Response to Local Plan 2019 Scoping Questionnaire 14th October 2026

Guildford Local Plan Scoping Consultation questionnaire

Spatial strategy

Question 1

Do you agree with our approach to developing a Local Plan spatial strategy (see section 3.3 and section 3.4)?

Please tell us if anything should be changed, and if there are there any other factors beyond those identified in sections 3.3 and 3.4 that you think we should be considering in developing our Local Plan spatial strategy.

Developing a robust spatial strategy for the area is essential. The Society offers the following comments on factors that need inclusion in its development:

Externalities

There needs to be consideration of factors that may impact the area over the next 5 to 15 years. Some of these might result in the Local Plan or its phasing having to be altered. Factors that we believe need consideration are:

- The development of new major initiatives that are near the borough e.g. Gatwick Airport and London Heathrow Airport Expansion.
- The revision that is underway on the London Plan.
- Growth/Change in other areas notably the Oxford-Cambridge Arc where Guildford businesses need to interact with this growth corridor.

Although externalities may not be under the control of the LPA the impacts do need to be considered e.g. in the Guildford Local Plan: Strategic Environmental Assessment (incorporating Sustainability Appraisal) Scoping Report para 15.2.22 it is stated that *'Water supply may be outside the scope of the Local Plan. This falls within the remit of the water companies. Companies are assessing options for developing water resources, for example through Thames Water's Water Resources Management Plan 2024.'* This highlights the strategy of locking in the plans of other key stakeholders to deliver supply infrastructure over the plan period.

Infrastructure

The Society is concerned that there appears to be little focus in the development of the Spatial Strategy on the provision of infrastructure both Soft and Hard.

- **Hard Infrastructure** (Transport, Water, Power, Waste, Flood Prevention) as the NPPF2026 makes clear this needs to be considered and planned to enable sites to be developed in sustainable form. Guildford already has issues with Water Supply, Flooding and Traffic that may limit growth and/or influence the settlement hierarchy.

  Hard Infrastructure requires land in many cases that needs to be considered and if necessary safeguarded. Local examples include potential A3 Expansion where routes for expansion

may need to be safeguarded and Guildford Station which may not have space to expand for future services.

Note we discuss Transport more fully at Question 15 – We believe transport is FUNDAMENTAL to land use and there needs to be a proper Vision for sustainable Travel in the Guildford Area to support the Local Plan.

The Guildford Local Plan: Infrastructure Baseline shows that many of the schemes proposed in the LPSS2019 to improve the hard infrastructure (e.g. A3 improvements) have made little progress. The proposed Local Plan must show how Infrastructure improvements are critical and an enabler for development. The failure to adopt CIL payments in the Borough we suggest has not helped.

- **Soft Infrastructure** (Leisure, Health, Education etc) as with Hard Infrastructure this needs to be considered carefully and appropriate land allocated. Soft Infrastructure is also very sensitive to be in sustainable locations particularly for transport. It thus has a strong relationship with Hard Infrastructure.

Housing Numbers

The plan is predicted under the NPPF rules to use the Standard Method that requires Guildford to deliver 1151 Dwellings P.A. If this rate is achieved over a 15 year plan period this would provide circa 17,000 new dwellings resulting in a population increase at average 2.5 people per dwelling of circa 43,000 residents. This is about a 30% increase in population, with consequent impact on employment, community, retail and leisure uses but crucially on transport provision. This level of growth needs to be subjected to a robust sense check as if it is to be accommodated a massive program of rectifying the current Infrastructure Deficit in the local area plus expansion needs to be funded. To deliver this volume of housing and supporting infrastructure requires equivalent of 10 developments the size of that proposed for Gosden Hill which has a land take of approx. 130 hectares. For 17,000 new homes the land take requirement could be approx.1227 hectares compared with the current Guildford urban area of 2000 hectares. This requirement may reduce slightly if higher densities such as those in the NPPF are adopted.

Practical experience is that providing a large uplift in housing numbers in an area in a planning sense does not always result in many dwellings being built as developers will always manage the delivery of housing to a rate that supports prices in an area. This also has the effect of developers being keener to deliver housing rather than flats as houses can be delivered in a steadier stream at a smaller quantity than a block of flats. Developers are also content to trade land, especially if it has planning permission.

In summary the Society believes the housing target derived using the standard method is a very crude algorithm for determining the number of dwellings that need to be built. The Society believes it is worth the GBC questioning with MHCLG the viability of the standard method over the proposed lifetime of the local plan during the plan preparation.

Commercial Space

The assessment of Commercial Space proposes 58,400Sq/M of additional floorspace. The currently empty No1 Onslow Street (ex Sanofi Offices) has circa 10,000 SQ/M NIA. As the council highlight

the need for office space near to transportation hubs etc. this does indicate the need to develop carefully considered spatial plan for commercial space to avoid swamping the town centre with tall buildings.

Green Belt

The Green Belt Assessment in its current form is a incomplete/flawed document.

A simple 'Sense Check' of the results of this study where even SHNL areas have been designated as GreyBelt indicate that it it is flawed. The assessment is due to be re-issued to reflect the NPPF (2026) which is now in operation.

The Society is not against identifying Grey Belt, we have major concerns that the assessment has used a methodology that that has identified too much Grey Belt and undervalued strong Green Belt contribution. The NPPF includes terms such as "illustrative features", "likely to be/include" and "but not limited to" recognising that some ground testing and a contextual dimension are required. The landscape of Guildford including visual separation, checking of sprawl and incongruous development patterns are often perceived from public viewpoints, in important views and along transport routes.

We note that the Scoping consultation at Para 5 Table 1 Strengths states *'spectacular scenery and views reflecting our countryside setting, including the Surrey Hills National Landscape'* The GreenBelt Assessment fails to respond to this view of our countryside.

The over identification of Grey Belt makes the assessment as it stands of limited value in informing decisions in the Plan allocation process.

It is concerning that the Aecom Assessment documents that the consultants have to an extent have had to develop their own methodology to assess the landscape. Our confidence that this report is of the maturity and accuracy required to allow for informed decision making is extremely low. It is urgent it is replaced by a better validated and considered assessment.

The Study fails to address the following:

a) Understanding the Metropolitan Green Belt:
The Assessment fails to recognise that the Green Belt is Metropolitan Green Belt. This was instituted to contain London and prevent sprawl along the major corridors into the capital including the A3. The NPPF supports to management of unrestricted sprawl of large built-up areas and preventing neighbouring towns merging.

b) Preventing towns merging:

The assessment fails to fully consider the Green Belt purpose of preventing towns merging,

This is demonstrated by the conclusion that only one assessment area contributes strongly to preventing Guildford and Godalming from merging.

The assessment fails to consider the NPPF clauses that the land contributes strongly to preventing towns merging when judged on the basis set out in the NPPF, namely:

- Likely to be free of development

- Forms a substantial part of a gap between towns and, if developed, would be likely to result in loss of visual separation of towns.

Has the study accurately identified areas that contribute strongly to separation of towns? This also needs to consider the topography of Guildford which drives how visual separation is perceived. The Study also fails to appreciate woodland as an open Green Belt use.

c) Checking sprawl:

The NPPF refers to areas making a strong contribution to preventing sprawl being:

- likely to lack <u>physical features that could restrict and contain development</u>.

The Assessment has appeared to in many cases treated transport features, such as roads and railways, as features that restrict development.

In practice transport features are often flush or below the landscape and don't impinge on the openness of the landscape. The apparent assumption that roads near the edge of an urban area restrict and contain development is likely to lead to development abutting roads. A more targeted case by case approach focused on physical features (including roads and railways) is required.

d) Town Boundaries

The NPPF highlights identifying irregularities in the shape of major towns with a view to identifying opportunities for more enclosed, urban edge development. Applying this in the the context of Guilford as a gap town has issues. Guildford sits in a gap in the downs and spreads onto the floodplain. Extension to the town is logical provided it fits among the hills and extending along the floodplain (with protective measures) while avoiding river courses. Regularising the edges in some places would have a disproportionate, damaging impact, including on the effectiveness of the Green Belt purpose of avoiding sprawl. The Study should take account of this in an objective and rigorous way in applying the NPPF criteria. Topography is a missing dimension.

e) Historic setting

The Wey Navigation, a Conservation Area, is critical landscape element in the Town and surroundings, and particularly relevant to the historic character of the town. Views of historic features of Guildford, across the Wey Navigation are a feature of the many views esperienced in the Town and surrounding area. The assessment fails to recognise this e.g. the views across the meadows south of the town centre are classified as making a weak contribution to Green Belt purposes.

The current assessment as it proposes so many areas are potential "Grey Belt" is not just inaccurate but also undermines the Green Belt purpose. It invites speculative development and challenge to a degree that destroys the functioning of the Green Belt.

<u>Agriculture</u>

The scoping document is silent on agricultural land it must be included in the Local Plan. It should be noted that some types of agricultural activity are growing in importance e.g. Vines (We have noted this at Question 12 as well)

We have a concern that the diagram used 'Local Plan Spatial Strategy' has missing elements. Surely under Needs should be preservation of Environment – it has been identified as a Strength in the SWOT Analysis.

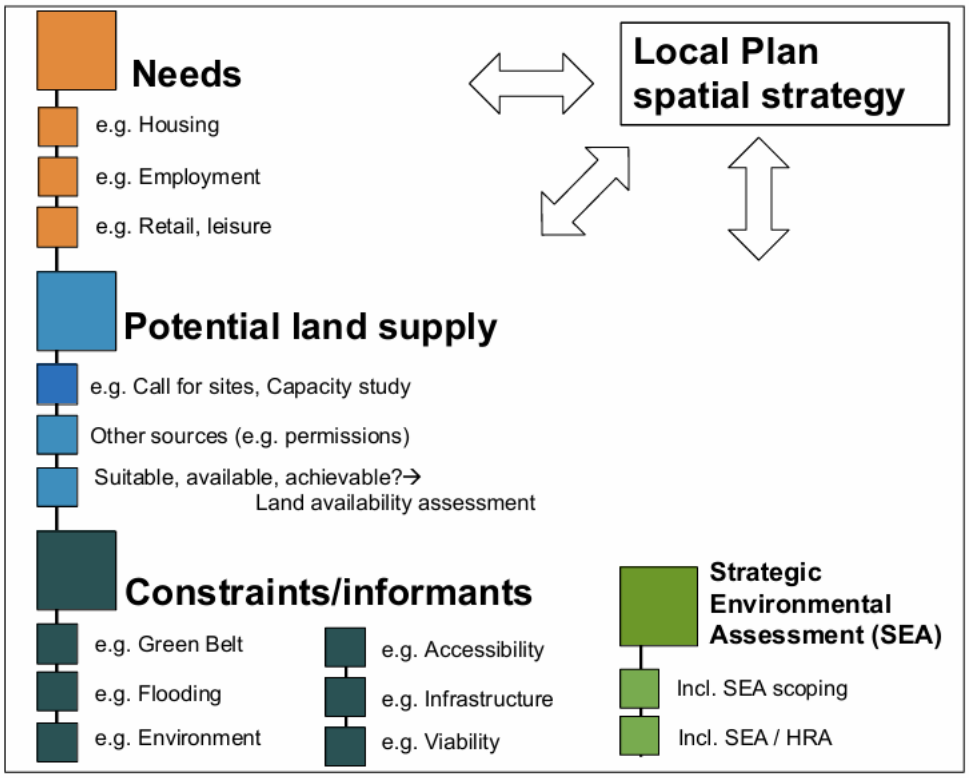


Figure 3: Illustrative factors considered when developing a spatial strategy

HOMES AND HEALTHY COMMUNITIES

Question 2

Using the listed local issues and challenges under the 'homes and healthy communities' theme in section 4.2b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

1. mismatch between housing types and demographic need e.g. downsizing opportunities, housing for young people, need for assisted
2. lack of physical activity and active lifestyles, especially among children, and associated challenges regarding maintaining a healthy weight and related negative impacts on health conditions and life expectancy
3. poor quality housing and high concentrations of Homes in Multiple Occupation in some areas which create poor living conditions.

Question 3

Have we missed any issues or challenges in section 4.2b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Yes

Good Design needs to be considered as a critical element in building new developments. Poor quality development that can severely impact residents' lives and cause wider social issues including poorer health. The Local Plan needs to take full account of Design and Placemaking Planning Practice Guidance.

In particular, the Seven Features documented in the draft Guidance Document should inform the Local Plan Development. See extract below.

Introducing the seven features

Introduction

17. Well-designed places are shaped by distinct features that work together to define their character. This guidance provides practical advice on how design quality can be achieved using the seven features of well-designed places, which reflect government's priorities and provide a common overarching framework.

The seven features of well-designed places set out in this chapter are:

- **Liveability** – healthy, mixed and integrated communities
- **Climate** – mitigating and adapting to change
- **Nature** – enhanced and optimised
- **Movement** – accessible and easy to move around
- **Built Form** – a compact and connected pattern of development
- **Public Space** – safe, social and inclusive
- **Identity** – attractive and distinctive

18. Each of the seven features includes design and placemaking outcomes and corresponding design principles that can inform local policies and guidance and decisions on development proposals.

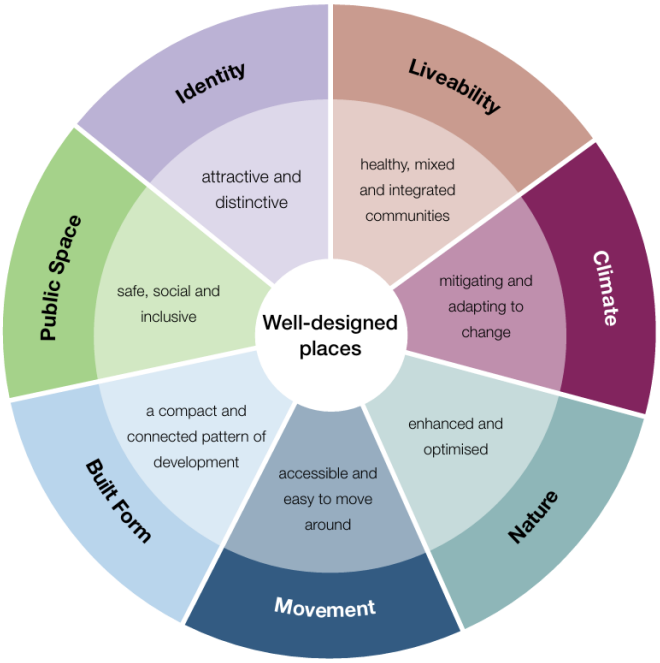


Fig 2 Seven features of well-designed places

Improvements to existing housing areas should be considered for example new tree planting/improved public realm, provision of Low Traffic Neighborhoods (LTNs) and 20mph zones.

Question 4

Reflecting on the list of the proposed scope of **plan-wide policies/policy topics** (see section 4.2c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Yes

The society believes the plan should encourage developers to exceed national standards wherever practical. National space standards do create homes with limited internal space which make trends such as working from home difficult to accommodate and drives the need for offsite 'Yellow Box' Storage. It is noted that the Housing Design Standards London Plan Guidance (LPG), adopted in June 2023, builds on the Nationally Described Space Standards (NDSS) and introduces voluntary "best practice" space standards. These are about 10% higher than the national minimums in many categories, with extra allowances for storage, larger balconies, and improved working-from-home space. For example, a 1-bedroom, 1-person flat's minimum NDSS floor area is 39 m², but the best-practice target is 43 m²

Green space is often lacking in modern developments with car parking in front of dwellings and/or large parking areas. Although the Design and Placemaking Planning Practice Guidance discusses public space it provides little guidance on the need to provide Green Space as well as hard landscaping. The local Plan needs to consider how we introduce Green Spaces including trees into our developments, especially on Brownfield sites.

Question 5

Reflecting on the list of the proposed scope of **area/site specific policies/policy topics** (see section 4.2c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If you are proposing to add a policy/policy topic, please tell the area it should apply to.

Yes

The use of Supplementary Plans (PM4 NPPF 2026) should be in scope to create the necessary management policies for specific areas. As an example, the current Strategic Development Framework (Strategic Sites) SPD should be converted into Supplementary Plans for in inclusion in the new Local Plan.

PROSPERITY AND ECONOMIC RESILIENCE

Question 6

Using the listed local issues and challenges under the 'Prosperity and economic resilience' theme in section 4.4b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

1. challenges regarding ensuring well-located high quality/grade employment floorspace and appropriately located sites which respond to the needs of modern occupiers
2. traffic congestion being a barrier to economic growth and business retention
3. need to encourage industry clusters and relationship with the University of Surrey and Royal Surrey Hospital

Question 7

Have we missed any issues or challenges in section 4.4b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Yes

- There needs to be consideration on the potential impact of AI on the prosperity of the town which could impact negatively the Games Industry or place demands to host provide new data centres.
- Micro Businesses are increasing. How these organisations are supported both in the Town and Villages should be considered.
- Prosperity and supporting development requires a Vision for transport in the Guildford area. With increasing development density, the need to create a good public transport network is key. Although over a 15 year period we will see more electric vehicles in use they don't

solve congestion issues and still impose environmental issues e.g. Particulates from Tyres and obviously can cause accidents.

It is noted that the only major transport corridors with spare capacity are the rail system. New local stations and increased frequency should be considered. The use of Tram Trains may be a viable option.

The links outside the borough need consideration e.g. upgrading rail links to Heathrow and Gatwick, A3 Traffic.

Please see our longer response on Transport at Question 15.

Question 8

Reflecting on the list of the proposed scope of **plan-wide** policies/policy topics (see section 4.4c), should anything be removed, changed or added?

If you answered yes, please tell us what.

YES

Shouldn't this also include reference to National Infrastructure Plans and impact of other neighbouring Local Plans

Question 9

Reflecting on the list of the proposed scope of **area/site specific** policies/policy topics (see section 4.4c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If proposing to add a policy/policy topic, please tell the area it should apply to.

Yes

Densities of development including housing densities noting that higher densities do not require taller buildings but more intensive use of sites.

Should this also cover built form consideration e.g. we have space inefficient retail space contained in single story buildings with surrounding car parks.

NATURAL ENVIRONMENT AND HERITAGE

Question 10

Using the listed local issues and challenges under the 'natural environment and heritage' theme in section 4.6b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

1. competing pressures on land availability to provide for social and economic needs whilst protecting the historic environment and valued landscapes, and achieving nature recovery
2. need to adapt to hotter drier summers, warmer and wetter winters, and an increase in the frequency and severity of extreme weather events including heat waves, strong winds, droughts, and flooding.
3. ongoing imperative to transition to a low carbon energy system by reducing overall demand for energy, increasing the use of renewables, and generating energy locally

Question 11

Have we missed any issues or challenges in section 4.6b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Yes

There needs to be consideration as to how elements of the landscape fit together. A particular concern is the borders of settlements that need to fit into landscape. (The high acoustic screen fencing beside the A3 at Garlicks Arch is an excellent example of how not to do it!!). Settings and Views are very important in making Guildford and surroundings attractive.

Question 12

Reflecting on the list of the proposed scope of **plan-wide policies/policy topics** (see section 4.6c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Yes

- Are Building Regulations good enough e.g. should Guildford have true Passivhaus Standards.
- We need some mention of how major Flood Alleviation Schemes are to be included in the plans this may extend beyond the centre of Guildford?
- It is notable that no mention is made of Agriculture. Although Farming plays a small economic role in the borough it must be considered as we have the growth of Vineyards, areas of Forestry and Soft Fruit Growing etc that need consideration. There is also the question of Solar Farm Placement on Agricultural Land.

- Should the use of Trees and Parks to reduce overheating in urban areas be included e.g. through shading.

Question 13

Reflecting on the list of the proposed scope of **area/site specific policies/policy topics** (see section 4.6c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If proposing to add a policy/policy topic, please tell the area it should apply to.

Yes

- Specific Designated Heritage Assets shouldn't this be made clear that it is all categories of Listed Buildings and Locally listed buildings.
- Conservation areas need to be recognised and their Character Appraisal Assessments updated.

SETTLEMENTS AND INFRASTRUCTURE

Question 14

Using the listed local issues and challenges under the 'settlements and infrastructure' theme in section 4.8b, please rank the issues and challenges that you consider are the top 3 most pressing.

Choose only three and rank 1-3.

1. maximising brownfield opportunities and minimising the release of Green Belt
2. challenges in shifting how people travel by prioritising walking and cycling for shorter journeys, and public transport for longer journeys, to reduce reliance on private vehicles
3. need to protect the existing identity of settlements.

Question 15

Have we missed any issues or challenges in section 4.8b or should any be changed or removed?

If you answered yes, please tell us what issues or challenges should be added, changed or removed.

If you are suggesting adding an issue or challenge, please tell us whether it relates to the whole plan area or a particular area, and which area they relate to if they are area specific.

Yes

The plan needs to consider a more pro-active approach to transport as it can help create neighbourhoods and enable truly sustainable development. The NPPF (2016) Para S5.h already promotes use of transport hubs for development. In addition, we have changing regulations on density with up to 50dph being proposed as a minimum in some circumstances.

The Local Plan need to consider having a proper Vision for Transport to inform the Local Plan. This should consider how we can practically support Modal Shift, Active Travel, and making new developments sustainable and connected.

Concepts that should be looked at:

Rail Corridors are underutilised and should more use be made to rail network by

- Implementing Guildford West and East Stations
- Revising Train Services
- Allowing for growth at Guildford Station to cater for Heathrow Links
- Could Tram Trains play a role to utilise rail corridors effectively for local travel

Bus Services - Under new devolved powers councils can take a more active role in developing bus services.

- Bus services should be revised with for example Park and Ride Services crossing the Town as in Oxford.
- Integrate Bus Services into local stations.
- More Bus Lanes

Cycling

- Create a true cycling network including solving crossing the Town Centre – the Gyratory is not a good cycling environment!!
- Better Bike Parking at Shops etc.

Pedestrian

- Better Waymarking
- Address some areas that suffer from pollution and narrow pavements e.g. Town Centre Gyratory

Road Traffic

- Consider Integrated Road Pricing and Parking to encourage required behaviour patterns
- Make other modes of transport so attractive that people give up cars, Surrey has a high number of households with second cars are these all necessary.
- Consider plans for A3.
- Consider LTN's in some areas

Travel Access

- Consider a Guildford Travel card that allows access to Bike Hire, Buses and Rail services, Parking etc.

Question 16

Reflecting on the list of the proposed scope of **plan-wide policies/policy topics** (see section 4.8c), should anything be removed, changed or added?

If you answered yes, please tell us what.

Yes

- Whilst agreeing with the three points developed, we believe the Plan needs to be very strong on development that depend on Infrastructure improvements provided by other organisations. We have a very poor record on Infrastructure delivery in the borough, and it is essential to create planning policies that allow development only after necessary provision is budgeted by other bodies and locked in plans for delivery.

  We cannot have the situation, as with the current local plan, were major infrastructure enablers e.g. A3 are just removed by central government. It is possible to see issues with Thames Water, National Highways, NHS creating situations where although development can take place the resulting Dwellings and Commercial sites are uninhabitable.

The Local Plan needs to consider and incorporate critical SPD's e. g Tall Buildings SPD, Town Centre Views SPD, Slyfield SPD

Question 17

Reflecting on the list of the proposed scope of **area/site specific policies/policy topics** (see section 4.8c), should anything be removed, changed or added?

If you answered yes, please tell us what.

If proposing to add a policy/policy topic, please tell the area it should apply to.

Yes

We strongly support the implementation of consistent processes to have Planning Briefs (Development Briefs), Design Review panels, masterplans, design codes and other design processes to deliver better planned and designed developments.

The Local Plan needs to consider and incorporate critical SPD's e. g Tall Buildings SPD, Town Centre Views SPD, Slyfield SPD

KEY LOCAL PLAN PRIORITIES

Question 18

Do you agree with the identified strengths, weaknesses, opportunities and threats facing our area (see section 5.2)?

Please tell us if anything should be added, removed or changed. Comments added in Yellow

Strengths

• *spectacular scenery and views reflecting our countryside setting, including the Surrey Hills National Landscape*

• *good access from the town/urban areas and villages to the countryside and green space (commons, parks and riverside walks).*

• *rich and varied heritage assets*

• *distinctive town and village character and identity*

• *highly skilled population*

• *diverse and resilient economic structure*

• *leisure opportunities, especially in the town centre (theatres, restaurants)*

• *good transport connectivity via rail, especially from Guildford railway station*

• *good (Suggest Excellent) schools and education opportunities*

• *access to higher order public service infrastructure including the Royal Surrey County Hospital and University*

• *Location equidistant between UK's 2 largest airports*

• *Beneficial relationship with London—relatively easy & quick access to and from*

Weaknesses

• *fragmented natural environments*

• *lack of affordability of housing and affordable housing (especially for social rent) and challenges with delivery to help meet needs.*

• *inequalities in health outcomes (low levels of physical activity in children, high levels of social isolation)*

• *shortage of well-located employment sites (office) that respond to modern needs (smaller, higher quality, close to services).*

• *lack of access to convenience retail offer, especially in some larger villages.*

• poor quality of the public realm in Guildford Town *(especially outside historic town centre core) including the Gyratory, excessive landscaping, barriers to riverside access and pedestrian connectivity caused by A3, rail lines and river*

• Lack of integrated transport system with ease of interchange between modalities

• Lack of appropriate comprehensive neighbourhood health facilities

• traffic congestion and air quality impacts especially affecting the town (gyratory, A3) and other arterial roads in some villages.

• limitations with bus services in terms of coverage and frequency (incl. weekends, evenings) in some areas and poor station access.

• fragmented and poor quality local cycling and walking routes.

• capacity issues relating to some infrastructure.

• Challenges accessing GP/health provision.

• Some areas lack Green Spaces

Opportunities

• potential areas identified for nature recovery (Surrey LNRS)

• growth in knowledge-based industries, life sciences and creative sectors

• Cross fertilisation between University, RSCH, research organisations incl AI etc

• potential for regeneration in the town centre,

• SHOULD BE SEPARATE ITEM planned Guildford flood alleviation scheme

• improved and more connected transport network (Guildford LCWIP)

• changed working patterns since COVID-19 that have reduced travel demand

• Guildford as 'gateway' to Surrey Hills and SHNL

Threats

• climate change impacts, including increased risk of flooding, water scarcity, overheating.

• ageing population

• loss of employment sites to higher value uses (especially office to residential)

• reduced vitality - mix and offer of uses (to food and beverage uses) on high street and loss of local services/shops in villages

• unplanned/speculative development leading to uncoordinated growth, lacking in mix of uses and supporting infrastructure

• poor design quality / loss of identity, and pressure for higher densities impacting on sensitive character

• cancelled Guildford A3 Scheme

• lack of investment in infrastructure to support growth and keep current Infrastructure in good condition.

•Impact of A.I. on Local Employment

•*Competition from other area e.g. Reading, Oxford Cambridge Arc*

Question 19
Do you agree with our identified key Local Plan priorities (see section 5.3)? Please tell us if anything should be added, removed or changed.

1. Prioritise brownfield development and make effective use of land to reduce pressure on the countryside

2. Focus growth on sustainable locations that maximise access to services and facilities by public transport and active travel reducing reliance on the private car

3. Ensure the timely delivery of the necessary infrastructure to support planned growth

4. Meet the needs of different groups in our community by delivering a sufficient supply, mix and type of homes including maximising delivery of affordable homes

5. Create inclusive neighbourhoods that encourage healthy and active lifestyles and support the well-being of our communities

6. Support a strong, resilient and diverse local economy by providing a sufficient range of high quality and well-located employment space to meet the needs of our business community, enabled by good transport links regionally and locally.

7. Improve the competitiveness, vitality and vibrancy of Guildford town centre as a key economic, cultural and social hub

8. Protect and enhance the natural and historic built environment (including the specific needs of villages) that contributes to the unique character of the Guildford Area. This includes supporting the Surrey Hills National Landscape and nature recovery

9. Deliver well-designed buildings and places that enhance local identity

10. Reduce carbon emissions and increase resilience to climate change through mitigation and adaptation measures

Guildford Local Plan engagement

Question 20

Do you agree with the methods of engagement outlined in Section 6 and shown for each plan-making stage shown in Table 3?

Please tell us what should be removed or changed, and whether there any other ways you would like to be engaged.

The council needs to consider how to engage the public effectively with the Local Plan process. This is particularly important as we move to a larger West Surrey Council and have a new Town Council for Guildford. The ability to engage residents in the Local Plan proposals will be vital to ensure residents faith in local government is maintained.

We urge the council to look at using 3 D Modelling tools to create a virtual view of the current borough into which proposed developments can be placed and discussed. A 3D model can be used to form Web Content and fly through. (Note St Edward at North Street already have a computer model that allows prospective buyers see how a flat would look and views from the windows.) There is no excuse for not using a tool like VuCity to create compelling content for public consumption.

Any other comments

Question 21

Is there anything else you would like to tell us that is not covered by the questions above?

- Design of Sites.

  With reference to 4.8.9 in the scoping document that mentions creating Site Specific Designs. It appears that from the NPPF2026 that these should be created as Supplementary Plans. How are these going to be created to the level of sophistication required? There is limited time to produce these before the 2nd consultation. Although the Design and Placemaking Planning Practice Guidance provides guidance translating this into a Supplementary Plan it is going to require effort.

- CIL

  Guildford has continued to use the Section 106 agreements for developer contributions. Should the Local Plan propose CIL payments are adopted as they allow the building of funds across many sites to support significant infrastructure development.

- SPD's

  A theme in our responses is not to lose the contents of SPD's as the new plan is developed. Critical SPD's appear to be:

  Strategic Sites SDF

  Greenbelt SPD

  Tall Buildings SPD

  Town Centre Views SPD

  Climate Change, Sustainable Design, Construction and Energy SPD

  Residential Extensions and Alterations Guide SPD

  Parking Standards for New Development SPD

  Advertisements and Signs 2004

  Thames Basin Heaths special protection area SPD

  Thames Basin Heaths Special Protected Area Avoidance Strategy 2017 SPD

  Residential Design Guide (Adopted 2004)

  Green Belt Supplementary Planning Document

  Green and Blue Infrastructure SPD

  Sustainable Movement Corridor

  These will all need review and consideration for inclusion in the Local Plan. We would ask that how these are included is clearly signposted in the Local Plan consultation.