



# Guildford Cathedral development



## Development update: December 2022

VIVID and Guildford Cathedral have submitted an amendment to their planning application to deliver 124 new homes, including 40% affordable, along with sustainable access and transport improvements, biodiverse landscape design, better drainage and revitalised open space. Local jobs will be created during construction.

We have worked closely with the community, council and other stakeholders to make sure our proposals benefit Guildford and complement the existing area.

The original planning application was submitted in Autumn 2021. After receiving feedback, we've now resubmitted our revised designs. This document explains the changes that have been made.

## Much needed new housing

# 124 new homes for Guildford

(net increase of 117)

**This location is included in Guildford's adopted Local Plan for approx. 100 homes. We have taken this into account, as well as the site's constraints, character, and its position on a hillside, to design a scheme that is deliverable, features plenty of green space and is sensitive to its surroundings.**

## Affordable homes

The scheme will provide much-needed high-quality new affordable homes, in line with council policy requirements, in a range of sizes to meet local need.

- **40% affordable homes** (44) plus 13 homes committed to keyworker Cathedral staff
- Affordable homes: 31 **affordable rent** and 13 **shared ownership** homes, with the rest for market sale



## Sustainability

We're very proud of our commitment to sustainable homes. Energy-efficient houses and apartments will protect the environment and keep household bills to a minimum for residents.

What's new?

- The development is now **FULLY GAS-FREE**. Exhaust air heat pumps will be used in the apartments and air source heat pumps in the houses.
- **330 PV PANELS**
- The total **reduction in carbon emissions exceeds 58%** across the site (planning requirement: 20%)



## Green spaces and landscape

While loss of open space will be inevitable, existing open space will be improved, better maintained and made accessible for the community to enjoy. While this is a green space, it is not a greenbelt site.

- Designs provide a range of spaces for rest, play and community interaction, ranging from private and communal gardens through to **orchards, open meadows, woodland play, and formal landscaping**
- Biodiversity net gain achieved
- Biodiversity is supported by **green roofs, tree planting, enriched meadows, woodland**, under-storey planting, habitat features and careful management of existing vegetation
- The landscape strategy retains and brings in new native species and has resulted in a **100% increase** in hedgerow habitat

The development will incorporate features that will **actively decrease surface water flooding risk** for homes on Alresford Road and Ridgemount, as well as Scholars Walk. New drainage will be designed to intercept the surface flows which run off the sloping site. The addition of dew ponds as sustainable drainage systems at the bottom of the Southern Approach will also support biodiversity.



What's new?

The proposed eastern meadow has increased in size compared to our previous plan

## Architecture and views

This will be a bespoke scheme. Houses and apartments are being designed to complement their setting and to complement Guildford, ensuring the new neighbourhood is sensitive to its surroundings. The buildings will integrate into the hillside and landscape to respect the views to and from the Cathedral. **The Cathedral will continue to be the dominant feature in the landscape.**



What's new?

- **Heights have been reduced to key building elements**
- **Reduction in size to mass and footprint of apartment buildings**
- **Improved vista views out over Guildford**



## Heritage

Our conversations with the community showed us that people would like to see the heritage of the Cathedral recognised and respected.

- Delivering homes here will raise vital funds for the upkeep of the Grade II\* Listed Cathedral. This will **protect the endangered heritage** of this important landmark. The funds generated by the sale of land will be invested in an endowment safeguarded by Charities Commission and Church Commissioners laws.
- Improved pedestrian and cycle routes, better public space and new Cathedral gardens create **better integration between the Cathedral and wider community.**
- The southern arrival experience is enhanced through planting and lighting, and the introduction of the Cathedral gardens for rest and relaxation.



WHAT'S NEW?

**In line with original design concepts for the Cathedral itself, VIVID and Guildford Cathedral have committed to reinstate TREE PLANTING ALONG THE WESTERN AVENUE** along Stag Hill as part of their comprehensive landscaping plan.

**“Securing an endowment for the long-term repair and maintenance of the Cathedral is a considerable heritage benefit and weighs heavily in the favour of the scheme.”**

Historic England, July 2021



## Connections and Access



The site is well-located. It doesn't impact greenbelt land and is set away from the town centre gyratory which minimises traffic impact but is close enough for residents to travel sustainably, on foot or by bike.

Our comprehensive transport assessment concludes that the development won't have a significant adverse impact on local traffic, also endorsed by Surrey County Council highways.

- We'll **improve pedestrian and cycle connections** across the site to tie in with and support Guildford's Sustainable

Movement Corridor

- We're working with the Council and Surrey University to deliver ambitions for **access between the Cathedral and Yorkies Bridge** across University land
- Enhanced signage to guide people on foot or on their bikes
- **Cycle parking** provided will be in excess of Surrey County Council standards
- 18 homes will be served by a one-way route from the west, 5 homes by access north of the Cathedral and the remainder by access on Ridgemount.



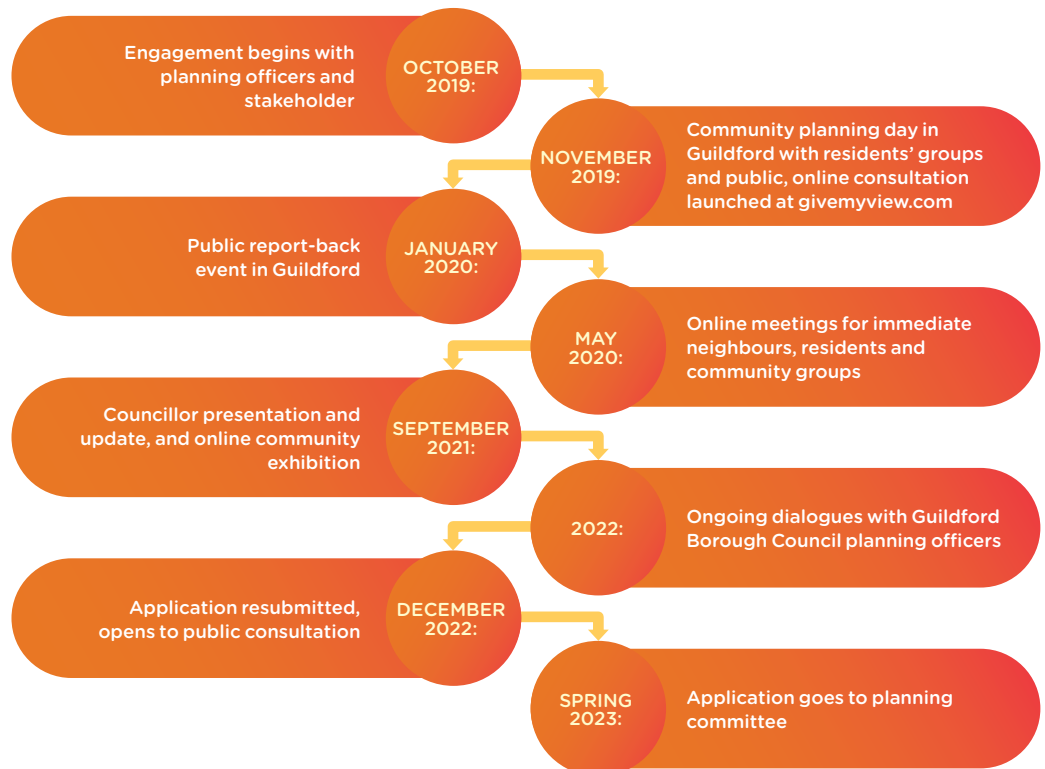
What's new?

- **Provision of cycle runnels on external steps to assist in moving bikes**
- **Improved cycle storage** including enhanced parking, electric doors to cycle stores, oversized spaces for cargo bikes and tandems, and cycle stores directly accessed to main road wherever possible
- **Sustainable travel vouchers** of £150 for every household
- **On-street car parking** has been reduced but the number of car parking spaces maintained through provision of enhanced podium parking

## Section 106 agreement

We will enter into a Section 106 agreement with Guildford Borough Council as a condition of the planning permission. Through this, we'll **make financial contributions towards local infrastructure and community services** including early years, primary and secondary education, primary care as well as roads and protected green spaces - on site or elsewhere.

## Community Engagement and Planning



## Next steps

VIVID and Guildford Cathedral have submitted their revised planning application to Guildford Borough Council. The revised application will be open for public consultation in December 2022 on the Council's website. We hope that a planning decision will be made in Spring 2023.

To find out more, contact Lisa Flounders at Property House Marketing: [info@housegroup.co.uk](mailto:info@housegroup.co.uk) or 01483 561119.

Website: [vividhomes.co.uk/about-us/more-homes/developments/guildford-cathedral](http://vividhomes.co.uk/about-us/more-homes/developments/guildford-cathedral)