

Appendix 1: Proposed draft new policy S4

GVG Proposals for Policy S4

Policy S4: Delivery of development and regeneration within Guildford Urban area

Introduction

4.2.30 The Council is committed to ensuring that where the policies and allocations within the Local Plan have been accounted for in the delivery figures in the land availability assessments, they are deliverable and the Local Plan's objectives are realised over the plan period.

4.2.31 The Council is enabling delivery of allocated developments through a range of proactive measures. These include:

- *Slyfield Area Regeneration Project / SARP (Policy A24);*
- *Working with the University to ensure previously agreed land released from the Green Belt is effectively used and that opportunities are taken to effectively use University Land e.g. Car Parking Space*

Playing a leading role, with other delivery partners, in catalytic infrastructure interventions that realise growth and regeneration opportunities (such as the Sustainable Movement Corridor, new railways stations at Guildford West (Park Barn) and Guildford East (Merrow) and the new road bridge and footbridge over the rail line near Ash Station;

4.2.32 The Evidence Base for the Local Plan (notably the Settlements Hierarchy Report and the Sustainability Appraisal) identifies the primary focus for development must be in Guildford Town Centre (Tier 1), the Guildford Urban Area (Tier 2), and Ash & Tongham Urban Area (Tier 3) sequentially in that order.

4.2.33 The Council will work on strategies to regenerate areas of the Guildford Urban Area which, by their nature, may not be able to be brought forward during the Plan Period, but which should form part of the land availability assessments for subsequent Local Plans.

4.2.34 The Council is setting a wider policy framework in the estates of North Guildford where sites in excess of 0.5 Hectares can be developed at a higher density with

building heights up to five storeys (whilst respecting neighbouring properties), and where attention is paid to helping to relieve relative deprivation as illustrated by the current indices of multiple deprivation for the respective output areas.

4.2.35 The Council is setting a wider policy framework in the Ash & Tongham Urban Area where sites in excess of 0.5 Hectares can be developed at a higher density with building heights up to four storeys (whilst respecting neighbouring properties), and where attention is paid to helping to relieve relative deprivation as illustrated by the current indices of multiple deprivation for the respective output areas.

4.2.36 In undertaking and further to these actions, the Council will explore the use of a range of mechanisms at its disposal to support regeneration and the accelerated development of housing and mixed-use schemes.

These include using, where appropriate, compulsory purchase powers, granting permission in principle, assisting in land assembly and playing a coordinating role with its development partners around development opportunities.

4.2.37 The borough's urban areas will form the key focus for these measures to support and accelerate growth in these sustainable locations and maximise the use of previously developed land.

4.2.38 This will occur with careful attention to the Local Plan's design policies, Development Management policies¹, the provisions of any possible future Town Centre Regeneration Plan, Area Action Plan, as well as relevant SPDs including guidance on strategic views into and out of the town centre which will help to guide the appropriate location, form, scale and massing of development in the town centre and urban areas.

Coordination of development in the Urban Centre

- (1) *Enabling infrastructure will be supported in the urban areas where it helps to relieve existing problems, enable development and improve the environment in the urban by reducing or removing vehicles and/or supporting other modes of transport.*

Enabling infrastructure will be supported in the Guildford Urban Area where it helps to relieve existing problems, enable development and improve the social, economic and natural environment in those areas.

- (2) *Development proposals will be encouraged to seek opportunities to enable the future development potential of adjacent sites. In this regard:*
- (a) *Submissions for planning permission will be required, where appropriate, to demonstrate consideration of surrounding properties and their development potential as part of reflecting on the wider design context of the scheme;*
 - (b) *Where proposals undermine such development potential, they will be refused.*
- (3) *The Council recognises that the Exceptional Circumstances required to release sites in the Green Belt [specify these?] and will bring forward urban area sites to demonstrate the amount of unmet need to be accommodated in the Green Belt, taking full account of its duty to co-operate with other authorities, agents, stakeholders and community groups.*
- (4) *Non-allocated sites in the Guildford Urban Area (excluding Guildford Town Centre), where the Government-published Indices of Multiple Deprivation show there are specific needs that can be met through positive planning, master planned development of sites exceeding 1Ha will be encouraged for a mix of uses to heights up to five stories, principally residential, where it can be shown that those uses will contribute to resolving the identified issues.*

More efficient use of land and the acceleration of housing delivery

- (5) *The inclusion of residential development as part of mixed-use schemes will generally be supported.*
- (6) *Schemes that seek to make more efficient use of land for housing development, including as part of mixed-use schemes, will generally be supported. Active ground floor uses will be encouraged on busier streets.*
- (7) *In seeking to achieve more efficient use of land and/or accelerated housing delivery, the Council will where appropriate utilise mechanisms such as its compulsory purchase powers.*

Reasoned justification

- 4.2.39 *Whilst the Council will play a key coordinating role aimed at achieving delivery of development and regeneration, the Council expects the private sector to be central to this process. It is important that schemes that seek planning permission are conceived and designed in a manner that considers regeneration opportunities beyond the boundaries of the site. Collaboration between adjacent and surrounding property owners in the Guildford town centre, including efforts that seek to maximise regeneration opportunities through mutually supportive design elements, uses and access arrangements are supported.*
- 4.2.40 *Where the private sector does not or will not bring forward schemes that make the most of opportunities to regenerate both places and spaces, the Council will, where appropriate, use its statutory powers to bring about master-planned development.*
- 4.2.41 *The Council regards the Urban area as critical in terms of meeting needs for new housing opportunities. Whilst the Local Plan has allocated sites for a wide variety of homes, as part of regeneration efforts more housing is likely to come forward over the plan period. It is important that this occurs in a manner that makes the most of its location and is thus developed at a density that is appropriate, bearing in mind design and flooding considerations.*