

Guildford... ...a key moment in time

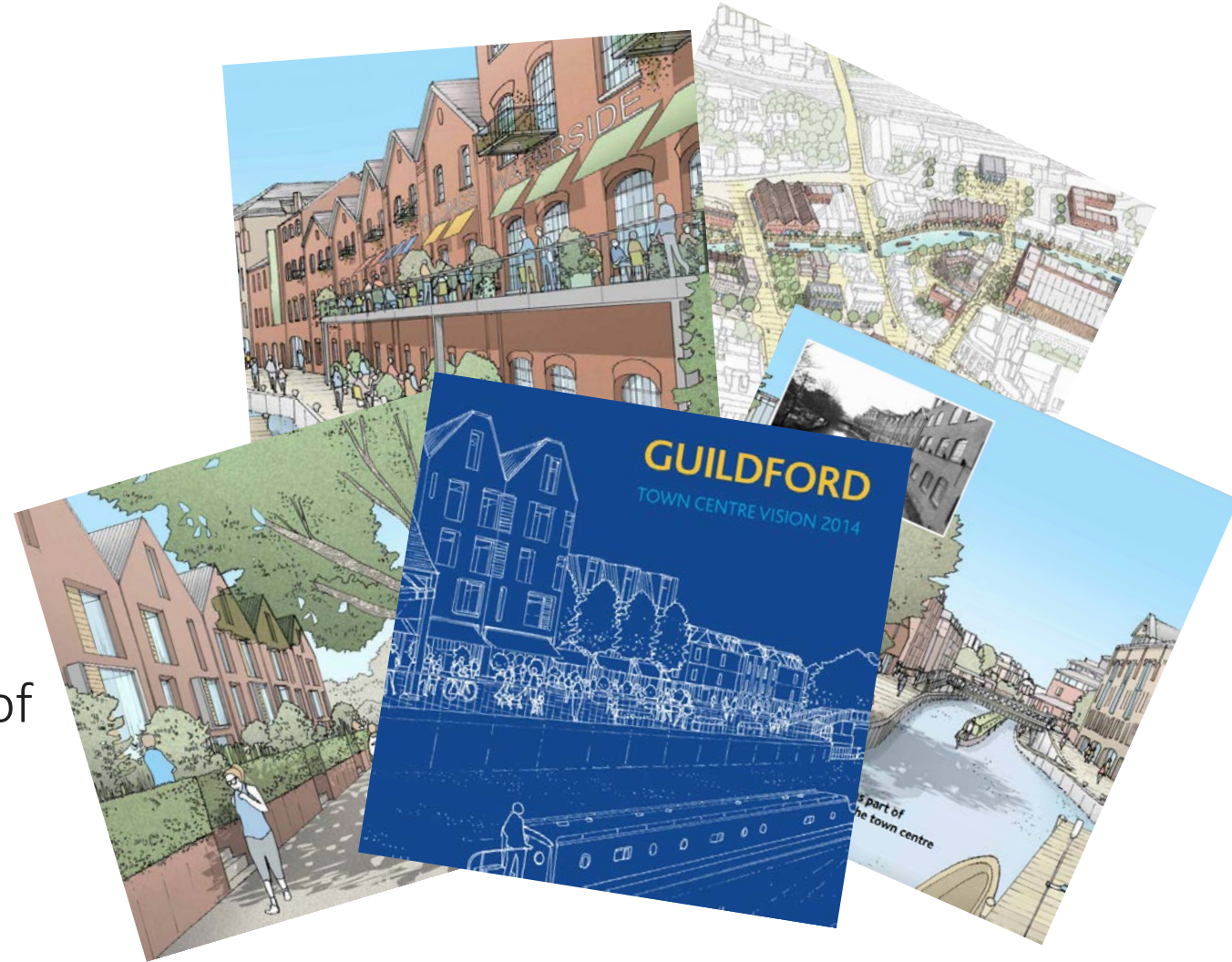
Build the Community you would like to live in

Thanks for Commissioning A&M plan

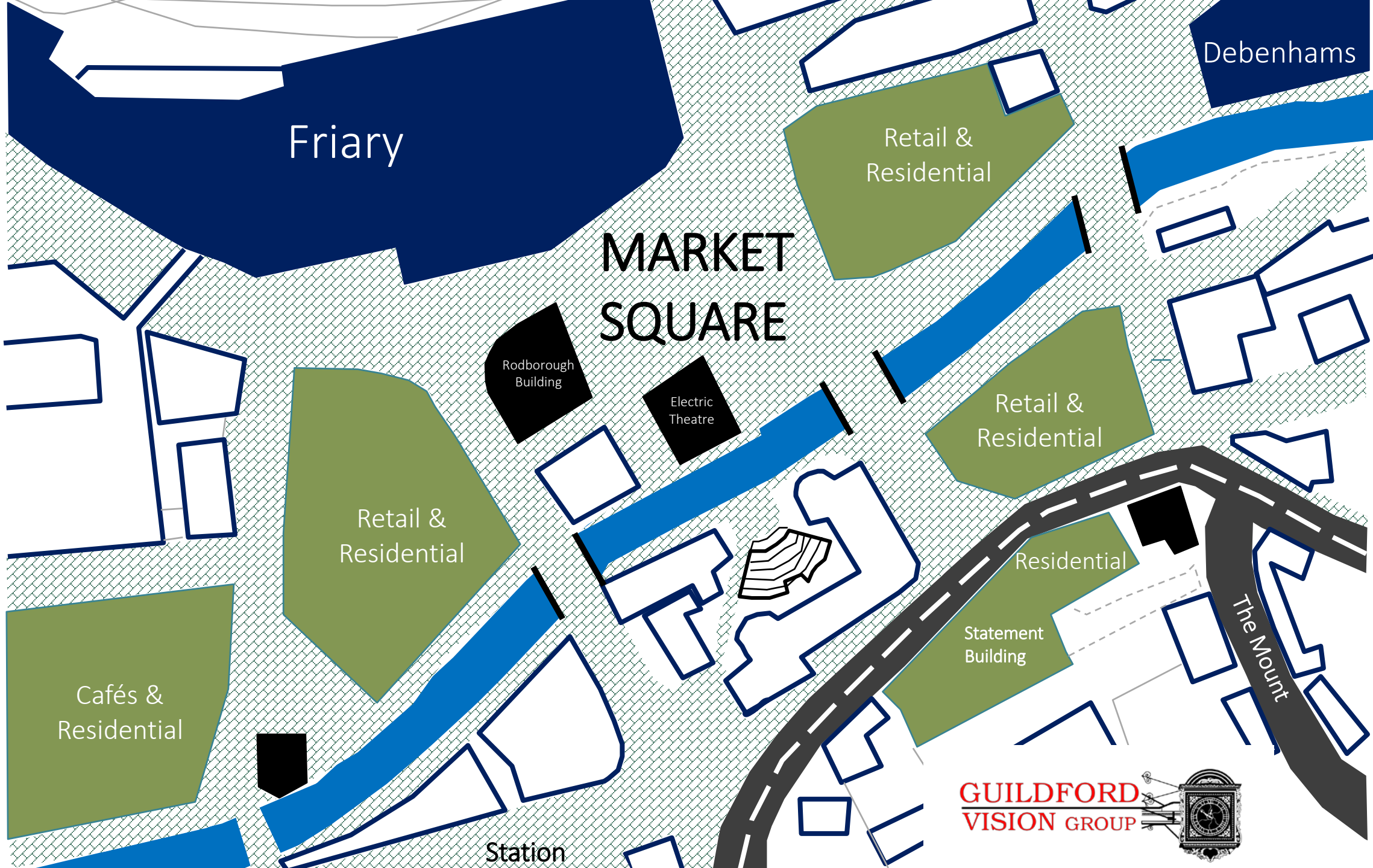
- Good start
- Some great concepts
- Some not so realistic ideas
- Above all, something to work with

So far it is only a Vision...

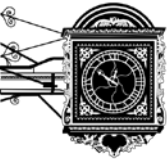
Let's get on with delivering a stellar town centre with great places and spaces, boulevards and riverfront, having removed traffic from the heart of Guildford and delivering homes, reducing pressure on the Green Belt



The Opportunity...



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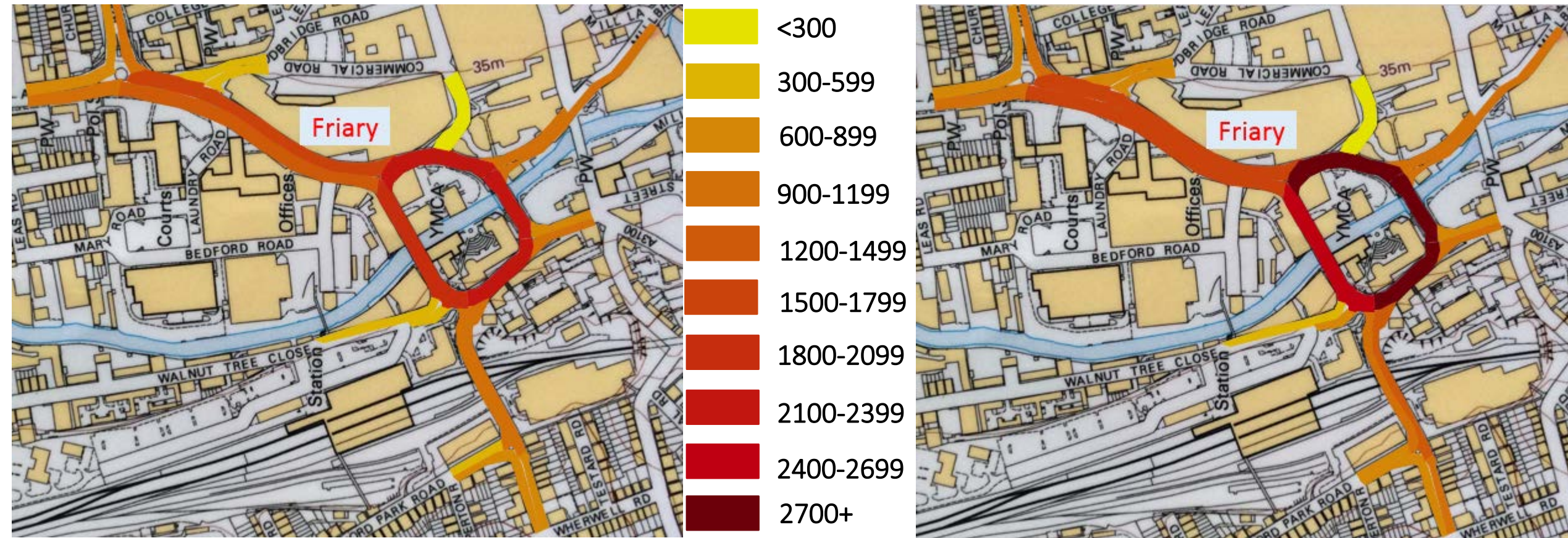
How?

- i. REMOVE TRAFFIC FROM THE GYRATORY
- ii. OPEN UP THE RIVERSIDE
- iii. CONNECT KEY PLACES TO AND WITHIN THE TOWN
- iv. CREATE NEW RETAIL, RESIDENTIAL, CULTURAL AND BUSINESS SPACE
- v. MAKE A BETTER TRANSPORTATION HUB
- vi. CREATE SIX NEW MAJOR SITES
 1. Station Site
 2. Riverside North
 3. Riverside Central
 4. Riverside South
 5. Wey Corridor East
 6. Wey Corridor West
- vii. A STELLAR TOWN WITH VIBRANT DAY TIME AND EVENING ECONOMY
- viii. MAKE GREAT PLACES AND SPACES

The Reality...

Hourly peak traffic counts 2011 and 2026 (652 homes per year)

FOUR LANES OF TRAFFIC SEPARATE THE TOWN FROM THE RIVER AND STATION



Main Ideas

i. Get the heart of the town operating properly.

“Town Centres are infrastructure”

ii. Deliver a successful transportation hub

GTAMS golden thread **plus** a new road bridge

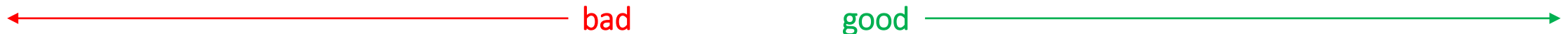
iii. Get the town operating as a place for homes.

Town -centre living is the basis for thriving evening economy

Ad Hoc and
piecemeal development

Master planned & adopted in
Local Plan for gradual transition

Master planned
& implemented

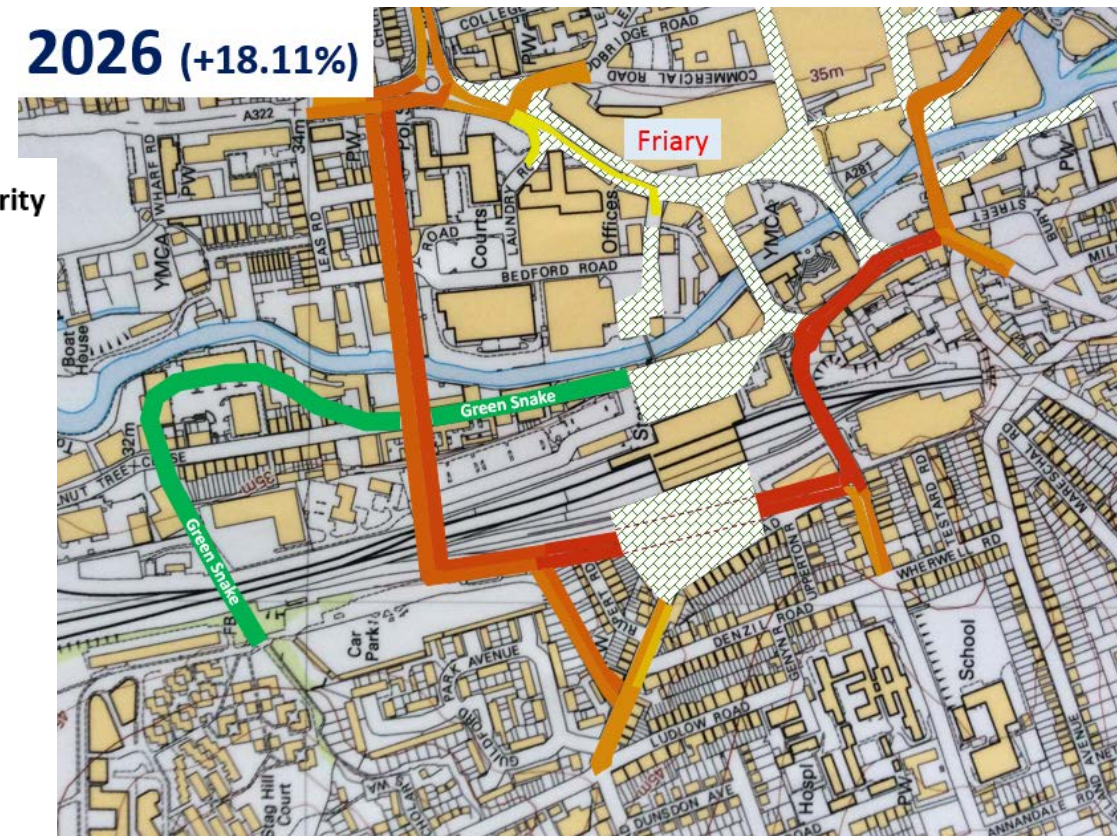
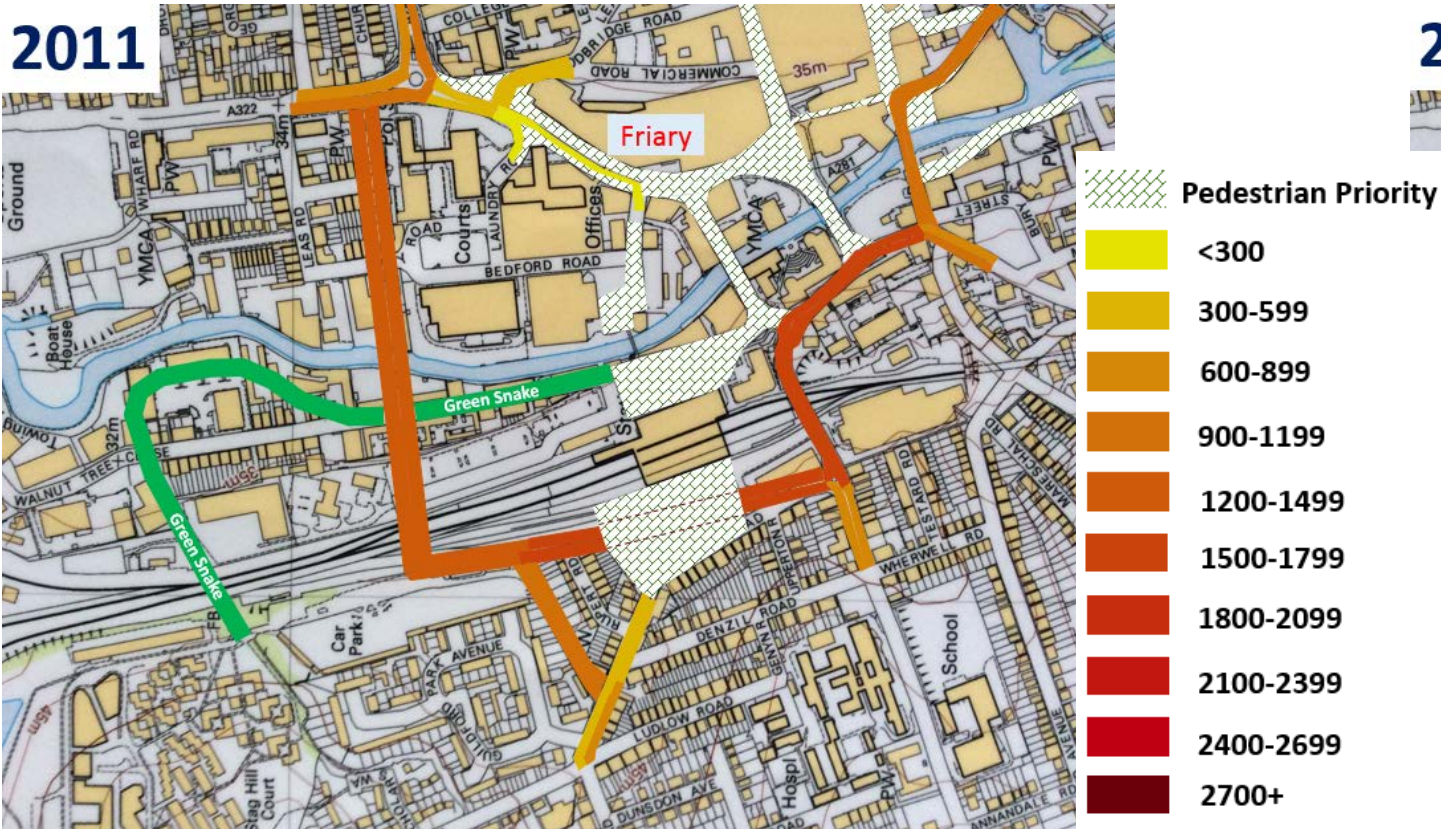


Reclaiming town & riverside

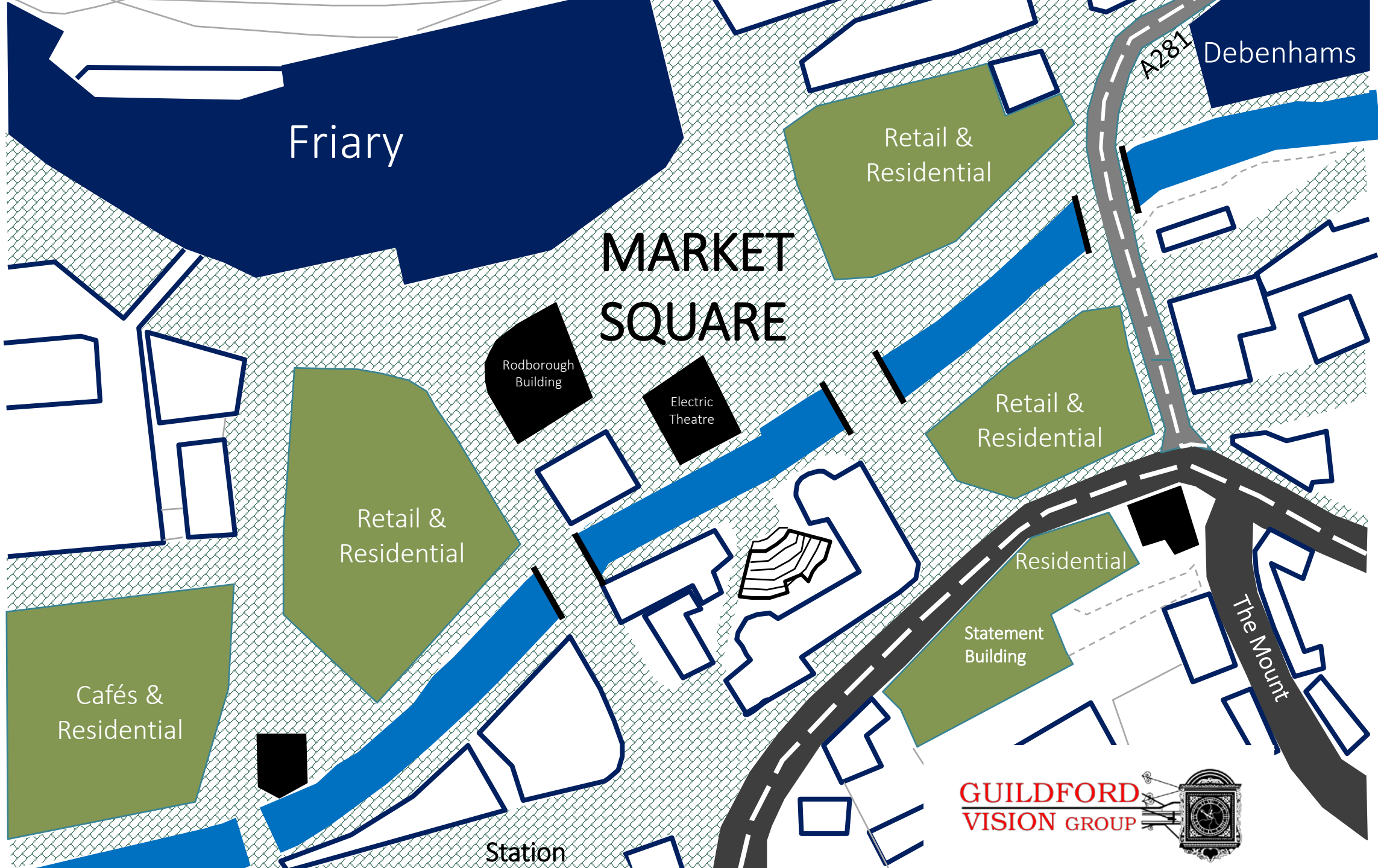
The bridge – not to add capacity but to displace traffic.

It would run more smoothly (fewer junctions) and allow the golden thread to run beneath the new road, linking to Yorkie's Bridge and University.

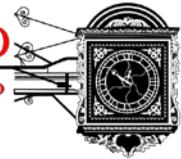
This opens the riverside to the town.

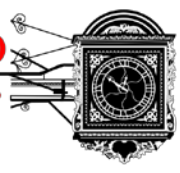


Achievable with a bridge



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Wey Corridor (W)

Wey Corridor (E)

New Bridge

Riverside (N) Phase 2



Town Centre Jigsaw Puzzle

Station Site

Riverside (N)

NORTH STREET

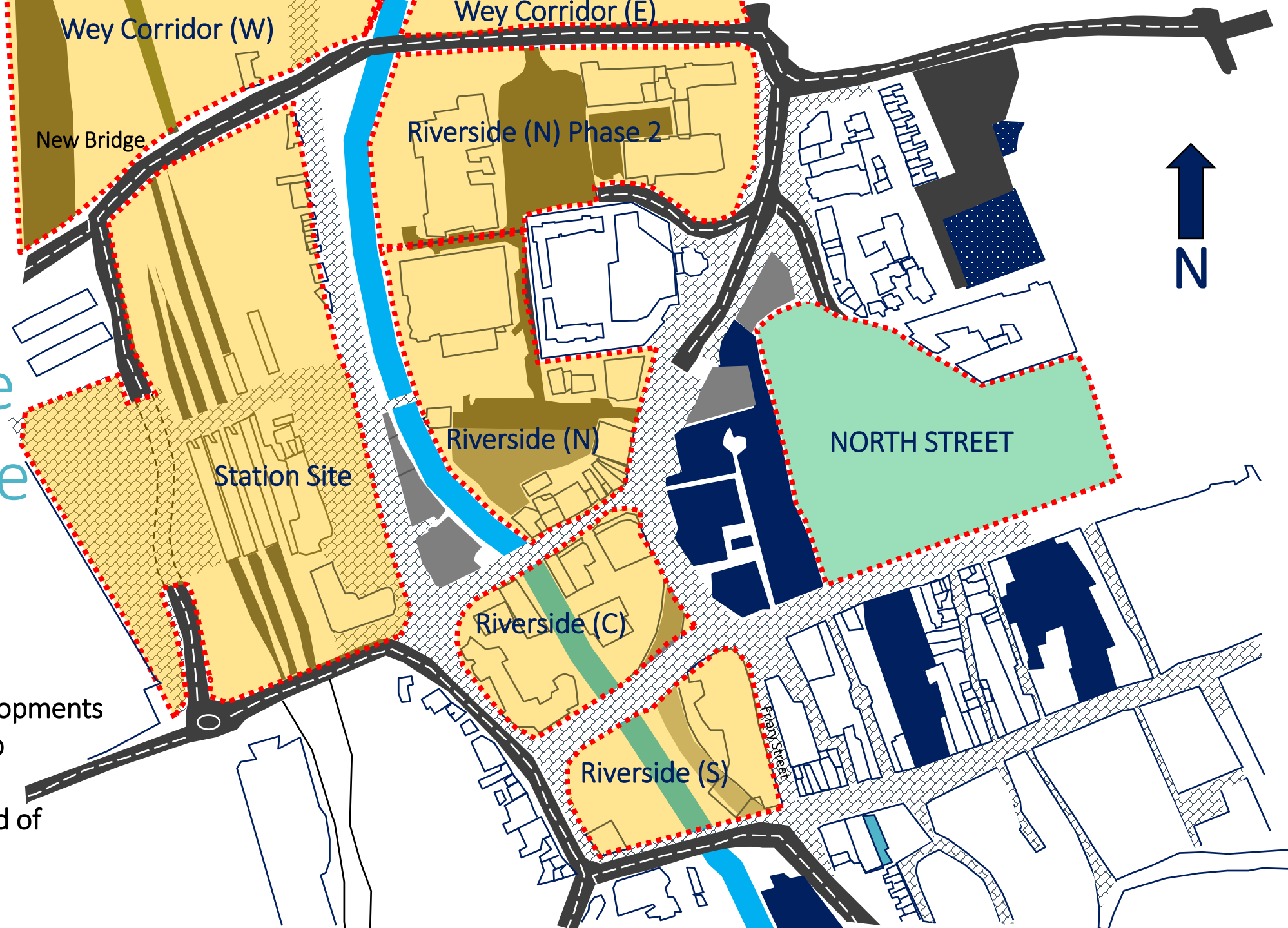
Wins:

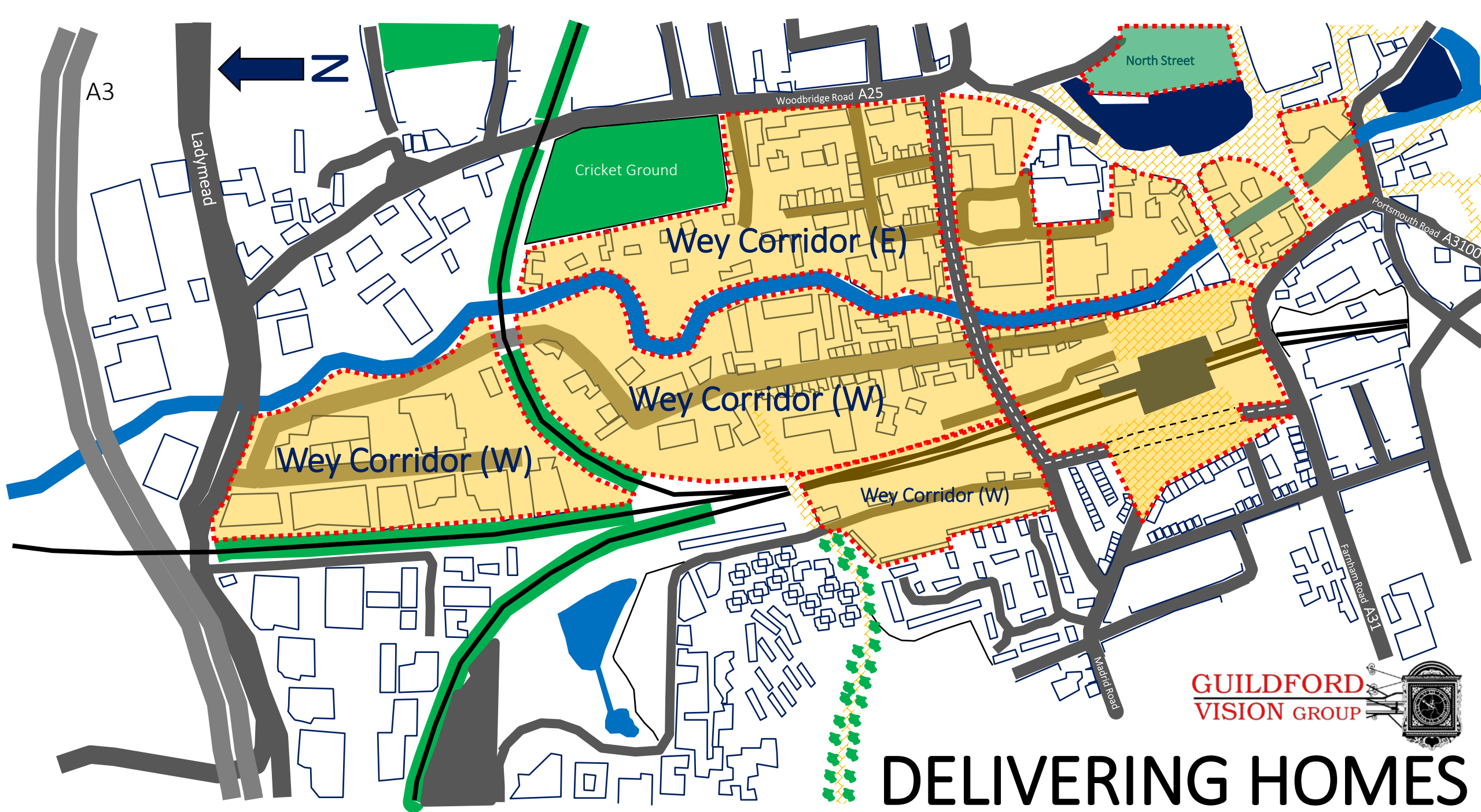
- Traffic-free town
- Pedestrian-friendly developments
- Better transportation hub
- Future-proofing the town
- A stellar town to be proud of

Riverside (C)

Riverside (S)

THANK STREET





A3



Ladymead

Woodbridge Road A25

North Street

Cricket Ground

Wey Corridor (E)

Portsmouth Road A3100

Wey Corridor (W)

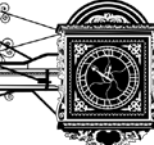
Wey Corridor (W)

Wey Corridor (W)

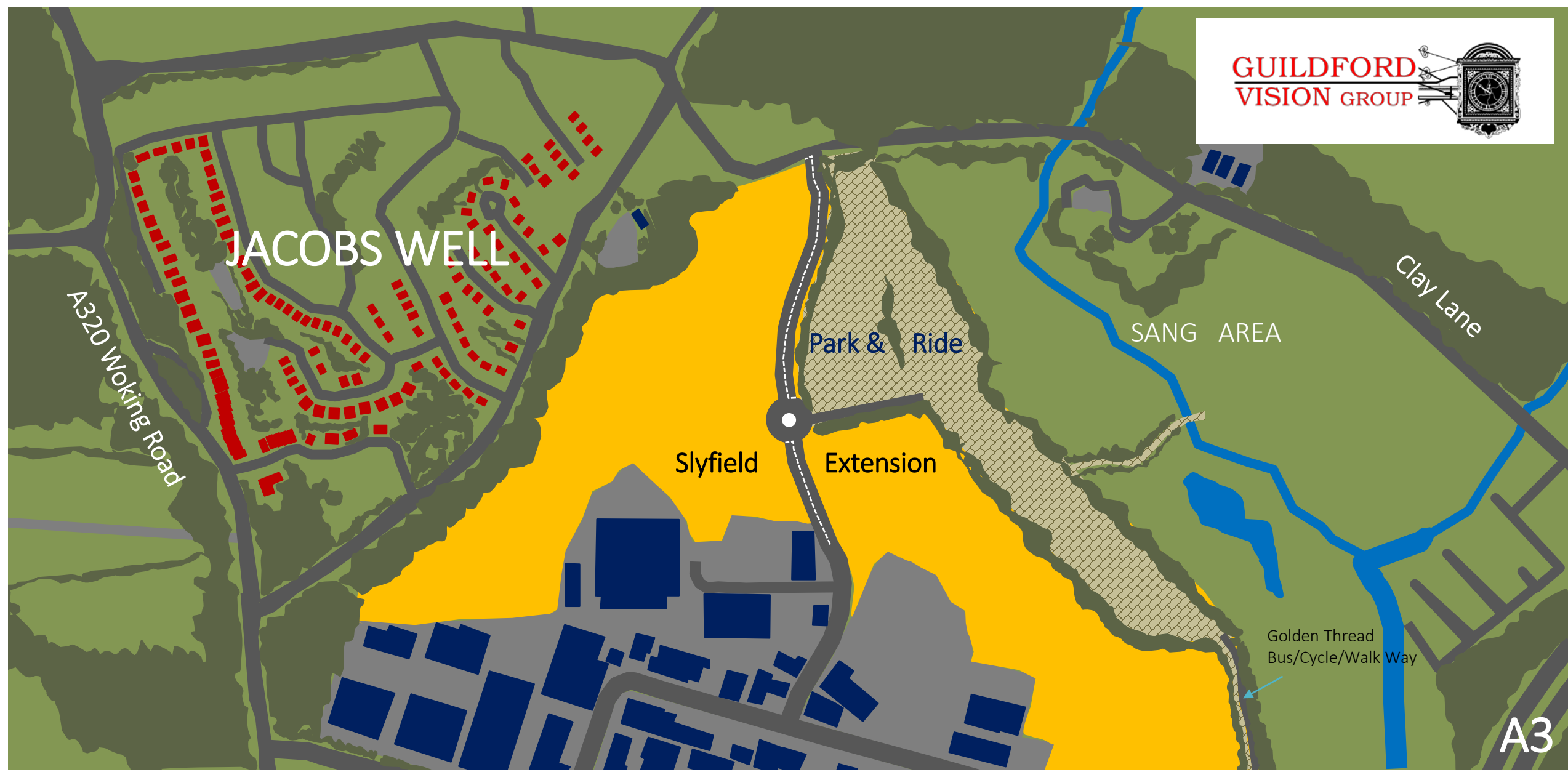
Farnham Road A31

Marpole Road

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DELIVERING HOMES



Business Uses relocated from Riverside West to new Slyfield extension. Clay Lane to be connected to four-way junction on A3
Park & Ride to be provided with 'Golden Thread' linking from the P&R and Slyfield into town and to the station. SANG area link to P&R

How Close Can We Get?

ACHIEVEMENTS

- i. TRAFFIC REMOVED FROM THE GYRATORY ✓
- ii. RIVERSIDE OPENED UP TO THE TOWN ✓
- iii. CONNECTIONS IN PLACE OR CAPABLE OF BEING ACHIEVED ✓
- iv. NEW RETAIL, RESIDENTIAL, CULTURAL AND BUSINESS SPACE ✓
- v. IMPROVED TRANSPORTATION HUB ✓
- vi. SIX NEW MAJOR SITES CREATED ✓
 - 1. Station Site
 - 2. Riverside North
 - 3. Riverside Central
 - 4. Riverside South
 - 5. Wey Corridor East
 - 6. Wey Corridor West
- vii. A STELLAR TOWN WITH VIBRANT DAY TIME AND EVENING ECONOMY ✓
- viii. PLACE MAKING DELIVERS LONG TERM PROSPERITY AND WELL-BEING ✓

Conclusion

Challenging, demanding, but game changing for the town within the UK and even beyond.

Solving in part the pressure on the green belt, the town centre deterioration, the underused water front, the derelict sites; and

Opening up town squares, boulevards,

Removing traffic by building a bridge over the railway

Creating a stellar town centre in the leading county with new sites for all the uses currently claiming short supply; and

For the first time in living memory (if not ever) taking a joined up approach to real town planning in the town.