strengthen planning enforcement
- give positive discrimination to net zero home designs
- Higher density on smaller plot with no car requirement need higher density and less use of green spaces. Requirement to use garages for cars to reduce space allowed for parking
- Protect village character
- Increased developments mean increased air pollution light pollution and waste. Often not taken into account
- Merging of villages and therefore erosion of community and a sense of belonging and identity
- Developments still taking place on areas with flood risk
- 40% of our housing development is tarmac. This is crazy. We need best in class design standards
- Better protection for AONBs as they are needed for well-being and recreation and wildlife which is diminishing
- Habitat Interconnectivity
- How much emphasis in the Local Plan will be on water resources which will be under more pressure in the future
- Low energy design
- Set standards for passive protection against heat extremes in residential homes
- Minimum PV standard set to 2 KWP per bed for residential

- Set standards for PV panels as whole roof not a token panel
- Sustainable urban gardens
- Introduce a new climate change questionnaire for extensions and small developments to encourage low carbon design
- Protect identity of villages and don't allow mergers by releasing Greenbelt
- Ensure exemplar design standards
- Flood areas – concern about not putting houses into high flood risk areas
- Issues with homes once they are in that there is not sufficient enforcement capacity to ensure that conditions are met. Insufficient capacity – bike park
- Rural feel of villages needs protection – has been under threat and people feel strongly about this

6.3.2 Table 2 (Denny) - West

Area-specific issues:

- Need to ensure biodiversity is protected and properly assessed. Concern about the impact on specific species in Ash and Artington, especially due to delays commencing. Biodiversity assessments are often conducted at the application stage, but these are not representative of the site for when construction starts due to delays commencing.
- Poor air quality in Guildford town especially, congestion pushes rat running around smaller/unsuitable roads. Rat running occurring across the borough
- Flooding, what impact will new development have on flooding. Ash has historical surface water flooding issues so their residents are concerned if the flood measures will be sufficient, and will they be maintained properly going forwards
- Flood Alleviation Scheme is a threat to historic core of Guildford. More detail and information is required on how the FAS will look and interactive with the existing buildings
- Need to recognise importance of retaining the flood plains
- Currently views of surrounding greenery from much of Guildford TC. Need to protect green / landscape views. Cross views in the town centre will be lost due to recently permitted development
- Ensure the area and the surroundings/settings of listed buildings are conserved, particularly in relation to Ash Manor
- The impact tall buildings have on surrounding views, and views from afar. Tall buildings stopping views into the town centre and across the valley – University of Law development in Artington
- Braeboeuf Manor – concern about them asking to bring back the car park application

Borough-wide issues:

- Listed buildings – need for protection
- SANGs
- Insufficient tree planting in new developments across the borough
- Lack of new Green Infrastructure being provided – need more.

6.4 Workshop 4

6.4.1 Table 1 (Emma) – Town and Borough-wide

Area-specific issues:

- Adopt the EA flood scheme
- Preserve views think about heights and roofscapes and AONB

- open up River Wey and create app access
- adopt shaping Guildford's future to create riverside walks
- Adopt flood alleviation plan
- Exclude the town centre from SANG (Sites of Alternative Natural Greenspace) this would enable more affordable housing by reducing cost

Borough-wide issues:

- SANGS are dog walking not true natural land
- presumption to put solar farms on car parks and buildings
- create liveable streets with views preserved and low pollution vertical farming to create local food production
- support local food production don't lose land
- Flood Alleviation Scheme must be adopted/delivered
- SANGs are dog walking, not true natural land. Town centre should not be subject to SANG requirement - cost impact hits affordable housing.
- Solar should go on car parks not agricultural. BUT this cauterises car parks from redevelopment
- Support local food production, don't lose agricultural land. Economies of farming is poor, so land is going to waste
- Support vertical farming
- Important views need to be conserved - Nat Landscape.
- Need liveable streets - decent views, address pollution.
- The River Wey needs opening up for improved access/amenity.

6.4.2 Table 3 (Denny) – Borough-wide

Borough-wide issues:

- Loss and impact of character, identity and its historic environment
- Lack of investment into wildlife and the environment
- Need for housing to be more climate resilient. Housing standards should exceed national minimum standards re: climate
- Resilience to flooding and hot weather – integrating into the design of new development – making houses futureproof to the challenge to avoid/limit the need of retrofitting – Council should be looking at setting the bar high – integrating the standards within the Local Plan
- Issue of lack of enforcement re: housing standards
- Water scarcity, flooding, over-heating, wildfires forecast to increase
- Think carefully about future climate when allocating sites
- Trade of between aesthetics and history of the town and the infrastructure required to combat climate issues currently being faced
- Biodiversity off-site credits seen as cheating – other areas/boroughs/regions gaining the benefit. We need on-site solutions
- Developers to undertake mandatory environmental assessments
- Biodiversity infrastructure needs to be embedded into development design from the outset.
- Need to plant more trees to address climate impacts
- Air quality an issue

6.4.3 Table 3 (Laura/Riaan) Town / borough-wide

Borough-wide issues:

- Put more emphasis on water recycling
- Improved water quality
- Need to protect the rural landscape
- Apply higher standards on new buildings
- Improve biodiversity – rewilding, reforesting, wildlife corridors, make better use of our SANGS
- Need plenty of EV charging for residents
- Attention to flood risks up and down stream as the climate changes
- Use of planting to minimise emissions e.g. kerbside planting
- Retain as much green space as possible
- Greater protection for trees – too many are being lost in new developments
- Heritage is not just buildings. We should be making more of our history e.g. new museums
- Need a more definitive definition of non-designated heritage assets

7 Key issues - Infrastructure

7.1 Workshop 1 (Councillors)

7.1.1 Table 1 (Emma) - Town

Area-specific issues:

- One way system in the town needs fixing town centre master plan did work already
- Gosden Hill Farm traffic plan

Borough-wide issues:

- S106 funds needs specialist officer
- lack of EV charge points
- buses are expensive and don't stop at the right areas cycle law
- Buses -
- Cycling infrastructure needed
- Idling traffic. Creates traffic. Traffic enforcement possible. Community action possible. Delivery drivers idle and create pollution
- School expansion - creating traffic and can lead to congestion. Schools across town are highly congested
- Gosden Hill road layout will funnel traffic

7.1.2 Table 2 (Denny) East

Area-specific issues:

- Lack of GP surgeries
- Shalford under strain from through-traffic
- New developments putting pressure on transport infrastructure
- No margin to take on extra traffic if issues on M25 or A3
- Infrastructure is struggling. Need the infrastructure first to support the community.
- It is essential for the slip roads to support the economy/warehouses for traffic coming from London on the M25 Junction 10
- There is a lack of secondary school provision (only one secondary school with limited catchment area) resulting in long school commutes for children (often over an hour).
- Chilworth has a large intake primary school, but the bus route has been cut, and they are encouraged to walk
- There are not enough school buses, or bus routes from Compton.
- Buses serving Ripley and Send are operating a bit later now, but it needs more strategic thinking on routes and bus stops as can't get to hospital, Town or Doctors Surgery in Send
- Villages struggling to cope with the weight of traffic going through them. If there's an accident on the A3 or M25 the whole area becomes gridlocked. Some roads are used as rat-runs
- Sustainability can be a constraint to development as the infrastructure is not always there

Borough-wide issues:

- Need strong government support for promoting infrastructure

7.2 Workshop 2

7.2.1 Table 1 (Emma) East

Area-specific issues:

- Improved transport in and out of Guildford needed
- Park and ride and hopper bus local options for transport from station
- Buses are not joined up bus infrastructure needs improving everywhere
- There are only four buses after 9:00 AM and none at the weekend
- Lack of treatment capacity for sewage and wastewater with untreated discharge going into the River Wey

Borough-wide issues:

- Affordable homes are being built in locations that have to have a car - there are no local services or buses
- The infrastructure for new homes is not there
- Lack of public transport, especially for those in affordable housing.
- Strategic sites should be self-contained. Promises falling away i.e. schools and railway station etc - Gosden Hill site
- Poor rural bus services. Timetables don't match with working patterns. Ride and dial not joined up and doesn't allow cohesive movement around the borough.
- More plentiful and affordable parking, alongside improved access via public transport. Don't like using public transport
- Need an independent community hall that can be used by all/any community groups, will ensure community spirit endures, this has been a successful model in Shalford.
- Park and ride for Shalford, better for park and ride to be by vehicle rather than per person
- Key concern was the impact on Guildford from new homes outside of the borough, e.g. of new homes in Dunsfold coming through Guildford to get onto A3
- Poor state of roads, quickly deteriorate making cycling unattractive and even dangerous
- Will safe cycle routes actually convince people to cycle instead of drive? Wisley will be an interesting case study. The Surrey Hills present a key challenge to cycling and walking, especially difficult for older/vulnerable residents
- Pedestrianise whole of town centre, need to change people's perspective and the USP of Guildford TC can be it's a safe, sustainable and attractive place to visit

7.2.2 Table 2 (Denny) - East

Area-specific issues:

- Schools in the area are overcrowded and, increasingly, people are having to travel enormous distances to attend schools elsewhere. 5-10 mile trips are becoming more common. Local schools can't cope with pupil numbers, and no new schools are being built
- Lack of clarity about provision of secondary school places. Plans for pupil numbers bear little resemblance to reality, The education authority and planning department's work on this should be more joined up
- Since the Howard of Effingham school permission in 2018 we are now told by the education authority that not as many pupil places are needed. Berkeley Homes put in a reserved matters application for a new school, still 1600 places on the same site. The case officer contacted Surrey County Council who confirmed we do not need extra

places at the moment. We need more clarity on this. The education authority seems incapable of working out what the likely need will be

- The Wisley site was offered for a school, but education authority said it was not needed. The site at Gosden Hill is reserved for a school but only if it is needed
- The same with GP surgeries. The practitioner group knows that GPs are at capacity but is not sure how to be involved in this process of planning to deliver more facilities.
- Lack of bus services in Send parish. Services promised by developer of Wisley site, but will they materialise?
- Frequency of bus services – some areas only have a service every 2 hours and not in evenings or weekends. These existing services should not be referred to by developers as justifying development. At the very least we need a park and ride
- Congestion is a big issue. HGVs and construction vehicles are putting pressure on local roads. Need traffic calming. There should be a way to limit school traffic as well.
- Applications promise sustainable transport but there are issues with ownership of land. Being left to S106 agreements to deliver sustainable travel plans

Borough-wide issues:

- CIL was supposed to have been introduced several years ago – it should be a priority if local infrastructure is to be funded effectively. If an area has a neighbourhood plan you automatically receive 25% of CIL contributions to spend in local area, but we currently have to fight to get any funding
- Only one hospital serving Guildford and it is under a lot of pressure. Need a car to access it from the east of the borough. Lack of parking at the hospital as well and need better public transport to access these essential services
- The Local Plan policy that states that development should not come forward without infrastructure being in place first is being ignored. Delivery of infrastructure should come before it is needed i.e. before houses are built
- Need stronger enforcement to ensure that infrastructure is provided, as facilities are often not provided. This applies to playgrounds and community buildings as well as to transport schemes

7.2.3 Table 3 (Laura/Riaan) - West

Area-specific issues:

- Surface water flooding issues caused by urbanisation. This is leading to issues in the capacity of the sewage infrastructure
- Hockford Sewage Treatment Works has capacity issues. Not meeting government guidelines and an upgrade is only planned for 3- or 5-year's time.
- Rural areas are reliant on the private car. Parking standards are too low which leads to on street parking issues e.g. Halifax Road
- The population is too low to sustain a comprehensive public transport network. There is only a good bus service along the Guildford/Aldershot Road. Outside of this travelling by bus is not viable. The demand responsive transport system is not workable due to the zonal system
- Car sharing scheme on Keens Land was not viable
- Need to have more information on doctor/patient ratios. Rural areas have limited access to services and healthcare
- Are there enough doctors etc that can afford to live here?
- A plan led approach is important to ensure that the supporting infrastructure is planned and provided. Speculative applications don't come with any infrastructure

7.3 Workshop 3

7.3.1 Table 1 (Emma) - East

Area-specific issues:

- No joined-up thinking in our area of St Marthas between bus service and rail service. Should be coordinated
- Bus for home to school and home to shops from Shalford to Godalming
- Issue of a breakdown on the A3 causing Guildford gridlock
- Pedestrianised town centre
- Need more railway stations at east Guildford and Merrow
- Feeling that many houses have been built in the Horsleys and that there should not be more homes built
- Concern that traffic congestion in Guildford is not being addressed

Borough-wide issues:

- Prioritise best in class housing in terraces with shared space and play streets
- Need joined up thinking on roads across the counties and not county by county. Need to think strategically
- Improve cycle network
- Concern that small schemes are not contributing to infrastructure
- Too much of the housing development is tarmac
- Better design standards – especially encouraging terraced homes, rather than larger properties with roads and garages for every house
- Rather have higher density on smaller plots
- Can we increase density on existing allocated strategic sites – this should be explored. This would help protect Green Belt.
- Traffic issue – major issue especially on the A3 – where National Highways have not taken forward commitments to improve capacity as part of a Guildford A3 scheme. Nobody is addressing this

7.3.2 Table 2 (Denny) West

Borough-wide issues:

- Doctor surgeries/healthcare access – better and increased access to these facilities.
- Poor cycle and pedestrian infrastructure and connectivity
- Need for better, safer cycling infrastructure; lack of infrastructure for living without a car
- Encourage more cycling – most journeys can be short enough to cycle
- Everything possible needs to be done to reduce car ownership
- People don't cycle because they don't feel safe
- Cycling – share space with footpath
- Secure bike parking in town centre and flats
- Walking – pavements too narrow
- Looking at where renewable energy could be located
- More public transport infrastructure – cheaper and reliable as opposed to expensive and unreliable – people are more likely to use the service if cheap and reliable.
- Need to make assisted living sites accessible
- Education infrastructure including nursery and child-care facilities needs to be integrated into development plans to activate more sustainable movement of the population & improve health quality

- Safeguard cultural and community assets for community benefits
- Need for a decent train service to Heathrow and Gatwick – improve better connectivity
- Retain and/or build community facilities – church/community halls – how can we safeguard these facilities
- Electric batteries to be well-sited and landscaped
- Car share to be integrated and promoted in new development
- Underground parking
- Stop taking children to school in car. Park and ride to drop off plus school bus
- Gyrotory is currently a massive blocker to active travel/cycling
- Improved and protecting against losses of wharfs, moorings
- Hospital/university expansion/centralisation results in increased travel

7.4 Workshop 4

7.4.1 Table 1 (Emma) – Town and Borough-wide

Area-specific issues:

- Safeguard riverside footpaths for the future on the east side
- Blackwell farm needs to also resolve access to Beechcroft Drive - reopen on slow
- Master plan West side of railway station as a transport hub plan Guildford station for growth
- Physical obstacles such as the river, railway, A3
- East/West Guildford stations needed as per allocation
- A3 problems that block the town at time
- Vulnerability of railway crossing - Need for community right to connect across railway east west
- Bridge needed across railway at stag hill
- Gosden - needs 4-way junction

Borough-wide issues:

- Rail to Heathrow
- More public transport
- Park and ride - charge for parking and ride for free rather than other way round; NB Winchester Oxford and Cambridge all have effective park and ride systems
- Lack of capacity on roads and rail and cycleways allow space for a drone transportation site perhaps with the park and ride
- Plan for health and schools
- Constraints on water sewage and electricity
- Examine use of rail as the only corridors with capacity explore trams and trains
- Park and ride should be rethought - pay to park, ride for free. Onslow - should have serviced the hospital but used as free parking by students. Now closed? Oxford/Winchester, Cambridge mentioned as good examples of P&R.
- Rail link to Heathrow needed
- Allocate land for drone taxis/deliveries. Linked to driverless taxi systems.
- Planning for schools and GPs
- Constraints - water, sewage and power
- Guildford needs separated surface water and foul system - combined use overloads capacity

7.4.2 Table 3 (Denny) – Town & Borough-wide

Area-specific issues:

- Disconnected pedestrian networks - connection between Ash Green and rest of Ash needs to be improved, currently quite isolated
- Lack of public transport options for residents to access services
- Bus connectivity lacking inside areas of Ash (disconnected)
- Rural transport links need improving
- Importance of retaining park and ride so that people drive to car parks not through centre to reduce traffic
- Significant traffic issues entering Guildford from the south, congestion and resulting issues e.g., pollution
- Traffic congestion in Artington
- Improve safe travel for children to get to school, could be from safe active travel corridors.
- Cycle network is a disaster, gyratory is dangerous. All A roads should have segregated cycle lanes, all roads in Guildford to be 20mph. Need to make cycling safer and driving less attracting so people switch
- Low Traffic Neighbourhoods in Guildford to stop rat running. Make A roads congested, and other roads car free, so that people choose to cycle instead
- Major strategic traffic infrastructure is required to stop traffic needlessly travelling through Guildford town centre (i.e. more perimeter major roads)
- Ensure LCWIP is delivered in areas outside of the town centre, notably Ash, since the LCWIP has been adopted little has been done to deliver it and the objectives

Borough-wide issues:

- Health and education infrastructure not being delivered when promised with applications
- Lack of school funding in local areas
- S106 not being spent

7.4.3 Table 2 (Laura/Riaan) Town & Borough-wide

Area-specific issues:

- Need to deliver the two new rail stations - Guildford East and Guildford West
- Need to widen the A3 Hogs Back to Midleton Junction
- Need to utilise heat networks for town centre development
- Need improved north/south travel along the river with an east side path
- Need easy and safe walking and cycling across the Gyratory
- Need stricter limits of residential parking
- Need a north Guildford by-pass – Fairlands to Burpham
- Need a new 4-way junction for the A3 at Gosden Hill
- All new big developments should have active travel routes to the town centre for all ages (8-80+)
- Need bridges over the A3 to improve connectivity
- Introduce 20mph speed limit throughout built up areas
- Poor distribution of local health services in Burpham – no doctor and no chemist

Borough-wide issues:

- Eliminate unnecessary large numbers of home deliveries by implementing delivery hubs for that 'last mile'
- Need to sort out the utility companies especially water companies – existing water supply issues
- Expand recycling facilities – more recyclables and more sites
- Need to plan for cargo bike and disability storage in all new buildings
- Too many potholes
- Infrastructure should always be provided before development
- Greater awareness of rat-running and traffic funnelling in new developments
- Need a coherent borough-wide plan for transport and traffic
- Need an integrated public transport system
- Need safe independent travel for children to get to schools
- Need buses that are nice to travel on, cheap and frequent – improved bus infrastructure
- Insufficient allotments space – needs to be accessible to where people live

8 Postcards from the future

8.1 Workshop 1 (Councillors)

8.1.1 Table 1 (Emma)

- I can cycle from Guildford to Godalming and it's a pleasant experience
- Guildford is the world centre for the games industry
- The river is opened up for leisure and business you can stroll along it sit and have a coffee
- There are lots more trees in the city centre which is clean and tidy with good pavements it's walking friendly and safe
- Guildford's heritage has been protected and well maintained including the castle and the Guildhall there was so many things to do in the evening in town and not just involving alcohol there's a really good cinema

8.1.2 Table 2 (Denny)

- Green, open space, plenty of wildlife (more trees and green walls)
- Cycle routes and park & rides everywhere – fewer cars and improved bus services + bus station upgrade
- Flooding has been addressed through better infrastructure
- Heritage of Guildford has been enhanced/celebrated
- Vibrant nightlife
- Strong sense of community, families and kids connected
- Enhanced family spaces e.g. playgrounds
- North Street is no longer the poor relation to the High Street

8.2 Workshop 2

8.2.1 Table 1 (Emma)

- Town and villages are not dominated by cars - people are walking and cycling and children are playing
- The river way has been beautified, and we can walk along the river
- Guildford centre has been pedestrianised it's a low stress sociable place with a really nice environment and no H drives
- There is frequent, safe public transport
- There are community spaces for people including young people to mix for example skate parks
- People are proud to be Guildfordians and proud of its history

8.2.2 Table 2 (Denny)

- Villages retain character and heritage
- Nature and wildlife are thriving and protected (bats, dormice etc.)
- Town centre compact (not expanded) and lively and accessible – everything within walking distance
- Strong community spirit – generations integrated and able to stay in area.
- Character retained through appropriate design

- Cycling safe – cycle routes
- Everything within easy walking distance (open/green space etc.)
- Appropriate accommodation for key workers (And provision of housing to meet all local needs)

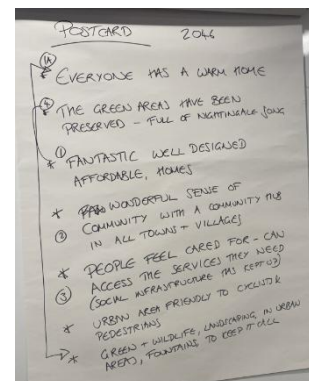
8.2.3 Table 3 (Laura)

- We have integrated transport services with busses and trains connecting at hubs. There is even a high-level monorail, starting in the town centre and radiating out into the villages
- The character of the town and villages has been retained along with the openness to rural areas
- There is better use of the River Wey
- We have wireless power, and we're rid of large pylons
- There is clean technology and infrastructure that doesn't pollute and that works
- There are more support services including sufficient access to doctors and hospitals
- North Street has been successfully redeveloped and is on par with the High Street
- Weyside Urban Village has been delivered and is thriving

8.3 Workshop 3

8.3.1 Table 1 (Emma) (East)

- There are fantastic well designed affordable homes, and everyone has a warm home
- There is a wonderful sense of community with the community hub in all towns and villages
- People feel cared for they can access the services they need social infrastructure has kept up with development
- The green areas of the borough have been preserved and improved. You can hear nightingale's sing
- The urban area is friendly to cyclists and pedestrians. It is green with beautiful landscaping wildlife is thriving and there are fountains to keep cool in the summer



8.3.2 Table 2 (Denny)

- We have a strong community
- There has been no major flood event for the last ten years
- Guildford is green, strong relationship to surrounding countryside and hills.
- View retained in rural areas, and villages are still villages – surrounded by countryside and not merged
- Heritage of Guildford retained while being a place to visit for social and economic reasons.
- Heritage and environment make the town an attractive place to live, work, and visit
- Town is thriving commercially and socially
- People now drive to car parks (park and ride), not through Guildford. Through traffic has been removed
- River has been opened up and is more accessible, able to walk and cycle down both sides, and is better connected to the town centre
- Town centre connected to station for cyclists and pedestrians

- Children safely walk and cycle to school, safely

8.4 Workshop 4

8.4.1 Table 1 (Emma) – Town & Borough-wide

- Guildford’s masterplan has been fully adopted – there is an open riverside where we can walk north to south. New parks on the east side of the river, walking past riverside homes, business & leisure activities
- Riverside homes are proper, balanced neighbourhoods with young & old
- Have adopted the principles of our twin town Freiburg, which has heritage at its centre, with modern transport linking the countryside with high quality, pedestrianised centre which has been built to high environmental standards
- Guildford is easy to get to; great to walk around, and everything we loved from 20 years ago has been preserved
- It’s the high-tech centre of the south

8.4.2 Table 2 (Riaan and Laura) - Town & Borough-wide

We are thankful for the foresight of those who have left things better than they received them resulting in:

- A joined-up transport network, including a tram network across Guildford town, and opportunities to use the quality pedestrian and cycle routes that are well connected and part of more permeable developments
- The local natural and historical environment that has been conserved and enhanced
- A river through the town that is better used and appreciated
- Young people having what they need to thrive
- Access to a vibrant and safe night life and recreation/leisure facilities
- Allotments that have been retained and extra provision, including more opportunities for communities to grow their own food
- Lots of local employment opportunities, including in manufacturing
- No homelessness, and a place where everyone can afford their own home

8.4.3 Table 3 (Denny) - Town & Borough-wide

- Guildford is full of people walking and cycling
- River is vibrant, accessible, being used for leisure and travel
- There is a large amount of social housing integrated into urban areas
- The community is supporting each other to be more resilient
- We have designed spaces that help us be resilient to the climate crisis
- Using renewable energy is the norm and housing is ultra energy efficient (including existing housing stock)

9 Bike park

Participants were invited to add to a 'bike-park' flipchart:

- Any comments that did not relate directly to the workshop agenda; and
- Any questions that they wanted to raise but which were not addressed in the Q&A sessions.

The following points were added (covering all four workshops).

- Is there sufficient resource in the planning inspectorate to carry out the examinations in the six month, based on the possible number of plans that will be coming forward
- Will section 106 continue and if so in its present form? It needs more transparency, community input, and to be genuinely used for the local area.
- What is the impact of grey belt?
- As it is inevitable that some housing proposals will come forward before the Local Plan is in place how concerned officers that this uncontrolled housing will damage the town
- What is timescale for CIL Plan? Will it produced alongside plan this time?
- Needs community right to connect. From Govt e.g. across rail.

10 Participant feedback

10.1 Summary

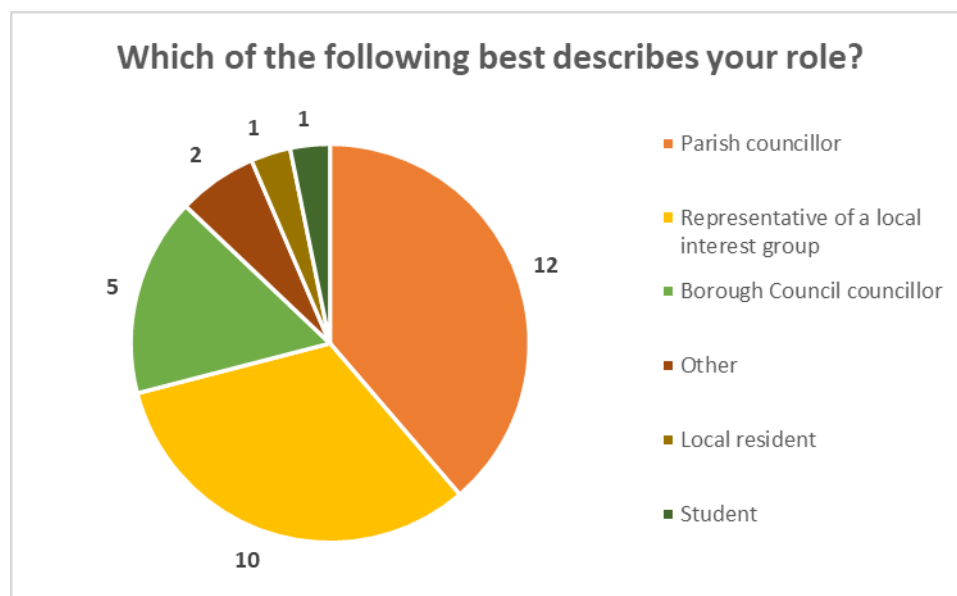
Overall, participants felt the workshop was well organised, engaging, and worthwhile. Many commented positively on the interactive format, small group discussions, clear structure, and the opportunity to be heard. One attendee noted that they had initially expected a “tick-box” exercise but were pleasantly surprised by the depth and quality of discussion.

A recurring theme was appreciation for the chance to contribute ideas, alongside cautious scepticism about whether the feedback would genuinely influence the Local Plan. Some participants raised concerns about specific planning impacts (such as the grey belt) and questioned how aspirations would translate into real policy outcomes.

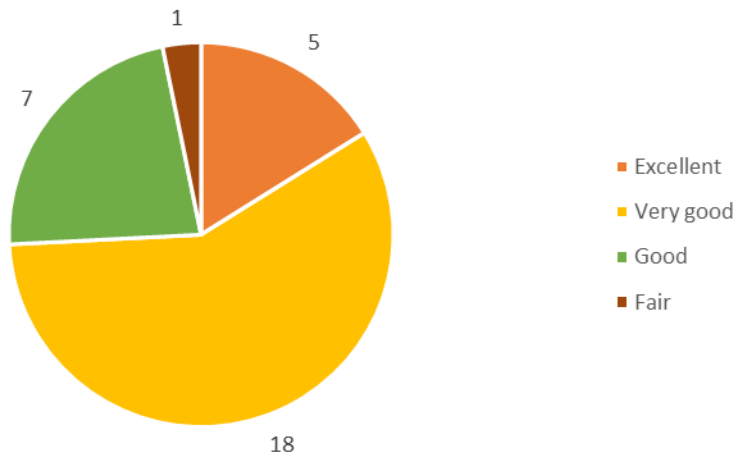
Suggestions for improvement were relatively minor and practical, including clearer pre-event information, more background on what a Local Plan is and what is in scope, better visibility of materials (e.g. slides in advance), clearer logistics on the day, and small environmental or accessibility improvements. A few participants also wanted greater transparency about next steps, the evidence base, and how feedback would be used.

Overall, the workshop was viewed as effective and well run, particularly given the challenging context, with the main outstanding concern being confidence in impact rather than delivery.

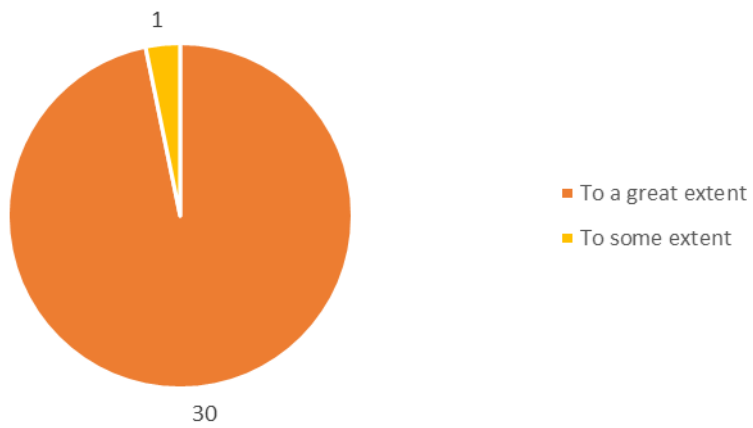
10.2 In detail



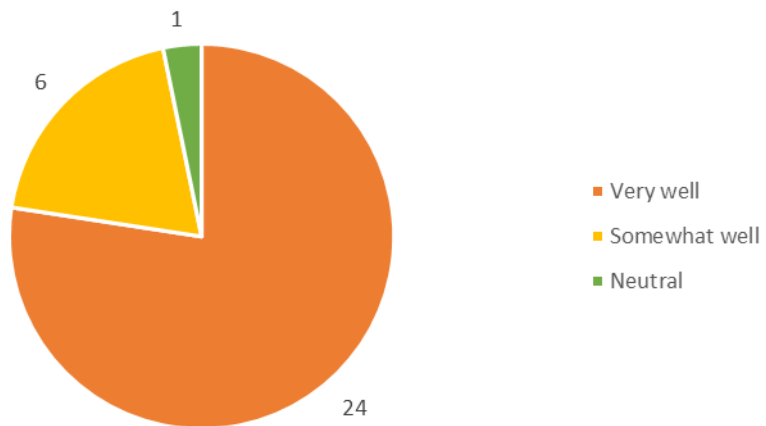
Overall, how would you rate this workshop?



To what extent did you feel able to contribute your ideas and views?



How well organised was the workshop?



Do you have any general comments about the workshop?

- Very well put together. An interesting way to start thinking about a very controversial subject. Glad I came.
- Originally thought it would be a tick box exercise, but I found it to be anything but.
- Thank you for the opportunity to feed into this.
- Interactive, engaging, well organised and collected into groups
- Really well organised and felt I was heard Very thought provoking and people cooperated to bounce ideas off each other
- Interesting and we had many things we all agreed on
- Great space, clear signposts at each stage, really well-run
- Will it make any difference to the Plan? Real concerns re grey belt impact on villages
- Useful
- A good opportunity to contribute thoughts and ideas
- I hope all comments made will be properly considered
- Good as we worked in small groups
- Useful to make basic contributions to areas of the Local Plan
- Good job in a difficult context
- Good to have postcards
- Useful engagement and feedback from the planning team
- Interesting and well run.
- Thank you but will it make any difference?
- Might have benefited from a summary of what a Local Plan is and how it works for all stakeholders
- It's not what we discussed tonight but what happens next that will shape the Local plan. I would have liked to have some opportunity to review the emerging evidence base. Particularly keen on how the Sustainability Appraisal is run
- Worthwhile but disparate with some obviously very experienced others less knowledgeable of existing or past plans.
- Too easy for discussion to wander off Local Plan issues

Is there anything that could have been improved about how the workshop was organised or delivered?

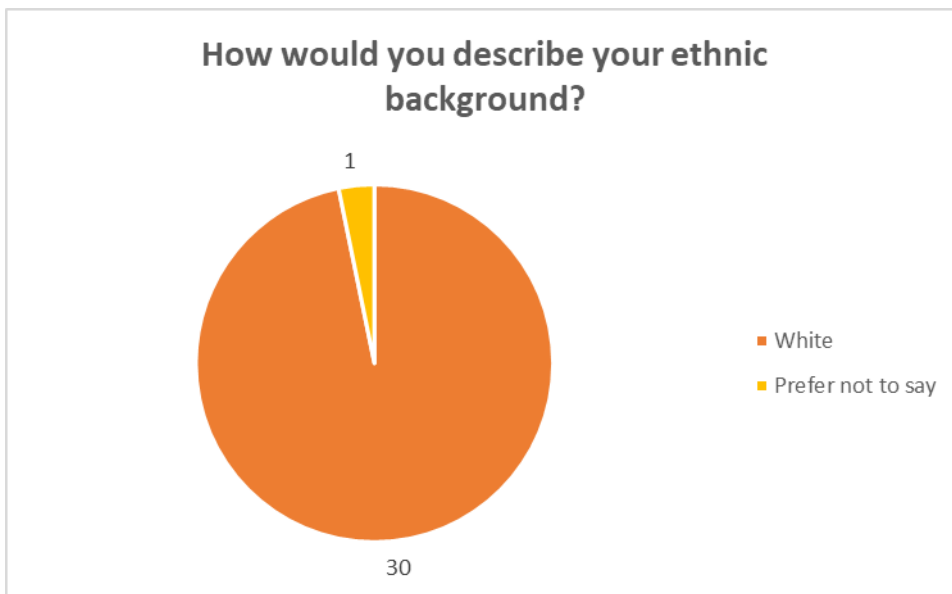
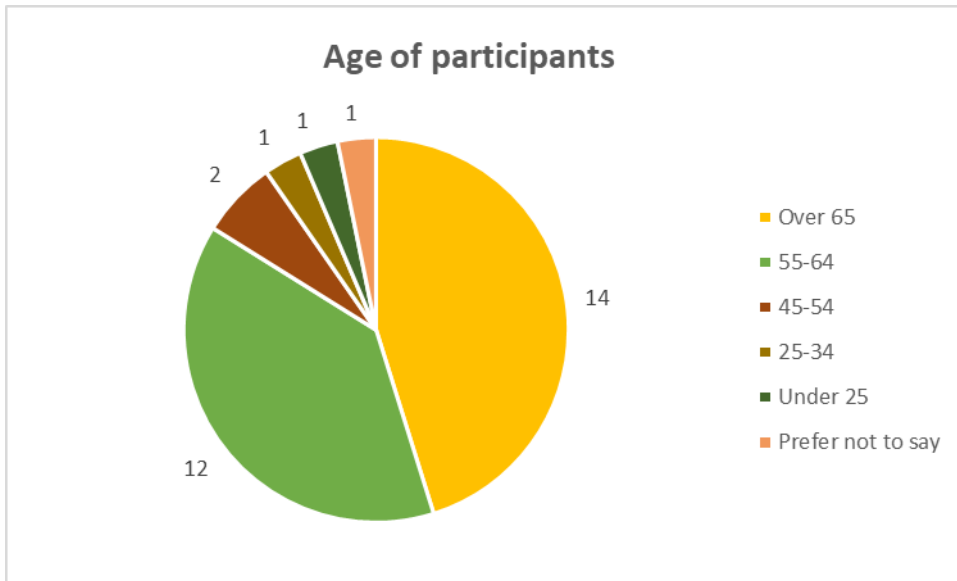
- No (mentioned by 22 participants): 'Very well done and refreshing', 'Was great', 'I thought it was about right', 'Balance was about right'
- A little more detail when advertising the sessions so people know what it involves.
- Copies of slides in advance would be helpful; difficult to read on the screen (addressed for workshops 2, 3 and 4)
- It would have been helpful to know which room the workshop was being held in.
- Get rid of the disposable coffee cups
- A bit more information about what a Local Plan is for and what is in and out of scope. Introductions to the council staff.
- Timing - I was starving!!
- To know it makes a difference.
- Better use by some of microphone
- Would have been nice to know which organisations were attending

Was there anything you wanted to raise or discuss but didn't get the opportunity to?

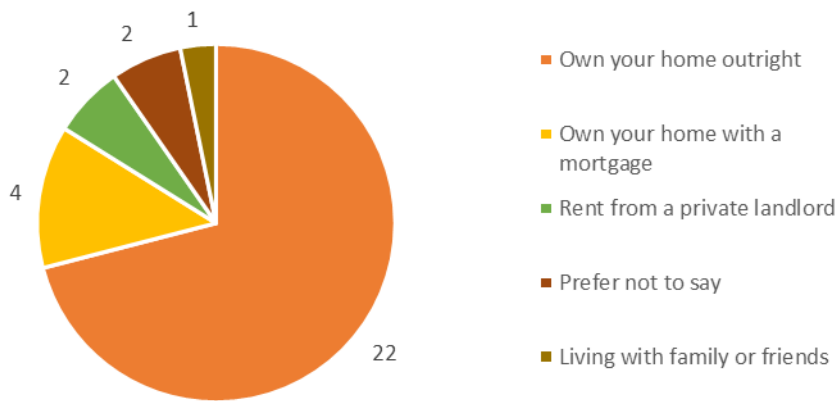
Two people said yes:

- Anything we didn't think about in time; and we gave an anecdotal view of issues but there will be parts of the evidence base that might trigger some further thoughts. There may be some things we would like to lobby Central Government for
- Was anything new said? Will it make any difference? Many of the aspirations are not things the council directly influence how do you stop policy being negotiated away as planning seems to be a war of attrition

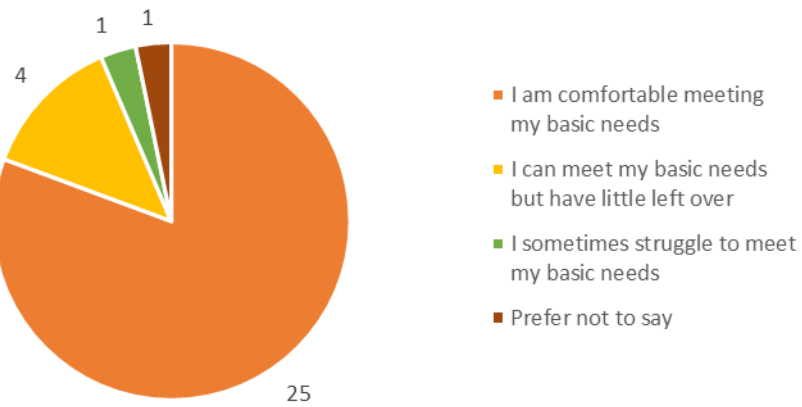
10.3 Participant diversity



Which of the following best describes your current housing situation?



Financial comfort: which statement best reflects your situation?



11 Presentation



Guildford Local Plan Workshop

WELCOME

2 February 2026

www.guildford.gov.uk

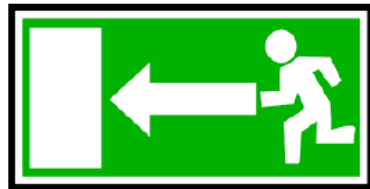


Welcome

- **Thank you for attending; we're here to listen to your views**
- **We want to:**
 1. Brief you on where we are with the Local Plan
 2. Seek your help in shaping a distinctive local vision for the Plan
 3. Seek your views on the challenges and opportunities that the Plan should address
- **The importance of progressing even with LGR**
- **Independent facilitators Emma Jones and Denny Gray are helping to run the workshops**
- **These slides will be provided to participants after the workshop**

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Housekeeping



Ground rules

- Everyone's views are equally valued
- In breakouts; one person speaking at a time
- Respect one another's views
- 'Off topic' items to be recorded in bike park
- 'Chatham House Rules' to encourage free expression and maintain confidentiality
- In our write up, nothing will be attributed to individuals

On your tables, please:

- Introduce yourself briefly (name, organisation)
- Working alone, please write up to three post-its (one item per post-it) outlining:
 - **What you love about the borough/your area (orange post-its)**
 - **What you would like to change about the borough and your area (pink post-its)**
- Your facilitator will then cluster these on a flipchart



- 6.10pm - Welcome
- 6.15pm - Icebreaker
- 6.30pm - Local Plan introduction and Q&A
- 7.00pm - Key issues - introduction
- 7.05pm - Key issues discussion – Society and Economy
- 7.30pm - Break
- 7.40pm - Key issues discussion – Environment and Infrastructure
- 8.10pm - Postcards from the Future
- 8.25pm - Feedback and next steps
- 8.30pm - Close

Introduction: Guildford Local Plan and the new plan-making system

The Council has agreed to prepare a new Guildford Local Plan. Under Government's new plan-making system, this will be a single plan replacing the two parts of the current Local Plan.

Guildford Borough Local Plan: strategy and sites

2015 – 2034

Adopted 25 April 2019

Policy D2 was updated on 22 March 2023.



Guildford Borough Local Plan: Development Management Policies

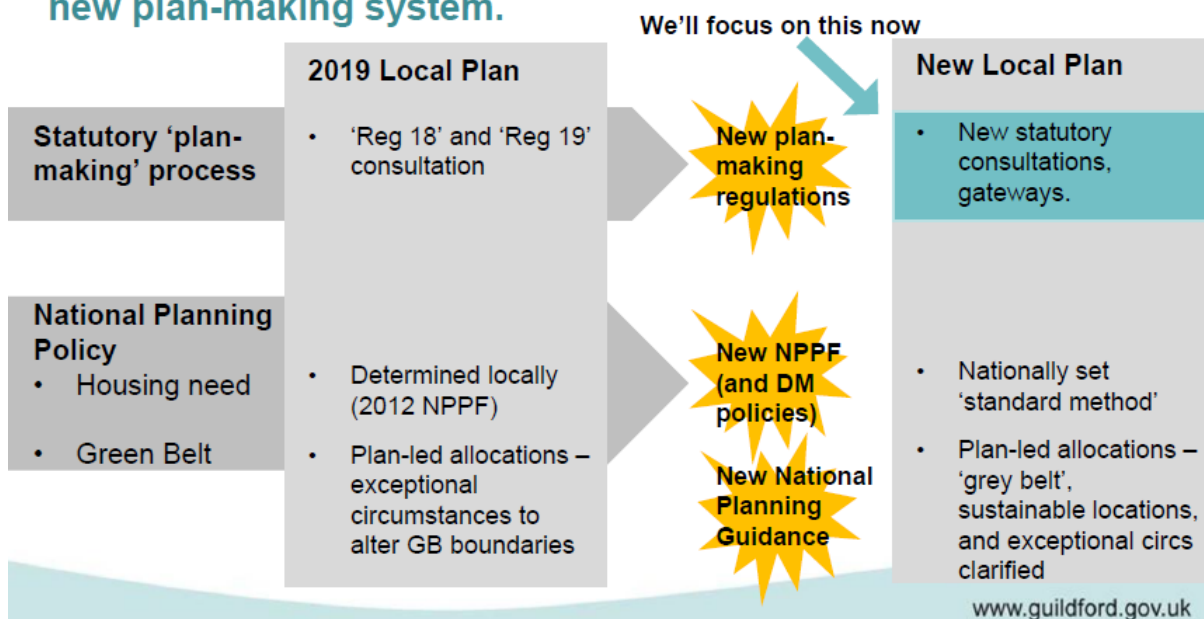
Adopted on 22 March 2023



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Introduction: Guildford Local Plan and the new plan-making system

The new Local Plan will be prepared in a very different context, reflecting significantly changed national planning policy and a new plan-making system.



Reforming Local Plan-Making

Statement made on 27 November 2025

Statement UIN HCWS1104

Statement made by

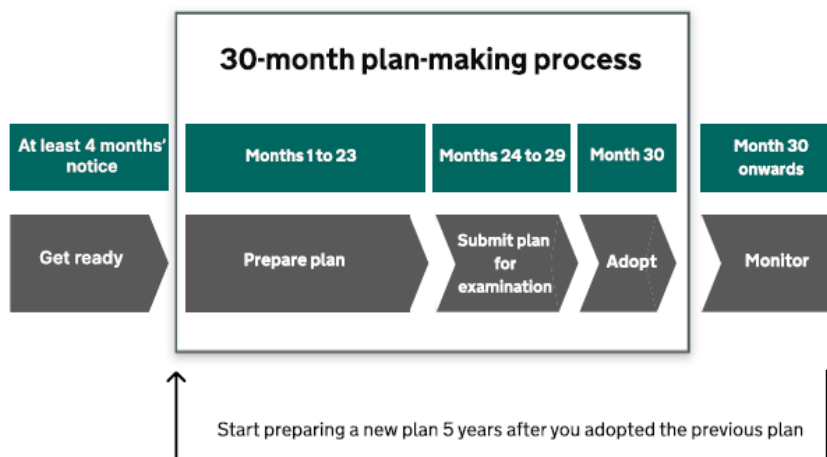
Matthew Pennycook
 Minister of State for Housing and Planning
 Labour
 Greenwich and Woolwich

Statement from

Ministry of Housing, Communities and Local Government

'We will shortly lay the regulations that will underpin our new approach to plan-making... The regulations will set out a new process for producing plans with clear steps that a local planning authority will need to take. This should support faster preparation of plans and more frequent updates, in line with our aim of universal coverage of up-to-date plans that reflect local needs.

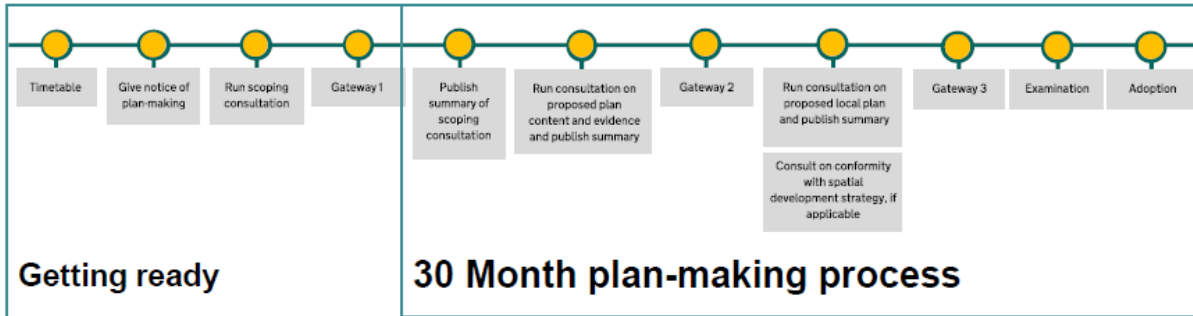
A key element is seeking to condense the period taken to produce a Local Plan to 30-months.



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New Government guidance sets out a sequence of steps and a series of tasks to be undertaken under the new regulations.

Tasks in local plan-making where the sequence is required by law



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There are 3 formal public consultations when residents and other stakeholders can have their say – we are engaging now, ahead of the formal start to this process.

Tasks in local plan-making where the sequence is required by law



Scoping consultation

Invite feedback on:

- how to engage stakeholders throughout the plan-making process
- what plan should contain

Proposed plan content & evidence

6 week engagement on:

- draft vision and any proposed aims and objectives;
- proposed spatial strategy
- summary of the evidence
- any initial draft policies

Proposed local plan

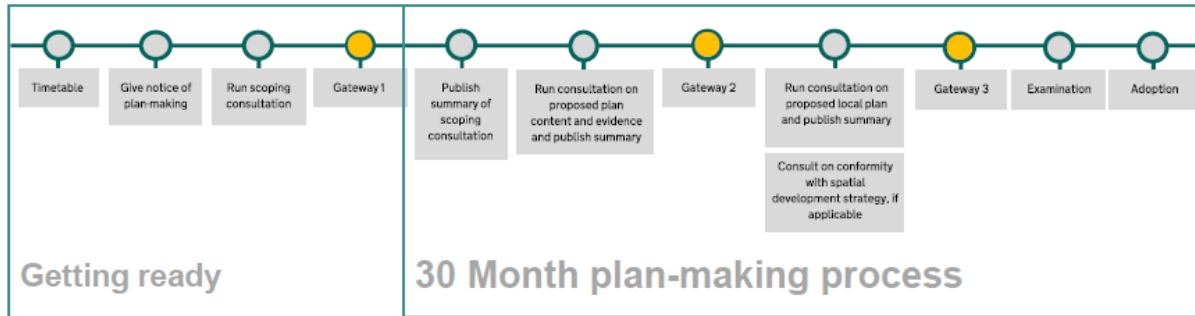
8 week engagement on:

- proposed local plan
- map of proposed local plan policies,
- site allocations and designations
- details of the evidence

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The guidance refers to 3 statutory gateways which are intended to help improve the production of sound and legally compliant plans.

Tasks in local plan-making where the sequence is required by law



Gateway 1

- Self assessment (Council)
- Assess readiness to start plan preparation
- 30-month process starts on the date you pass Gateway 1

Gateway 2

- PINS; Takes 4-6 weeks
- Early resolution of potential soundness issues
- Progress towards meeting the 'prescribed requirements' (the things you need to do to pass through Gateway 3)

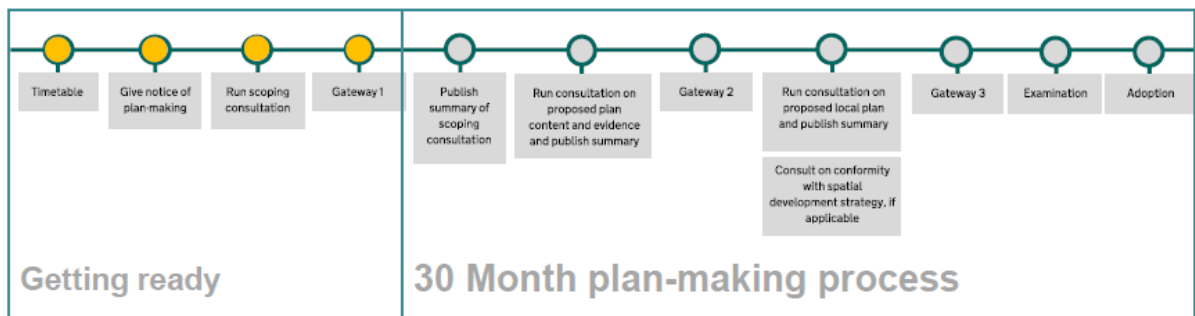
Gateway 3

- PINS; Takes 4-6 weeks
- Test if it meets the prescribed requirements (to be set out in regulations).
- Requirements will relate to: legal compliance; whether all submission documents have been prepared; whether ready to proceed to examination

Introduction: Guildford Local Plan and the new plan-making system

We will update our timetable and give notice of our intent to commence plan-making. These early engagement workshops will help us understand the issues the Plan should address and begin to formulate a draft Plan vision in advance of the scoping consultation.

Tasks in local plan-making where the sequence is required by law



Early engagement

- ✔ Suite of evidence commissioned and being prepared
- ✔ Baseline data collected with draft objectives to assess the Plan against

Questions & Answers

See also

<https://www.guildford.gov.uk/localplanfaqs>

We'd like to hear what you think the main issues are in the borough or your local area that the new Local Plan should seek to address to support sustainable development.

Themes

Society - Population and social inclusion; Health and health inequalities; Housing

Economy - Local economy and employment

Environment - Historic environment; Climate change and flood risk; Air quality and noise; Land, soil and waste; Water quality and resources; Natural environment and biodiversity; Landscape and townscape

Infrastructure - Transport and accessibility; Social, community and cultural infrastructure

What can the Local Plan do?

Provide for a sufficient number and range of homes, ensure well-designed, safe places, accessible community facilities, open spaces

Provide for sufficient land of the right types in the right places and at the right time to support growth, innovation and improved productivity


Support efforts to mitigate and adapt to climate change, protect and enhance our natural, built and historic environment, improving biodiversity, using natural resources prudently, and minimising waste and pollution


Identify and coordinate provision of necessary infrastructure to support planned growth

Breakout A – Society and Economy

What are the key issues in relation to these themes for your area / the wider borough?

Use post-its to note issues (one issue per post-it) relating to:

 Society – orange post-its

 Economy – pink post-its


10 mins working in pairs


10 mins feedback to facilitator (area-specific issues added to local/borough map, borough-wide issues noted on flipchart)

Breakout B – Environment & Infrastructure

What are the key issues in relation to these themes for your area / the wider borough?

Use post-its to note issues (one issue per post-it) relating to:

 Environment – green post-its

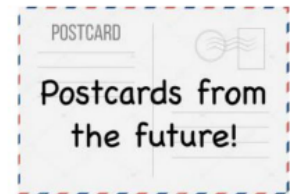
 Infrastructure – blue post-its

10 mins working in pairs (both topics)

10 mins feedback to facilitator (area-specific issues added to local/borough map, borough-wide issues noted on flipchart)

Breakout C - Postcards from the Future

- In your tables think about how you'd **like** the future to look in Guildford
 - What does it look and feel like?
 - How is it different from now?
 - Do you have any big ideas?
- Collectively, write a postcard from the future
- Then nominate someone to read out your group's postcard



We would appreciate your feedback on this workshop. We will be reflecting the workshop outcomes in a published report.

Our next steps:

- Review outcomes of the workshops, continue to gather baseline data and evidence
- Undertake 'getting ready' tasks including legal requirements (timetable, giving notice of intent to commence plan-making)
- Prepare for / run scoping consultation ahead of the '30-month process'



*Scan QR code to
access feedback
form*

Guildford Local Plan Workshop

THANK YOU FOR ATTENDING

2 February 2026

12 Photos



