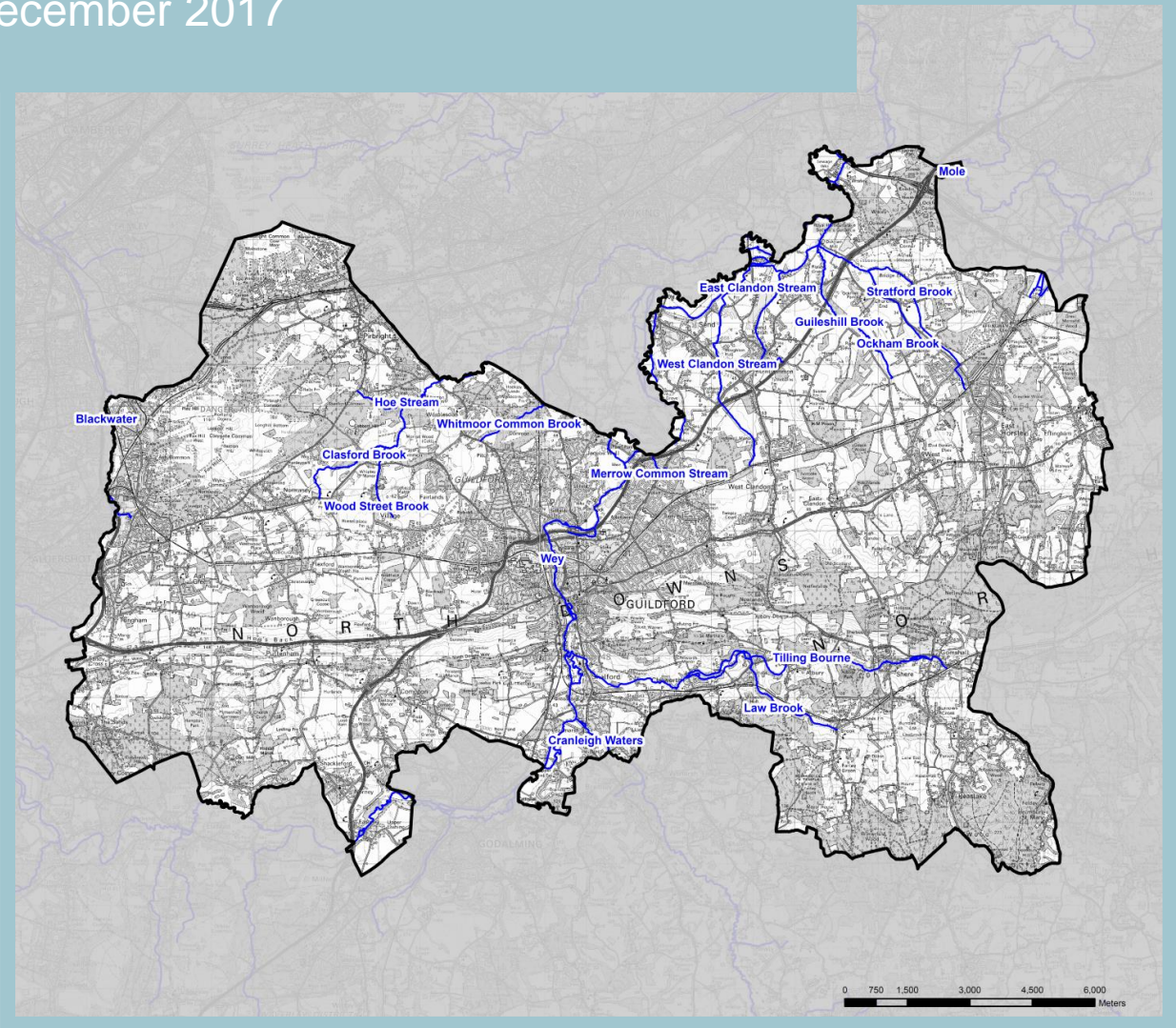


Guildford Borough Council Level 1 Strategic Flood Risk Assessment: Flood Risk Sequential and Exception Test December 2017



This page has been deliberately left blank

Contents

Relevant documents	3
1. Introduction.....	4
2. Background	5
What is the Sequential Test?	5
Stages of the sequential test	8
How should the SFRA be used to apply the Sequential Test?	8
The Exception Test	9
Stages of the Exception Test	9
3. Flood Risk Sequential and Exception Test methodology and outcomes	11
Meeting objectively assessed needs.....	11
Windfall and rural exception	11
Surface Water Flood Risk	11
Climate Change	11
Stage 1.....	13
Stage 2.....	14
Outcomes of stage 2.....	15
Reasons discounted	15
Redevelopment of land/or buildings in high flood risk areas:	15
Garage sites in urban areas:	15
Sites to provide Traveller accommodation:	16
Stage 3.....	17
Outcomes of stage 3.....	17
4. Site allocations in the Submission Local Plan (2017).....	18
Site Allocation Policy A1: The Plaza, Portsmouth Road, Guildford.....	18
Site Allocation Policy A2: Guildford Cinema, Bedford Road, Guildford	18
Site Allocation Policy A6: North Street redevelopment, Guildford	19
Site Allocation Policy A7: Land and buildings at Guildford Railway Station, Guildford	19
Site Allocation Policy A9: 77-83 Walnut Tree Close, Guildford.....	20
Site Allocation Policy A14: Wey Corner, Walnut Tree Close, Guildford	20
Site Allocation Policy A24: Slyfield Area Regeneration Project, Guildford.....	20
Site Allocation Policy A35: Land at former Wisley airfield, Ockham	21

Site Allocation Policy A39: Land near Horsley Railway Station, Ockham Road North, West Horsley	21
Site Allocation Policy A40: Land to the north of West Horsley.....	22
Site Allocation Policy A43: Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley	22
Site Allocation Policy A50: Land at Whittles Drive, Aldershot Road, Normandy	23
Site Allocation Policy A54: Lakeview, Lakeside Road, Ash Vale	23
5. Realistic Candidates for Development (LAA)	25
LAA site 1006: 51, 53, 55 Summersbury Drive, Shalford	25
LAA site 1265: Land at Wisteria, Glaziers Lane, Normandy	25
LAA site 1275: Hall, Weston Lea, East Lane, West Horsley	25
6. Conclusion of Flood Risk Sequential Test.....	26
7. Conclusion of Exception Test.....	27
8. Final conclusion.....	29
Appendices.....	30
(Stages 1, 2 and 3 assessment tables)	30

Relevant documents

- Guildford borough Strategic Flood Risk Assessment (SFRA) Level 1 (January 2016)
 - SFRA Summary Document
 - SFRA Volume 1 Decision Support Document
 - SFRA Volume 2 Technical Report
 - SFRA Volume 3 Maps (updated July 2017)
- SFRA Level 1: Flood Risk Sequential Test (this document)
- Guildford Borough Strategic Flood Risk Assessment Level 2 (May 2016)
- Guildford Borough Strategic Flood Risk Assessment Level 2: 2017 Addendum (December 2017)
- Guildford Surface Water Management Plan (October 2014)
- Ash Surface Water Study (October 2014)

These documents form part of the Local Plan evidence base and can be viewed on the Council's website at <http://www.guildford.gov.uk/newlocalplan/evidencebase>.

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Development should not be allowed where these tests cannot be met.
- 1.2 The main steps in undertaking a Strategic Flood Risk Assessment (SFRA) are:
 1. Assess flood risk
 - See Level 1 SFRA Volume 1 and 2
 2. Avoid flood risk
 - Application of the sequential approach to site selection, so that development is, as far as reasonably practicable, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk. If necessary, this includes application of the exception test (See this document and the Level 2 SFRA).
 3. Manage and Mitigate flood risk
 - Where a lack of alternative sites means that a development needs to be located in an area at high risk of flooding, local planning authorities and developers must ensure that it is appropriately flood resistant, safe for the development's lifetime and will not increase flood risk overall (the Level 2 SFRA provides useful information to assist developers with this).
- 1.3 This document forms part of the Level 1 SFRA, but also feeds into step 2 above.

2. Background

- 2.1 The fundamental concepts that underpin the SFRA are outlined in the NPPF. The guidance provided in the NPPF requires local authorities and those responsible for development decisions to demonstrate that they have applied a risk based sequential approach in preparing development plans and that they have considered flooding through the application of a Sequential Test.
- 2.2 The underlying objective of the risk based sequential allocation of land is to reduce the exposure of new development to flooding and reduce the reliance on long-term maintenance of built flood defences. Within areas at risk from flooding, it is expected that development proposals will contribute to a reduction in the magnitude of the flood risk.
- 2.3 SFRA's are essential to enable a strategic and proactive approach to be applied to flood risk management.
- 2.4 The main objectives of the Guildford Borough SFRA are to provide flood information:
- As the evidence base for application of the Sequential Test to support planning decisions, in line with the NPPF
 - That is strategic, i.e, covers a wide spatial area and considers present and future flood risk
 - That supports and informs sustainability appraisals of the draft Local Plan, and
 - That broadly identifies what further investigations may be required for specific development proposals.
- 2.5 A Level 2 SFRA is prepared if the Level 1 SFRA and the sequential test shows that land outside flood risk areas cannot appropriately accommodate all of the borough's development needs.
- 2.6 As demonstrated in the Level 1 SFRA and this sequential test, land outside of medium and high flood risk areas cannot appropriately accommodate all the development necessary to meet identified needs in Guildford borough, therefore a Level 2 SFRA has been prepared. All sites that are suitable, available and achievable for housing (five homes or more) and economic development uses over the plan period are identified in the 2017 Land Availability Assessment (LAA) and are included in the latest housing trajectory within that document. For further explanation, see paragraph 4.62 of the Housing Delivery Topic Paper (December 2017).

What is the Sequential Test?

- 2.7 The NPPF Sequential Test is a risk-based approach to determining the suitability of development according to flood risk from fluvial and tidal flood sources. The NPPF requires Local Planning Authorities to apply the test at all stages of the planning process to ensure that, where possible, development is located in the areas at least risk of flooding.
- 2.8 The NPPG also assigns different vulnerabilities to different types of proposed development. Local planning authorities should bear in mind these vulnerability classifications (see table below) when considering a development's suitability.

2.9 Following application of the Sequential Test, if it is not possible for a certain type of development to be located in a zone with a lower probability of flooding, then the Exception Test can be applied (see pages 7-8) which considers the wider sustainability benefits of the proposal. The Flood Risk Vulnerability Classification table below indicates in which flood zones and for which types of development it may be suitable to apply the Exception Test.

2.10 The table below (NPPG, 067Reference ID: 7-067-20140306) shows the compatibility of different types of development according to their flood vulnerability.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required † ¹	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required * ²	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

2.11 Full details of the type of development in each vulnerability classification are available in the NPPG (Reference ID: 7-066-20140306). However, in summary, and with regard to general uses considered in the draft Local Plan:

- Highly vulnerable development includes caravans and mobile homes (thus traveller accommodation)
- More vulnerable development includes residential development (including student accommodation and care homes) and hospitals
- Less vulnerable development includes buildings used for shops, financial, professional and other services, restaurants, cafes, offices, general industry, storage and distribution, assembly and leisure.

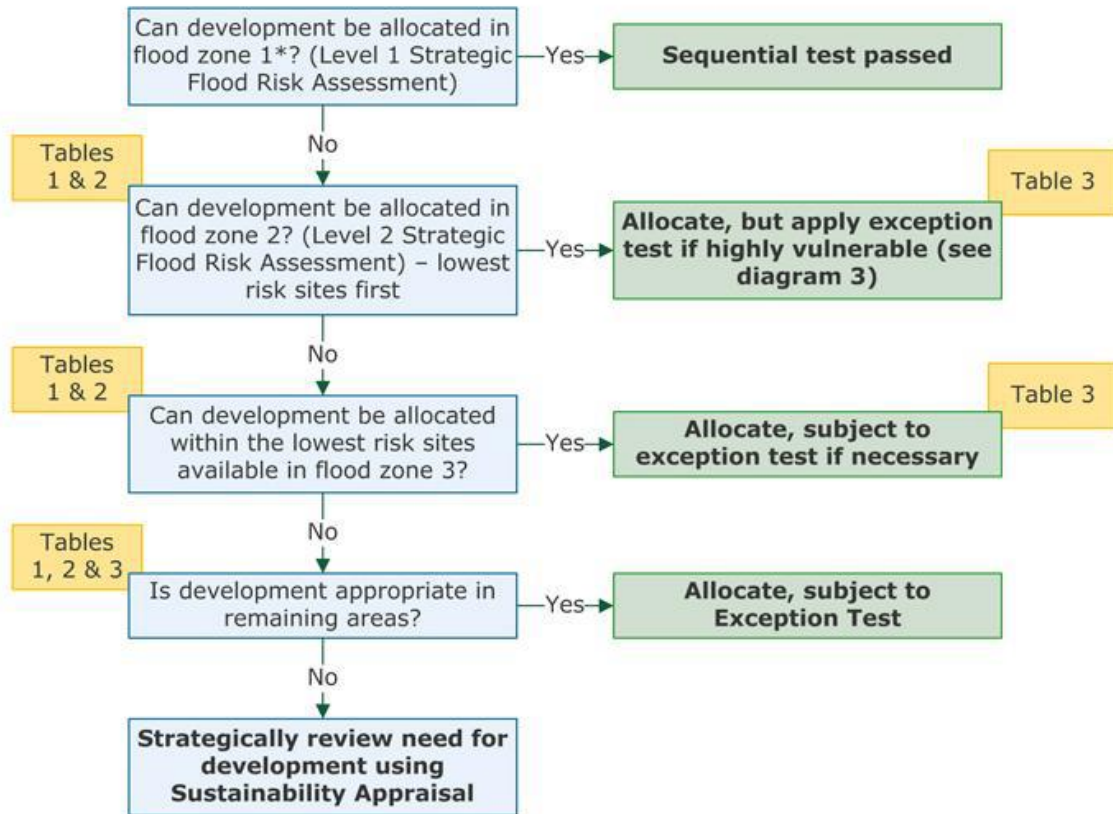
¹ † In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

² * * * In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

- 2.12 To apply the Sequential Test, the table above is used to guide potential land uses to areas where the development vulnerability is appropriate to the flooding probability.
- 2.13 Some developments may contain different elements of vulnerability and the highest vulnerability category should be used when applying the sequential test, unless the development is considered in its component parts.

Stages of the sequential test



* Flood Zone 3b has also been divided into a developed and undeveloped flood zone 3b through Guildford urban area. This is described further in the Level 1 SFRA.

How should the SFRA be used to apply the Sequential Test?

- 2.14 Allocations are ‘tested’ on the basis of their flood risk attributes and the outcome used to inform decisions that must be taken alongside consideration of other spatial planning issues such as transport, housing, economic growth, natural resources, regeneration, biodiversity, the historic environment and management of other hazards.
- 2.15 All ‘reasonably available’ sites must be subject to sequential testing; therefore, the LAA provides the source of sites to be tested.
- 2.16 When applying the Sequential Test it is important to demonstrate:
- That a transparent process has been formulated and followed
 - That this process has sought to steer new development to areas with the lowest probability of flooding, and

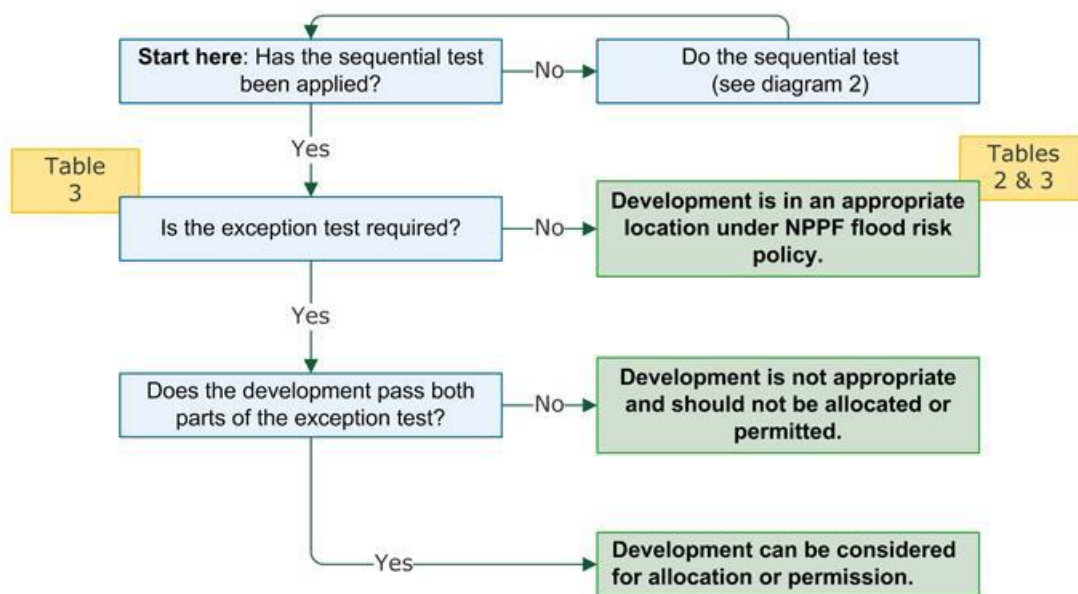
- That full consideration has been given to reasonably available alternatives on land with a lower probability of flooding.

The Exception Test

2.17 The Exception Test must be applied for certain uses if it is not possible to locate all development in zones of lower flood risk.

2.18 The flow diagram below shows the stages in the sequential test at which the Exception Test may need to be applied. The NPPG provides additional guidance on application of the Exception Test.

Stages of the Exception Test



2.19 For a potential site allocation or proposed development to pass the Exception Test:

- it must be demonstrated that development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment, and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

2.20 Evidence of the first criteria being met may be provided through a sustainability appraisal. If a potential site allocation or proposal fails to score positively against the aims and objectives of the sustainability appraisal, or is otherwise not capable of demonstrating sustainability benefits, the Council should consider whether the use of planning obligations and/or conditions could make it do so. Where this is not possible, the Exception Test has not been satisfied and allocation should not be made (or proposed development should be refused).

2.21 The second part of the Exception Test relates to the 'safety' of the development. When considering safety, specific local circumstances should be taken into account, such as:

- The characteristics of a possible flood event, e.g. the type and source of flooding and frequency, depth, velocity and speed of onset;
- The safety of people within a building if it floods and also the safety of people around a building and in adjacent areas, including people who are less mobile or who have a physical impairment. This includes the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood;
- The structural safety of buildings, and;
- The impact of a flood on the essential services provided to a development.

2.22 The second part of the Exception Test can only be fully passed when determining a development proposal. The Level 2 SFRA supports applications of the Exception Test by providing more detailed evidence of flood risk at a site level, and making a judgement based on technical information about the likelihood of the development proposal passing the technical part (second part) of the Exception Test.

3. Flood Risk Sequential and Exception Test methodology and outcomes

- 3.1 The sequential test considers all realistic candidates for development and discounted sites, as identified in the Land Availability Assessment (LAA) (2017).

Meeting objectively assessed needs

- 3.2 The Submission Local Plan: strategy and sites (2017) aims to meet objectively assessed needs. For housing, this is 12,426 homes (net) between 2015 and 2034 (West Surrey SHMA: Guildford Addendum Report 2017). 11,228 homes (gross) are proposed to be provided on strategic development sites allocated in the Submission Local Plan (2017), with the remainder of the supply to be delivered from LAA sites, sites completed prior to adoption of the Plan, and sites with planning permission.
- 3.3 Approximately 4,500 (about a third) of the total supply of homes allocated on strategic sites are to be provided on sites that are primarily within flood zone 1, but that include small areas of higher flood risk within the strategic site. These sites have been sequentially tested and found suitable, however this places in context the challenge of finding alternative sites at less risk of flooding to accommodate the total homes requirement over the plan period, in a borough constrained by Thames Basin Heaths SPA, AONB and Green Belt.

Windfall and rural exception

- 3.4 This sequential test cannot assess windfall and rural exception sites as they are not currently identified. Planning applications on sites not identified in the most up to date LAA and flood risk sequential test during the plan period will be required to carry out their own flood risk sequential test, if proposing development within flood zone 2 or higher risk.

Surface Water Flood Risk

- 3.4 Whilst the approximate extent of surface water flood risk for sites to be allocated in the Local Plan has been noted in Appendix 1 at Stage 3, it is not a criteria for site selection under the sequential test, as paragraph 102 of the NPPF³ applies to fluvial flood zones and not to areas subject to surface water flooding. Therefore, this detail is provided at stage 3 for information purposes only.
- 3.5 Applicants are advised to consider the SFRA (Level 1 and 2), the Guildford Surface Water Management Plan and Ash Surface Water Study with regards to surface water flood risk, and not rely solely on the general information in this test.

Climate Change

- 3.6 The NPPF (2012) and Planning Practice Guidance on Flood Risk and Coastal Change (6 March 2014) explain when and how flood risk assessments should be

³ If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in **zones with a lower probability of flooding**, the Exception Test can be applied if appropriate. (NPPF, para 102, emphasis added).

used. This includes demonstrating how flood risk will be managed now and over the development's lifetime, taking climate change into account. Making an allowance for climate change in flood risk assessments helps to minimise vulnerability and provide resilience to flooding and coastal change in the future. The detailed modelling used in the SFRA Level 2 to assess sites proposed for allocation in the Local Plan is based on the 1 in 1,000 year (0.1% annual exceedance probability) and this data is shown on the maps where it was available. The SFRA Level 2 therefore accounts for climate change based on the March 2014 guidance.

- 3.7 In February 2016, the Government updated its guidance in relation to taking account of climate change in flood risk assessments. Flood risk assessments should now be based on a range of potential climate change allowances (Lower, Central, Higher Central and Upper) that reflect various lengths of time into the future.
- 3.8 The Environment Agency expects an assessment of climate change (using the new allowances) to be undertaken by applicants at the planning application stage. The new advice is complex and we recommend that potential applicants therefore consult the most recent national climate change guidance before submitting a proposal if a site is liable to be affected. More information is available to view online at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.
- 3.9 Under this new guidance, if a site is within flood zone 2 (medium risk), there is a reasonable possibility that, when taking climate change into account, the site falls in flood zone 3 (high risk). This assessment has noted if there is a reasonable possibility that a site would be in flood zone 3 when climate change is taken into account. 'Yes' in the column (Stage 3 table, Appendix 3) indicates that this is the case.

Stage 1

- 3.10 Starting with the full list of LAA sites (realistic candidates for development, and sites discounted), an initial sift was carried out removing (i.e. discounting) sites that were not considered suitable for the proposed development, in planning policy terms.
- 3.11 These were sites that are within either of:
- The Thames Basin Heaths SPA
 - 400m of the Thames Basin Heaths SPA
 - The functional flood plain (undeveloped)
 - Sites of Special Scientific Interest (SSSI)
 - Special Areas of Conservation (SAC)
- 3.11 Sites in the Green Belt or 'countryside beyond the Green Belt' (CBGB) that were not considered as potentially suitable in the Council's Green Belt and Countryside Study (January 2013) were also discounted at Stage 1.
- 3.12 Note that some sites that partially overlapped with the functional floodplain that are undeveloped were taken forward to Stage 2 if only a small part of the site overlapped as the remaining part was considered suitable.
- 3.13 Stage 1 of Appendix 1 of this document lists the sites that were discounted at Stage 1. A total of 299 sites were removed at this first stage – 34 of these sites were considered for housing but fell within 400m of the Thames Basin Heaths SPA. The remainder were Green Belt or CBGB sites that were not considered suitable in the Green Belt and Countryside Study. Some of the latter sites also fell within the Surrey Hills Area of Outstanding Natural Beauty (AONB), which is a constraint under national planning policy when considering sites for major development (10 or more homes or on a site having an area of at least 0.5 hectares). The term major development would apply to most sites allocated in the Local Plan, as the Local Plan set a minimum threshold of 25 units for an allocated site except where the site included other non-residential uses.
- 3.14 Even though Table 1 shows that many of the sites considered at Stage 1 are suitable in terms of flood risk, they have been ruled out on the basis of these other policy constraints; therefore they were not considered in Stage 2.

Stage 2

- 3.15 Stage 2 considers all remaining sites (realistic candidates for development, and sites discounted in the LAA).
- 3.16 Stage 2 of the Sequential Test assessed the flood risk associated with each of these – a total of 436 sites. The Stage 2 table in Appendix 2 lists and provides information about these sites. It states whether the sites have been discounted in the LAA or between publication of the 2016 and 2017 versions of the Submission Local Plan, the reasons for discounting any sites, and whether the sites are considered suitable to proceed to the next stage of testing (Stage 3).
- 3.17 The table below explains each column in the assessment table at Stage 2 (Appendix 2).

Rank	1 = most preferable sites in terms of flood risk. 5 = least preferable sites in terms of flood risk. The sites are ranked by highest flood risk zone within the site
Description	Highest risk flood zone within the site, determining the rank
Ward	Guildford borough ward
Submission Local Plan (2017) Site Allocation	The site reference in the Submission Local Plan (2017) Strategy and Sites
LAA reference	The site reference in the Land Availability Assessment
Site name	Address
Considered use	The LAA considered the site for this use/these uses. This is not always the same as the allocated use(s) in the Submission Local Plan (2017).
Flood zone	This is the highest risk flood zone within the site boundary. For example, a site is marked as flood zone 3 (high risk) even if only a small part of the site is within that flood zone / the site is marked as flood zone 3 even if areas of the site are within flood zone 1, 2 and 3. Where available, the assessment uses updated modelling along the River Wey through the Study Area. Elsewhere, the assessment uses the most up to date Environment Agency flood zones.
Appropriate uses	In accordance with the NPPG, this shows the compatibility of different types of development according to their flood risk vulnerability and identifies sites where the Exception Test is required to assess whether a particular type of development is appropriate.
Realistic candidate for development?	Identifies whether the site is a realistic candidate for development or a discounted site (as identified in the LAA). Y = yes, N = no.
Reason discounted	Provides the reason the site is discounted, and not considered a realistic candidate for development (as identified in the LAA). Sites that are realistic candidates for development are taken through to the next stage of the sequential test (stage 3).

Outcomes of stage 2

- 3.18 125 sites were taken through from Stage 2 to Stage 3. These were the sites that are considered realistic candidates for development. Of these 125 sites, 98 are entirely within flood zone 1 and therefore suitable in flood risk terms (subject to a flood risk assessment where required to consider surface water flooding).

Reasons discounted

- 3.19 The sites considered at Stage 2 were assessed against the criteria set out in the LAA, namely suitability, availability, achievability and deliverability, as well as flood risk⁴. There were a variety of reasons for discounting sites and these are noted against the site in the Stage 2 assessment table in Appendix 2. However, there is further explanation below regarding reasons for discounting that apply to many sites.

Redevelopment of land/or buildings in high flood risk areas:

- 3.20 Sites were discounted on flood risk grounds, where a site is within flood zone 3 (3a or 3b), and redevelopment would be into a higher vulnerability classification. Examples are: a surface car park where new development would increase the vulnerability classification (housing and or offices/retail is greater vulnerability in terms of flood risk than a surface car park), and where introducing a new footprint where there is not an existing foot print would immediately increase flood risk – which is contrary to national flood risk policy.
- 3.21 In addition, this flood risk sequential test shows that there are suitable alternatives at less risk of flooding to meet identified needs. Clearly, these high risk sites are unlikely to be reasonable alternatives at less risk of flooding, for the purposes of sequential testing.

Garage sites in urban areas:

- 3.22 The Council carried out a comprehensive review of all HRA land (Housing Revenue Account) in the borough, to assess the potential for housing development (including traveller accommodation).
- 3.23 As part of this, the Council assessed approximately 100 garage sites in urban areas. Some of these sites have or are currently in the process of seeking planning permission for housing (C3); however, some were discounted for other reasons.
- 3.24 The reasons for discounting these sites were one or more of the following obstacles:
- Difficulty with access
 - Mature trees
 - Levels
 - Insufficient size for housing
 - High demand for parking locally and no potential alternative
 - Rights of way precluding development

⁴ Note that the Council published an updated LAA in December 2017 to support the Submission Local Plan: strategy and sites (2017). This included new sites, which the SFRA assesses for flood risk. The SFRA reflects where the updated LAA has assessed a site as unsuitable. Sites removed from the LAA for reasons of unavailability, for example that recently received planning permission, remain in the Stage 2 and 3 assessment tables; this provides information on flood risk to developers in case these permissions lapse in future.

- Overlooking from neighbouring properties

Sites to provide Traveller accommodation:

- 3.25 Traveller accommodation is a highly vulnerable use in flood risk terms (i.e. more vulnerable than bricks and mortar housing). It is only appropriate in flood zone 1, and flood zone 2 if the sequential and exception tests can be passed. Of the 13 sites that are partially or entirely within flood zone 3, two are proposed for allocation for traveller accommodation.
- 3.26 Both are existing traveller sites, with the benefit of planning permission (with additional pitches/plots proposed in the Submission Local Plan). As explained in the LAA, identifying deliverable land for traveller accommodation is challenging, and whilst many sites have been discounted, the reasons for discounting sites can be more complex than for bricks and mortar housing (for example, access arrangements for larger vehicles, making best use of land – given larger land take, and viability of urban land).
- 3.27 Despite these sites being partially in medium/high flood risk zones, given the challenge to find deliverable land for this use, it is a positive outcome that the remaining sites that are identified to meet traveller accommodation needs are in flood zone 1 (low risk).
- 3.28 Both of these sites are discussed in further detail in Section 5.

Stage 3

Outcomes of stage 3

3.29 The 125 sites taken through from stage 2, to stage 3, are assessed in more detail in stage 3, with further information provided for those sites that are within flood zone 2, 3a and 3b. The sites are then ranked.

Rank	The sites are ranked by highest flood risk zone within the site. 1 = most preferable sites in terms of flood risk. 5 = least preferable sites in terms of flood risk.
Submission Local Plan	The site reference in the Submission Local Plan (2017) Strategy and Sites
LAA ref	The site reference in the Land Availability Assessment
Site name	Address of the site
Location	Broad location, e.g. town centre, urban area, Green Belt, Previously developed land (PDL) in the Green Belt
Proposed use	Proposed use in the Submission Local Plan / LAA
Net quantity (no of homes/floor space)	Quantity of development proposed in the Submission Local Plan / LAA
Total site area (ha)	Size of the site. This does not necessarily directly correlate with the site area in the Submission Local Plan. In some cases, larger site areas have been assessed to ensure full account is taken of potential flood risk
Flood zone area	Area of the site within that flood zone
Flood zone %	% of the site within that flood zone. Note this does not always total 100%, as flood zone 3 is usually within the area of flood zone 2
Climate change – potential?	See Section 4: Climate Change
Surface water flooding	Notes if there is a risk of surface water flooding on the site, where this information is available from the Level 2 SFRA, or the Council's GIS layers. Yes = some surface water flood risk
Surface Water flooding information	General information on extent of surface water flood risk, based on the SFRA Level 1 maps
Highest risk flood zone	Highest risk flood zone on site
Appropriate uses	As described in stage 2
Site status	Submission Local Plan site allocation or Realistic candidate for development (LAA)

3.30 15 of the sites assessed at Stage 3 are partially or entirely within flood zone 2 (medium risk), whilst 13 sites are partially or entirely within flood zone 3 (high risk). These are discussed in Section 5.

3.31 Note that some of the Stage 3 sites overlap with two or more flood zones; this can be seen in the Stage 3 table in Appendix 3.

4. Site allocations in the Submission Local Plan (2017)

4.1 13 of the sites that are proposed to be allocated for development in the Submission Local Plan (2017) at Stage 3 of the Sequential Test include some areas at medium and/or high risk of flooding.

4.2 These are discussed below:

Site Allocation Policy A1: The Plaza, Portsmouth Road, Guildford

4.3 The majority – 94% – of this site is within flood zone 1 (low risk) with only a small amount of the site (6%) within flood zone 2 (medium risk). Whilst residential development is not appropriate in flood zone 3, it is an appropriate use in flood zones 1 and 2 (subject to the sequential test and compliance with other aspects of national flood risk policy). However, given the extent of flood zone 1 on this site, and the inclusion of parking and garden space in development proposals, it should be possible to avoid development in flood zone 2.

4.4 Therefore, the Submission Local Plan site allocation policy requires:

- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- Avoid development within flood zone 2 (medium risk)

4.5 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 70 homes with a lower probability of flooding.

Site Allocation Policy A2: Guildford Cinema, Bedford Road, Guildford

4.6 Approximately a quarter of this site is developed and within flood zone 3b (developed). This makes redevelopment that achieves flood risk betterment and conforms with other relevant planning policies a challenging prospect.

4.7 Whilst the NPPG flood risk vulnerability classification table indicates that less vulnerable uses are not appropriate in flood zone 3b, there is already development in some of these areas. The SFRA and Submission Local Plan (2017) maintain that redevelopment in these areas may be suitable if it can achieve flood risk betterment. The score for the site therefore assumes that redevelopment would achieve betterment, and that the sequential and if necessary exception tests are passed for the use proposed. Redevelopment for a higher vulnerability use (e.g. housing) would not be appropriate, as it would constitute an immediate increase in flood risk that could not be overcome.

4.8 The Submission Local Plan allocates this land for a cinema (D2) with 3 to 5 additional screens and approximately 1,000 sq. m of additional food and drink floor space (A3-A5), thus not increasing the flood risk vulnerability classification. The site allocation policy requires that redevelopment:

- Achieves flood risk betterment on site by moving and/or reducing the footprint of the building, and incorporating appropriate flood risk reductions measures, and have regard to the recommendations of the Level 2 SFRA
- Incorporates raised levels, linking the development to Bedford Road, in order to gain safe access and egress from the site

- Does not increase flood risk on site or elsewhere
 - Improves the relationship between the built form and the river setting
- 4.9 There are very limited available and suitable sites for leisure uses to meet identified needs, as demonstrated in the LAA. Leisure uses are a town centre use, and flood risk is considered alongside the need for development to be sustainably located. This site benefits from being located close to public transport interchanges, the town centre and other leisure uses.
- 4.10 The sequential test and LAA identify that there is no reasonably available site appropriate for the proposed development with a lower probability of flooding.

Site Allocation Policy A6: North Street redevelopment, Guildford

- 4.11 The majority – approximately three quarters – of this site is within flood zone 1 (low risk). 22% of the site is within flood zone 2 (medium risk), with only 2% in flood zone 3 (high risk). The site is allocated for mixed-use development, so uses should be located according to flood risk vulnerability. Whilst more vulnerable uses are appropriate in flood zone 2 under the NPPG, the site allocation policy for this site takes a more precautionary approach by stating that development of flood zones 2 and 3 should be avoided. The Submission Local Plan site allocation policy requires redevelopment to:
- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
 - Avoid development of high or medium vulnerability uses in flood zone 2 (medium risk) and flood zone 3 (high risk)
- 4.12 This is a retail-led development, providing up to 41,000 sq m of retail floor space, approximately 6,000 sq. m of food and drink (A3-A4 uses), a gym (D2 use) and up to 400 homes (C3 use).
- 4.13 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development with a lower probability of flooding.

Site Allocation Policy A7: Land and buildings at Guildford Railway Station, Guildford

- 4.14 The majority – 96% – of this site is within flood zone 1 (low risk) with only a small amount (4%) of the site within flood zone 2 (medium risk). Whilst residential development is not appropriate in flood zone 3, it is an appropriate use in flood zones 1 and 2 (subject to the sequential test and compliance with other aspects of national flood risk policy). However, given the extent of flood zone 1 on this site, it should be possible to avoid development in flood zone 2.
- 4.15 Therefore, the Submission Local Plan site allocation policy requires:
- Achieve flood risk betterment, appropriate mitigation and flood risk management and have regard to the recommendations of the Level 2 SFRA
 - Avoid development within flood zone 2 (medium risk)
- 4.16 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 350 homes and retail and leisure uses (town centre uses) with a lower probability of flooding.

Site Allocation Policy A9: 77-83 Walnut Tree Close, Guildford

- 4.17 Approximately 50% of the site is within flood zone 3b developed. Whilst the NPPG flood risk vulnerability classification table indicates that less vulnerable uses are not appropriate in flood zone 3b, there is already development in some of these areas. The SFRA and Submission Local Plan (2017) maintain that redevelopment in these areas may be suitable if it can achieve flood risk betterment (i.e. an overall reduction in flood risk). The score for the site therefore assumes that redevelopment would achieve betterment, and that the sequential and if necessary exception tests are passed for the use proposed. Redevelopment for a higher vulnerability use (e.g. housing) would not be appropriate, as it would constitute an immediate increase in flood risk that could not be overcome.
- 4.18 The Submission Local Plan allocates this land for offices (B1a), which would not increase the site's vulnerability classification. The site allocation policy (A9) requires that redevelopment:
- Achieves flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA, and
 - That there is no increase in flood risk on site or elsewhere and no increase in development vulnerability
- 4.19 There are very limited available and suitable sites for new office development, to meet identified needs, as demonstrated in the LAA. Offices are a town centre use, and flood risk is considered alongside the need for development to be sustainably located. This site benefits from being located close to public transport interchanges.
- 4.20 The LAA and sequential test identify that there is no reasonably available site appropriate for the proposed quantum of office floor space with a lower probability of flooding.

Site Allocation Policy A14: Wey Corner, Walnut Tree Close, Guildford

- 4.21 The majority – approximately three quarters – of this site is within flood zone 1 (low risk), with only a small amount of the site (12%) within flood zone 3a (high risk). Whilst residential development is not appropriate in flood zone 3, it is an appropriate use in flood zones 1 and 2, subject to the sequential test and compliance with other aspects of national flood risk policy.
- 4.22 The Submission Local Plan site allocation policy requires redevelopment to:
- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- 4.23 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 56 homes with a lower probability of flooding.

Site Allocation Policy A24: Slyfield Area Regeneration Project, Guildford

- 4.24 The majority – 86% – of this site is within flood zone 1 (low risk) with only a small amount (0.3%) of the site within flood zone 3a (high risk) and flood zone 3b (functional flood plain) (2.4%). Whilst residential development is not appropriate in

flood zone 3, it is an appropriate use in flood zones 1 and 2 (subject to the sequential test and compliance with other aspects of national flood risk policy). Areas of the site are at risk of surface water flooding.

4.25 The Submission Local Plan site allocation policy requires that redevelopment:

- Achieves flood risk betterment, appropriate mitigation and flood risk management, and has regard to the recommendations of the Level 2 SFRA

4.26 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 1,000 homes with a lower probability of flooding. This is an urban regeneration site, which is also providing a new sewage treatment works, and where development can be located outside of the high-risk flood zones.

Site Allocation Policy A35: Land at former Wisley airfield, Ockham

4.27 The majority – 97% – of this site is within flood zone 1 (low risk), with only a small amount (3%) of the site within flood zone 3a (high risk). Whilst residential development is not appropriate in flood zone 3, residential development is an appropriate use in flood zones 1 and 2 (subject to the sequential test and compliance with other aspects of national flood risk policy).

4.28 The Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- In order to ensure that the primary vehicular access route into the site permits safe access / egress during a flood event , the feasibility of implementing flood risk mitigation works to protect the access route be investigated
- Limit development in flood zones 2 and 3, and no increase in flood risk on site or elsewhere

4.29 The LAA and sequential test identifies that there is no reasonably available and appropriate site with a lower probability of flooding for this proposed development of approximately 2,000 homes and other uses.

Site Allocation Policy A39: Land near Horsley Railway Station, Ockham Road North, West Horsley

4.30 Nearly three quarters of the site is within flood zone 1 (low risk). However, over a quarter of the site is within flood zone 3 (high risk), where residential development is not appropriate.

4.31 The developer of this site is currently carrying out a flood map challenge to the Environment Agency. It is likely that in a forthcoming regular update of flood zones published by the Environment Agency, the extent of flood zone 2 and 3 on this site will be reduced. This could increase the number of homes that can be provided on this site. The Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA and the Guildford Surface Water Management Plan
- Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)
- No increase in flood risk on site or elsewhere

4.32 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 100 homes with a lower probability of flooding.

Site Allocation Policy A40: Land to the north of West Horsley

4.33 The majority – 80% – of this site is within flood zone 1 (low risk). However, nearly a fifth of the site is within flood zone 3a (17%), where residential development is not appropriate.

4.34 The developer of this site is currently modelling the flood zones, and as above, may result in a change to the extent of flood zones in this area. It is likely that the quantum of residential development can be provided on this site within flood zone 1 (low risk). There is also some surface water flood risk on this site.

4.35 The Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, and regard to the recommendations of the Level 2 SFRA
- Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)
- No increase in flood risk on site or elsewhere
- Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA

4.36 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 120 homes with a lower probability of flooding.

Site Allocation Policy A43: Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley

4.37 The majority – 80% – of this site is within flood zone 1 (low risk) with only a small amount (4%) of the site within flood zone 3a (high risk) and an equally small amount (6.5%) in zone 3b undeveloped.

4.38 The 2017 Submission Local Plan allocates the site for 400 homes, including self-build and custom house-building plots. Residential development is not appropriate in flood zone 3 but is an appropriate use in flood zones 1 and 2, subject to the sequential test and compliance with other aspects of national flood risk policy.

4.39 The 7,000 sq. m of B1c, B2 and B8 employment floor space that was previously allocated on this site is now allocated on the new site A58 (Land around Burnt Common Warehouse, London Road, Send). Employment uses are potentially appropriate in all flood zones (subject to national flood risk policy requirements), apart from flood zone 3b. However due to the Greenfield nature of the site, development within flood zone 2 or 3 is unlikely to be acceptable, due to the requirement not to increase flood risk on site or elsewhere.

- 4.40 Both sites have limited or low levels of surface water flooding.
- 4.41 The Submission Local Plan site allocation policy (A43) requires:
- Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA
 - Avoid development in flood zones 2 and 3
 - No increase in flood risk on site or elsewhere
- 4.42 The Burnt Common site (A58) is reasonably available and has a lower probability of flooding than site A43; however, it is less favourably located for residential development in terms of maintaining a separation between Gosden Hill strategic development site and the village. Furthermore it could not provide the infrastructure benefits for the homes proposed on site A43 (and benefits elsewhere) in terms of the proposed new A3 slip roads (Site Allocation Policy A43a). Development at Garlick's Arch will avoid flood zones 2 and 3, and provide an opportunity to reduce flood risk on site and elsewhere.

Site Allocation Policy A50: Land at Whittles Drive, Aldershot Road, Normandy

- 4.43 The majority – 74% – of this site is within flood zone 1 (low risk), however, a fifth of the site is within flood zone 2 (medium risk) and 6% is within flood zone 3a (high risk).
- 4.44 Traveller accommodation is a highly vulnerable use in flood risk terms, and is not appropriate in flood zone 3. It is only appropriate in flood zone 2 if the exception test is passed.
- 4.45 The Submission Local Plan site allocation policy requires:
- Appropriate mitigation for flood risk, flood risk management, and surface water flooding, and regard to the recommendations of the Level 2 SFRA
 - No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere
- 4.46 Identifying suitable sites for traveller accommodation is challenging. This is an established site that can be intensified to meet family accommodation needs.
- 4.47 The LAA and sequential test identifies that there are no reasonably available sites appropriate for the proposed Travelling Showpeople plots with a lower probability of flooding.

Site Allocation Policy A54: Lakeview, Lakeside Road, Ash Vale

- 4.48 The majority – 73% – of this site is within flood zone 1 (low risk), however, nearly a fifth (18%) of the site is within flood zone 3a (high risk).
- 4.49 Traveller accommodation is a highly vulnerable use in flood risk terms and is not appropriate in flood zone 3. It is only appropriate in flood zone 2 if the exception test is passed.
- 4.50 The Submission Local Plan site allocation policy requires:

- No mobile homes or caravans to be located within flood zone 2 or 3 (medium and high risk), and have regard to the recommendations of the Level 2 SFRA
- 4.51 Identifying suitable sites for traveller accommodation is challenging. This site is currently countryside and is proposed to be included in the urban area in the Submission Local Plan (2017), and is already an established site that can be intensified to meet family accommodation needs.
- 4.52 The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed pitches with a lower probability of flooding.

5. Realistic Candidates for Development (LAA)

- 5.1 These sites are considered available, achievable and suitable for development for less than 25 homes. They were therefore too small to be allocated in the 2017 Submission Local Plan; however, the Council has identified them as realistic candidates for development in the LAA. Although these sites are small in terms of the number of dwellings they can provide, they nevertheless contribute collectively towards potential future housing supply for monitoring purposes. For this reason, they have been subject to the sequential test.
- 5.2 Thirteen sites that overlapped with flood zones 2 or 3 were determined to be suitable for allocation in the Plan. These would require an exception test for highly vulnerable uses (for sites in zone 2) or for more vulnerable uses (for sites in zone 3). A further three sites considered at stage 3 (sites from stage 2 that were considered realistic for development) that overlapped with flood zones 2 or 3 were not allocated in the Submission Plan, but considered suitable for inclusion in the LAA. These sites are discussed below:

LAA site 1006: 51, 53, 55 Summersbury Drive, Shalford

- 5.3 The majority of this site is within flood zone 1. It is considered that the additional five homes identified could be provided in flood zone 1 (low risk), with residential garden land provided in flood zone 2 if required. Residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1.

LAA site 1265: Land at Wisteria, Glaziers Lane, Normandy

- 5.4 50% of this site is within flood zone 2 (medium risk). Residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy). Residential development is appropriate in flood zone 3a, subject to the sequential and exception test. It is likely that to provide seven additional homes on this site (as identified in the LAA), residential accommodation will need to be provided in flood zone 2 (medium risk). Any development proposals would need to be accompanied by a flood risk assessment that showed that the development was safe in flood risk terms, and that it did not increase flood risk on site or elsewhere.

LAA site 1275: Hall, Weston Lea, East Lane, West Horsley

- 5.5 The majority – 98% – of this site is within flood zone 1 (low risk). The remaining 2% is in flood zone 2 (medium risk). It is considered that this site can be redeveloped avoiding development within flood zone 2. A flood risk assessment would be required to demonstrate that development would not increase flood risk on site or elsewhere.

6. Conclusion of Flood Risk Sequential Test

- 6.1 The sequential test has demonstrated that objectively assessed housing needs as set out in the West Surrey SHMA (2016, 2017 Addendum) (see page 9) cannot be met on land that is solely within flood zone 1 (low risk). This is because there are no reasonably available sites appropriate for the proposed developments in areas with a lower probability of flooding. However, this need can be met with the use of specific site allocations policies, and all development can be accommodated within flood zones 1 and 2, with the exception of two non-residential (town centre) site allocations (sites A2 and A9).
- 6.2 In accordance with the NPPG, development can be allocated in flood zone 2 if it is demonstrated that development needs cannot be met using land in flood zone 1. However, the exception test should be applied in relation to any proposed allocations of highly vulnerable uses in flood zone 2. There are two such sites, relating to traveller accommodation (sites A50 and A54). Details of these sites are summarised in the next section below.
- 6.3 Of the three LAA sites (not allocated in the Plan) which were identified in medium/high risk flood zones, only one (LAA site 1265: Land at Wisteria, Glaziers Lane, Normandy) is likely to need to provide some residential development within flood zone 2. This would need to be considered carefully as part of a detailed flood risk assessment.
- 6.4 Two sites are proposed for allocation in flood zone 3b developed. These are Guildford Cinema, Bedford Road, Guildford (Site Allocation Policy A2) and 77-83 Walnut Tree Close, Guildford (Site Allocation Policy A9). These are less vulnerable uses, and the exception test is not required.
- 6.5 The sites identified in stage 3 are considered to have passed the sequential test. For those sites that are allocated in the Submission Local Plan (2017), more detailed flood risk information is presented in the Level 2 SFRA.
- 6.6 Mixed use development proposals on sites where some land is at medium or high risk of flooding, should ensure that within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location.

7. Conclusion of Exception Test

- 7.1 The exception test is required for two sites proposed for allocation for traveller accommodation where the site includes areas of flood zone 2 and 3 (medium to high flood risk). However, the allocation policies for these sites specify that accommodation should not be provided on these parts of the sites. These sites are:
- Site A50: Land at Whittles Drive, Aldershot Road, Normandy; and
 - Site A54: Lakeview, Lakeside Road, Ash Vale.
- 7.2 Development of the small-scale business use at Lakeview could be within the medium risk (zone 2) or higher risk (zone 3a) flood zones.
- 7.3 For the exception test to be passed:
1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
 2. a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 7.4 With regard to the first part of the exception test, both allocations are considered positively in relation to the following objectives from the Sustainability Appraisal (2017):
1. Maintain, conserve and enhance **biodiversity** and the natural environment
 3. Create and sustain vibrant **communities**
 7. Facilitate improved **health and well-being** of the population, including enabling people to stay independent and reducing inequalities in health
 9. Provide sufficient **housing** of a suitable mix taking into account local housing need, affordability, deliverability, the needs of the economy, and travel patterns
 11. Conserve and enhance **landscape character**
 12. Reduce **poverty and social exclusion** for all sectors of the community
 13. Make the best use of **previously developed land** and existing buildings
 16. Achieve a pattern of development which minimises journey lengths and encourages the use of sustainable forms of **transport** (walking, cycling, bus and rail)
- 7.5 Travellers suffer from some of the worst social outcomes in our communities, and providing suitable accommodation and a settled base with access to services, facilities and education is one of the most important ways to improve this situation. The two sites are existing permanent sites where families are established. Providing additional accommodation on these sites ensures travellers have a settled base, helps improve social outcomes and promotes better integration with the settled community.
- 7.6 Provision of suitable accommodation helps reduce unauthorised encampments, which can occur in sensitive rural locations. Site A54 (Lakeside Road, Ash vale) is proposed to be included within the urban area of Ash and Tongham in the Submission Local Plan (2017), and is thus a rare and highly sustainable location for Traveller accommodation.

- 7.7 Provision of additional pitches/plots on these sites provides wider sustainability benefits to the community that outweigh flood risk. These sites pass this part of the exception test.
- 7.8 With regard to the second part of the exception test, the Level 2 SFRA notes:
Lakeview, Lakeside Road, Ash Vale (Site Allocation Policy A54)
- 7.9 The west of the site is shown to be within Flood Zone 3. Development classified as Highly Vulnerable would not pass the technical part of the Exception Test; however, should Highly Vulnerable development be avoided in these areas, and appropriate SuDS developed on site to avoid any increase in flood risk elsewhere, there is a good chance that the site could pass the technical part of the Exception Test.
Land at Whittles Drive, Aldershot Road, Normandy (Site Allocation Policy A50)
- 7.10 A small area north of LAA Site 241 (Site Allocation Policy A50) falls within Flood Zone 3. Provided development in this zone can be avoided, and appropriate SuDS developed on site to avoid any increase in flood risk, it is likely that the site could pass the technical part of the Exception Test.
- 7.11 This part of the exception test can only be fully satisfied at the planning application stage. The Level 2 SFRA provides an indication of the site's ability to pass this part of the exception test.
- 7.12 Whilst the Submission Local Plan (2017) does not allocate residential development (which is a more vulnerable development) in Flood Zone 3, a number of allocated sites do include land in this flood zone. The exception test for these sites has been considered as follows:
- 7.13 With regard to the first part of the exception test, the allocations are considered positively in relation to all of the same objectives from the Sustainability Appraisal (2017) as for the two traveller sites A50 and A54 above. In addition, they are considered to have a positive impact on the following objective:
15. Create and maintain **safer and more secure** communities
- 7.14 The allocations make use of previously developed land, provide development to meet identified needs, and provide key infrastructure, such as education and transport.
- 7.15 There are no reasonably available sites appropriate to meet the identified needs in areas with a lower probability of flooding. Without allocation of these sites, in accordance with the spatial strategy in the Submission Local Plan (2017), the identified needs in the borough would not be met.

8. Final conclusion

- 8.1 All of the sites listed as Submission Local Plan (2017) site allocations, and realistic candidates for development (LAA, 2017 in this document have passed the sequential test.
- 8.2 The exception test has been applied to sites where required. All of the site that progressed to Stage 3 that required an exception test have passed Part 1 of this test. Part 2 will be considered in more detail at the development management stage, informed by the Level 2 SFRA. Whilst the exception test is not required for the residential development proposed, as the site allocations policies will not allow residential development within Flood Zone 3, the exception test has been applied nonetheless and is deemed to be passed.
- 8.3 In accordance with the flood risk compatibility table in the NPPG (067Reference ID: 7-067-20140306), the exception test is not required for less vulnerable uses in flood zone 3 (i.e. the cinema site (site allocation A2), and 77-83 Walnut Tree Close (site allocation A9), both in Guildford town centre.

Appendices

(Stages 1, 2 and 3 assessment tables)

Appendix 1: Stage 1 sites

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses					Reason
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
N/A	Guildford urban area	Worplesdon	N/A	301	Former Honda Garage, Pitch Place, Worplesdon Road, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Vale	N/A	334	331/333 Vale Road, Ash Vale, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Vale	N/A	337	Former Tyre and Exhaust Depot, Lysons Avenue	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Vale	N/A	540	Land at Frimley Road, Ash Vale	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	563	1 Heathcote Close, Church Path, Ash Vale	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	581	85a/85b Ash Hill Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	597	119 Fairview, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	639	129 Ash Hill Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Vale	N/A	655	Land to rear of 217 Vale Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Vale	N/A	692	3 Vale Road	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Within village	Worplesdon	N/A	695	Land Adjacent, 14 Thatchers Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Guildford urban area	Stoughton	N/A	943	Hazel Farm, Oregano Way, Guildford	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	945	Methodist Church, Grenadier Road / Wharf Road, Ash Vale	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Within village	Pirbright	N/A	979	Land off Chapel Lane, Chapel Lane, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Within village	Worplesdon	N/A	998	Sundial Plain and adjoining land, The Avenue, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Within village	Worplesdon	N/A	999	St Breward and adjoining land, Worplesdon Road, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Within village	Worplesdon	N/A	1013	Willow End, Stringer's Avenue, Jacobs Well	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	1076	Land to the rear of College Road, College Roa, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Vale	N/A	1078	Land to the rear of Frimley Road, Frimley Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	1079	Land to the rear of Vale Road, Vale Road. Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	1112	Land to the rear of houses on College Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Ash and Tongham urban area	Ash Wharf	N/A	1126	Abbeywood and Health Centre, Wharf Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Within village	Worplesdon	N/A	1159	14 Thatchers Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
N/A	Green Belt	Tillingbourne	N/A	4	Netley Mill Water Works, Gomshall Lane, Shere	housing	3b	Exception test	N	N	N	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1042	Land of Rectory Lane, Rectory Lane, Shere	housing	3b	Exception test	N	N	N	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	2062	Water Meadows, Near Rowing Club	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	159	RHS Garden Wisley, Wisley Lane, Wisley	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	375	Land at Papercourt Farm, Papercourt Lane, Send	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	1364	Land to North West of, Muddy Lane	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	2306	Nutberry Fruit Farm, Portsmouth Road	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Send	N/A	120	Harms Hatch - Plot B, Broadmead Road, Send	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	1327	Land at, Unstead Wood	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2104	Land to the South of, Drodges Close	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2178	Land to the south, Peasmarsh	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	80	Kitchen Garden, Upper Street, Shere	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	23	Land opposite Burpham Court Farm, Clay Lane, Guildford	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	322	Land to the east of, Blanchards Hill, Jacobs Well	Housing	3b	Exception test	N	N	N	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	279	Nuthill Fruit Farm, Just off A3, West Clandon	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	352	Land at Clandon Railway Station, The Street, West Clandon	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	727	Vanecot, Malacca Farm, West Clandon	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1199	Land off, Ockham Road North, East Horsley	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1411	Land South of, Green Lane	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2023	Land to the north of Meadowlands, Cuckoo Farm	Housing, education	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2024	Land to the south of, Meadowlands	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses					Reason
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
N/A	Green Belt	Normandy	N/A	308	Merrist Wood Golf Club, Holly Lane, Worplesdon	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2119	Tickners Bridge, Willey Green, Normandy	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2182	land at Strawberry Farm, near Glaziers Lane, Normandy	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	67	Land south of, Ash Road (west off Bridge Mead), Pirbright	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	2109	Land in Pirbright, Pirbright Terrace, Pirbright	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Send	N/A	295	Villages Medical Centre, Send Barns Road, Send	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Send	N/A	299	Land at, Send Barns Lane, Send	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	59	Ellis Family Yard, Whitmoor Common, Off Burdeshot Road, Worplesdon	Housing, traveller acco	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	70	Brookpond Smallholding, Whitmoor Common, Worplesdon	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	124	Worplesdon Road / Tangle Lane, Tangle Lane, Worplesdon	Housing, burial ground	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	162	Land at rear and off, Gravett's Lane, Guildford	Housing	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2311	Land at Tangle Lane	Housing, education	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	school B	Land directly south of railway line, medical centre, playground, and village hall, west of station, East Horsley, known as Kingston Meadow	Education	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study, currently in community use and is needed for these uses, therefore not available
N/A	Green Belt	Clandon and Horsley	N/A	school A	New Marsh Farm, north of Effingham	Education	3	Exception test	N	Exception test	Y	Y	Not identified in the Green Belt and Countryside Study, TPO, too remote from any proposed development sites
N/A	Green Belt	Lovelace	N/A	256	Land at corner of, Send Marsh Road and Portsmouth Road, Send	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	2060	Part of Ockham Park, Portsmouth Road	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	271	Fairoaks Smallholding, Aldershot Road, Normandy	housing, traveller acco	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2179	Land at Willey Green, opposite Duke of Normandy, Normandy	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	976	Land at and adjacent to Swallowfield, Guildford Road, Pirbright	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	977	Land off Guildford Road, Guildford Road, Pirbright	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	150	Land between, Trunley Heath Lane and Foxborough Road, Shalford	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2185	Land north of, Broadford Road	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	156	Land adjacent to Slyfield Industrial Estate Dennis Way, Worplesdon	Employment	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1189	Land at 194, Highview & Highnoon, Frog Grove Lane, Wood Street	Housing	2	Y	Exception test	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	24	Land at Bridge Cottage, Ripley Lane, West Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	26	Land parcel no.136, Little Cranmore Lane, West Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	286	Land adjacent to Hatch Field House, on Epsom Road, West Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	288	Land at the Red House, Bishopsmead Drive, East Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	318	Land at Wellington Cottages, Guildford Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	325	Barcombe Farm, The Street	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	331	Broom House and Broom Cottage, Long Reach, West Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	377	Ledgers, Shere Road, West Horsley, Leatherhead	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	386	Land behind St Martins Church, Ockham Road South, East Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	568	Bramley House, Epsom Road, West Horsley, Leatherhead	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	719	Brockhurst, The Warren, East Horsley, Leatherhead	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	720	Mayfield, Oak Grange Road, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	731	Squirrels Run, Chalk Lane, East Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1035	Land adjacent to Kawatha Lodge, Oak Grange Road, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses					Reason
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
N/A	Green Belt	Clandon and Horsley	N/A	1036	The Nusery, Lime Grove, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1277	Land at Dedswell Manor Farm, Clandon Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1412	Silver Ley, Malacca Farm	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1417	Land North of Wayfarers, The Warren	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1436	Glebe cottages, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	1547	270, The Street, West Horsley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2020	Land between Green Lane and Lime Grove, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2021	Land south of Green Lane, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2022	Land to the north of Lime Grove, West Clandon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2028	Land to south of Green Lane, Green Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2106	Land Adjoining Flintwood and Old Trees, Green Dene	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2113	Beechlands, The Pheasantry	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2114	Land behind Epsom Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2116	Land Adjacent to Foxbury, Epsom Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2279	Land at Chalkpit Lane, Chalkpit Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2291	Land opposite Holmhurst Cottage, Back Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2293	Frenchlands Copse, Off Frenchlands Gate	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Clandon and Horsley	N/A	2304	Horsley Camping and Caravanning Club, Ockham Road North	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	267	Land at, Calvert Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	276	Land adjacent to Sylcot, Chester Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	543	Leaside Cottage and land adjoining, Orestan Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	675	Dell Farm, Calvert Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	684	Pen Y Bryn & land to rear of No. 5, Travellers Joy & Merrythought, Dirtham Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	685	The Haven, Orestan Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	732	Rustles, Beech Avenue, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	733	Hedgerows, Orestan Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	737	The Cottage, Lower Farm, Effingham Common Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	738	Leebrook, Effingham Common Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	741	Two Firs, Calvert Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	743	Upper Leewood Farm, Effingham Common Road, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	745	Long Acre, Effingham Road, Effingham, Leatherhead	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1200	Thistledown, Orestan Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1201	Land next to The Elms and off, Orestan Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1202	Land Adjoining the Bungalow, Salmons Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1207	Land Adjoining Kayos Cottage, Salmons Lane, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1408	Land west of, Effingham Common Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1459	Meadow View, Orestan Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1577	The Other Place, Guildford Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	1583	Land at Banks Farm, Bookham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	2111	Land off, Heathway, Effingham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	2296	Land at Effingham Common Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	121	Chantry Lodge, Pilgrims Way, Guildford	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	55	Brick Kiln Copse, Horsley Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses					Reason
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
N/A	Green Belt	Lovelace	N/A	91	Ripley Smallholdings, Polesden Lane, Ripley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	157	Former Highland Nurseries, Portsmouth Road, Ripley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	296	Land opposite Quennells, Old Lane, Ockham	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	502	Land at, High Street, Ripley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	565	Land between Homeleigh & Poppingbury, Portsmouth Road, Ripley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	1225	Land Behind Grandis Cottages, High Street, Ripley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	1393	Land South-East of, Portsmouth Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	1461	Land to the rear of the Hautboy, Alms Heath	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	1462	Land to the west of Hautboy, Alms Heath	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	1553	Dunsborough Farm Cottage, The Green	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	2156	Land to the rear of Long Acres, Portsmouth Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	2253	Land to the south of Chapel Farm House, Rose Lane, Ripley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	14	Land at, Guildford Road, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	269	Openview, Glaziers Lane, Normandy	housing, traveller acco	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	292	Land adjacent to Normandy Cottage, Pirbright Road, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	330	Crickets Hill Farm, Wyke, Wyke Lane, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	616	Land to the rear of 195-199, Guildford Road, Ash	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	680	West Flexford Cottage, Flexford Road, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	696	Hunts Hill Farm, Hunts Hill, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	1052	Land off Guildford Road, Guildford Road, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	1238	Land adjacent to Fair View Farm, Guildford Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	1379	Great Westwood, Westwood Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2071	Crickets Hill Farm, Wyke	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2093	Land Adjacent to Wanborough Station, Flexford Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2101	The White House and Land to the Rear, 57, Glaziers Lane, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2102	Chyfields, Flexford Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2112	Land to the East of, Glaziers Lane, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	2294	Wyke Lodge Cottage, Guildford Road, Normandy	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	170	Bisley Camp, Brookwood, Bisley	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	373	Land between, Gole Road and Grange Road, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	628	Rails Field, Mill Lane, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	980	Land off School Lane, School Lane, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	1165	Land at The Willows, Gole Road, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	2033	Land to the west of Chapel Lane, Chapel Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	2036	Surrey Wildlife Trust, School Lane, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	2045	Tennis court, Church Lane, Pirbright	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Send	N/A	361	Send Barns Stables, Woodhill, Send	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Send	N/A	2285	Land on the west side of, Send Barns Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	153	Land at Littlebrook Cottage, Pound Place, Shalford	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	168	Land to the north of Stonebridge Depot, Horsham Road, Shalford	housing, traveller acco	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2187	Land to the east of, Station Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2188	Land to the west of Milkwood, Christmas Hill	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2303	Tangley Mere, New Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	2307	Wellington House, Hogs Back	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses					Reason
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
N/A	Green Belt	The Pilgrims	N/A	2105	Hurtmore Golf Club, Hurtmore Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	2283	No 1 Northside Cottages, Hurtmore Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	2284	Step House, Hurtmore Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	39	Land at, High View Road, Gomshall	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	359	Land at Gomshall Cottage, High View, Gomshall	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1337	Northumberland Estates, Church Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	2031	Land to the east of Chilworth, New Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	2255	Peaslake Farm, Ewhurst Road, Peaslake	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	2312	Land to the left of Crickets Hill	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	2313	land between Gomshall Station and Churchfield Farm	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	2317	Hunters Hill, Shophouse Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	West Clandon	N/A	1457	Land adjoining White Lodge, The Street	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	19	Woodlands Farm Nursery / Reclamation, Wood Street Green, Wood Street Village	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	44	Land at, Blanchards Hill, Jacobs Well, Guildford	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	71	Stringers Barn, Salt Box Road, Guildford	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	76	Merrist Wood Campus, Coombe Lane, Guildford	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	154	Tangley Place Farm, Tangley Lane, Guildford	housing, retail	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	270	Plot A, Land off, Holly Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	297	Land at Orchard Cottage, Broadstreet Common, Wood Street Village	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	307	Land at, Blanchards Hill running north from Clay Lane, Jacobs Well	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	320	Plot B, Land off, Holly Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	321	Perry Hill Farm, Coombe Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	376	Woodlands Farm, Wood Street Green, Wood Street Village	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	378	The Oaks, Burdenshot Road, Worplesdon	housing, traveller accom	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	612	82, Frog Grove Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	613	Rose Cottage, Jacobs Well Road, Jacobs Well	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	694	Ashbrook, White Hart Lane, Wood Street Village	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	845	The Bungalow, Clay Lane, Jacobs Well	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	968	The Old Paddock, Perry Hill, Worplesdon Road, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	995	Land off Coombe Lane, Coombe Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	996	Land adjacent to White House, Coombe Lane, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	997	Ingamore, Worplesdon Road, Worplesdon	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1014	Land behind Sutherland Avenue, Sutherland Avenue, Jacobs Well	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1191	Jacobs Hill Village Hall & Rose Cottage, Jacobs Well Road, Jacobs Well	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1192	Land at and to the rear of 35, Wood Street Green, Wood Street	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1193	Hillside, Pinks Hill, Wood Street	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1293	Land opposite Burpham Court Farm, Clay Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1410	Rokers, Fairlands Farm	housing, education	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1416	Land East of Russellplace Farm, Frog Grove Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1500	The bonsai centre and adjoining garden, Perry Hill	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	1578	Land at the White House, Woking Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2012	Land to the rear of White Hart Lane, Wood Street Village	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses					Reason
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
N/A	Green Belt	Worplesdon	N/A	2013	Land to the south of Frog Grove Lane, Frog Grove Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2085	Land at Greenacre, Perry Hill	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2090	Burpham Cottage, Clay Lane, Guildford	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2197	3 Springflower Cottages, Broad Street Common	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2274	Worplesdon Rifle Club, Pitch Place	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2282	Hill Place Farm, 132 Oak Hill, Wood Street Village	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2297	Rydes Hill Lodge, Aldershot Road	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2302	Land at Whipleigh Manor Farm	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2309	Pinks Hill House, Pinks Hill	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Worplesdon	N/A	2310	Russell Place Farm, Frog Grove Lane	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Send	N/A	25	Hillside Farm, Sandy Lane, Send	Housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study. Also unsuitable for self-build and custom housebuilding.
N/A	Green Belt	Clandon and Horsley	N/A	2158	High Clandon Farm, High Clandon	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	281	One Tree Cottage, One Tree Hill Road, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	344	Land to the rear of, Warren Road/One Tree Hill, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	396	Cowells', One Tree Hill Road, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	682	Pergrines, White Lane, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	782	Gardeners Cottage, White Lane, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	783	The Red House, One Tree Hill Road, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Holy Trinity	N/A	2108	Land South of Warren Road, Guildford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	5	Compton Sewage Treatment Works, Spiceall, Compton	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	56	Land off, Priorsfield Road, Godalming	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	160	Artington Court, Old Portsmouth Road	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	262	Rushy Platts Farm, Old Portsmouth Road, Artington	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	846	Bunker Hill Farm, Munstead Heath Road, Unsted, Godalming	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	889	Watts Gallery, Down Lane, Compton	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	1027	Land adjacent to Beech Cottage, The Street, Compton	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	1029	The Dykeries, Eastbury Lane, Compton	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Shalford	N/A	1356	Maple Mead, Summers Lane	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	37	Home Farm, The Street, Shackleford, Godalming	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	66	Land at Home Farm, Peper Harow, Godalming	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	73	Wanborough Village, Westwood Lane	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	101	Elstead Road, Elstead Road, Shackleford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	102	Coppice Cottage, Grenville Road, Shackleford	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	343	Land at, Puttenham Heath Road, Puttenham	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	546	Cedarwoods, School Lane, Godalming	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	553	Woodruff, Crooksby Lane, Seale	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	928	Pelersins, Monks Grove, Compton	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	981	Land behind 139, The Street, Puttenham	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	982	Land at 119 Fox Cottage, The Street, Puttenham	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	983	Land to the rear of 105, The Street, Puttenham	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	985	Land adjacent to Orchard House, School Lane, Puttenham	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	1157	Fairlie Lodge, Shackleford Road, Normandy	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	1326	Land next to The Bumpers, Seale Lane	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	1554	Hall Place, The Street	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	1563	Land adjacent to Berthorpe, Puttenham Heath Road	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	2277	Land at Puttenham Hill	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses				Reason	
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable		Water compatible
N/A	Green Belt	The Pilgrims	N/A	2289	Puttenham Golf Course	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	191	Station Approach site, Station Approach, Gomshall	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	600	Overbrook, Brook Hill, Albury	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	617	Oakwood, Hoe Lane	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	626	Lower Brow, Fulvens	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	753	Little Chellyn, Makies Hill, Peaslake	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	781	Rowley Cottage, White Lane	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	953	Burrows Cross Lodge, Burrows Lane, Gomshall	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1022	Hawthorn Cottage and Old Vine Cottage, Ewehurst Road, Peaslake	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1023	Land at Burchets Hollow, Burchets Hollow, Peaslake	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1024	Bankside and Smokey Hole Cottage, Peaslake Lane, Peaslake	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1025	Land adjacent to Heathcote, Holmbury Hill Road, Holmbury St Mary	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1026	Land adjacent to Forest Cottage, Felday Glade, Holmbury St Mary	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1045	Land on Gravel Pitts Lane, Gravel Pitts Lane, Gomshall	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1215	Land adjacent to the Black Horse, Station Road	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Tillingbourne	N/A	1342	Land adjacent to the Post Office, Station Road	housing	1	Y	Y	Y	Y	Y	In the AONB and not identified in the Green Belt and Countryside Study
N/A	Guildford urban area	Westborough	N/A	2147	Garages at Waggon Close, Park Barn Drive	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: within 400m of the TBH SPA
N/A	Guildford urban area	Westborough	N/A	2148	Garages at Clover Road (East)	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: within 400m of the TBH SPA
N/A	Guildford urban area	Westborough	N/A	2149	Garages at Clover Road (West)	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: within 400m of the TBH SPA
N/A	Green Belt	Worplesdon	N/A	309	Land at Mount Pleasant, Salt Box Road, Worplesdon	housing	1	Y	Y	Y	Y	Y	Within 400m of SPA
N/A	Green Belt	Worplesdon	N/A	1194	Telephone Exchange, The Avenue, Worplesdon	housing	1	Y	Y	Y	Y	Y	Within 400m of SPA
N/A	Green Belt	Worplesdon	N/A	1195	Maple House and Long Meadow, Church Lane, Worplesdon	housing	1	Y	Y	Y	Y	Y	Within 400m of SPA
N/A	Green Belt	Worplesdon	N/A	2019	Land at Stringers Common, Stringers Common	housing, education	1	Y	Y	Y	Y	Y	Within 400m of SPA
N/A	Green Belt	Ash Vale	N/A	629	St John Ambulance, Heathvale Bridge Road, Ash Vale, Ash	housing	1	Y	Y	Y	Y	Y	Within 400m of SPA and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Pirbright	N/A	978	1&2 The Bungalow, Chapel Lane, Pirbright	housing	1	Y	Y	Y	Y	Y	Within 400m of SPA and not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	2129	Longacre (land north of Outdowns Bridge)	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Normandy	N/A	1435	Land at Wyke Avenue, Normandy	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	The Pilgrims	N/A	2134	Land off Suffield Lane, Puttenham	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Lovelace	N/A	2124	Land to the rear of West End Farm, Ripley	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study, flood risk
N/A	Guildford urban area	Marrow	N/A	2154	Land at Great Goodwin Drive, Marrow	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study, flood risk
N/A	Green Belt	Normandy	N/A	14	Mobile home park, Normandy	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study, flood risk
N/A	Green Belt	The Pilgrims	N/A	2162	Wanborough Business Centre, West Fle	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study, flood risk
N/A	Guildford urban area	Stoke	N/A	2150	Garages at Rowan Close (north east)	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Guildford urban area	Stoke	N/A	2151	Garages at Rowan Close (south)	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Ash and Tongham urban area	Ash South and Tongham	N/A	2152	Garages at Garbetts Way, Tongham	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study, AONB
N/A	Guildford urban area	Westborough	N/A	1579	Garages at Derby Road, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study, flood risk
N/A	Countryside	Ash South and Tongham	N/A	908	Ash Grange, Foreman Road, Ash	housing	1	Y	Y	Y	Y	Y	Not identified in the Green Belt and Countryside Study
N/A	Green Belt	Effingham	N/A	2123	Spinney Stables, Outdowns, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: not identified
N/A	Green Belt	Worplesdon	N/A	49	Land at Tangle Place Farm	housing	1	Y	Y	Y	Y	Y	Majority of the GBCS PDA within 400m of SPA. The uses appropriate within this area are not needed as the need is being met elsewhere on more appropriate sites. The site included in the plan (LAA site 126) has been identified on the basis of defensible boundaries to deliver the homes and care home.
N/A	Green Belt	Tillingbourne	N/A	2103	South Oaks, Chilworth	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: loss of specialist housing, within 400m of the TBH SPA
N/A	Within village	Worplesdon	N/A	2172	Garages at Thatchers Lane, Worplesdon	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: partly within 400m of the TBH SPA
N/A	Green Belt	Worplesdon	N/A	1363	Former Scrap Yard, Aldershot Road	traveller accommodation	1	Y	Y	Y	Y	Y	Suitability concerns: within 400m of the TBH SPA

Rank	Description	Current location / designation	Ward	Proposed Submission Local Plan (2017) Site Allocation	LAA reference	Site name	Considered use	Flood zone	Appropriate uses				Realistic Candidate for development?	Reason discounted	
									Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable			Water compatible
1	FZ1	Town Centre	Holy Trinity		2171	193 High Street, Guildford	housing	1	Y	Y	Y	Y	Y	N	No known additional development capacity
1	FZ1	Town Centre	Friary and St Nicolas		1421	Leapale Road multi-storey car park, Leapale Road and North Street, Guildford	housing	1	Y	Y	Y	Y	Y	N	Not available
1	FZ1	Town Centre	Holy Trinity		1212	Land adjacent to Pilgrims Court, Sydenham Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Not available
1	FZ1	Town Centre	Holy Trinity		1423	Land and buildings rear of 14-42 Chertsey Street, Pannells Court, Guildford	housing	1	Y	Y	Y	Y	Y	N	Not available
1	FZ1	Green Belt	Effingham		2030	Land to the south of Effingham, Strathcona Avenue	housing	1	Y	Y	Y	Y	Y	N	Not available
1	FZ1	Ash and Tongham urban area	Ash South and Tongham		2137	Garages at Carfax Avenue, Tongham	traveller accommodation	1	Y	Y	Y	Y	Y	N	Not known to be seeking further capacity on site
1	FZ1	PDL in the Green Belt	Clandon and Horsley		2250	Land at Tithebarns Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Not sufficient evidence base to demonstrate that it is Previously Developed Land (PDL)
1	FZ1	PDL in the Green Belt	Shalford		2295	Chinthurst Farm, Chinthurt Lane, Shalford	housing	1	Y	Y	Y	Y	Y	N	Not sufficient evidence base to demonstrate that it is Previously Developed Land (PDL)
1	FZ1	Green Belt	Clandon and Horsley		139	Land off Ripley Lane, Ripley Lane, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Clandon and Horsley		1037	Land off Silkmore Lane, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Clandon and Horsley		2025	Land to the east of Shere Road, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Clandon and Horsley		2026	Land to the west of Silkmore Lane, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Clandon and Horsley		2175	Land to the south of West Horsley, Shere Road	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Effingham		2029	Land to the north east of Effingham, Effingham Lodge Farm	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Effingham		2061	Howard of Effingham School, Lower Road	housing, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Effingham		2117	Land to the East of, The Street	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Merrow		2184	Land adjacent to Merrow Park and Ride, A25	housing, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		48	Rear of Alfriston House, Guildford Road, Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		2007	Land at north wyke farm, Normandy	housing, burial ground	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		2009	land to the south east of Hunts Hill Farm, north of Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		2010	Land to the north east of flexford, Brickfields	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		75	Land at, Beech Lane, Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		302	Hazeldene, Westwood Lane, Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		989	Land at Tyhak Farm, Westwood Lane, Flexford	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		990	Land behind Beech Lane and Westwood Lane, Beech Lane, Flexford	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Normandy		2008	land between Beech Lane and Westwood Lane, Flexford	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Send		72	Land at Polesden Lane and Send Marsh Road, Ripley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Send		263	Papercourt Plot 'A' B D and E, Polesden Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Send		1443	Land at, Tannery Lane	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Send		1251	Send Business Centre and Tannery Studios, Tannery Lane, Send	employment	1	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	FZ1	Green Belt	Send		29	Land at Aldertons Farm, Send Marsh Road	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Send	A58	152	Land around Burnt Common warehouse, London Road, Send	Employment	1	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	FZ1	Green Belt	Send		2280	Land on the south side of, Send Barns Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Shalford		12	Land at Hornhatch Farm, New Road, Chilworth	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Shalford		2032	Land to the south of New Road, New Road	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Shalford		2034	Land to the east of Shalford, Chinthurst Lane	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	FZ1	Green Belt	Worplesdon		78	Liddington Hall, Liddington New Road, Guildford	housing, burial ground, traveller accommodation, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Worplesdon		2014	Land to the west of Fairlands, Fairlands	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Worplesdon		2072	Land south west of Hunts Farm, Broad Street Common	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	Worplesdon		2190	Land to the west of, Dunmore Farm	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Guildford urban area	Westborough		1581	Garages at Pond Meadow, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	FZ1	Green Belt	The Pilgrims		2254	Land south of Halfway House at Aaron's Hill, Upper Eashing	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in Waverley Borough Council's Green Belt review but is located within high sensitivity Green Belt.
1	FZ1	Guildford urban area	Onslow		874	Land between 6 Cathedral Close and 1 Cathedral Cottages, Ridgemount, Guildford	housing	1	Y	Y	Y	Y	Y	N	Part of site 50
1	FZ1	Green Belt	Shalford		1210	Guildford Law College, Portsmouth Road	housing	1	Y	Y	Y	Y	Y	N	Part of the proposed site not identified in the Green Belt and Countryside Study, part proposed to be inset and could potentially accommodate some development in the future, subject to AONB

Rank	Description	Current location / designation	Ward	Proposed Submission Local Plan (2017) Site Allocation	LAA reference	Site name	Considered use	Flood zone	Appropriate uses				Realistic Candidate for development?	Reason discounted	
									Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable			Water compatible
1	FZ1	Town Centre	Holy Trinity		1236	Guildford Library, 77 North Street, Guildford	housing, retail	1	Y	Y	Y	Y	Y	N	Suitability, viability and deliverability concerns
1	FZ1	Guildford urban area	Stoke		2087	Land at Old Farm Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Taking account of availability, less than site size threshold
1	FZ1	Ash and Tongham urban area	Ash Vale		1130	Land at Lysons Avenue, Station Road West, Lysons Avenue, Ash Vale	housing	1	Y	Y	Y	Y	Y	N	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.
1	FZ1	Countryside beyond the Green Belt	Ash Wharf		2127	Land south of Guildford Road, Ash	traveller accommodation	1	Y	Y	Y	Y	Y	N	There are wider aspirations for use of land in this area. The proposed submission Local Plan allocates this land for a new road bridge and footbridge scheme to enable level crossing closure on A323 Guildford Road adjacent to Ash Railway Station, Ash
1	FZ1	Guildford urban area	Christchurch		691	63 Cranley Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability and availability concerns
1	FZ1	Guildford urban area	Friary and St Nicolas		823	3 Genny Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability and availability concerns
1	FZ1	Town Centre	Friary and St Nicolas		1422	Dolphin House, 1-6 North Street, Guildford	housing, retail	1	Y	Y	Y	Y	Y	N	Viability and deliverability concerns
1	FZ1	Town Centre	Friary and St Nicolas		602	20 Farnham Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability and deliverability concerns
1	FZ1	Guildford urban area	Holy Trinity		1203	Dryden Court and 6 Lower Edgeborough Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability concerns
1	FZ1	Guildford urban area	Westborough		1092	Land at The Crescent, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability concerns
1	FZ1	Guildford urban area	Westborough		2047	Ashworth Place, Southway	housing	1	Y	Y	Y	Y	Y	N	Viability concerns
1	FZ1	Guildford urban area	Christchurch		1136	Land at The Ridgeway, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability concerns
1	FZ1	Guildford urban area	Christchurch		1137	Land at Broadwater Rise, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability concerns
1	FZ1	Guildford urban area	Christchurch		1358	42 Abbotswood, Guildford	housing	1	Y	Y	Y	Y	Y	N	Viability concerns and potentially less than site size threshold
1	FZ1	Ash and Tongham urban area	Ash Vale		1341	Land at 45 Scotland Farm Road	housing	1	Y	Y	Y	Y	Y	N	Viability concerns: large sewage pipe underneath centre of site
1	FZ1	Guildford urban area	Christchurch		77	Stoke Park Campus, Lido Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	With regards to any proposed residential development - suitability concerns regarding loss of current use
1	FZ1	Green Belt	Shalford			burial ground	Land next to Guildford crematoria (to the south of Guildford, on the edge of Farncombe)	1	Y	Y	Y	Y	Y	N	Specific criteria for burial grounds - see LAA

Rank	Proposed Submission Local Plan	LAA ref	Site name	Location	Proposed use	No. of homes (units) or traveller pitches	Non-residential floorspace (sq. m net)	Total site area (ha)	FZ1		FZ2		FZ3a		FZ3b developed		FZ3b undeveloped		Climate change Potential?	Surface Water flooding	Surface Water flooding information	Highest risk flood zone	Appropriate uses					Site status
									Area	% of site	Area	% of site	Area	% of site	Area	% of site	Area	% of site					Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	
1	A37	16	Land at and to the rear of Bell and Colwill, Epsom Road, West Horsley	Inset from Green Belt	Housing (C3)	40		1.4	1.4	100									Yes	half of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A45	1440	Land at the rear of the Talbot, High Street, Ripley	Inset from Green Belt	Housing (C3), retail (A1-A5)	18	200	0.72	0.72	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1		1251	Send Business Centre and Tannery Studios, Tannery Lane, Send	Inset from Green Belt	Employment (B1a, B1b, B1c, and B8)		1,900	2.8	2.8	100									Yes	limited	1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1	A42	2082	Clockbarn Nursery, Tannery Lane, Send	Inset from Green Belt	Housing (C3)	60		2.4	2.4	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A32	1164	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford	PDL in the Green Belt	Housing (C3)	116		5.9	5.9	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A33	1210	The University of Law, Guildford	PDL in the Green Belt	Student accommodation (sui generis)	112 student bed spaces		0.7	0.7	100									no		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A25	46	Gosden Hill Farm, Merrow Lane, Guildford	Green Belt	Strategic development site, including housing (C3)	1,700	12,150	89	89	100									Yes	limited/moderate	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A38	15	Land to the west of West Horsley	Green Belt	Housing (C3)	135		8.4	8.4	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A44	2081	Land west of Winds Ridge and Send Hill, Send	Green Belt	Housing (C3), traveller pitches	40		1.9	1.9	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A26	311	Blackwell Farm, Hogs Back, Guildford	Green Belt	Strategic development site, including housing (C3)	1,500	32,210	78	78	100									Yes	half of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A59	2365	Guildford West (Park Barn)	Green Belt	New rail station			1.14	1.14	100									Yes	Limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A22	126	Land north of Keens Lane, Guildford	Green Belt	Housing (C3), care home (C2)	150		5.25	5.25	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A23	2018	Land north of Salt Box Road, Guildford	Green Belt	Burial ground			7.88	7.88	100									No		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A49	2343	Palm House Nurseries, Normandy	Green Belt	Traveller pitches	6		0.61	0.61	100									No		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A56	2120	Valley Park Equestrian Centre, East Shalford Lane, Shalford	Green Belt	Traveller pitches	5		0.49	0.49	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A55	2118	The Orchard, Puttenham Heath Road, Puttenham	Green Belt	Traveller pitches	2		0.17	0.17	100									No		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A53	2114	Roundoak, White Hart Lane, Wood Street Village	Green Belt	Traveller pitch	1		0.07	0.07	100									No		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A52	2119	Four Acre Stables, Aldershot Road, Worplesdon	Green Belt	Traveller pitches	6		0.39	0.39	100									Yes	third of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A57	2125	The Paddocks, Rose Lane, Ripley	Green Belt	Traveller pitches	4		0.28	0.28	100									No		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A51	165	Land at Cobbetts Close, Worplesdon	Green Belt	Traveller pitches	20		1.6	1.6	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1	A58	152	Land around Burnt Common warehouse, London Road, Send	Green Belt	Employment (B1c, B2 and B8)		7,000	9.26	9.26	100									Yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation	
1		2216	Finance House, Park Street, Guildford	Town Centre	Housing (C3)	6		0.04	0.04	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		817	1 Ward Street, Guildford	Town Centre	Housing (C3)	8		0.02	0.02	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		525	York House, Chertsey Street, Guildford	Town Centre	Housing (C3)	12		0.06	0.06	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		236	Old Reservoir, Oxford Terrace off Sydenham Road, Guildford	Town Centre	Housing (C3)	5		0.1	0.1	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		1309	Kingdom Hall, 236 High Street, Guildford	Town Centre	Housing (C3) and D1	6		0.03	0.03	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		2276	Land at Coltsfoot Drive, 1 Bryony Road and garages, Guildford	Guildford urban area	Housing (C3)	18		0.64	0.64	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		615	Land rear of 144 London Road, Guildford	Guildford urban area	Housing (C3)	8		0.25	0.25	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		669	111 Epsom Road, Guildford	Guildford urban area	Housing (C3)	5		0.14	0.14	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		512	117 and 119 Epsom Road, Guildford	Guildford urban area	Housing (C3)	8		0.3	0.3	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		1103	121 and 121a Epsom Road, Guildford	Guildford urban area	Housing (C3)	7		0.5	0.5	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		1135	Land off Easington Place (Rear of 5 and 7 Maori Road), Guildford	Guildford urban area	Housing (C3)	10		0.51	0.51	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		129	Land adjacent to Farnham Road Hospital, Farnham Road, Guildford	Guildford urban area	Housing (C3)	14		0.11	0.11	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		1454	Hitherbury House, 97 Portsmouth Road, Guildford	Guildford urban area	Housing (C3)	10		0.12	0.12	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		939	Land adjoining and to the rear of Waverley, 22 Stocton Road, Guildford	Guildford urban area	Housing (C3)	6		0.19	0.19	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		1262	69 Woodbridge Road, Guildford	Guildford urban area	Housing (C3)	7		0.02	0.02	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		1170	Dryden Court, Lower Edgeborough Road, Guildford	Guildford urban area	Housing (C3)	6		0.12	0.12	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	
1		2349	13, Lower Edgeborough Road, Guildford	Guildford urban area	Housing (C3)	10		0.13	0.13	100											1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)	

Rank	Proposed Submission Local Plan	LAA ref	Site name	Location	Proposed use	No. of homes (units) or traveller pitches	Non-residential floorspace (sq. m net)	Total site area (ha)	FZ1		FZ2		FZ3a		FZ3b developed		FZ3b undeveloped		Climate change Potential?	Surface Water flooding	Surface Water flooding information	Highest risk flood zone	Appropriate uses					Site status
									Area	% of site	Area	% of site	Area	% of site	Area	% of site	Area	% of site					Area	% of site	Essential infrastructure	Highly vulnerable	More vulnerable	
1		82	Land rear of Wanborough Station, Flexford, Normandy	Inset from Green Belt	Housing (C3)	8		0.46	0.46	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		52	Land off Heath Drive, Send	Inset from Green Belt	Housing (C3)	20		2.5	2.5	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		58	Land off Send Hill, Send	Inset from Green Belt	Housing (C3)	10		0.55	0.55	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1183	Land rear of 6 Send Barns Lane, Send	Inset from Green Belt	Housing (C3)	20		0.81	0.81	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		2286	Land at Old Manor Farm, Old Manor Lane, Chilworth	Inset from Green Belt	Housing (C3)	20		2	2	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1264	Land rear of Greenhill and Burnside, Chinthurst Lane, Shalford	Inset from Green Belt	Housing (C3)	5		0.69	0.69	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		115	Land at 148 Broad Street, Wood Street Village	Inset from Green Belt	Housing (C3)	12		0.32	0.32	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		2371	Land north of Lower Road, Effingham	PDL in the Green Belt	Housing (C3)	6		1.21	1.21	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1502	Former Tyrrell site, Long Reach, Ockham	PDL in the Green Belt	Housing (C3)	12		5.7	5.7	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1582	The Shed Factory, Portsmouth Road, Ripley	PDL in the Green Belt	Housing (C3)	12		0.4	0.4	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		2366	HM Prison Send, Ripley Road, Send	PDL in the Green Belt	Housing (C3)	150		8.24	8.24	100									Yes	Limited		1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		2115	Builders Yard (Elms Garden), Glaziers Lane, Normandy	PDL in the Green Belt	Housing (C3)	15		1.25	1.25	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		2118	Treetops Kennels and Loxhill Nursery, Old Portsmouth Road, Guildford	PDL in the Green Belt	Housing (C3)	12		2	2	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		35	Land at Oak Hill, Wood Street Village	PDL in the Green Belt	Housing (C3)	22		4.4	4.4	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1363	Former scrap yard, Aldershot Road, Worpleston	PDL in the Green Belt	Housing (C3)	10		1.7	1.7	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)