



Burpham Neighbourhood Plan

2014—2034

Appendix 8

Obsolete Policies

Policy: EN 7: Energy Efficiency [potentially obs]

The energy efficiency of new developments will be expected to meet the latest code for sustainable homes set out in current National Building Regulations Part L, requiring an Energy Performance Certificate of 'B' rating or better for all new properties or the successor "standing document" while maintaining this standard as a minimum requirement.

Level 4 of the code of sustainable homes and a minimum 10% of the properties' energy requirements to be provided through zero or low carbon technology.

Supporting Text:

**Policy: FD 1b: Density of new build
(within current building line of the ward) Obsolete**

Any infilling or possible use of back gardens shall be governed primarily by maintaining the local character. This will usually lead to a lower density below 15 per hectare as is in the general character of Burpham.

Energy-efficient standards of new buildings will need to be in accordance with policy EN7. Open public green space will have to be incorporated where practicable.

Supporting Text:

Wherever possible brown field sites shall be used for development. Adequate measures for dealing with flood prevention, surface water, and sewage drainage shall be required in all new developments.

**Policy: FD 1a: Density of new build
(outside current building line of the ward)obsolete**

Shall not exceed 35 dwellings per hectare on any development in the ward.

Supporting Text:

Note 1: Burpham residents have experience of extremely high density estates (two level accommodation) and the instance of highly stressful living has been described using the terms "Dormitory area" "Claustrophobic" "Gulag", "Over bearing", "No room to swing a cat" " I can see inside my neighbours bedrooms", along with "The inability to put a normal sized car in the Garage" are just some of the comments on high density living, from the survey, while those living in low density areas have described their life as 'delightful' 'pleasant' and 'no better place to live' The plan aims to prevent future stressful unhealthy living accommodation by ensuring a balance between land cost and housing density.

Note 2: National Planning Policy Framework (NPPF) was adopted in March 2012, The NPPF (para. 47, bullet point 5) states that to boost significantly the supply of housing, local planning authorities should (amongst other things) set out their own approach to housing density to reflect local circumstances.

Note 3: Latest Shlaa GBC 2013 demonstrates an oversupply of land in the borough, thus reducing the density from 40 Per Hectare proposed in the document to 35 per hectare in Burpham is not detrimental to the overall land supply requirement in Guildford Borough.

Policy: FD 6: Housing Requirements. Obs

Housing need will be assessed on a Borough wide strategic basis.

Supporting Text:

Policy: AT 2: A3 Tunnel obs.

The long term ambition for the creation of a tunnel for the A3 to pass under Guildford, incorporating the relevant interchange at Potters Lane and the subsequent closure of the Clay Lane slip road on to the A3 and London Road slip road off the A3, is supported in principle. The use of land adjacent to the A3 at Gosden Hill farm for works connected with the tunnel during construction is supported.

The provision of a tunnel under Guildford has great potential to ease traffic congestion in Burpham. In accordance with Paragraph 41 of the NPPF, Guildford Borough Council should give due consideration to identifying and protecting, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.

Supporting Text: