

# Appendix 7

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## Site Delivery

**Guildford Borough Council**

**2020**

## Introduction

This appendix provides two tables that set out information relating to site delivery:

- Table 1 presents the overall site delivery phasing figures for each source of supply identified within the Land Availability Assessment.
- Table 2 presents a summary of the evidence attained to support the assessment of site delivery being included within the first five years of the plan period.

## Phasing assumptions:

The following notes relate to the phasing assumptions made in the Delivery tables below.

### C3 Outstanding capacity (Commenced)

- For sites over 50 units, phasing information received from site agents has been used where provided. Where specific phasing assessments have not been provided, the outstanding site capacity has been annualised over the relevant 5-year plan period.
- Sites delivering fewer than 50 units are expected to be delivered over the first two years of the plan period.

### C3 Outstanding capacity (Approved) - Detailed Permissions

- For sites over 50 units, phasing information received from site promoters has been used.
- Phasing for sites delivering fewer than 50 units has been annualised over years 2 – 5 of the plan period, except where there is clear evidence that homes will not be delivered in the first five years. In these cases, phasing is annualised over years 11 – 15.

### C3 Outstanding capacity (Approved) - Outline Permissions

- For sites delivering more than 50 units, phasing information received from site promoters has been used where provided. Where no phasing evidence has been provided, delivery has been annualised throughout years 6 – 10.
- For sites delivering fewer than 50 units, these have been annualised over years 6-10.

### Student Accommodation and Care Homes – Detailed Permissions

- Phasing information provided by site promoters has been used where available.
- Delivery has been annualised over years 3 – 5 where no phasing information was provided.

### Student Accommodation and Care Homes - LAA

- Phasing of Site Allocations A34 and A35 accords with expected phasing of these sites as provided by site promoters, in years 6 – 10 and 11 – 15 respectively.

### LPSS Outstanding Site Allocations

- All site promoters have been contacted to provide evidence of projected delivery.
- Phasing information provided by site promoters for the strategic development sites, as well as those sites delivering sites in years 1 – 5, has been used.
- Phasing for non-strategic sites delivering in years 6 – 10 or 11 – 15 has been annualised throughout the relevant five-year period.

### Non-Allocated LAA Sites

- All site promoters have been contacted to provide evidence of projected delivery.
- For sites that have provided clear evidence that delivery will be within the first five years of the plan period, phasing has been annualised over years 3 – 5.
- For non-strategic 'developable' sites, delivering in years 6 – 10 or 11 – 15, this has been annualised within the relevant five-year period.

### Table 1: Projected Site Phasing Assessment

C3 Outstanding Permissions - Commenced																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
16/P/00120	Warren Farm, White Lane, Ash, Guildford, GU12 6HV	56	17	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17/P/02592	Land south of Ash Lodge Drive, Ash, Guildford	481	87	394	78	79	79	79	79	0	0	0	0	0	0	0	0	0	0
18/P/01014	Land North of Keens Lane and, Tangle Lane, Guildford	148	29	119	80	39	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 50 units		177	0	177	88	89	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>862</b>	<b>133</b>	<b>729</b>	<b>285</b>	<b>207</b>	<b>79</b>	<b>79</b>	<b>79</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
16/P/01290	Land at Guildford Park Road Surface Car Park, Guildford	160	0	160	0	70	90	0	0	0	0	0	0	0	0	0	0	0	0
14/P/02168	Guildford Railway Station, Station View, Guildford	438	0	438	0	0	138	151	149	0	0	0	0	0	0	0	0	0	0
17/P/02158	Land north of, Grange Road, Ash, GU12	60	0	60	0	45	15	0	0	0	0	0	0	0	0	0	0	0	0
18/P/01370	Land adjacent to Grange Farm, Grange Road, Tongham	50	0	50	16	34	0	0	0	0	0	0	0	0	0	0	0	0	0
18/P/02456	Land at Ash Manor, Ash Green Road, ASH SOUTH & TONGHAM	77	0	77	0	25	26	26	0	0	0	0	0	0	0	0	0	0	0
18/P/01950	Land to East of White Lane and West of Chestnut Lane	61	0	61	0	39	22	0	0	0	0	0	0	0	0	0	0	0	0
19/P/00027	Clockbarn Nursery, Tannery Lane, Send	75	0	75	17	46	12	0	0	0	0	0	0	0	0	0	0	0	0
19/P/01760 (RM)	Howard of E'ham School & Lodge Farm, Lower Rd & Lodge Farm	159	0	159	20	60	60	19	0	0	0	0	0	0	0	0	0	0	0
19/P/00267	Kernel Court, Walnut Tree Close, FRIARY & ST NICHOLAS	113	0	113	0	0	113	0	0	0	0	0	0	0	0	0	0	0	0
19/P/02197	Land south of Guildford Road, and to the south and west of	154	0	154	0	0	34	60	60	0	0	0	0	0	0	0	0	0	0
Sites less than 50 units		517	0	517	0	107	107	107	107	0	0	0	0	0	17	18	18	18	18
<b>TOTAL</b>		<b>1864</b>	<b>0</b>	<b>1864</b>	<b>53</b>	<b>426</b>	<b>617</b>	<b>363</b>	<b>316</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>
C3 Outline Permissions																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
16/P/00222	Land at Manor Farm, The Street, Tongham, GU10 1DD	254	0	254	0	0	0	0	0	50	51	51	51	51	0	0	0	0	0
14/P/02109 (Hybrid)	Howard of E'ham School & Lodge Farm, Lower Rd & Lodge Farm	136	0	136	0	0	0	0	0	27	27	27	27	28	0	0	0	0	0
17/P/00529	Land adjacent to The Granary, Grange Road, Tongham	50	0	50	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0
19/P/01541	Land near Horsley Railway Station, Ockham Road North	108	0	108	0	0	0	0	0	21	21	22	22	22	0	0	0	0	0
Sites less than 50 units		28	0	28	0	0	0	0	0	5	5	6	6	6	0	0	0	0	0
<b>TOTAL</b>		<b>576</b>	<b>0</b>	<b>576</b>	<b>20</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>104</b>	<b>106</b>	<b>106</b>	<b>107</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions																			
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	
18/P/01014	Land North of Keens Lane and, Tangle Lane, Guildford	70	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0	
17/P/00509	Land at Guildford College Campus, Stoke Road	527	227	0	0	75	76	76	0	0	0	0	0	0	0	0	0	0	
18/P/01155	Kernel Court, Walnut Tree Close	387	308	308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/P/02100	Just Tyres, Walnut Tree Close	84	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/P/02226	Bishops Nissan of Guildford, Walnut Tree Close	361	185	0	185	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/P/02391	1 & 2 Ash Grove, Guildford	79	79	0	79	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>		<b>1508</b>	<b>922</b>	<b>392</b>	<b>303</b>	<b>75</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Lapse Rate Application (-5%) on non-commenced Permissions					2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Total		-168			-23	-38	-34	-22	-20	-5	-5	-5	-5	-6	-1	-1	-1	-1	-1

Student Accommodation and Care Homes (C3 equivalent) - Identified LAA Sites																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
A34	University of Law	112	36	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0
A35	Former Wisley Airfield	100	56	0	0	0	0	0	0	0	56	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>212</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>0</b>

Local Plan: Strategy and Sites Outstanding Site Allocations																		
Site Policy	Site Name	Total Units (Net)	Complete	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
A1	The Plaza, Portsmouth Road, Guildford	90	0	0	0	0	0	0	18	18	18	18	18	0	0	0	0	0
A3	Land between Farnham Road and the Mount,	70	0	0	0	0	0	0	0	0	0	0	0	14	14	14	14	14
A4	Jewsons, Walnut Tree Close, Guildford	175	0	0	0	0	0	0	35	35	35	35	35	0	0	0	0	0
A5	North Street redevelopment, Guildford	400	0	0	0	0	0	0	80	80	80	80	80	0	0	0	0	0
A11	Bright Hill car park, Sydenham Road, Guildford	40	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0
A12	White Lion Walk, High Street, Guildford	50	0	0	0	0	0	0	10	10	10	10	10	0	0	0	0	0
A15	Guildford Cathedral	93	0	0	0	46	47	0	0	0	0	0	0	0	0	0	0	0
A16	Land between Gill Avenue and Rosalind Franklin Cl	61	0	0	0	0	0	0	0	0	0	0	0	12	12	12	12	13
A19	Land at Westway, off Aldershot Road	38	0	0	0	0	0	0	7	8	8	8	7	0	0	0	0	0
A20	Former Pond Meadow Shool	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0
A24	Slyfield (Weyside Urban Village)	1500	0	0	0	0	0	0	150	150	150	150	150	150	200	200	200	0
A25	Gosden Hill	1350	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	200
A26	Blackwell Farm	1500	0	0	0	0	0	50	125	125	125	125	175	175	200	200	200	0
A31	Land South & East of Ash & Tongham	631	0	0	0	0	0	0	63	63	63	63	63	63	63	63	63	64
A33	Surrey Police Headquarters	116	0	0	0	0	0	0	50	50	16	0	0	0	0	0	0	0
A35	Former Wisley Airfield	2000	0	0	0	25	150	150	175	200	200	200	200	200	200	100	100	100
A37	Land west of West Horsley	135	0	0	0	39	61	35	0	0	0	0	0	0	0	0	0	0
A39	Land north of West Horsley	84	0	0	0	20	50	14	0	0	0	0	0	0	0	0	0	0
A41	Garlick's Arch	550	0	0	65	85	150	150	100	0	0	0	0	0	0	0	0	0
A43	Land west of Winds Ridge and Send Hill	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>8933</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>275</b>	<b>478</b>	<b>409</b>	<b>863</b>	<b>839</b>	<b>805</b>	<b>839</b>	<b>888</b>	<b>764</b>	<b>839</b>	<b>739</b>	<b>739</b>	<b>391</b>

Non-Allocated LAA Sites, windfall and Rural Exception Sites																		
		Total Units (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	
LAA Sites		1705	0	0	95	144	145	139	140	140	141	142	123	123	124	124	125	

Overall Total																		
		Total Units (Net)	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	
<b>TOTAL</b>		<b>14653</b>	<b>727</b>	<b>993</b>	<b>1107</b>	<b>1118</b>	<b>1005</b>	<b>1100</b>	<b>1078</b>	<b>1102</b>	<b>1081</b>	<b>1131</b>	<b>903</b>	<b>979</b>	<b>916</b>	<b>880</b>	<b>533</b>	

**Table 2: Summary of Site Deliverability Evidence for First Five Years**

Site ID	Site address	Ward	No. of homes (net) in Years 1 - 5	Summary of Evidence
<b>Guildford Town Centre</b>				
174	Bright Hill Car Park, Sydenham Road, Guildford	Holy Trinity	40	The Council is actively pursuing redevelopment opportunities for its own land, including existing car parks in the urban area. Pre-application discussions with the Council's planning department have commenced and are currently ongoing. The Council is keen to commence the build-out of the site shortly after planning permission is granted. Given the steps taken toward the submission of a planning application soon, and the scale of the site, development should be expected within the first five years of the plan period.
<b>Guildford Urban Area</b>				
50	Land at Guildford Cathedral, Alresford Road, Guildford	Onslow	93	The site promoter is currently engaging in pre-application discussions with the Council and is preparing to submit another planning application soon having carefully considered the issues relating to constraints on the site. A developer has been engaged in order to commence the build-out of the site once permission is obtained. There is therefore clear evidence that progress is being made toward the delivery of homes on this site within the first five years of the plan period.
311	Blackwell Farm, Hogs Back, Guildford	Shalford, Worplesdon	50	This site is anticipated to deliver homes throughout the plan period, including a small proportion within the first five years. The site owner is currently engaged in pre-application discussions with the Council, progressing toward the submission of a planning application. Masterplanning guidance has been set out in the Council's Strategic Development Framework Supplementary Planning Document (SDF SPD). The site owner intends to retain control of the development throughout delivery and is keen to build-out soon after planning permission is obtained.
1584	Former Pond Meadow School, Pond Meadow, Guildford	Westborough	10	Surrey County Council ('SCC') is actively pursuing redevelopment opportunities for the site and is currently engaged in discussions with suppliers for the design, build, financing and operation of a redevelopment project for the site. SCC has advised that the intention is to engage the Council for pre-application discussions in early 2021, with a view to submitting a full planning application later in the same year. Discussions with a developer to build-out the site are currently ongoing. Given the small scale of the site, alongside the current work that SCC is undertaking to produce a development proposal for the site, there is clear evidence that progress is being made toward the delivery of homes within the first five years of the plan period.
2387	Coltsfoot Drive garages, Guildford	Burpham	6	Pre-application discussions have been held with the Council. A planning application intended to be submitted shortly. The agent has advised that units should be expected for delivery in 2024/25.
<b>Ash and Tongham Urban Area</b>				
2097	Land at 79 The Street, Tongham	Ash South and Tongham	4	Following the recent dismissal at appeal of the previous planning application, the site owner is currently reassessing design options and intends to engage the Council in pre-application discussions, working toward the submission of a new application shortly. Given the scale of the site, the development is likely to be delivered shortly after gaining planning permission.

Villages				
15	Land to the west of West Horsley	Clandon and Horsley	135	Pre-application discussions with the Council are currently at an advanced stage for this site. The site promoter has confirmed that an application should be expected late 2020. The site is controlled by a house builder, which would seek to develop the proposed scheme shortly after obtaining planning permission. As such, there is clear evidence that progress is being made toward the delivery of homes on this site within the first five years of the plan period. SANG will be provided by the site owner.
52	Land off Heath Drive, Send	Send	20	The recent planning application history on this site, including the current appeal and separate application that are both awaiting determination, demonstrate that the landowners are keen to develop the site. The agent has confirmed that a reserved matters application should be expected imminently following the granting of outline permission and that the proposed development is intended to be built-out shortly after full permission is obtained. Given the small scale of the proposed development, there is clear evidence that the site is progressing toward the delivery of homes within the first five years of the plan period.
99	Land at Church Street, Effingham	Effingham	17	The recent submission of a planning application, alongside the recent planning history of the site, demonstrates that the site promoters are keen to obtain permission and develop the site. Given the small scale of the proposed development, completion of the proposed homes on this site should be expected within the first five years of the plan period.
975	Land to the north of West Horsley	Clandon and Horsley	84	The site is under option with a developer. The site promoter is currently progressing toward the submission of a planning application, which is anticipated soon. The site promoter is a national housebuilder, which intends to commence build-out of the site immediately following the granting of permission. As such, there is clear evidence that progress is being made toward the delivery of homes on this site within the first five years of the plan period.
1038	Orchard Walls, Beech Avenue, Effingham	Effingham	7	The site is owned by a single landowner. A planning application was submitted in April 2020 and is currently awaiting determination. A developer has been engaged in order to develop the site once planning permission is granted. Given an appropriate planning application, the site promoter intends to complete development on the site in 2021/22.
1040	The Barn, The Street, Effingham	Effingham	16	The site is owned by a single landowner. Pre-application discussions with the Council have been completed and the site promoter is currently conducting supporting evidence surveys in order to support the submission of a planning application shortly. Architects have been instructed for the project and discussions are ongoing with regard to the instruction of a development partner.
1183	Land rear of 6 Send Barns Lane, Send	Send	28	The site is owned by a single landowner. An outline planning application has recently been submitted for the site, by a housebuilder. The site agent has advised that a reserved matters application is intended to be submitted swiftly following the approval of an outline application. The developer is keen to begin development in early 2021 and deliver the whole site through 2022-23 and 2023-24.
1265	Land at Wisteria, Glaziers Lane, Normandy	Normandy	5	Pre-application discussions with the Council are currently ongoing. The agent has advised that a planning application should be expected early 2021 and that they plan to develop the site themselves soon after.

1268	Oakhaven, Webbers Post and Springfields, Clandon Road and Field Way, Send Marsh	Send	6	The single ownership of the three properties, alongside the recent submission of a planning application for the redevelopment of the site, demonstrates that the developer is keen to deliver homes on this site within the first five years of the plan period. The site promoter has confirmed that a developer is already on board to build out the site once permission is obtained. Given the small scale of the site, the agent anticipates that the proposed development would be completed in 2021/22.
1264	Land rear of Greenhill and Burnside, Chinthurst Lane, Shalford	Shalford	5	The site promoter is currently engaging the Council in pre-application discussions, with a view to submit a full planning application given a favourable outcome. The site is under option with a national housebuilder, which intends to commence build-out of the site immediately following the granting of planning permission. Given the small scale of the site, the development could be delivered with the first five years of the plan period.
2081	Land west of Winds Ridge and Send Hill, Send	Send	40	The site promoter is in advanced discussions with a developer and is progressing toward the submission of a planning application soon. Pre-application discussions with the Council are intended to commence shortly. The developer is keen to built out the proposed development shortly after planning permission is obtained.
2177	Land at Fangate Manor, St Martins Close, East Horsley	Clandon and Horsley	10	The agent has advised that pre-application discussions with the Council are planned to commence late 2020, with a full application to be submitted during summer in 2021. Given the small scale of the site, development is anticipated to be delivered shortly after permission is obtained.
2258	Land at Garlick's Arch, Send Marsh	Send and Lovelace	450	There is current a planning application for the site that is awaiting determination. The site promoter has advised that there is a developer on board to build-out the site, which is seeking to start work on delivering the units as quickly as possible once permission has been granted for the site.
<b>New Settlement</b>				
53	Land at former Wisley airfield, Ockham	Lovelace	325	This site is capable of delivering homes throughout the plan period, including a proportion within the first five years of the plan period. The site owner is a national housebuilder, which is currently engaged in pre-application discussions with the Council, progressing toward the submission of a planning application in accordance with a Planning Performance Agreement (PPA) signed with the Council. Masterplanning guidance has been set out in the Council's Strategic Development Framework Supplementary Planning Document (SDF SPD). The site owner intends to retain control of the development throughout delivery and intends to commence the build-out soon after planning permission is obtained. The developer has a Registered Provider on board to assist with the delivery of the affordable homes.