

Policy aims summary document

Housing

Policy H4: Housing density

- The aim of this policy is to enable appropriate residential densities in high quality design-led schemes.
- This is achieved by having a policy that requires making the best use of land whilst meeting a range of criteria. Higher densities are expected in the Town Centre, on strategic sites or within 500 metres of transport interchanges.

Policy H5: Housing extensions and alterations

- The aim of this policy is to achieve high quality designs for extensions and alterations.
- This is achieved by setting out detailed design criteria that consider the street scene, neighbours and the existing property. Policy criteria are also set out for basement extensions and annexes.

Policy H6: Housing conversion and sub-division

- The aim of this policy is to achieve high quality conversions and sub-divisions of buildings to flats, studios or bedsits.
- This is achieved by setting out design criteria for achieving high quality development.

Employment

Policy E10: Rural development (including agricultural diversification)

- The aim of this policy is to support economic growth and local communities in rural areas.
- This is achieved by encouraging certain new economic uses and expansion of such uses in these areas, where proposed uses are not in conflict with national Green Belt policy.

Policy E11: Horse Related Development

- The aim of this policy is to address the adverse impacts that may arise from the approval of planning applications for horse-related development.
- This is achieved by setting criteria related to visual and neighbourhood amenity impacts, bridleway erosion and highway safety impacts.

Protecting

Policy P6: Biodiversity in new developments

- The aim of this policy is to maximise biodiversity gains in all new developments
- This is achieved by establishing biodiversity as a priority in new developments and sets out the considerations when designing and delivering new developments.

Policy P7: Biodiversity net gain

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

- This is achieved by requiring a 20% net gain in biodiversity for all new developments, barring exceptions such as brownfield sites. It also sets out a methodology that accords with the emerging national net gains approach.

Policy P8: Woodland, trees, hedgerows and irreplaceable habitats

- The aim of this policy is to protect important woodlands, trees, hedgerows and irreplaceable habitats.
- This is achieved by protecting woodland, trees, hedgerows and irreplaceable habitats in order to ensure that these are not lost due to development.

Policy P9: Priority species and priority habitats on undesignated sites

- The aim of this policy is to protect species and habitats that are not covered by Policy ID4 (which protects designated sites).
- This is achieved by protecting priority species and habitats on undesignated sites.

Policy P10: Contaminated Land

- 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.
- This is achieved by placing requirements on developers to ensure that all appropriate investigations and assessments are carried out and provided with the application and that the land is made fit for its intended purpose through remediation, design and site layout.

Policy P11: Air Quality and Air Quality Management Areas

- 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.
- 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).

Policy P12: Water Resources and Water Quality

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

Policy P13: Sustainable Drainage Systems (SuDS)

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

Policy P14: Regionally Important Geological/geomorphological Sites

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

- This is achieved by having a policy that grants permission for development where the value of RIGS sites will not be harmed unless clear justification is provided.

Design

Policy D4: Achieving High Quality Design and Local distinctiveness

Policy D5: Privacy and Amenity

Policy D6: Shopfront design

Policy D7: Advertisements, hanging signs and illumination

Policy D8: Public Realm

- The aim of these policies is to enable the delivery of high-quality, place sensitive and sustainable buildings, streets and spaces, that have regard to their surroundings, and historic and local character and which create an inclusive and attractive environment.
- This is achieved by setting design principles that will apply to all development proposals.

Policy D9: Residential intensification

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

Policy D10: Agent of Change and Noise Impacts

- 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.
- This is achieved by setting criteria for both 'noise-sensitive' and 'noise-generating' uses.

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

- 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.
- 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.

Policy D12: Sustainable and low impact development

- The aim of this policy is to provide greater detail to supplement adopted Policy D2 where it supports sustainable and low impact development.
- This is achieved by setting requirements and expectations for energy efficiency, resource efficiency, water efficiency, waste and embodied carbon.

Policy D13: Climate Change Adaptation

- The aim of this policy is to deliver climate change resilient development.
- This is achieved by setting out the considerations when designing and delivering climate change adapted development.

Policy D14: Climate change mitigation

- The aim of this policy is to deliver climate change mitigation measures.
- This could be achieved by setting out an increase to the LPSS carbon emissions standard for new buildings. Whilst we are awaiting the government's approach in relation to this issue, we consider it would be premature to put forward a preferred approach at this time.

Policy D15: Large scale renewable and low carbon energy

- The aim of this policy is to facilitate large scale renewable and low carbon development.
- This is achieved by potentially allocating land for low and zero carbon development and requiring any new energy developments to protect biodiversity.

Policy D16: Designated Heritage Assets

Policy D17: Listed Buildings

Policy D18: Conservation Areas

Policy D19: Heritage Assets: Scheduled Monuments & Registered Parks and Gardens

- The aim of these policies is to set out a positive strategy and operational detailing for managing new development affecting designated heritage assets in a manner that sustains and enhances their architectural and historical significance.
- This is achieved by placing requirements on developers to submit proportionate evidence and justification, setting out specific guidelines and design principles for the delivery of well-conceived development that sustains and enhances the significance of assets.

Policy D20: Non designated heritage assets

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

Infrastructure

Policy ID5: Protecting Open Space

- The aim of this policy is to provide detail and clarity for policy ID4 in order to enhance protection open space.
- This is achieved by preventing the loss of existing open space except for narrow circumstances defined in the NPPF.

Policy ID6: Open space in new developments

- 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.
- This is achieved by setting standards for open space provision in new developments to ensure that provision meets the open space needs arising from it.

Policy ID7: Sport, recreation and leisure facilities

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

- 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.

Policy ID8: Community facilities

- The aim of this policy is to ensure that community facilities are accessible to serve residents' needs.
- This is achieved by expecting that facilities are accessible by walking, cycling and public transport, resisting their loss and supporting associated complementary or ancillary uses.

Policy ID9: Retention of Public Houses

- The aim of this policy is to prevent the loss of public houses to other uses.
- This will be achieved through requiring that the business is marketed as a public house and alternative community facility for a continuous period of at least 18 months.

Policy ID10: Achieving a comprehensive Guildford borough cycle network

- The aim of this policy is to define a comprehensive Guildford borough cycle network, including the provision of, and improvements to, cycle routes and cycle parking facilities, enabling new developments to deliver apposite direct improvements and/or fund schemes through Section 106 contributions and/or the Community Infrastructure Levy, complementing any investments made by Surrey County Council the Local Highway Authority and other parties.
- This will be achieved by combining the outputs from Guildford BC's Route Assessment Feasibility Study for the Guildford urban area (2020) and Surrey CC's Guildford Local Cycling Plan (2015), the latter most particularly for the rest of the borough outside of the Guildford urban area.

Policy ID11: Parking standards

- 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
 - to achieve appropriate provision of cycle parking and electric vehicle charging facilities in new residential and non-residential developments
- This will be achieved by:
 - defining standards for the provision of off-street car parking for new developments in the borough, specifically with maximum standards for residential developments in Guildford town centre, minimum standards for residential developments in the rest of the borough and expected standards for non-residential developments across the borough
 - defining minimum cycle parking standards for new developments
 - defining electric vehicle charging standards for new developments