

HAVE YOUR SAY ON GUILDFORD'S FUTURE!



The Local Plan is your once-in-a-decade chance to say how you want Guildford and its villages to develop into the 2030s. Don't let your voice go unheard - it really does count.

Do you and your children want to live in a place:-

1. With a strong knowledge-based economy and good jobs on offer, which competes in international markets with high tech and creative businesses and services?
2. With a distinctive, vibrant town centre based on quality shops and entertainment places, with North Street developed in keeping with the character of the High Street rather than as a "could be anywhere" shopping mall?
3. Where all developments are expected to enhance the historic and green character of Guildford and create distinctive communities that bring people together?
4. Which cherishes our countryside setting and easy access to beautiful green spaces?
5. With a balanced mix of homes to meet local needs but avoiding encroachment into the Green Belt except in very special circumstances?
6. Where the impact of through traffic is reduced by an A3 tunnel (as at Hindhead), where improved A3 junctions serve the town, where getting across Guildford is made easier by a new bridge over the railway, and a central bus interchange links all parts of the town?

Then you agree with the 26 Residents Associations and the Parish Councils forming the Guildford Residents' Associations! You can see more of our views at <http://www.guilfordresidents.co.uk/>

To achieve this change, please make your views known in GBC's consultation running until 29 November. One way to respond is to read the GBC paper and complete the questionnaire. You can find both at <http://guildfordlocalplan.info/>

If you don't have time to prepare a personal response and want to make a difference, you are urged to post or email the response overleaf (with your name and address) to Planning Policy, Guildford Borough Council, Millmead GU2 4BB localplan@guilford.gov.uk

***Guildford Residents' Associations urge you
to make your voice heard!***

We each have our local special interests. We all share common aspirations and have come together to speak with one voice.

Abbotswood RA Central Crescent, Abbotswood RA Ltd, Beechcroft Drive RA, Burpham Community Association, Bicknell Close RA, Chantry View RA, Clandon Society, Cranley Road Area RA, Downsedge RA, Fairlands Community Association, Ganghill RA, Holy Trinity Amenity Group, Jacob's Well RA, Joseph's Road Stoke RA, Merrow RA, Onslow Village RA, Perry Hill RA, Ripley Society, Rookwood Court RA, Shalford Conservation Society, St. Catherine's Village Association, Tyting Society, Westborough Broadacres & District RA, Weyfield RA, Weymount Neighbourhood Group, Wood Street Village Association. Also supported by Compton, Clandon, Ripley and Worplesdon Parish Councils.

Guildford Local Plan: Issue & Options Consultation Response

from: name.....email.....signed.....

address.....

GBC Questions	Suggested response. Amend as you wish.
<p>Economy - Questions 3, 10, 11, 14, 15, 16, 23 and 40.</p>	<p>We should invest in our knowledge based, high technology economy. This will provide well paid, creative jobs and generate the money needed for investment in Guildford. Limited space for housing in the borough means investment in transport for those who travel into Guildford to work is a very high priority. Guildford should promote <u>balanced and sustainable</u> economic growth and businesses should contribute to the “attractive surroundings” that play a critical part in our economic success.</p>
<p>Town Centre and Retail – Questions 3, 12 and 13</p>	<p>We must ensure that:</p> <ul style="list-style-type: none"> - the High Street retains its vitality and character and North Street is developed in a way that will make it as much of a distinctive asset as the High Street, - we avoid overexpansion of retail floor space given the rise of electronic shopping, - we keep short stay car parks for convenience shopping, - local shopping centres are not swamped by large new supermarkets.
<p>Environment - Questions 3, 10, 17, 18, 19, 36, 37, 39 and 40.</p>	<p>We must preserve our attractive, accessible countryside, gardens, allotments and natural open spaces. The green character of the edges of Guildford, and of its approach roads, should be retained. We should make the green corridor along the river much more of a feature and protect views. New developments should contribute to creating distinctive places and a sense of community, not “could be anywhere” estates. They should provide well designed spaces for vehicles to reduce the dominance of parked cars on streets.</p>
<p>Housing Density – Questions 3, 4, 20 and 38.</p>	<p>Density of new development should be decided on a case by case basis according to the character of the surrounding area. Inappropriately high density that harms character is not acceptable regardless of distance from a station or bus stop. It is very unlikely development above 4 or 5 storeys would be acceptable in any location in Guildford. Lower densities of 20-30 dwellings per hectare may be appropriate to retain character in some parts of our garden suburbs and villages. 30-40 dwellings per hectare will often be an appropriate range, with building height confined to 2-3 storeys.</p>
<p>Housing Location – Questions 2, 3, 20, 24, 25, 26, 27, 28, 29, 30, 31 and 32.</p>	<p>It would be totally wrong to put major development in the nationally protected Surrey Hills Area of Outstanding Natural Beauty. The intention to protect Green Belt has been restated to Guildford’s MP by the Planning Minister who wrote “unmet need alone” is unlikely to justify housing development in Green Belt. Attractive higher density redevelopment close to the Hospital and Research Park, to enhance and invest in Park Barn, would be preferable to any nearby green field housing development. Failure to bring forward investment costing tens of millions at Slyfield is blocking an investment worth hundreds of millions, including hundreds of new homes. This should be brought forward as a matter of urgency.</p>
<p>Housing Needs – Questions 3, 6, 9, 15, 16 and 23.</p>	<p>We require a balanced mix of homes to meet Guildford’s needs. Large numbers will always travel in and out of Guildford to work making investment in sustainable transport critical to support this movement and tackle congestion. Housing growth at a level much above 300 homes per year would be unsustainable and harm the character of our constrained gap town. Local need should be given priority over providing dormitory housing for London. Growing international demand is poorly understood. More homes designed to appeal to older residents are required to release family houses and more campus accommodation for students to free up homes. (2,000+ university students live in private rented homes)</p>
<p>Access and Transport - Questions 3, 14, 15, 16, 33 and 40.</p>	<p>Development should be conditional on delivery of a phased investment strategy. Through traffic should be taken out of the town by putting the A3 in a tunnel (as at Hindhead). The A3 junctions, to serve the town, should be improved and designed with a tunnel in mind. A new bridge across the railway/river is required to unify the town and a central bus interchange, with full connectivity to all sides of Guildford, to integrate the town and make a car less necessary for getting about. More park and ride facilities are needed to support those who travel in. A Heathrow rail link should be planned. Projects must be ready to bid for national money and packaged into delivery chunks so all developers can pay for their part.</p>