

Guildford Developments AGM Presentation

1. Update on a few of the developments
2. New Guildford Style
3. Finishing Shaping Guildford's Future
4. Adding policies to strengthen Local Plan

Guildford Developments AGM Presentation

1. Update on a few of the developments
2. New Guildford Style
3. Finishing Shaping Guildford's Future
4. Adding policies to strengthen Local Plan

Guildford Development Update - Solum Site at Station



Guildford Development Solum Site at Station



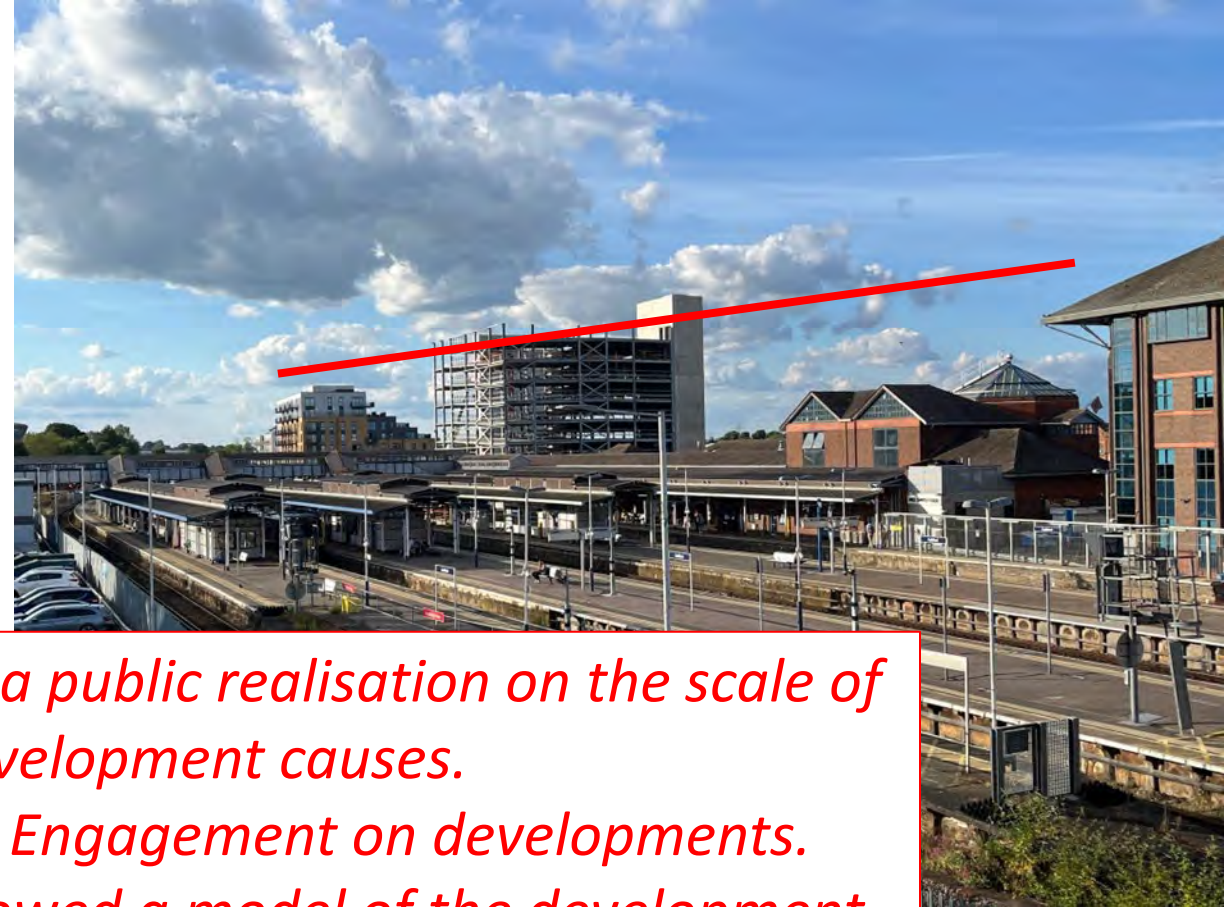
*The Solum Development at the Station is now being constructions
It will provide 450 Dwellings 1 & 2 bedroom flats together with a new
station entrance hall.*

Red Line shows width and approximate height of the development.

Guildford Development Solum Site at Station



Guildford Development Solum Site at Station



It is interesting there has now been a public realisation on the scale of change that this development causes.

It highlights the issue with Public Engagement on developments. Developers at the Station never showed a model of the development apart from a model of one of the windows.

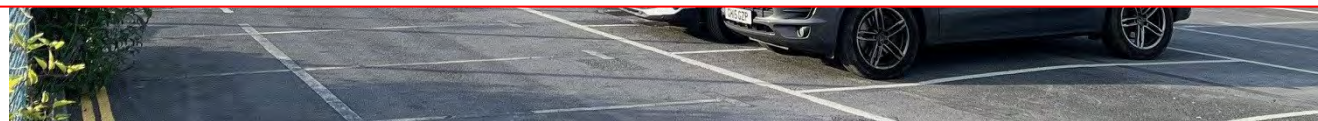
Guildford Development Solum Site at Station



Guildford Development Solum Site at Station



One block at the Station has been completed which is indication of the uninspiring design that will impact the town for generations.



Guildford Development North Street



Guildford Development North Street



Consented and we will see development starting shortly. There are planning applications to be consented for minor changes. The design has been altered internally to provide 2 staircases to comply with the 18M height rule introduced post Grenfell.

470 Dwellings

Guildford Development St Mary's



View looking north across Millmead Car Park

Guildford Development St Mary's



St Marys work is underway to strip out the Debenhams Building. It will be interesting to see if a modification is proposed to provide more staircases.

Guildford Development Plaza



Guildford Development Plaza



*This is a replacement for the old electricity Offices
300 Studio units.*

Guildford Development Plaza



View looking down Portsmouth Road south

Guildford Development Plaza



Artistic impression of completed development - View looking south down Portsmouth Road

Guildford Development Riverside

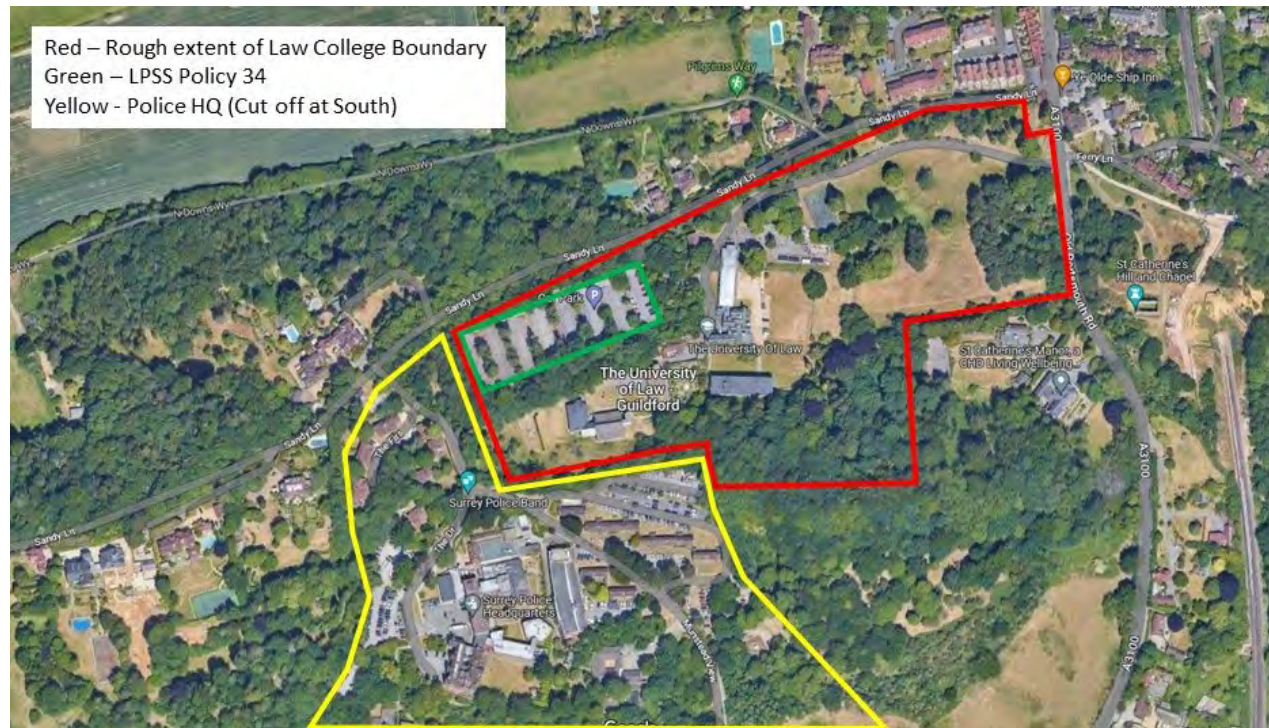


Guildford Development Riverside

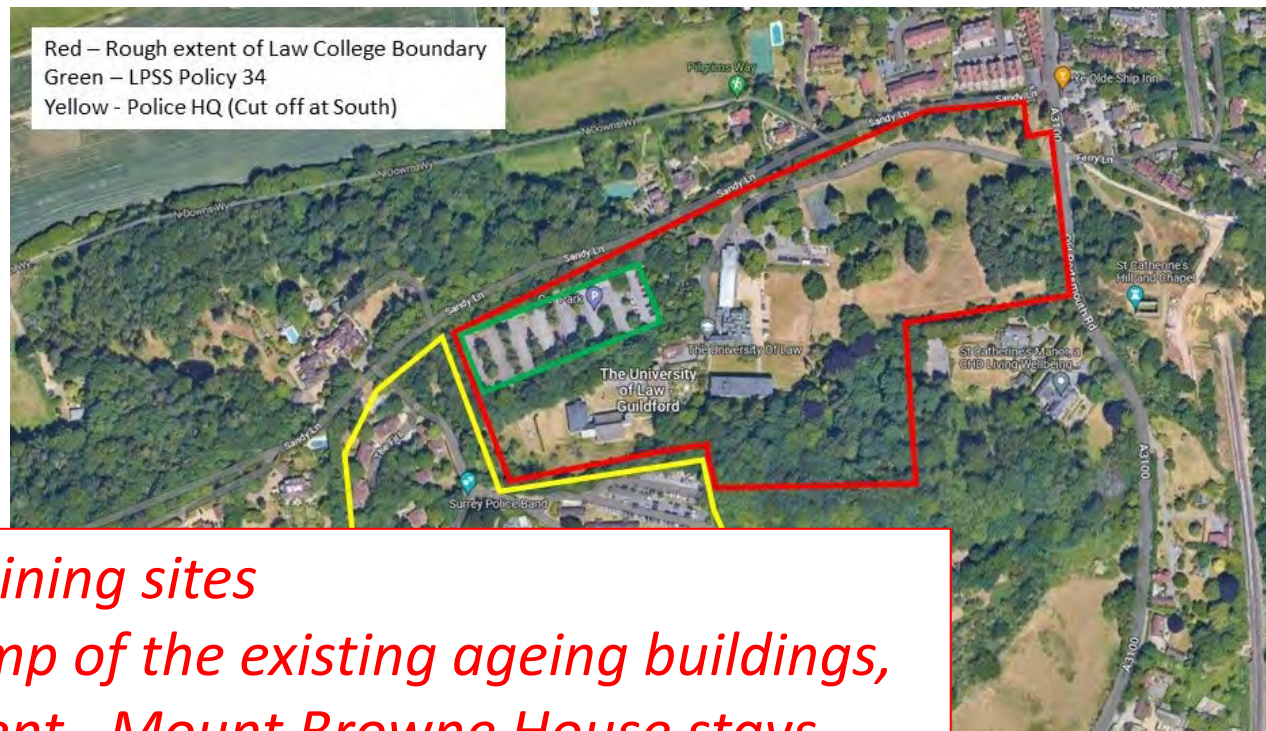


*Proposal to redevelop the Riverview business park.
Student Units, some Commercial. Could be 9 Storeys High
Flood Prevention is interesting as they have adopted EA advice with
flood walls set back from river and included in the buildings.
Talking about 500 Dwellings – largest in Guildford Town*

Guildford Development Law College & Mount Browne

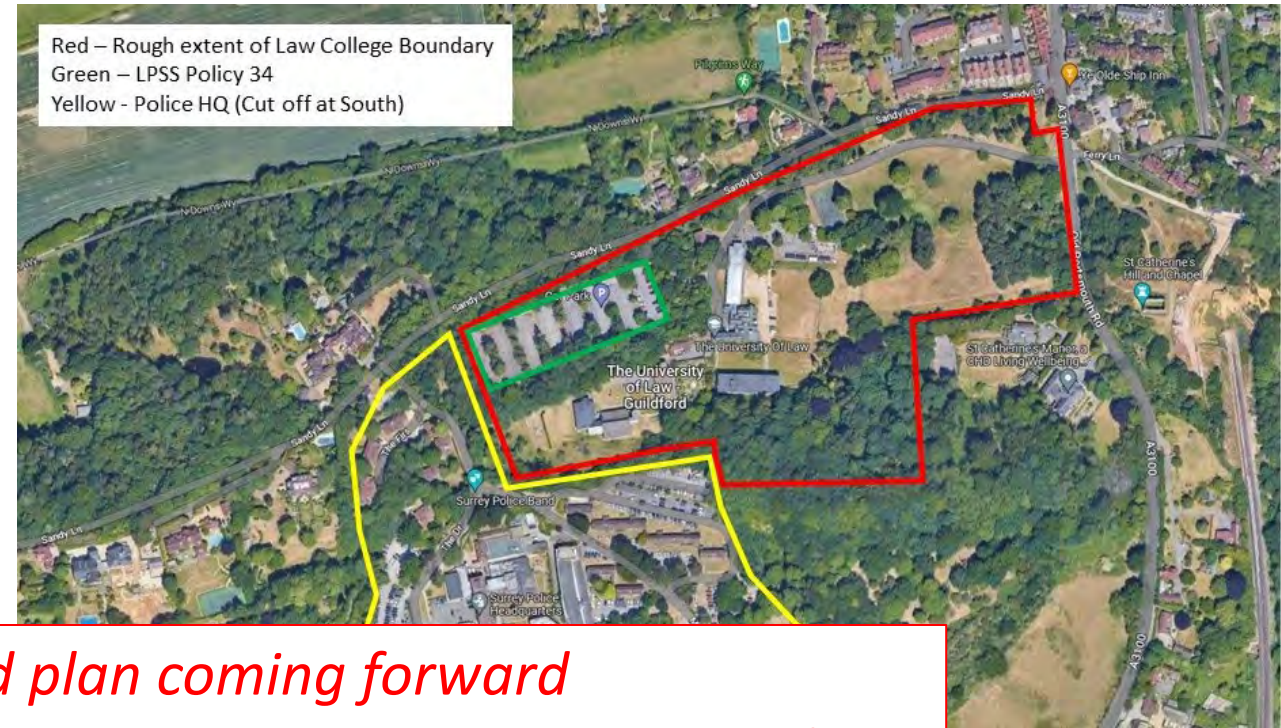


Guildford Development Law College & Mount Browne



*Two adjoining sites
Mount Browne essentially a revamp of the existing ageing buildings, with new build and refurbishment. Mount Browne House stays. Large MSCP as extra 200 cars on site and a new access road to Artington roundabout. Dogs do very well with a new facility.*

Guildford Development Law College & Mount Browne



*Law College, a revised plan coming forward
Overdevelopment on a sensitive site. LPSS A33 proposes 112 Student units on a very limited area. That area is now proposed for a MSCP and it appears 247 Housing ---- LPSS Policy seem to count for nothing.*

Guildford Development Guildford Park Road



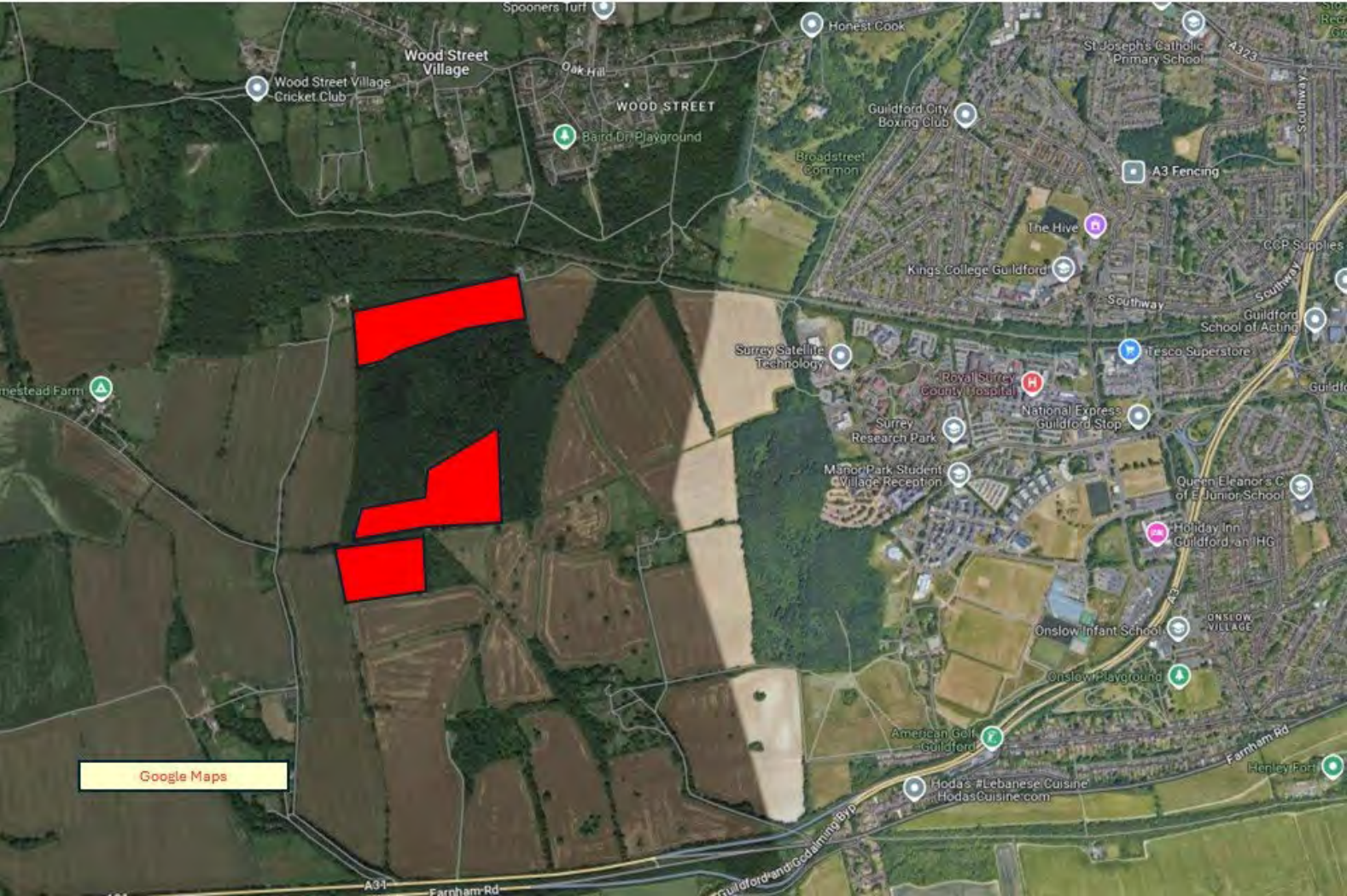
This is the old design proposed by GBC who own the site. The council is now in the process of selling the site to a developer (WATES). After a competition where the developers proposed schemes.

The LPSS Policy A10 160 Dwellings plus 450 Car Parking GBC Scheme was 236 Dwellings with a smaller car park

It now appears that the number of Dwellings might be as high as circa 350 with no car parking.

Managing Change of the LPSS Site Policies is a very mysterious process – Council Tax Payers contribute £m's to Local Plans are we getting robust policies for our money

Guildford Development Solar Farms



House of Commons Library

Research Briefing

12 February 2024

By Felicia Rankl

Planning for solar farms



Summary

- 1 Background: Targets and statistics
- 2 Planning policy for solar farms in England
- 3 Planning policy for solar farms in the devolved administrations
- 4 Impact of solar farms on farming and biodiversity
- 5 Barriers to the expansion of solar power

commonslibrary.parliament.uk

Guildford Development Solar Farms



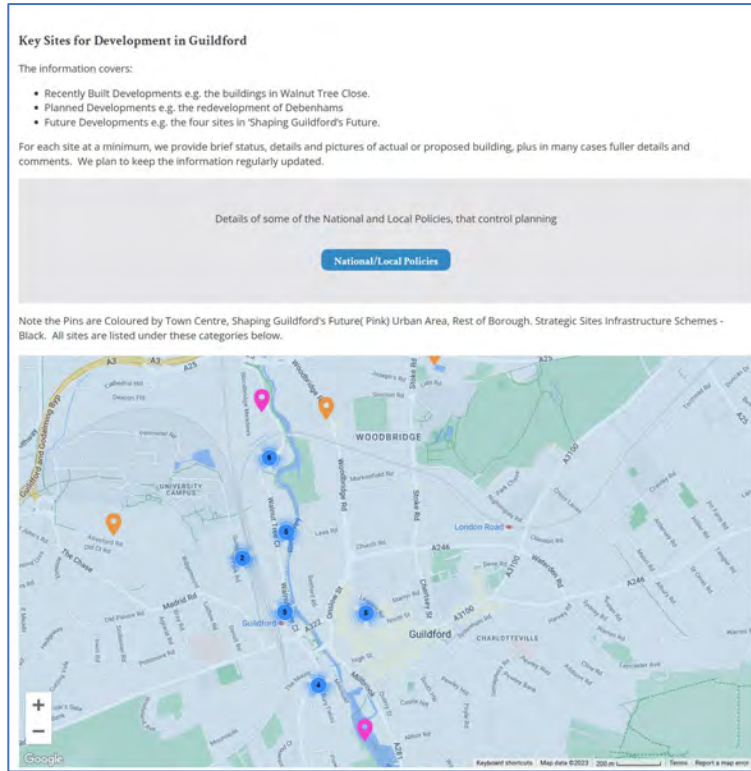
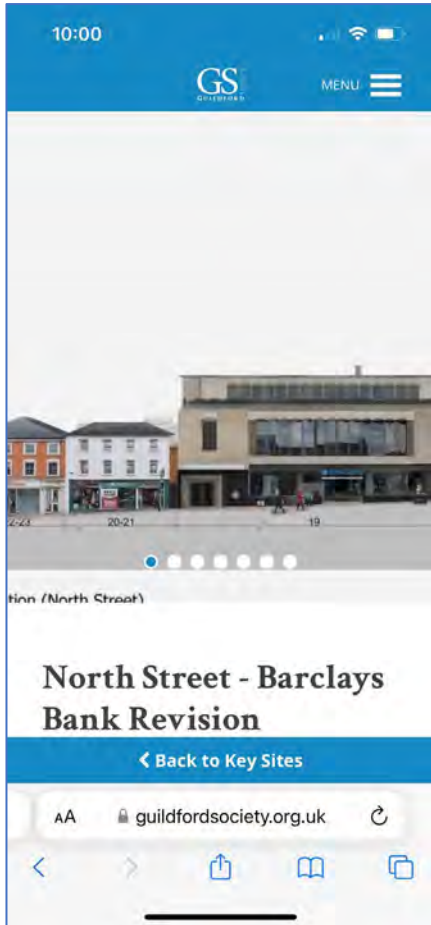
*University of Surrey has submitted plans for major Solar Farm in Borough
Many issues not least it may be in a proposed extension of the AONB
GBC needs a SPD to guide, or a strengthened set of policies in the draft 'Climate Change,
Sustainable Design, Construction and Energy SPD recently published for consultation. Solar
Development. It is an effective energy source but there needs to be thought policies for
suitable locations etc.*

The House of Commons Library has a good summary on planning issues. - See GSoc Website.

Further Guildford Development

- Magnet Woodbridge Road
 - Proposed Redevelopment
- Allianz Building Ladymead
 - Change to mainly Residential
 - Between Ladymead and A3 – Pollution?
- Wisley
 - Consented but may be subject to a Judicial Review
- Gosden Hill
 - GBC and Site Owners appear to be developing plans
- Blackwell Farm
 - UniS appear to have resolved issues and are developing plans.

Keep Track of new developments



Our Website has an interactive map, that we continue to update, that gives brief details of most of the major sites in the Borough showing what has been recently built, proposed, or consented/in construction.

You can access this on a mobile phone as well as on a web browser

<https://www.guildfordsociety.org.uk/Keysites.html>

Guildford Developments AGM Presentation

1. Update on a few of the developments
2. **New Guildford Style**
3. Finishing Shaping Guildford's Future
4. Adding policies to strengthen Local Plan

New Guildford Style – Example 1



New Guildford Style – Example 2



New Guildford Style Example 3



New Guildford Style



Very similar style with no sense of place and placemaking.

Is this really the best we can consent for major Town Centre Sites?

New Guildford Style



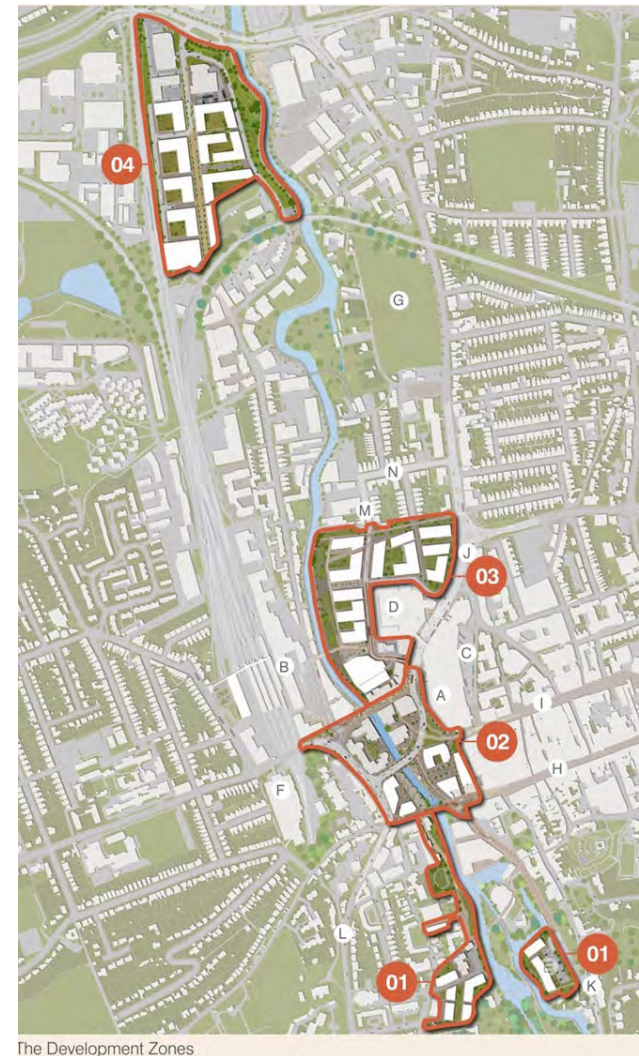
The Estates are also an issue – surely, we should be able to do better ?

We look forward in the Guildford Design Awards to Quality Designs.

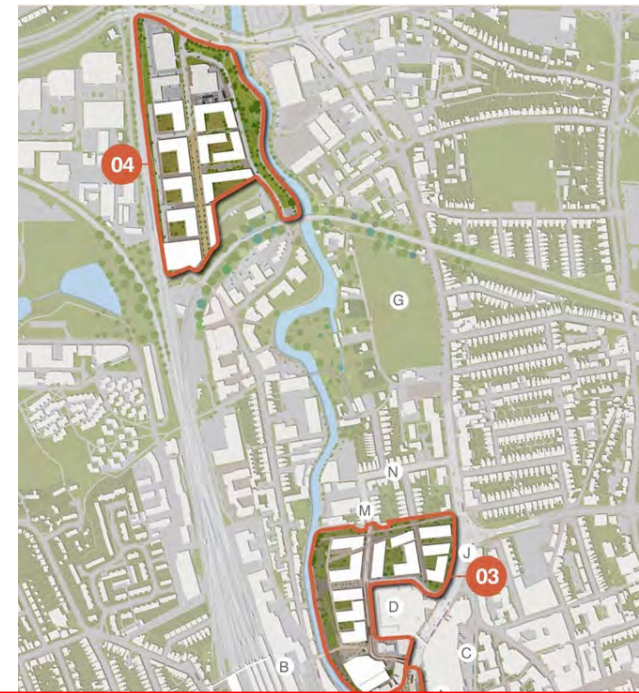
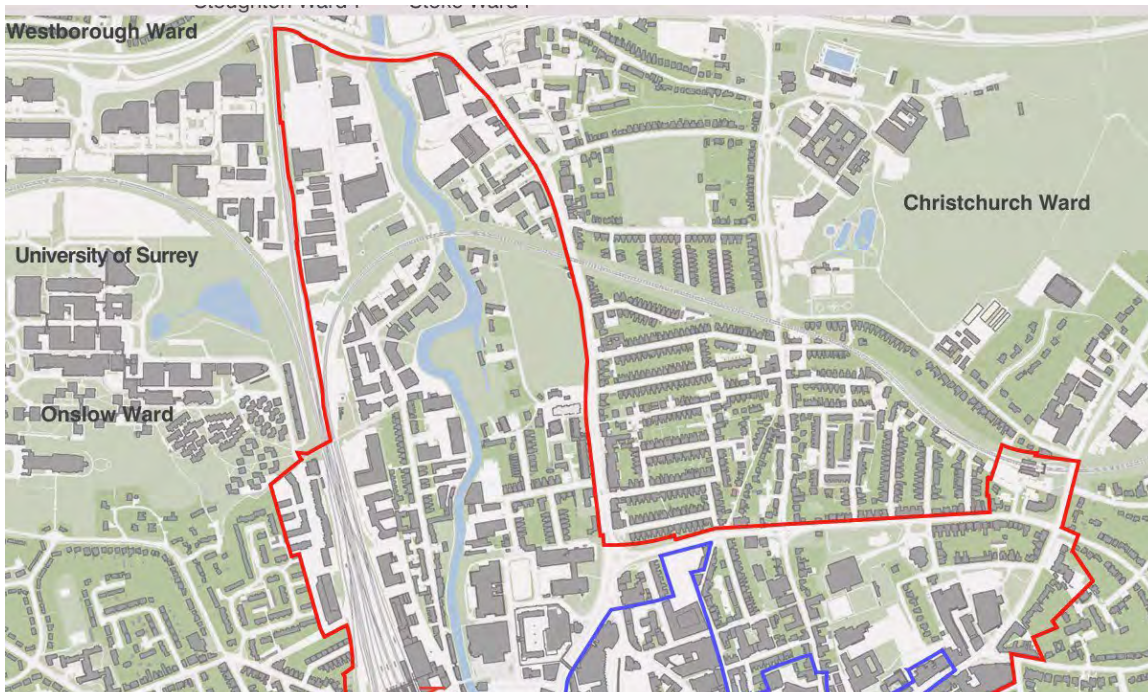
Guildford Developments AGM Presentation

1. Update on a few of the developments
2. New Guildford Style
3. **Finishing Shaping Guildford's Future**
4. Adding policies to strengthen Local Plan

Guildford Development Shaping Guildford's Future



Guildford Development Shaping Guildford's Future



Shaping Guildford's Future (SGF) has completed a major study for the Town Centre and identified sites suitable for future development and also proposed solutions and or further work required on Infrastructure to support these sites.

Guildford Development Shaping Guildford's Future



Guildford Development Shaping Guildford's Future



An Example of what Bedford Wharf might look like in the future

'Shaping Guildford's Future' See more Details



The revamped riverside by the Town Bridge

*Stills from the Latest Video from
'Shaping Guildford's Future'*

See

www.guildfordsociety.org.uk/SGFPart3.html

Project being conducted by Guildford Borough Council, if completed, will shape the town for decades to come.

Revamped Bedford Wharf



'Shaping Guildford's Future' See more Details



Project being conducted by Guildford Borough Council, if completed, will shape the town for decades to come.

Revamped Bedford Wharf



*A large amount of money has been spent on SGF, it must be completed either as SPD's or as part of the updated Local Plan.
It needs drive and commitment.*

*Stills from the Latest Video from
'Shaping Guildford's Future'
See*



www.guildfordsociety.org.uk/SGFPart3.html

Guildford Developments AGM Presentation

1. Update on a few of the developments
2. New Guildford Style
3. Finishing Shaping Guildford's Future
4. Adding policies to strengthen Local Plan

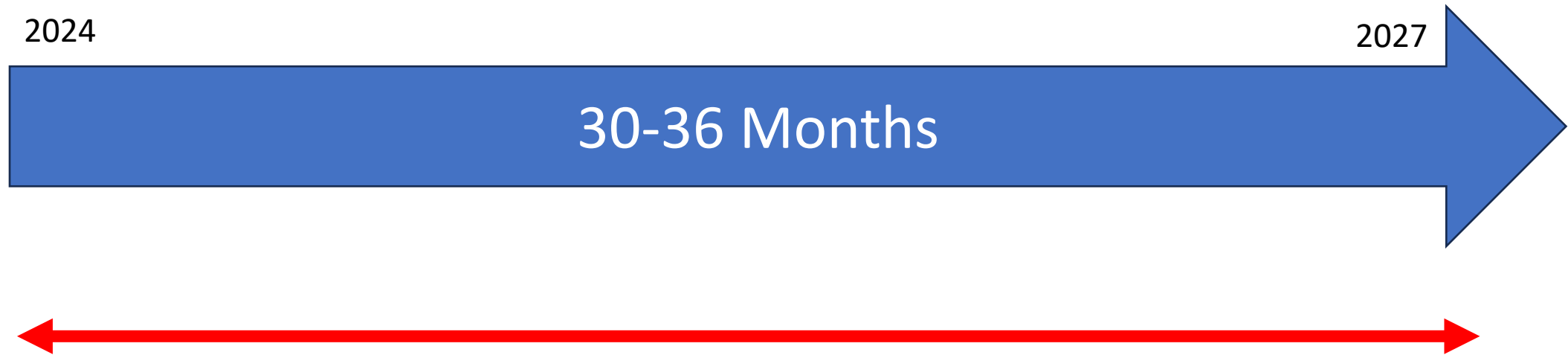
Guildford Development Local Plan Update



The update to the Local Plan has been agreed BUT an update is going to take time.

In the meantime, weak Policies place Guildford at risk of inappropriate development

Guildford Development Local Plan Update



We can plug the gap by having Supplementary Planning Policies or Area Action Plans that even in draft form carry weight in planning decisions.

Guildford Development Local Plan Update



Shaping Guildford's Future at considerable cost has developed a large amount of evidence for the Town Centre

- Flooding
- Traffic
- Possible Sites

This body of information can be used to inform the Local Plan Update and also our proposals to have Supplementary Planning Policies etc.

Guildford Development Enabling Policies - Now

The Society has proposed to GBC that we need a Supplementary Policy (SPD) to manage Height on Buildings.

We have analysed how other towns have created policies.

See [Height of New Building in Guildford Town Centre \(guildfordsociety.org.uk\)](https://www.guildfordsociety.org.uk)

GBC are gradually becoming receptive to this approach.



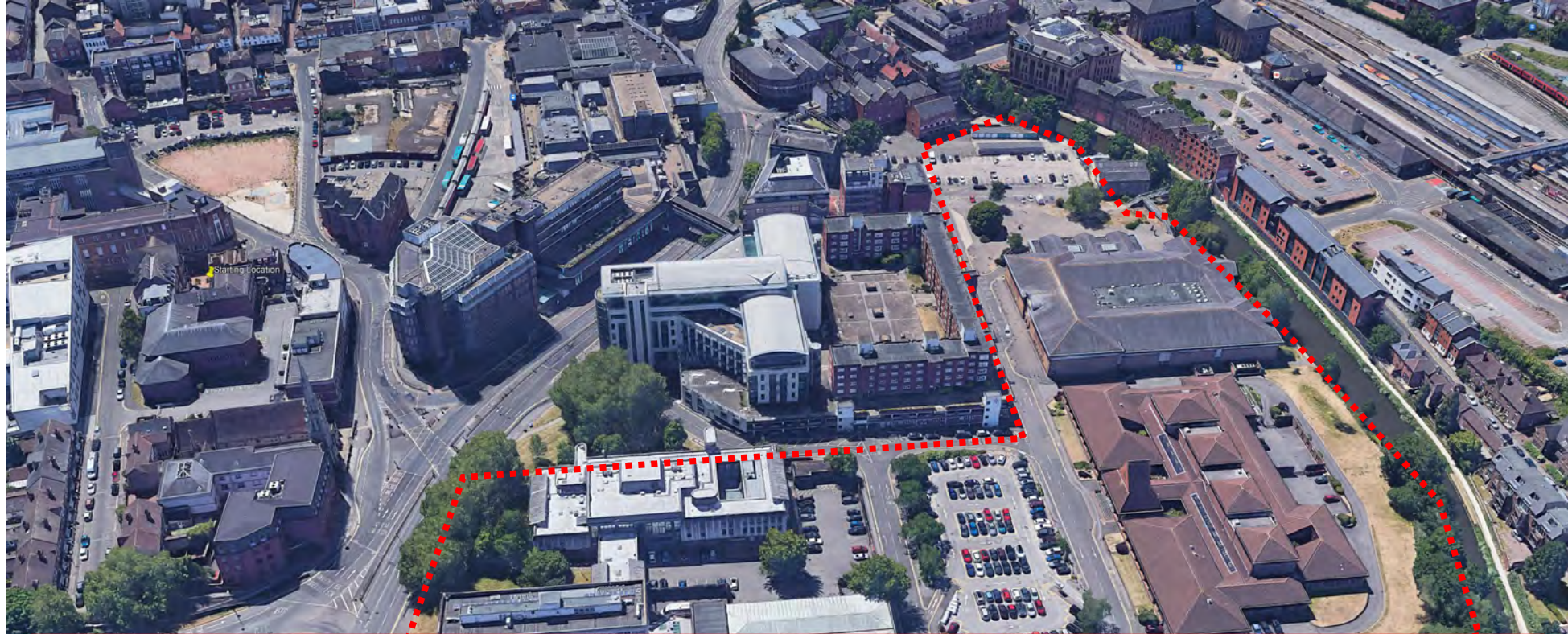
Guildford Development Enabling Policies – Now? Bedford Wharf



Guildford Development Bedford Wharf SPD?

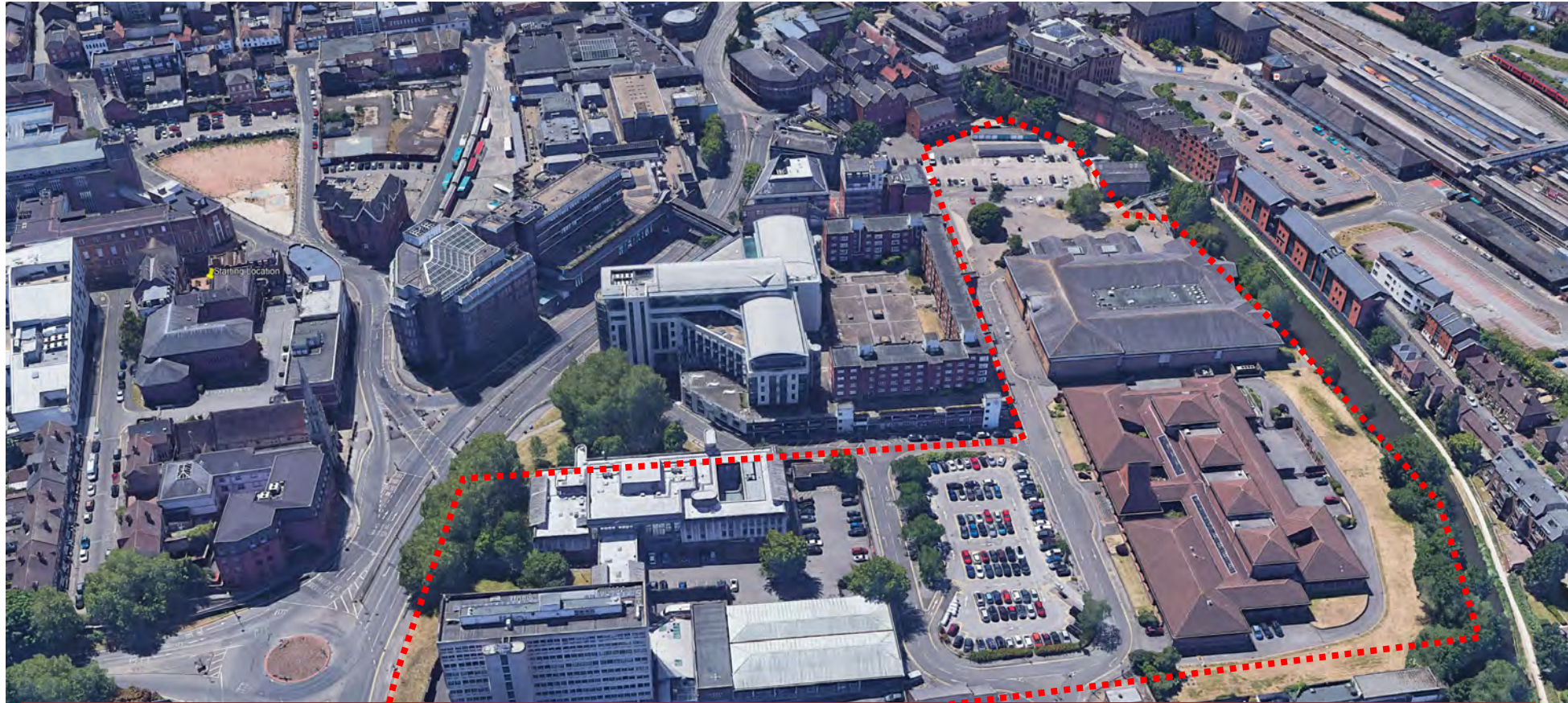


Guildford Development Bedford Wharf SPD?



*Police are moving out.
Odeon owned by Council, Courts appear willing to consider new
accommodation
Very significant area of land.*

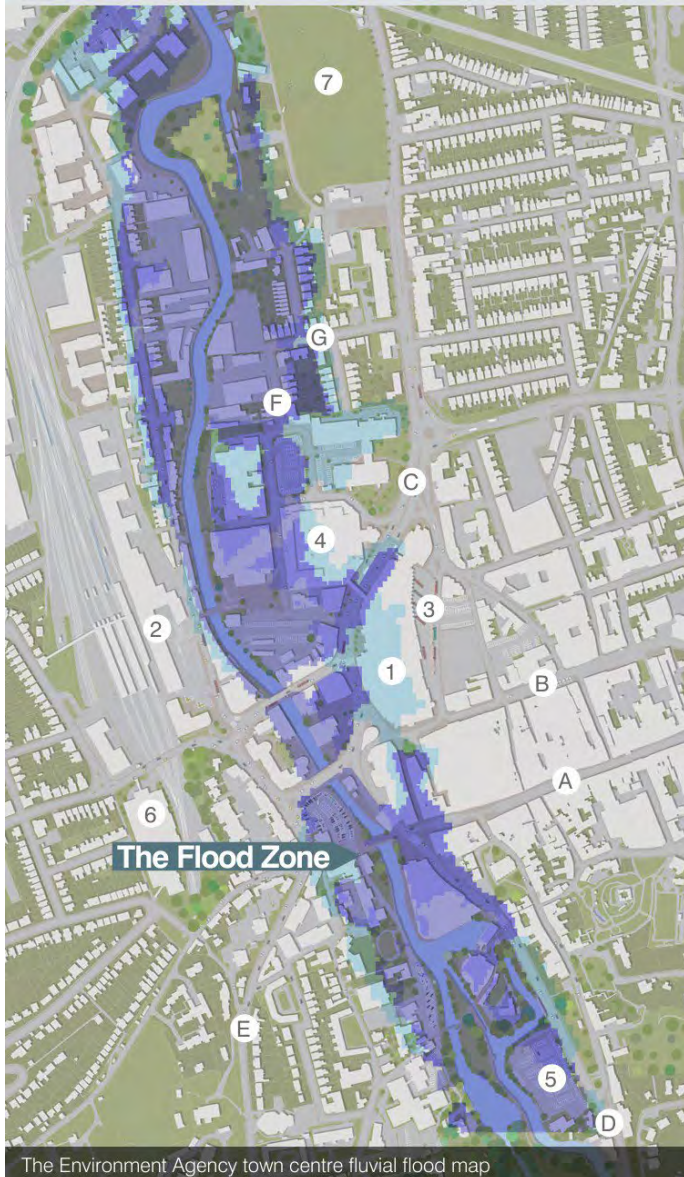
Guildford Development Bedford Wharf SPD?



*A real chance to create an SPD or Area Action Plan
Will GBC seize the opportunity?*



Guildford Development - Flood Alleviation Scheme(FAS)



*Alleviates risks to the
centre of the town*

*The Study as to what to do
has been underway since
2018.*

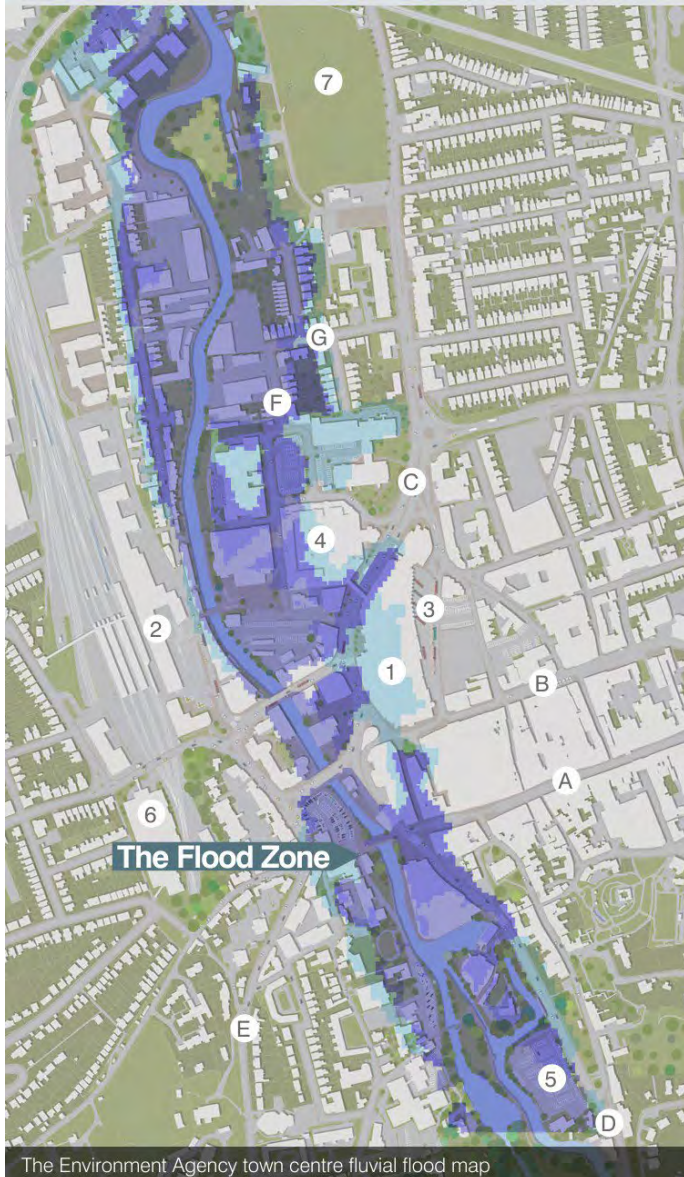
*Partially completed as
part of SGF*

*The most critical study to
get completed.*



St Catherine's Lock
Feb 2020

Guildford Development - Flood Alleviation Scheme(FAS)



'Unlocks' many sites

*Critical to get it into the
Environment Agency
Workprogramme*

*(EA at Riverside appear to
have already provided
guidance as to how to
alleviate risk)*



Guildford Development SPD - Transport



- Very Limited Progress*
- A3 is in a never-ending review by Highways Agency*
 - Integration of Bus and Rail is poor – but Solum may provide opportunities.*
 - Gyratory is an issue and is not suitable for Pedestrians and Cyclists and is an AQMA*

Guildford Development SGF - Transport



Tough Issue:

- *Improving roads encourages traffic with potential impacts on other areas e.g. Bramley*
- *SGF Studies show a high volume of very local traffic in Town Centre Traffic could which Modal Shift address this?*
- *But shouldn't we be developing a SPD now?*



Guildford Society – Keep Up to date

www.guildfordsociety.org.uk



St Mary's a missed opportunity for Guildford

29 September 2022

The Society Objects to Latest St Marys Proposals

The Developers of the ex Debenhams site have revised their plans with positive changes including some reduction in the height of the buildings and a widening of the public space by the river.

The Society despite these positive moves still believes that this development, if consented in its current form, will impact the Town Centre severely and although the housing is to be welcomed, the application should be refused.

A Unique but Complex Site

The St Mary's/Debenhams Site is a unique opportunity for Guildford. It sits in the centre of the town at the foot of the High Street and offers an opportunity for the town to open up the riverside, enhance linkages between East and West sides of the river, rejuvenate the lower high street, provide multi-use accommodation, and house a design that enhances the

Our Website, designed for browser and mobile use, has items on:

- Design and Heritage
- Planning
- Transport
- Environment
- Local Economy
- Society News and Events

We are also on Facebook





Guildford Society – Keep Up to date

www.guildfordsociety.org.uk



St Mary's a missed opportunity for Guildford

29 September 2022

The Society Objects to Latest St Marys Proposals

The Developers of the ex Debenhams site have revised their plans with positive changes including some reduction in the height of the buildings and a widening of the public space by the river.

The Society despite these positive moves still believes the that this development , if consented in its current form, will impact the Town Centre severely and although the housing is to be welcomed, the application should be refused.

A Unique but Complex Site

The St Mary's/Debenhams Site is a unique opportunity for Guildford. It sits in the centre of the town at the foot of the High Street and offers an opportunity for the town to open up the riverside, enhance linkages between East and West sides of the river, rejuvenate the lower high street, provide multi-use accommodation, and house a design that enhances the

THE END

Our Website, designed for browser and mobile use, has items on:

- Design and Heritage
- Planning
- Transport
- Environment
- Local Economy
- Society News and Events

We are also on Facebook

