



GUILDFORD STATION REDEVELOPMENT

SURREY COUNTY COUNCIL LOCAL COMMITTEE (GUILDFORD)

15th JUNE 2006

KEY ISSUE

This report sets out the latest proposals for the redevelopment of the Guildford Railway Station, and seeks nominations to represent the Surrey County Council as highway authority on a proposed Member Steering Group.

SUMMARY

The report asks the Committee to consider the forthcoming work on the Master Plan for Guildford Railway Station and note the first indicative timescales from the developer for the redevelopment.

Report by

SENIOR LOCAL TRANSPORTATION
MANAGER

Surrey Atlas Ref.

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GUILDFORD B.C. WARD(S)

FRIARY & ST. NICOLAS
ONSLow

COUNTY ELECTORAL DIVISION(S)

GUILDFORD SOUTH WEST

OFFICER RECOMMENDATIONS

The Committee is asked to agree:

- (i) that the report be noted
- (ii) that two Members of the committee be nominated, one as a substitute, to represent the County Council as Highway Authority on the proposed Member Steering Group.

INTRODUCTION

- 1 Network Rail has confirmed that it has appointed Redrow Regeneration as its chosen partner to progress the proposed redevelopment of the Guildford Railway Station site.
- 2 The developers are proposing to commence the planning process in September of this year, starting by working with Guildford Borough Council (GBC) on the Master Plan. They hope to submit their outline planning application around August 2007 but have not yet provided any information on their proposed programme for the works. These dates may vary as the project is progressed.

POLICY BACKGROUND

- 3 The site is identified for redevelopment in the adopted Guildford Borough Local Plan 2003 (Proposal GT8) and draft planning guidance for the site was prepared and agreed by GBC in April 2003 to inform the process. It has always been envisaged that a Master Plan for the site would be prepared and agreed by GBC, working with the developer and involving extensive public consultation, prior to the submission of any planning application. The site is also incorporated and recognised within the emerging Town Centre Area Action Plan.
- 4 The Master Plan will need to have 'Supplementary Planning Document' status and will form part of the Guildford Development Framework. This will require an amendment to the Local Development Scheme (LDS) and a need to undertake a sustainability appraisal. As there is now greater confidence that the development will progress, it is recommended that the LDS be amended accordingly, subject to the agreement of the Government Office for the South East (GOSE).
- 5 The draft planning guidance will be superseded by the Master Plan itself. Future development potential of the Council-owned Guildford Park Car Park site will be included as part of the Master Plan process to ensure a comprehensive approach to the future of this part of the town.

MEMBER STEERING GROUP

- 6 Members will recall that Network Rail had previously appointed Countryside Properties to carry out the development, but this arrangement did not finally progress. In response, GBC established a Members' Steering Group to assist the development process and this included Surrey County Council Member representation. The membership comprised 6 Borough and 2 County Councillors. The County Councillors concerned were former Cllr. Tom Sharp whose division included the site, and Cllr. David Davis who at the time held the planning portfolio as well as representing a division in Guildford borough.
- 7 An Officer Support Group was led by GBC's Head of Environmental Policy and Design Services. The two Groups met regularly with the developer, although some meetings were held without the developer present in order to ensure confidentiality where necessary and an unbiased and objective approach.
- 8 It is proposed that this arrangement should be reintroduced to assist the development process and ensure both Member and Officer engagement. At its meeting on 25 May 2006, GBC's Executive resolved (inter alia) as follows: "That two County Councillors be invited to join the Guildford Railway Station Members' Steering Group, one of whom shall be a member of the County Council's Executive.
- 9 SCC's portfolio holder for Transportation, Helyn Clack, has indicated her willingness to represent the Executive on this group. Due to the pressure of other commitments, she has requested that two further Members be nominated by the Local Committee so that in the event she is unavailable, the County Council will still be fully represented. The Committee is therefore requested to nominate two Members to serve on this Steering Group, one as a substitute.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 10 The Railway Station site has a key role to play in transport terms for Guildford, not only in terms of the provision of rail services, but also in its potential to provide improved pedestrian linkages with the town centre.

FINANCIAL IMPLICATIONS

- 11 Currently, there are no financial implications for the County Council, other than budgeted staff time, which is likely to be quite substantial in the demands placed upon Transportation Development Control Division and the Local Transportation Service. It is hoped that the development will provide financial and/or other benefits enabling improved transport provision in Guildford beyond the confines of the site.

CONCLUSIONS & REASONS FOR RECOMMENDATIONS

- 12 Members are asked to note the timescales currently proposed for the redevelopment of Guildford Railway Station and, in order to assist the development process and ensure Member engagement, to nominate two Members to serve on the proposed Steering Group, one as a substitute.

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BACKGROUND PAPERS: GBC Report to Environment Scrutiny Committee
(22 May 2006)
