

# Summary of the Local Plan: Development Management Policies - Issues and Preferred Options Consultation

## Introduction

The Council adopted the Local Plan: strategy and sites in 2019. We have now started to work on the second part of the Local Plan, the 'Local Plan: development management policies' document. This document will provide further and more detailed planning policies to use when we determine planning applications. The 'Local Plan: development management policies' document is currently in the early stages of its production. This Regulation 18 'Issues and Options' consultation, which invites comments on the draft 'Local Plan: development management policies – Issues and Preferred Options' document is the first opportunity to comment on the plan as it moves through the various stages of its production.

This document provides a summary of the Regulation 18 'Local Plan: development management policies – Issues and Preferred Options' consultation document. The summary includes a brief overview of the aim and content for each preferred policy option in relation to each issue, followed by the relevant consultation question.

There are 39 questions in total, which replicate the question boxes in the full Issues and Preferred Options document. If you would like to view the full 'Local Plan: Development Management Policies - Issues and Preferred Options', please visit the consultation homepage at <https://guildford.inconsult.uk/consult.ti/LPDMIO/consultationHome>.

## How to read this plan

### Green boxes

contain the relevant policies from the adopted Guildford borough Local Plan: strategy and sites 2015-2034. **These policies are not part of this Regulation 18 consultation.**

### Blue boxes

contain the summary of the preferred policy options in the draft Local Plan: development management policies – Issues and Preferred Options document, including their aims and how these aims are intended to be achieved.

### Pink boxes

contain the consultation questions.

# Document Summary

## Chapter 2: Housing

### **Existing relevant policies from the adopted Local Plan: strategy and sites (2019) – for information purposes only.**

Policy H1: Homes for all

Policy H2: Affordable homes

Policy H3: Rural exception homes

### Policy H4: Housing density

Please refer to pages 10 to 16 of the full Issues and Preferred Options document.

#### **Policy Aim**

The aim of this policy is to enable appropriate residential densities in high quality design-led schemes.

#### **How this will be achieved**

This is achieved by having a policy that requires making the best use of land whilst meeting a range of criteria such as taking into account the site size, characteristics and location, urban grain, appropriate building form and sizes for the site and the context and local character of the area. Higher densities are expected in Guildford Town Centre, on strategic sites allocated in the LPSS or within 500 metres of transport interchanges (defined in the LPSS).

#### **Question 1:**

Do you agree with the preferred option to address housing density in Guildford?

Do you have any other comments or suggestions?

### Policy H5: Housing extensions and alterations

Please refer to pages 17 to 21 of the full Issues and Preferred Options document.

#### **Policy Aim**

The aim of this policy is to achieve high quality designs for extensions and alterations.

## How this will be achieved

This is to be achieved by having design criteria that requires consideration of the impact on the street scene and surroundings, the form, scale, character and proportion of the existing property and not having an unacceptable impact on neighbour's privacy, sunlight and daylight. Basement extensions are required to be well-designed, proportionate and ensure that their potential impact on the local environment is acceptable. A residential annex will be permitted if the extension is subordinate and integrated into the main dwelling house, it shares either bathroom or kitchen facilities plus the driveway and garden with the main house and it is not self-contained.

### Question 2:

Do you agree with the preferred option to address housing extensions and alterations in Guildford?

Do you have any other comments or suggestions?

## Policy H6: Housing conversion and sub-division

Please refer to pages 22 to 24 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to achieve high quality conversions and sub-divisions of buildings to flats, studios or bedsits.

### How this will be achieved

This is achieved by setting out a policy that supports high quality development involving the conversion of dwellings into flats, studios or bedsits provided that the balance of housing types and character of the immediate locality is not adversely affected, there is sufficient amenity space available and it would not be detrimental to the amenity of neighbouring residents.

### Question 3:

Do you agree with the preferred option to address housing conversion and sub-division in Guildford?

Do you have any other comments or suggestions?

## Chapter 3: Economy

### Relevant policies from the Local Plan: strategy and sites

Policy E1: Meeting employment needs

Policy E2: Locations of new employment floorspace

Policy E3: Maintaining employment capacity and improving employment floorspace

Policy E4: Surrey Research Park

Policy E5: Rural economy

Policy E6: The leisure and visitor experience

Policy E7: Retail and leisure uses in Guildford Town Centre

Policy E8: District Centres

Policy E9: Local Centres and isolated retail units

### Policy E10: Rural development (including agricultural diversification)

Please refer to pages 25 to 31 of the full Issues and Preferred Options document.

#### Policy Aim

The aim of this policy is to support economic growth and local communities in rural areas.

#### How this will be achieved

This will be achieved by encouraging certain new economic uses in these areas, where proposals are not in conflict with Green Belt policy in the NPPF and comply with other Local Plan policies. In the Green Belt, such uses could include small-scale outdoor sport and recreational facilities. In non-Green Belt areas of countryside (designated on the Policies Map), appropriate uses could include small-scale tourist attractions, farm diversification proposals and small-scale business enterprises.

#### Question 4:

Do you agree with the preferred option to address rural development in Guildford?

Do you have any other comments or suggestions?

## Policy E11: Horse-related development

Please refer to pages 32 to 36 of the full Issues and Preferred Options document.

### **Policy Aim**

The aim of this policy is to address the adverse impacts that may arise from the approval of planning applications for horse-related development.

### **How this will be achieved**

This will be achieved by setting criteria related to visual (i.e. landscape character), neighbourhood amenity and biodiversity impacts, bridleway erosion and impacts on highway safety. The policy would support small-scale horse-related development if planning applicants demonstrate that their proposal satisfactorily addresses these criteria and adequate land is available to ensure proper animal care.

### **Question 5:**

Do you agree with the preferred option to address horse-related development in Guildford?

Do you have any other comments or suggestions?

## Chapter 4: Protecting

### **Relevant policies from the Local Plan: strategy and sites**

Policy P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

Policy P2: Green Belt

Policy P3: Countryside

Policy P4: Flooding, flood risk and groundwater protection zones

Policy P5: Thames Basin Heaths Special Protection Area

### **Policy P6: Biodiversity in new developments**

Please refer to pages 43 to 51 of the full Issues and Preferred Options document.

#### **Policy Aim**

The aim of this policy is to maximise biodiversity gains in all new developments

#### **How this will be achieved**

This would be achieved by establishing biodiversity as a priority in new developments, requiring biodiversity measures, landscaping, planting schemes and tree planting to support the Surrey wide strategic approach, and take account of biodiversity strategies and provide resilience to climate change. Buildings should include features that support biodiversity and sites that contain or are adjacent to sensitive habitats should include design measures that protect them.

#### **Question 6:**

Do you agree with the preferred option to address biodiversity in new developments in Guildford?

Do you have any other comments or suggestions?

## Policy P7: Biodiversity net gain

Please refer to pages 52 to 57 of the full Issues and Preferred Options document.

### Policy Aim

The aim is to provide clarity and detail for the requirement for developments to aim to achieve biodiversity net gain as set out in policy ID4.

### How this will be achieved

This would be achieved by clarifying that net gain in biodiversity means a minimum gain of 20%, applying to all new developments, barring exceptions such as brownfield sites. It sets out a methodology that accords with the emerging national net gains approach, allowing off-site measures where it cannot be achieved on-site, or a financial contribution if neither are achievable. The policy supports proposals for new biodiversity sites.

### Question 7:

Do you agree with the preferred option to address biodiversity net gain in Guildford?  
Do you have any other comments or suggestions?

## Policy P8: Woodland, trees, hedgerows and irreplaceable habitats

Please refer to pages 58 to 63 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to protect important woodlands, trees, hedgerows and irreplaceable habitats.

### How this will be achieved

This is achieved by identifying specific habitats that will be considered irreplaceable, refusing harmful developments except in wholly exceptional cases, setting a methodology for assessing harm, and setting out a specific approach to protecting ancient woodland and significant trees.

### Question 8:

Do you agree with the preferred option to address woodland, trees, hedgerows and irreplaceable habitats in Guildford?  
Do you have any other comments or suggestions?

## Policy P9: Priority species and priority habitats on undesignated sites

Please refer to pages 64 to 66 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to protect species and habitats that are not covered by Policy ID4 (which protects designated sites).

### How this will be achieved

This is achieved by requiring developments on or adjacent to sites with priority species or habitats to enhance the relevant features and setting an approach to mitigation. Priority habitats and species are those protected by law, identified in Surrey Nature Partnership and Natural England strategies and the NPPF, and habitat compensation sites. Wildlife corridors and biodiversity 'stepping stones' also receive protection.

### Question 9:

Do you agree with the preferred option to address priority species and habitats on undesignated sites in Guildford?

Do you have any other comments or suggestions?

## Policy P10: Contaminated Land

Please refer to pages 67 to 69 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to support the remediation of despoiled, contaminated or unstable land on appropriate sites, whilst preventing increased risk to sensitive receptors from potential sources of contamination.

### How this will be achieved

This is achieved by placing requirements on developers to ensure that all appropriate investigations and assessments are carried out and provided with the planning application in order to determine the extent to which land is contaminated and that the land is made fit for its intended purpose through the implementation of any necessary remediation, design and site layout measures.

### Question 10:

Do you agree with the preferred option to address contaminated land in Guildford?

Do you have any other comments or suggestions?

## Policy P11: Air Quality and Air Quality Management Areas

Please refer to pages 70 to 73 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to ensure new development does not have adverse impact on air quality and seeks opportunities to actively improve air quality.

### How this will be achieved

This is achieved by placing requirements on developers to ensure that new development does not give rise to adverse impacts on health and quality of life from air pollution, seeks to reduce exposure to poor air quality across the borough, and improve levels of air pollutants in Air Quality Management Areas (AQMA).

### Question 11:

Do you agree with the preferred option to address air quality and Air Quality Management Areas in Guildford?

Do you have any other comments or suggestions?

## Policy P12: Water resources and water quality

Please refer to pages 74 to 77 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to ensure new development does not have an adverse impact on water quality.

### How this will be achieved

This is achieved by placing requirements on developers to seek opportunities to improve water quality, avoid a detrimental impact on the flow or quantity of groundwater, and contribute towards Water Framework Directive water bodies maintaining or achieving 'Good Ecological Status'.

### Question 12:

Do you agree with the preferred option to address water resources and water quality in Guildford?

Do you have any other comments or suggestions?

## Policy P13: Sustainable Drainage Systems (SuDS)

Please refer to pages 78 to 81 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to provide greater clarity on what the Council expects from developers in relation to the SuDS schemes.

### How this will be achieved

This is achieved by placing requirements on developers to ensure that proposals for major development incorporate SuDS where required by the lead local flood authority and that the SuDS schemes satisfy technical standards and design requirements.

### Question 13:

Do you agree with the preferred option to address sustainable drainage systems in Guildford?

Do you have any other comments or suggestions?

## Policy P14: Regionally Important Geological/Geomorphological Sites

Please refer to pages 82 to 83 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to protect Regionally Important Geological/Geomorphological Sites (RIGS).

### How this will be achieved

This is achieved by having a policy that requires that development does not harm the value of RIGS sites unless clear justification is provided.

### Question 14:

Do you agree with the preferred option to address Regionally Important Geological/Geomorphological Sites (RIGS) in Guildford?

Do you have any other comments or suggestions?

## Chapter 5: Design

### Relevant policies from the Local Plan: strategy and sites

Policy D1: Place shaping

Policy D2: Climate change, sustainable design, construction and energy

Policy D3: Historic environment

### Policy D4: Achieving High Quality Design and Local distinctiveness

Please refer to pages 87 to 91 of the full Issues and Preferred Options document.

#### Policy Aim

This policy aims to enable the consistent delivery of high-quality and sustainable design, that is fit for purpose across the borough, whilst ensuring the protection of character and local distinctiveness. Or in cases where there is less of an urban context, to create distinctive and attractive new environments that sit harmoniously within their surroundings.

#### How this will be achieved

This is achieved by setting out a series of good design principles covering matters such as context, movement, layout, form & scale, appearance, landscape, materials and detailing that development needs to consider in order to achieve the high quality of development sought by the borough.

#### Question 15:

Do you agree with the preferred option to address high quality design and local distinctiveness in Guildford?

Do you have any other comments or suggestions?

### Policy D5: Privacy and Amenity

Please refer to pages 92 to 93 of the full Issues and Preferred Options document.

#### Policy Aim

This policy aims to seek to protect the quality of life of all occupiers and neighbours or, in the case of mixed-use development, the viability of business premises, from issues such as detrimental loss of daylight and sunlight, loss of privacy and outlook, harmful noise, odour, vibrations and air pollution.

### How this will be achieved

This is achieved by expecting development to be designed and constructed with regards to protecting privacy and amenity and ensuring that there is minimal visual, audible and odour/particulate intrusion. The policy also places a requirement for developers to seek and maximise opportunities to provide private outdoor amenity space.

#### Question 16:

Do you agree with the preferred option to address privacy and amenity in Guildford?  
Do you have any other comments or suggestions?

### Policy D6: Shopfront design

Please refer to pages 94 to 95 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to:

- Provide a consistent and integrated approach towards the design and appearance of shop fronts.
- To achieve high quality designed shop fronts that are sympathetic to scale and character, but also contribute positively to the vitality of the day and evening economy, without detriment to safety, security and inclusive access.

### How this will be achieved

This is to be achieved by stipulating that improvements to or wholesale replacement of shop front units need to be considerably designed and allow for easy access for all. Where security measures are proposed there will be a presumption against features and materials that will result in harm.

#### Question 17:

Do you agree with the preferred option to address shopfront design in Guildford?  
Do you have any other comments or suggestions?

## Policy D7: Advertisements, hanging signs and illumination

Please refer to pages 96 to 97 of the full Issues and Preferred Options document.

### Policy Aim

The aims of this policy are to:

- Provide a consistent and integrated approach towards the design and illumination of advertisements and signage.
- Ensure that the design and management of signs and adverts improve and enhance the visual amenity of the area, and doesn't cause conflict with road and pedestrian safety.

### How this will be achieved

This is achieved by setting out several design principles, covering matters such as design, heritage assets, illumination and safety, that need to be considered and addressed by development to ensure an appropriate and consistent design of advertisement and illumination throughout the borough.

### Question 18:

Do you agree with the preferred option to address advertisements, hanging signs and illumination in Guildford?

Do you have any other comments or suggestions?

## Policy D8: Public Realm

Please refer to pages 98 to 100 of the full Issues and Preferred Options document.

### Policy Aim

This policy aims to ensure that development creates or contributes to a safe, attractive, high quality, inclusive and legible streets and spaces that positively contributes to local character and identity and encourages appropriate levels of activity and social interaction.

### How this will be achieved

This is achieved by setting out several design principles for assessing the public realm element of new development proposals. This will include consideration of matters such as design, materials, connectivity, legibility, context and the integration of public art.

### Question 19:

Do you agree with the preferred option to address public realm in Guildford?

Do you have any other comments or suggestions?

## Policy D9: Residential Intensification

Please refer to pages 101 to 103 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to enable residential intensification and development within inset villages that respects the prevailing characteristic of the area.

### How this will be achieved

This is achieved by setting design principles that will apply to residential intensification schemes, including specific criteria for schemes within villages inset from the Green Belt, to ensure that they make the best use of land and have been designed with consideration to the prevailing character and grain of development.

### Question 20:

Do you agree with the preferred option to address residential intensification in Guildford?

Do you have any other comments or suggestions?

## Policy D10: Agent of Change and Noise Impacts

Please refer to pages 104 to 109 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to ensure that new development can be integrated effectively with existing businesses, community facilities and 'noise-sensitive' uses such as residential uses, by developing a policy that articulates the 'agent of change' principle and manages noise impacts. The principle of 'agent of change' is that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.

### How this will be achieved

This is achieved by setting criteria that will apply to the design and location of both 'noise-sensitive' and 'noise-generating' uses to minimise potential adverse noise effects on the occupants and/or users of those developments.

### Question 21:

Do you agree with the preferred option to address the 'Agent of Change' principle and noise impacts in Guildford?

Do you have any other comments or suggestions?

## Policy D11: Corridor of the River Wey and the Guildford and Godalming Navigation

Please refer to pages 110 to 112 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to support the protection and enhancement of these corridors, including their visual quality, setting, amenity, ecological value, architectural and historic interest and views within and from.

### How this will be achieved

This is achieved by supporting development which promotes high quality contextual design; seeks to improve access to, from and positively contributes to enhancing the landscape and biodiversity of the riparian environment.

### Question 22:

Do you agree with the preferred option to address the corridor of the river Wey and Guildford and Godalming Navigation in Guildford?

Do you have any other comments or suggestions?

## Policy D12: Sustainable and low impact development

Please refer to pages 119 to 125 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to provide greater detail to supplement adopted Policy D2 where it supports sustainable and low impact development.

### How this will be achieved

This is achieved by setting requirements for schemes to follow an energy efficiency first approach, choose materials with low embodied carbon (except for conservation and heritage reasons), ensure buildings are adaptable and incorporate water efficiency measures. Schemes of £400,000 should implement Site Waste Management Plans to reduce waste.

### Question 23:

Do you agree with the preferred option to address sustainable and low impact development in Guildford?

Do you have any other comments or suggestions?

### Policy D13: Climate Change adaptation

Please refer to pages 126 to 129 of the full Issues and Preferred Options document.

#### **Policy Aim**

The aim of this policy is to deliver climate change resilient development.

#### **How this will be achieved**

This is achieved by requiring buildings to be designed and constructed to provide for the comfort, health and wellbeing of occupants taking account of the expected climate impacts and incorporate passive cooling measures. Schemes are required to minimise the urban heat island effect through choice of materials, site design and use of green and blue spaces and to be adapted for more frequent and severe rainfall events and wildfires when in high risk areas.

#### **Question 24:**

Do you agree with the preferred option to address climate change adaptation in Guildford?

Do you have any other comments or suggestions?

### Policy D14: Climate Change mitigation

Please refer to pages 130 to 131 of the full Issues and Preferred Options document.

#### **Policy Aim**

The aim of this policy is to deliver climate change mitigation measures.

#### **How this will be achieved**

The Council is not proposing a policy at this stage as the government is currently considering a change to national standards that could result in a reduction in maximum allowed carbon emissions from new dwellings and a more effective method of measuring performance. Once the outcome is known, the Council will consider whether a local policy should be developed. The Council currently has a policy in place (policy D2 of the LPSS) that requires new buildings to perform at least 20 per cent better on carbon emissions than national standards.

#### **Question 25:**

Do you agree with the preferred option to climate change mitigation in Guildford?

Do you have any other comments or suggestions?

## Policy D15: Large-scale renewable and low-carbon energy

Please refer to pages 132 to 135 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to facilitate large scale renewable and low carbon development.

### How this will be achieved

This is achieved by allocating land for low and zero carbon energy developments while requiring new energy developments to protect biodiversity.

### Question 26:

Do you agree with the preferred option to large scale renewable and low carbon energy in Guildford?

Do you have any other comments or suggestions?

## Policy D16: Designated heritage assets

Please refer to pages 142 to 147 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to set out a positive strategy for the conservation and enhancement of all designated heritage assets

### How this will be achieved

This is achieved by placing a requirement on developers to submit proportionate evidence and justification for all applications affecting designated heritage assets. It also sets out the processes that the Council will use when considering development that results in harm to, or loss of, significance, and when assessing enabling development.

### Question 27:

Do you agree with the preferred option to address designated heritage assets in Guildford?

Do you have any other comments or suggestions?

## Policy D17: Listed Buildings

Please refer to pages 148 to 151 of the full Issues and Preferred Options document.

### Policy Aim

The policy aims is to provide more operational detail for proposals which specifically affect listed buildings, directly or indirectly, to ensure their continued protection.

### How this will be achieved

This is achieved by setting out a series of best practice principles covering matters such as, design, character, materials & fabric, architectural detailing, change of use and climate mitigation, designed to ensure that architectural and historical significance of a listed structure and/or its setting is safeguarded.

### Question 28:

Do you agree with the preferred option to address listed buildings in Guildford?

Do you have any other comments or suggestions?

## Policy D18: Conservation Areas

Please refer to pages 152 to 156 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to provide more operational detail for development proposals which affect development which specifically affect Conservation Areas, to ensure their continued protection.

### How this will be achieved

This will be achieved by setting out a series of best practice principles covering matters such as, townscape, architectural and spatial character, design and materials & fabric, designed to ensure the preservation and enhancement of the conservation area and/or its setting.

### Question 29:

Do you agree with the preferred option to address conservation areas in Guildford?

Do you have any other comments or suggestions?

## Policy D19: Scheduled Monuments & Registered Parks and Gardens

Please refer to pages 157 to 161 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to provide more operational details for development proposals that specifically affect Scheduled Monuments and Registered Parks and Gardens, to ensure their continued protection.

### How this will be achieved

This is achieved most critically by setting a presumption against substantial harm to or loss of these assets. But also sets out a series of best practice principles in which proposed development should be assessed against, to ensure their continued protection, including a requirement for an archaeological assessment in the case of proposals affecting Scheduled Monuments.

### Question 30:

Do you agree with the preferred option to address Scheduled Monuments & Registered Parks and Gardens in Guildford?

Do you have any other comments or suggestions?

## Policy D20: Non-designated heritage assets

Please refer to pages 162 to 167 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to ensure that the value and significance of the borough's non-designated heritage assets are recognised and safeguarded so that they can continue to contribute to the richness of the historic environment and help to inform future development and regeneration.

### How this will be achieved

This is achieved by identifying a presumption for their retention and enhancement, as well as placing requirements on developers to support all applications with proportionate evidence and justification.

### Question 31:

Do you agree with the preferred option to address non-designated heritage assets in Guildford?

Do you have any other comments or suggestions?

## Chapter 6: Infrastructure

### **Relevant policies from the Local Plan: strategy and sites**

Policy ID1: Infrastructure and delivery

Policy ID2: Supporting the Department for Transport's "Road Investment Strategy"

Policy ID3: Sustainable transport for new developments

Policy ID4: Green and blue infrastructure

### Policy ID5: Protecting Open Space

Please refer to pages 170 to 172 of the full Issues and Preferred Options document.

#### **Policy Aim**

The aim of this policy is to provide detail and clarity for policy ID4 in order to enhance protection of open space. It clarifies the approach by setting criteria that must be met in order for open space to be considered surplus and confers additional protection on open spaces that have a specific importance. It allows development that is beneficial to open spaces.

#### **How this will be achieved**

This is achieved by preventing the loss of existing open space except for narrow circumstances defined in the NPPF.

#### **Question 32:**

Do you agree with the preferred option to address protecting open space in Guildford?

Do you have any other comments or suggestions?

## Policy ID6: Open Space in new developments

Please refer to pages 173 to 178 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to ensure that new developments provide new open spaces that provide best value in terms of multi-functional benefits.

### How this will be achieved

This is achieved by setting size thresholds at which new developments must provide different types of open space on site, setting out the amounts of different types of open space that must be provided in order to meet needs, and sets quality criteria for new open spaces.

### Question 33:

Do you agree with the preferred option to address open space in new developments in Guildford?

Do you have any other comments or suggestions?

## Policy ID7: Sport, recreation and leisure facilities

Please refer to pages 179 to 180 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to support the appropriate provision of sport, recreation and leisure facilities.

### How this will be achieved

This is achieved by supporting development that provides, increases or improves opportunities for public sport, recreation and leisure, including schemes for new, replacement and extensions to existing facilities, and engineering works, if they support and enhance the rights of way network. Large facilities must restrict built development to only that necessary and, where they would have high water usage, do not abstract from environmental stock or the public water supply.

### Question 34:

Do you agree with the preferred option to address sport, recreation and leisure facilities in Guildford?

Do you have any other comments or suggestions?

## Policy ID8: Community facilities

Please refer to pages 181 to 186 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to ensure that community facilities are accessible to serve residents' needs.

### How this will be achieved

This is achieved by expecting that community facilities are accessible by walking, cycling and public transport, co-locating compatible facilities together, resisting their loss to other uses and supporting complementary or ancillary uses associated with community facilities.

### Question 35:

Do you agree with the preferred option to address community facilities in Guildford?

Do you have any other comments or suggestions?

## Policy ID9: Retention of Public Houses

Please refer to pages 187 to 192 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to prevent the loss of public houses to other uses.

### How this will be achieved

This will be achieved through criteria for assessing planning applications for change of use involving the loss, or partial loss, of a public house. These include for the business to be marketed as a public house and alternative community facility for a continuous period of at least 18 months. For pubs outside the town centre, additional requirements will include consultation with local residents and an assessment of availability of alternative licensed premises within easy walking distance.

### Question 36:

Do you agree with the preferred option to address the retention of public houses in Guildford?

Do you have any other comments or suggestions?

## Policy ID10: Achieving a comprehensive Guildford borough cycle network

Please refer to pages 193 to 196 of the full Issues and Preferred Options document.

### Policy Aim

The aim of this policy is to achieve a comprehensive Guildford borough cycle network.

### How this will be achieved

This will be achieved by updating the Policies Map using the cycle network plan outputs from the following sources:

- Guildford BC's Route Assessment Feasibility Study, for the Guildford urban area.
- Surrey CC's Guildford Local Cycling Plan, particularly for the rest of the borough outside of the Guildford urban area.

The Policies Map will therefore show specific routes along which the Council, working with Surrey County Council the Local Highway Authority and other partners, will undertake or promote measures to encourage cycling, including improvements to the safety and convenience of the routes, the designation of cycle tracks, the designation of cycle lanes, and the signposting and the provision of cycle parking facilities.

The policy will require that new developments have regard to the Guildford borough cycling plan, as represented on the updated Policies Map, in addressing the requirements of Policy ID3 Sustainable transport for new developments in the Local Plan: Strategy and Sites.

### Question 37:

Do you agree with the preferred option to address achieving a comprehensive Guildford borough cycle network in Guildford?

Do you have any other comments or suggestions?

## Policy ID11: Parking Standards

Please refer to pages 197 to 201 of the full Issues and Preferred Options document.

### Policy Aim

The aims of this policy are:

- in Guildford town centre to optimise the density of, and to limit the level of car trip making associated with, new residential developments.
- in the rest of the borough to avoid the problems of congested on-street parking in new residential developments and overspill parking on adjacent local streets.
- to achieve appropriate provision of car parking associated with non-residential developments across the borough.

### How this will be achieved

This will be achieved by:

- defining standards for the provision of off-street parking for new developments in the borough, specifically with maximum car parking standards for residential developments in Guildford town centre, minimum car parking standards for residential developments in the rest of the borough, and expected vehicle parking standards for non-residential developments across the borough.
- defining minimum cycle parking standards for new developments across the borough.
- defining electric vehicle charging standards for new developments across the borough.

### Question 38:

Do you agree with the preferred option to address parking standards in Guildford?

Do you have any other comments or suggestions?

## Additional Comments

### Question 39:

Do you have any other comments or suggestions for issues that should be considered within the Plan?