

# Appendix 3

---

## Discounted Sites

**Guildford Borough Council**

**2021**

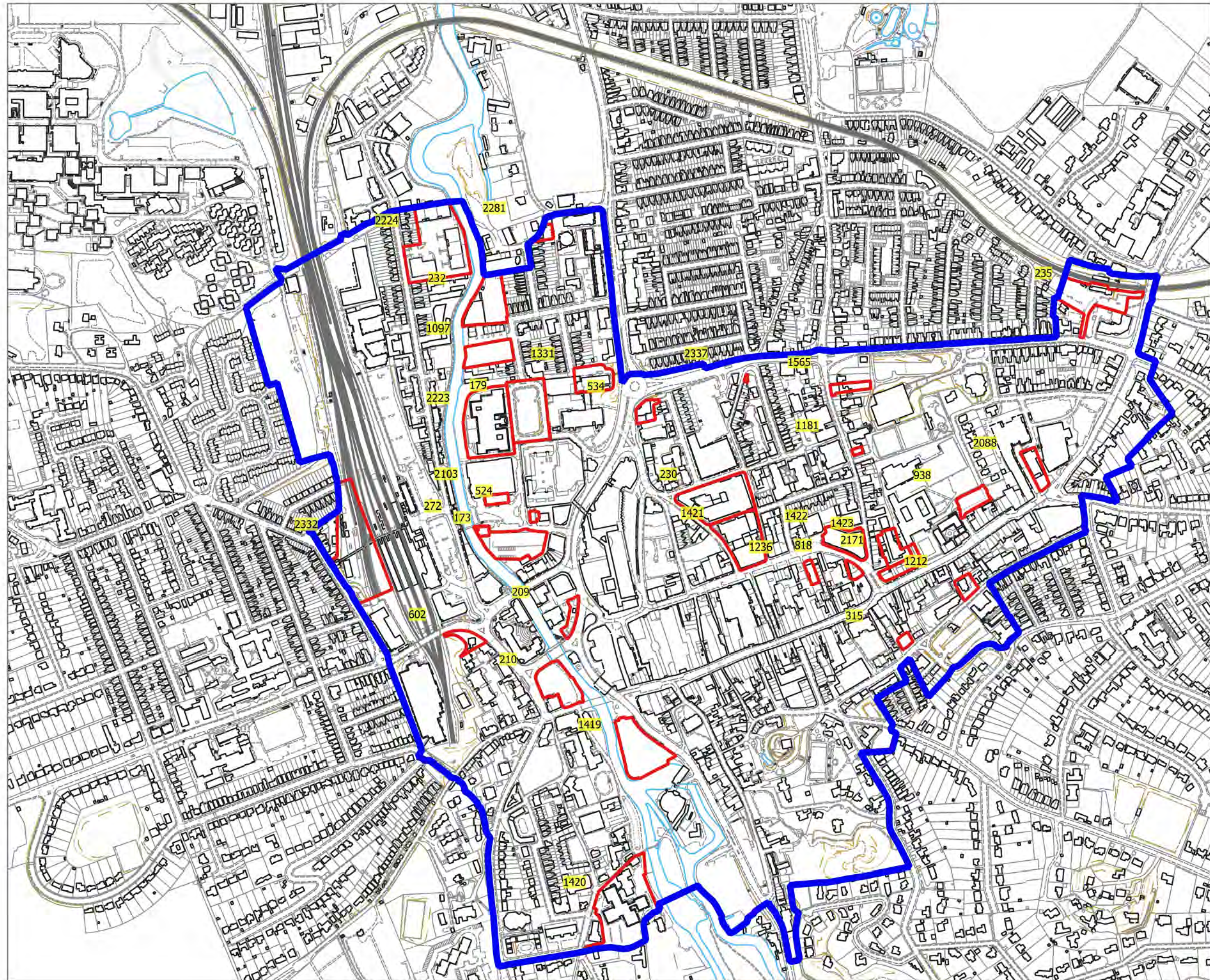
## Guildford Town Centre

Site ID	Site address	Ward	Reason
2281	Midway House, Wharf Road, Guildford	Friary and St Nicolas	Availability and suitability concerns: loss of specialist housing
179	Mary Road car park, Mary Road, Guildford	Friary and St Nicolas	Deliverability concerns
534	86-88 Woodbridge Road, Guildford	Friary and St Nicolas	Deliverability concerns
2332	Land to the west of Guildford Station	Friary and St Nicolas	Deliverability concerns
1097	Pembroke House, Mary Road, Guildford	Friary and St Nicolas	High flood risk, implemented planning permission for non-residential use
173	Bedford Road surface car park, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
210	Portsmouth Road surface car park (former Farnham Road Bus Station), Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
524	20 Bedford Road, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
2103	Former Old Orleans restaurant, Bedford Road, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
2224	Riverside Business Park, Walnut Tree Close, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
232	Bus Depot, Leas Road, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
1421	Leapale Road multi-storey car park, Leapale Road and North Street, Guildford	Friary and St Nicolas	Not available



Site ID	Site address	Ward	Reason
230	Telephone Exchange, Leapale Lane, Guildford	Friary and St Nicolas	Deliverability concerns. Not available in Local Plan period.
272	Guildford Auction Rooms, Bedford Road, Guildford	Friary and St Nicolas	Part of site 173
2337	92-94 Haydon Place, Guildford	Friary and St Nicolas	Suitability concerns due to loss of retail. If retail retained, under site size threshold for residential development.
1422	Dolphin House, 1-6 North Street, Guildford	Friary and St Nicolas	Viability and deliverability concerns
1420	Guildford Borough Council offices, Millmead, Guildford	Friary and St Nicolas	Viability and deliverability concerns
1331	Guildford Police Station, Margaret Road, Guildford	Friary and St Nicolas	Viability and deliverability concerns
2223	Guildford Crown Court, Bedford Road, Guildford	Friary and St Nicolas	Viability and deliverability concerns
602	20 Farnham Road, Guildford	Friary and St Nicolas	Viability and deliverability concerns
315	Bath shop, Cavendish House, Sydenham Road, Guildford	Holy Trinity	Availability and viability concerns
235	London Road Station, Station Approach, York Road, Guildford	Holy Trinity	Availability concerns
1419	Debenhams, Millbrook	Holy Trinity	High flood risk: See flood risk sequential test for more information, deliverability concerns
2171	193 High Street, Guildford	Holy Trinity	No known additional development capacity
1212	Land adjacent to Pilgrims Court, Sydenham Road, Guildford	Holy Trinity	Not available
1423	Land and buildings rear of 14-42 Chertsey Street, Pannells Court, Guildford	Holy Trinity	Not available
818	83-87 High Street and North Street, Guildford	Holy Trinity	Suitability and availability concerns
1181	66-68 Milton House, Chertsey Street, Guildford	Holy Trinity	Suitability and availability concerns

Site ID	Site address	Ward	Reason
209	Land adjoining the Electric Theatre, Onslow Street, Guildford	Holy Trinity	Suitability and deliverability concerns
1565	18 Stoke Road, Guildford	Holy Trinity	Suitability and viability concerns
2088	Connaught House, 225 High Street, Guildford	Holy Trinity	Suitability concerns due to loss of employment land and parking
938	Car park adjacent to Eastgate House, High Street, Guildford	Holy Trinity	Suitability concerns due to loss of parking, and providing servicing
1236	Guildford Library, 77 North Street, Guildford	Holy Trinity	Suitability, viability and deliverability concerns

Discounted Sites - Guildford Town Centre 1



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

Publication Date: 2019-10-08

N  
Scale at A4:  
1:6000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



## Guildford Urban Area

Site ID	Site address	Ward	Reason
937	1 - 17 Paddocks Road, Guildford	Burpham	Deliverability and viability concerns
383	Kingspost Local Shopping Centre, London Road, Burpham, Guildford	Burpham	No further development capacity
1082	Land to the rear of 144 London Road, Guildford	Christchurch	A larger site including site 615. Deliverability concerns.
133	Stoke Park Nursery	Christchurch	Availability and deliverability concerns
1102	115-119 Epsom Road, Guildford	Christchurch	Availability and deliverability concerns
1083	Land behind Abbotswood, Guildford	Christchurch	Deliverability concerns
92	Boxgrove County Primary School, Boxgrove Lane, Guildford	Christchurch	Required for current use
1237	84 Epsom Road, Guildford	Christchurch	Required for current use
132	43 - 45 London Road, Guildford	Christchurch	Suitability and viability concerns
148	Land at Cunningham Avenue, Cunningham Avenue, Guildford	Christchurch	Suitability concerns: TPO covers majority of site
1138	Land at Collingwood Crescent, Guildford	Christchurch	Suitability concerns: TPOs throughout the site
1332	Mathon Court, Cross Lanes, Guildford	Christchurch	Suitability concerns: potential net loss of housing
1081	Land off Boxgrove Avenue, Guildford	Christchurch	Suitability, availability and viability concerns
1136	Land at The Ridgeway, Guildford	Christchurch	Viability concerns
1137	Land at Broadwater Rise, Guildford	Christchurch	Viability concerns
1358	42 Abbotswood, Guildford	Christchurch	Viability concerns and potentially less than site size threshold
77	Stoke Park Campus, Lido Road, Guildford	Christchurch	With regards to any proposed residential development - suitability concerns regarding loss of current use
535	Guildford Auto Services Ltd, Woodbridge Road, Guildford	Friary and St Nicolas	Availability concerns
1142	Land opposite Devon Bank, Guildford	Friary and St Nicolas	Availability concerns

Site ID	Site address	Ward	Reason
2228	Walnut Tree Park, Walnut Tree Close	Friary and St Nicolas	Availability concerns
2298	St Johns Church, Graveyard, Stoke Road	Friary and St Nicolas	Availability concerns
2340	Land north of Jewsons and west of Kernal Court, Walnut Tree Close, Guildford	Friary and St Nicolas	Deliverability concerns
2339	Woodbridge Meadows, Guildford	Friary and St Nicolas	Deliverability concerns, suitability concerns: strategic employment site
1233	Dapdune Farm House, William Road, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
2225	Riverside Building Yard, Walnut Tree Close, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
2227	Bishops Nissan Garage, Walnut Tree Close, Guildford	Friary and St Nicolas	High flood risk: See flood risk sequential test for more information
215	Woodbridge Park Industrial Estate, Woodbridge Road, Guildford	Friary and St Nicolas	Strategic employment site
2242	Compton house, Walnut Tree Close, Guildford	Friary and St Nicolas	Strategic employment site
1141	Land at an adjacent to Piccard's Manor, Sandy Lane, Guildford	Friary and St Nicolas	Suitability and viability concerns: two listed buildings on site, in conservation area, adjoining AONB
1143	Weir House, Millmead, Guildford	Friary and St Nicolas	Suitability concerns: high flood risk, conservation area, listed building
1144	Land behind St Nicolas School, Portsmouth Road, Guildford	Friary and St Nicolas	Suitability concerns: covered reservoir, conservation area
1334	Stokefields Garages, Artillery Terrace	Friary and St Nicolas	Suitability concerns: loss of garages and subsequent impact to onstreet parking
2221	42 Recreation Road, Guildford	Friary and St Nicolas	Suitability concerns: development proposals that meet site size threshold may result in cramped overdevelopment of the site

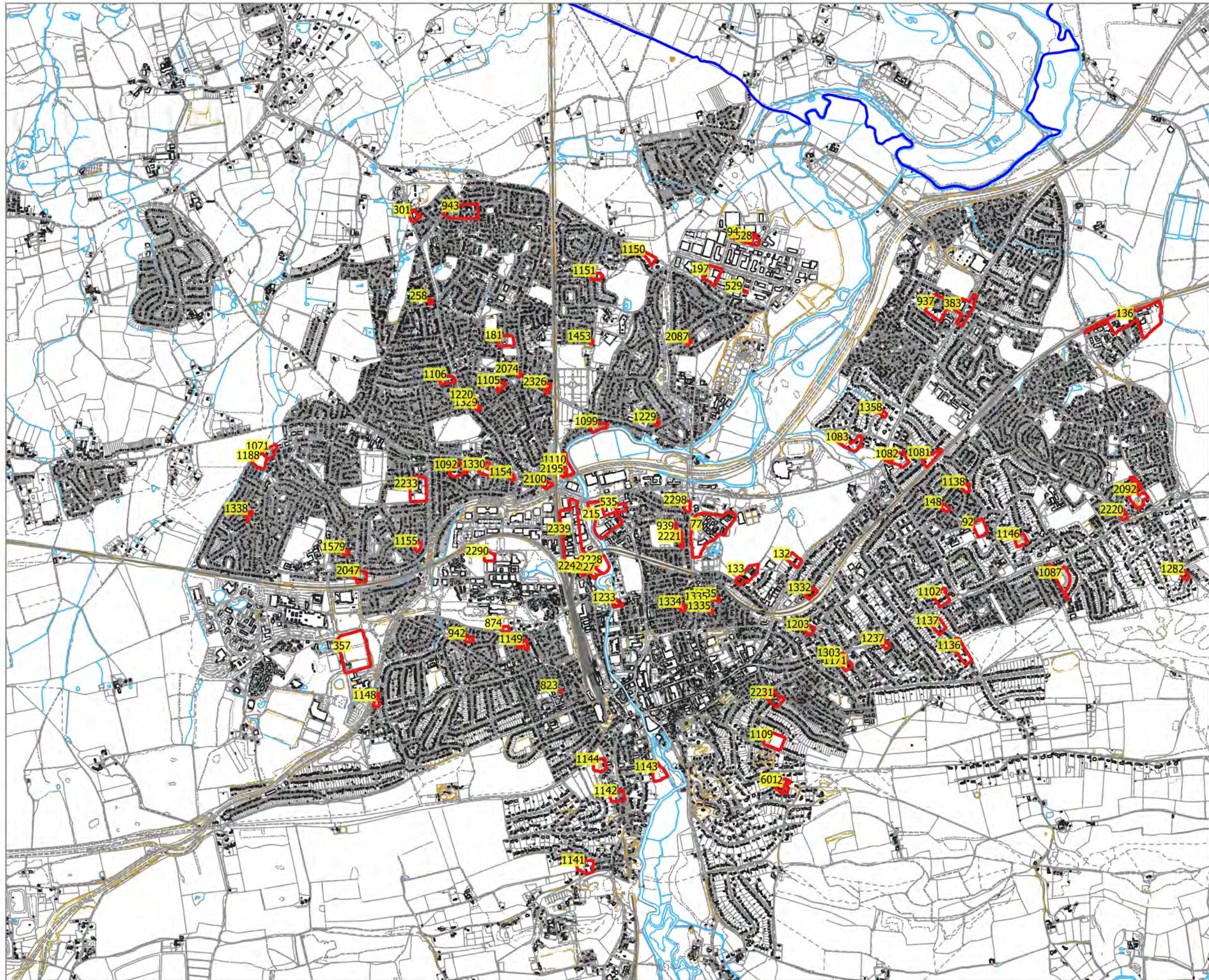
Site ID	Site address	Ward	Reason
823	3 Genyn Road, Guildford	Friary and St Nicolas	Viability and availability concerns
1303	2 Upper Edgeborough Road, Guildford	Holy Trinity	Availability and viability concerns
1109	Pewley Hill Reservoir, Pewley Hill, Guildford	Holy Trinity	Availability concerns
2231	Mount Alvernia Hospital,46 Harvey Road	Holy Trinity	Availability concerns
1171	Graylands Court, Upper Edgeborough Road, Guildford	Holy Trinity	No further development capacity
601	1 & 2 Hurst Croft, Guildford	Holy Trinity	Suitability and viability concerns
1172	1-4 Hurst Croft, Guildford	Holy Trinity	Suitability and viability concerns
1335	Falcon Road Garages, Falcon Road	Holy Trinity	Suitability concerns: loss of garages and subsequent impact to onstreet parking
1203	Dryden Court and 6 Lower Edgeborough Road, Guildford	Holy Trinity	Viability concerns
136	Merrow Depot, Merrow Lane, Guildford	Merrow	Availability concerns
1087	Land adjoining 176 Epsom Road, Guildford	Merrow	Deliverability concerns: land assembly
1146	Dellwood, Beechway, Guildford	Merrow	Suitability concerns: impact of trees, local historic parks and gardens
1282	12 Downsway, Guildford	Merrow	Suitability concerns: impact on character, context of the area, and amenity of occupiers of existing property
2092	Merrow House, Merrow Street	Merrow	Suitability concerns: impact on the setting of a listed building
2220	199-209 Epsom Road, Guildford	Merrow	Suitability concerns: parking
874	Land between 6 Cathedral Close and 1 Cathedral Cottages, Ridgemount, Guildford	Onslow	Part of site 50
2290	Land at Stag Hill, Guildford	Onslow	Protected open space
357	North East of Manor Park, South of Egerton Road, Guildford	Onslow	Site identified within the University masterplan for 4/5 storey academic and research building development
1149	Land off, Lynwood, Guildford	Onslow	Suitability and deliverability concerns
942	Land to the rear of 9-17 Old Court Road, Guildford	Onslow	Suitability concerns: unsuitable back garden development, TPOs
1148	Land behind Wilderness Road, Guildford	Onslow	Suitability concerns: trees, proximity to A3, unsuitable back garden development



Site ID	Site address	Ward	Reason
2390	Unit 4, Guildford Business Park, Guildford	Onslow	Suitability concerns: Designated Employment area
1151	Bellfields Youth Centre, Hazel Avenue, Guildford	Stoke	Availability concerns
1229	14 Stoughton Road and 1 Hornbeam Road, Guildford	Stoke	Availability concerns
1110	38 and land adjoining Weyside Road, Guildford	Stoke	High flood risk: See flood risk sequential test for more information
2195	land to the rear and side of 20 to 26 Weyside Road, Guildford	Stoke	High flood risk: See flood risk sequential test for more information
197	18-20 Moorfield Road, Guildford	Stoke	No further development capacity
94	Lockwood Day Centre, Westfield Road, Guildford	Stoke	Suitability concerns: loss of existing use, location within an industrial estate
528	15 Westfield Road, Guildford	Stoke	Suitability concerns: loss of existing use, location within an industrial estate
529	21-23 Moorfield Road, Guildford	Stoke	Suitability concerns: loss of existing use, location within an industrial estate
1099	Land behind 100 Weyside Road and adjoining properties, Guildford	Stoke	Suitability concerns: high flood risk, corridor of the river wey
1150	Land behind Palm Grove and Oak Tree Drive, Guildford	Stoke	Suitability concerns: heavily treed
1453	Rowan Close garages, Rowan Close	Stoke	Suitability concerns: substation on site
2087	Land at Old Farm Road, Guildford	Stoke	Taking account of availability, less than site size threshold
1220	132, The Royal Hotel, Worplesdon Road	Stoughton	Availability concerns
1329	124-126 Worplesdon Road, Guildford	Stoughton	Availability concerns
2074	Stoughton Methodist Church and Hall, Grange Road	Stoughton	Availability concerns
2100	Wooden Bridge Pub	Stoughton	Availability concerns
1105	Land behind New Cross Road, Guildford	Stoughton	Deliverability concerns
181	Stoughton Grange Junior School, Grange Road, Guildford	Stoughton	No further development capacity
258	Land at Worplesdon Road, Guildford	Stoughton	Suitability concerns: insufficient access
943	Hazel Farm, Oregon Way, Guildford	Stoughton	Not suitable: within 400m of TBH SPA
2326	142 Stoughton Road, Guildford	Stoughton	Suitability concerns: impact on the character of the area, overdevelopment of the site
1106	Emmanuel Church and Vicarage, Shepherd's Lane, Guildford	Westborough	Availability concerns

Site ID	Site address	Ward	Reason
1154	Surgery, Deerbarn Road, Guildford	Westborough	Availability concerns
1155	Playground behind Linkway, Guildford	Westborough	Suitability concerns: no access, currently a playground
1330	Woodbridge Hill Social Club, 29 Aldershot Road	Westborough	Suitability concerns: loss of protected open space
1338	Garages at Little Platt Little Platt, Guildford	Westborough	Suitability concerns: right of way over the site
1579	Hudson Court, Derby Road	Westborough	Suitability concerns: loss of garages and subsequent impact to onstreet parking
2233	St Francis Centre, Southway, Guildford	Westborough	Suitability concerns: loss of protected open space
1092	Land at The Crescent, Guildford	Westborough	Viability concerns
2047	Ashworth Place, Southway	Westborough	Viability concerns
1071	Land north of St Mary's Way, Cavendish Place, Barnwood Road, Guildford	Worplesdon	No further development capacity
301	Former Honda Garage, Pitch Place, Worplesdon Road, Worplesdon	Worplesdon	Not suitable: within 400m of TBH SPA
1188	Land North of Roman Farm Way and Cook Way, Guildford	Worplesdon	Suitability concerns: protected open space

Discounted Sites - Guildford Urban Area



- Legend**
-  Discounted Sites for Development
  -  Guildford Borough Boundary

Publication Date: 2020-09-23



Scale at A4:  
1:25000

© Crown Copyright 2020. Guildford Borough Council. Licence No. 100019625.



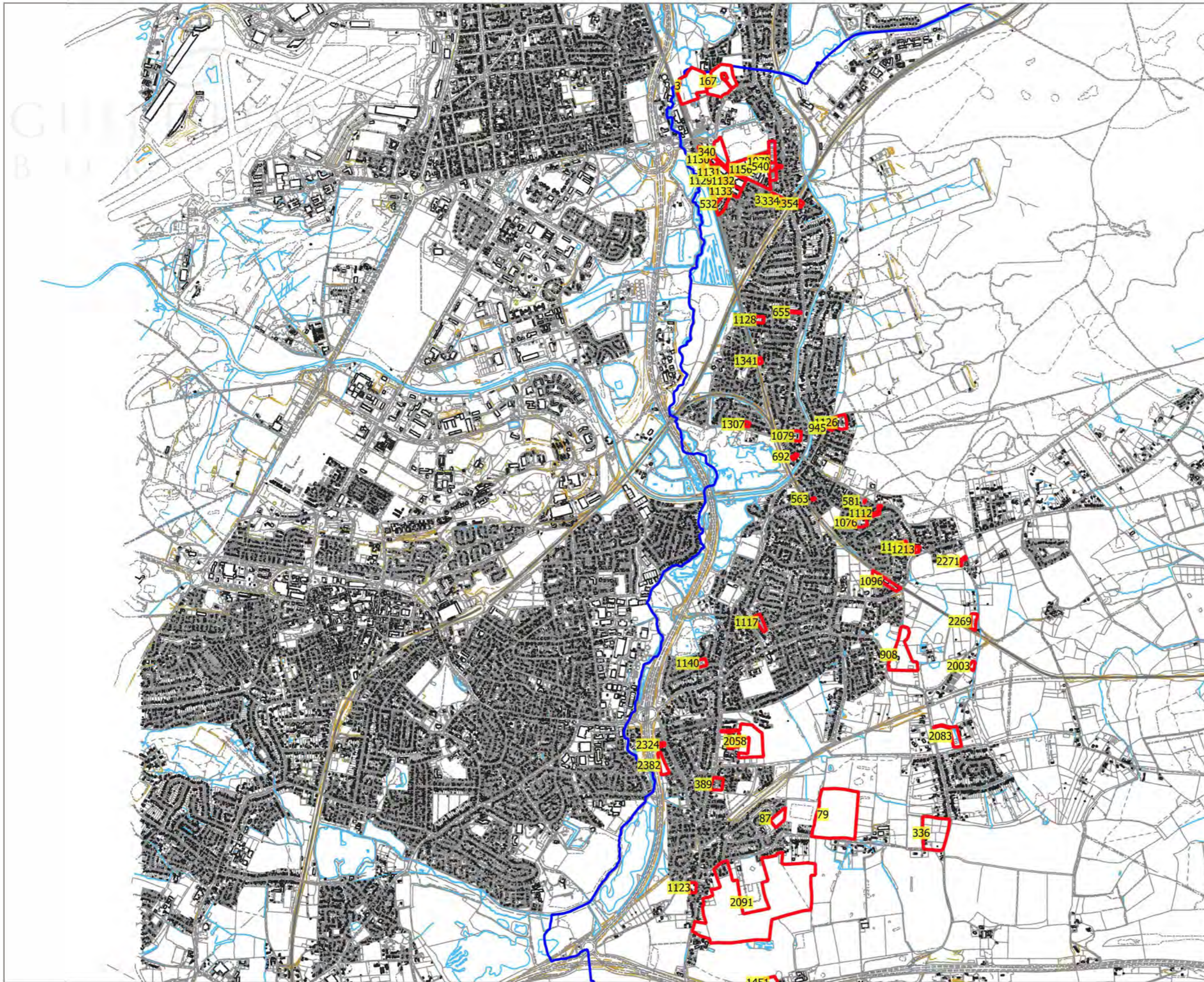
## Ash and Tongham

Site ID	Site address	Ward	Reason
79	Land adjacent to and to the north of Poyle Farm, Poyle Road, Tongham	Ash South and Tongham	Suitability concerns: not an identified potential development area in the Green Belt and Countryside Study
87	Land adjoining St Paul's C of E School, Cardinals Estate, Tongham	Ash South and Tongham	Suitability concerns: protected open space
336	Ash Green Nurseries, Poyle Road, Tongham	Ash South and Tongham	Suitability concerns: not an identified potential development area in the Green Belt and Countryside Study
389	The Elms, Manor Road, Tongham	Ash South and Tongham	Availability concerns
908	Ash Grange, Foreman Road, Ash	Ash South and Tongham	Suitability concerns: not an identified potential development area in the Green Belt and Countryside Study
1096	Ash Vehicle Centre, Ash Church Road, Ash	Ash South and Tongham	Availability concerns
1117	Land behind, Star Lane, Ash	Ash South and Tongham	Suitability concerns: no suitable access
1123	Land at The Street, Tongham	Ash South and Tongham	Suitability concerns: no suitable access
1140	Land at Robertson Way, Ash	Ash South and Tongham	Suitability concerns: loss of amenity space
1451	Land adjacent to the Esso garage, Hogs Back, Tongham	Ash South and Tongham	Suitability concerns: not an identified potential development area in the Green Belt and Countryside Study
2003	Land to the east of Ash Green Road, Ash Green	Ash South and Tongham	Availability concerns
2058	Land at Ash Manor School, Manor Road, Ash	Ash South and Tongham	Availability and suitability concerns: school playing fields
2083	Land to the east of College Copse, north of Ash Green Lane East, Ash Green	Ash South and Tongham	Suitability concerns: countryside designation
2091	Land to the east of The Street, Tongham	Ash South and Tongham	Suitability concerns: countryside designation
2324	Stadium Works, Oxenden Road, Tongham	Ash South and Tongham	Urban area
2382	Land at the rear of Oxenden Road, Tongham	Ash South and Tongham	Suitability concerns: not an identified potential development area in the Green Belt and Countryside Study



Site ID	Site address	Ward	Reason
3	Ash Vale Sewage Treatment Works, Meadow Close, Ash	Ash Vale	Suitability concerns: Flood risk and not an identified potential development area in the Green Belt and Countryside Study
167	Stratford House, Stratford Road, Ash Vale	Ash Vale	Suitability concerns: Local Nature Reserve
334	331/333 Vale Road, Ash Vale, Ash	Ash Vale	Not suitable: within 400m of TBH SPA
337	Former Tyre and Exhaust Depot, Lysons Avenue	Ash Vale	Not suitable: within 400m of TBH SPA
340	Land at Junction of Stratford Road and Lysons Avenue, Ash Vale, Ash	Ash Vale	Suitability concerns: protected open space
532	Land off Station Road West, Ash Vale	Ash Vale	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.
540	Land at Frimley Road, Ash Vale	Ash Vale	Not suitable: within 400m of TBH SPA
655	Land to rear of 217 Vale Road, Ash	Ash Vale	Not suitable: within 400m of TBH SPA
692	3 Vale Road	Ash Vale	Not suitable: within 400m of TBH SPA
1078	Land to the rear of Frimley Road, Frimley Road, Ash	Ash Vale	Not suitable: within 400m of TBH SPA
1128	Land off Waverley Gardens, Ash Vale	Ash Vale	Suitability concerns: no suitable access
1129	Land at Station Road West, Ash Vale	Ash Vale	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.
1130	Land at Lysons Avenue, Station Road West, Lysons Avenue, Ash Vale	Ash Vale	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.
1131	Lysons Link, South Station Road West, Lysons Avenue, Ash Vale	Ash Vale	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.
1132	Works, Station Road West, Lysons Avenue, Ash Vale	Ash Vale	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.

Site ID	Site address	Ward	Reason
1133	Enterprise Estate, Station Road West, Ash Vale	Ash Vale	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.
1156	Land between Nexus Park and Lysons Avenue, Ash Vale	Ash Vale	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.
1307	Land at Derwent Avenue	Ash Vale	Suitability concerns: loss of specialist housing
1341	Land at 45 Scotland Farm Road	Ash Vale	Viability concerns: large sewage pipe underneath centre of site
2354	Land on the corner of Station Approach	Ash Vale	Not suitable: within 400m of TBH SPA
563	1 Heathcote Close, Church Path, Ash Vale	Ash Wharf	Not suitable: within 400m of TBH SPA
581	85a/85b Ash Hill Road, Ash	Ash Wharf	Not suitable: within 400m of TBH SPA
945	Methodist Church, Grenadier Road / Wharf Road, Ash Vale	Ash Wharf	Not suitable: within 400m of TBH SPA
1076	Land to the rear of College Road, College Road, Ash	Ash Wharf	Not suitable: within 400m of TBH SPA
1079	Land to the rear of Vale Road, Vale Road. Ash	Ash Wharf	Not suitable: within 400m of TBH SPA
1112	Land to the rear of houses on College Road, Ash	Ash Wharf	Not suitable: within 400m of TBH SPA
1113	land at and behind 1 Ash Hill Road, Ash	Ash Wharf	Availability concerns
1126	Abbeywood and Health Centre, Wharf Road, Ash	Ash Wharf	Not suitable: within 400m of TBH SPA
1213	The Dover Arms, Guildford Road	Ash Wharf	Availability concerns
2269	Land near Harpers Bridge, Ash	Ash Wharf	Suitability concerns: Ancient woodland
2271	Land at the side of 8 and rear of Parsons Cottages, Ash	Ash Wharf	Availability concerns


# Discounted Sites - Ash & Tongham



## Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-09-27

 Scale at A4:  
1:25000

© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.



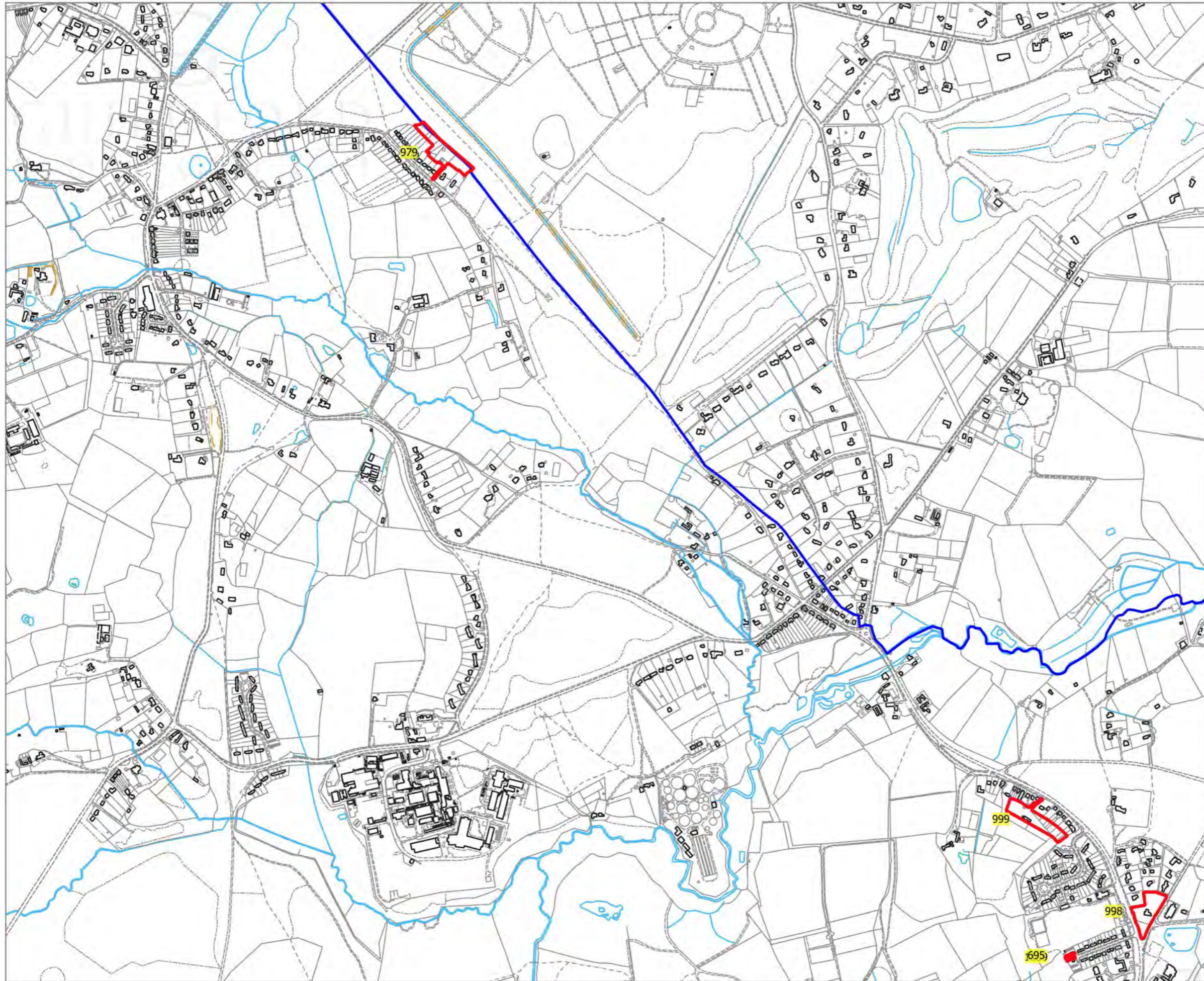
## Villages

Site ID	Site address	Ward	Reason
512	117 and 119 Epsom Road, Guildford	Christchurch	Site no longer available for development
950	Land to the rear of Bishopsmead Drive, Bishopsmead Drive, East Horsley	Clandon and Horsley	Availability concerns
2044	Hotel, Guildford Road, East Horsley	Clandon and Horsley	Recent appeal concluded insufficient evidence to justify loss of hotel
2352	Kenlake, Ockham Road South,	Clandon and Horsley	Availability concerns
1273	Land at end of Middle Farm Place, Effingham	Effingham	Suitability concerns
1544	Crosslands Forge, (previously known as Kimberley Works), Beech Avenue, Effingham	Effingham	Suitability and availability concerns: loss of current use
1244	85-89 Christmas Pie Avenue, Normandy	Normandy	Deliverability concerns
1216	Land at and to the Rear of Wisteria, Glaziers Lane	Normandy	Considered as part of Site 1265
979	Land off Chapel Lane, Chapel Lane, Pirbright	Pirbright	Not suitable for residential development - within 400m of TBH SPA
2244	Garage, Send Road	Send	Availability concerns
1089	Porth and land off Send Hill, Send	Send	Availability concerns
1015	Chantry Cottages, Chantry Road, Chilworth	Shalford	Deliverability concerns
1276	Land at Almsgate, Compton	Shalford	Suitability concerns: amenity land
1007	Summersbury Hall, Summersbury Drive, Shalford	Shalford	Availability and suitability concerns
1028	Land adjacent to The Lodge, Field Place, The Street, Compton	Shalford	Suitability concerns: impact on the setting of a listed building, AONB, conservation area, TPO
1012	Mulberry Corner, East Shalford Lane, Shalford	Shalford	Suitability concerns: impact on the setting of a listed building, AONB, conservation area, TPO
1030	Land at The Street, The Street, Compton	Shalford	Suitability concerns: impact on the setting of a listed building, AONB, conservation area
1011	Land adjacent to the Sea Horse, The Street, Shalford	Shalford	Suitability concerns: access constraints, impact on trees, conservation area, listed buildings nearby





Site ID	Site address	Ward	Reason
512	117 and 119 Epsom Road, Guildford	Christchurch	Site no longer available for development
1178	Chantry Cottages and land to the rear of 74-88 New Road, Chantry Road, Chilworth	Shalford	Delivery concerns: access and land assembly issues
1009	Land behind Tillingbourne Road, Shalford	Shalford	Suitability and deliverability concerns
1094	Rack Close, The Spinning Walk, Shere	Tillingbourne	Site no longer available for development
1270	10 & 13 Pathfields, Shere	Tillingbourne	Availability concerns
2064	Land at Albury House, Albury Street	Tillingbourne	Suitability concerns: impact on the setting of a listed building, AONB, conservation area
1001	Left Hand Cottage, Church Lane, Albury	Tillingbourne	Suitability concerns: impact on setting of a listed building, potential impact on trees, conservation area, AONB
1043	Land off Sandy Lane, Sandy Lane, Shere	Tillingbourne	Suitability concerns: impact on trees, AONB
695	Land Adjacent, 14 Thatchers Lane, Worplesdon	Worplesdon	Not suitable for residential development - within 400m of TBH SPA
1159	14 Thatchers Lane, Worplesdon	Worplesdon	Not suitable for residential development - within 400m of TBH SPA
1013	Willow End, Stringer's Avenue, Jacobs Well	Worplesdon	Not suitable for residential development - within 400m of TBH SPA
998	Sundial Plain and adjoining land, The Avenue, Worplesdon	Worplesdon	Not suitable for residential development - within 400m of TBH SPA
999	St Breward and adjoining land, Worplesdon Road, Worplesdon	Worplesdon	Not suitable for residential development - within 400m of TBH SPA

Discounted Sites - Villages 1



Legend

-  Discounted Sites for Development
-  Guildford Boundary

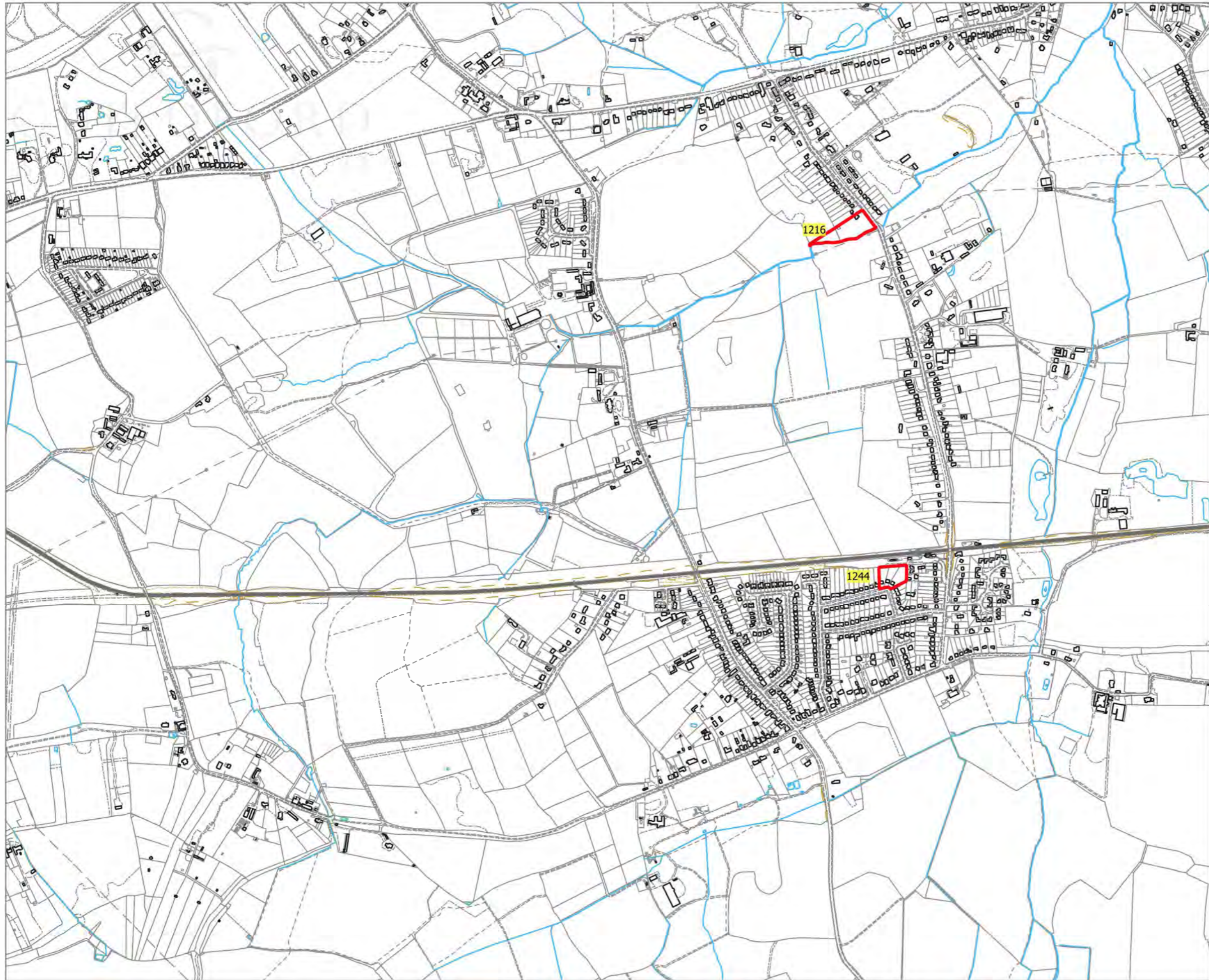
Publication Date: 2019-09-30


N  
Scale at A4:  
1:10000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.




Discounted Sites - Villages 2



**Legend**  
 Discounted Sites for Development

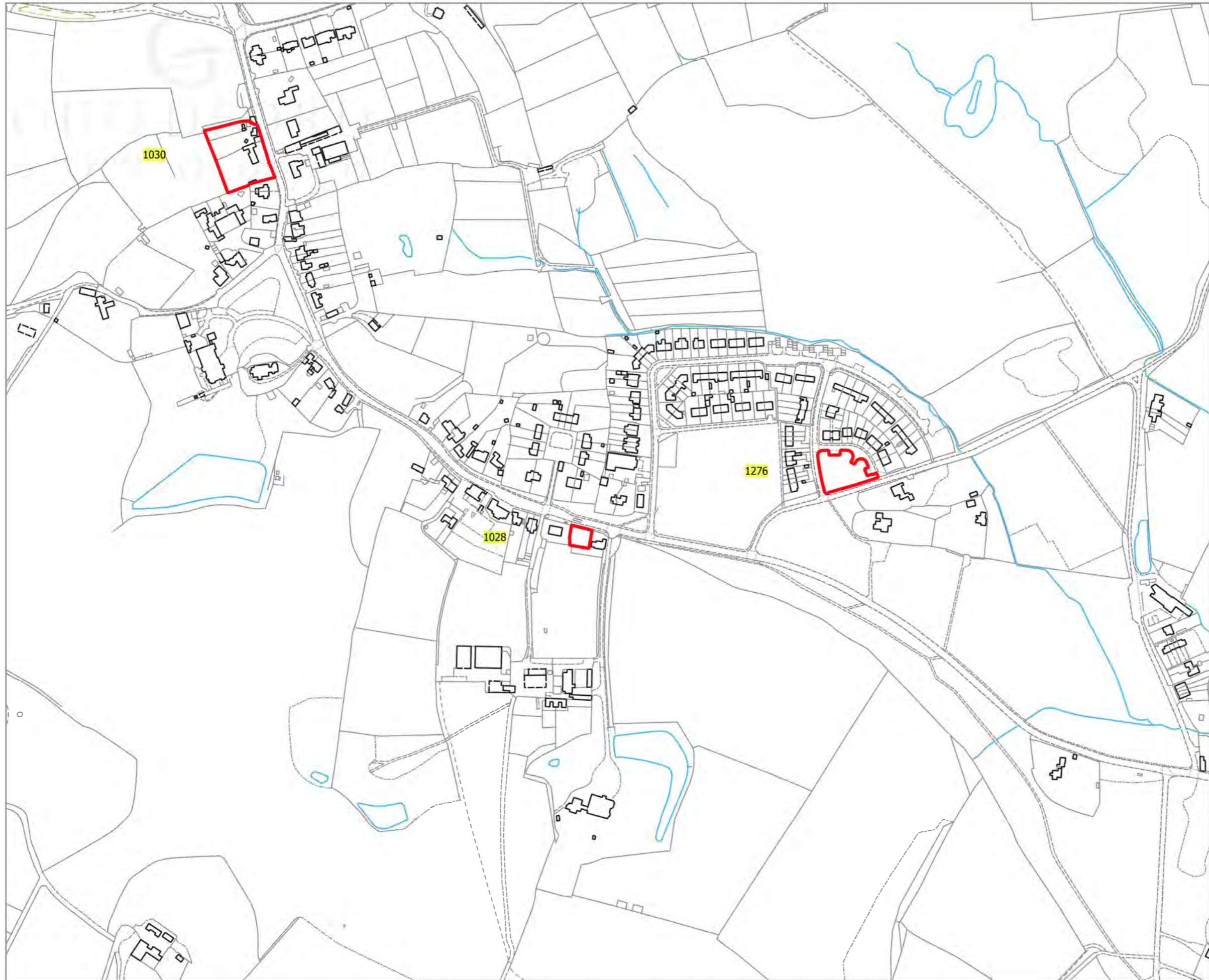
Publication Date: 2019-09-30

 Scale at A4:  
1:10000


© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Villages 3



Legend

-  Discounted Sites for Development

Publication Date: 2019-09-30

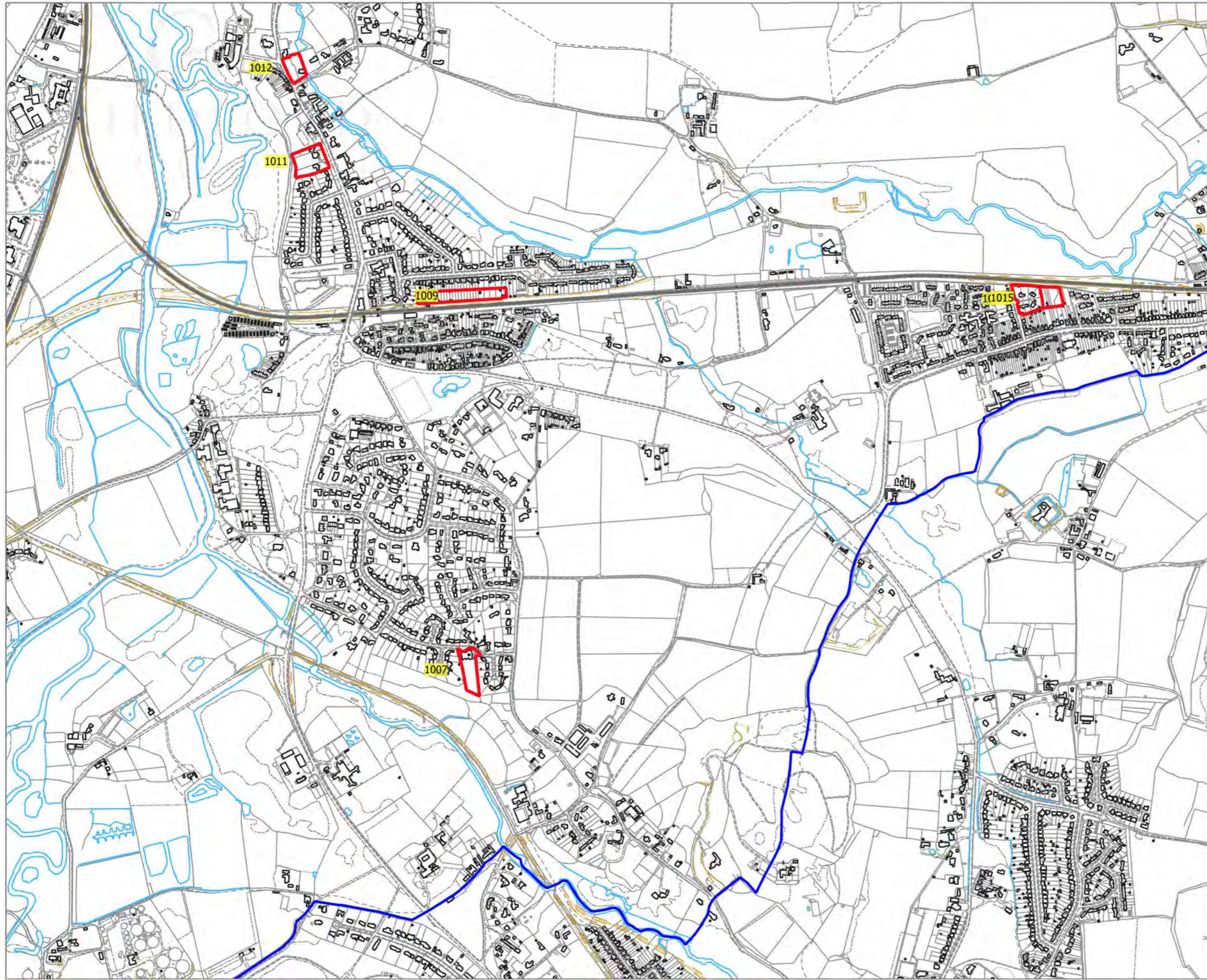


Scale at A4:  
1:4000


© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



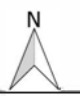
Discounted Sites - Villages 4



Legend

 Discounted Sites for Development

Publication Date: 2019-09-30



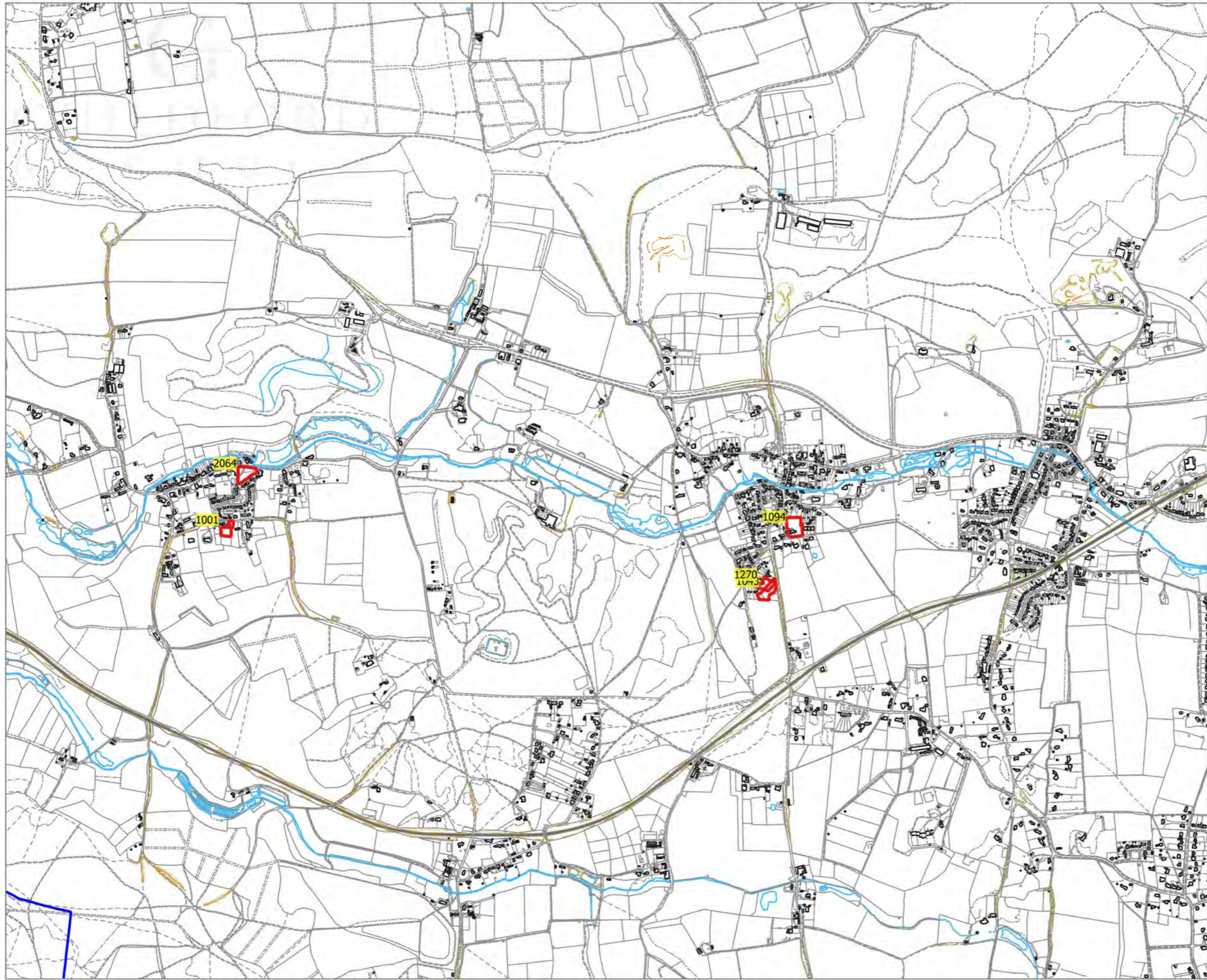
Scale at A4:  
1:10000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.





GUILDFORD  
BOROUGH


Discounted Sites - Villages 5



Legend

-  Discounted Sites for Development
-  Guildford Borough Boundary

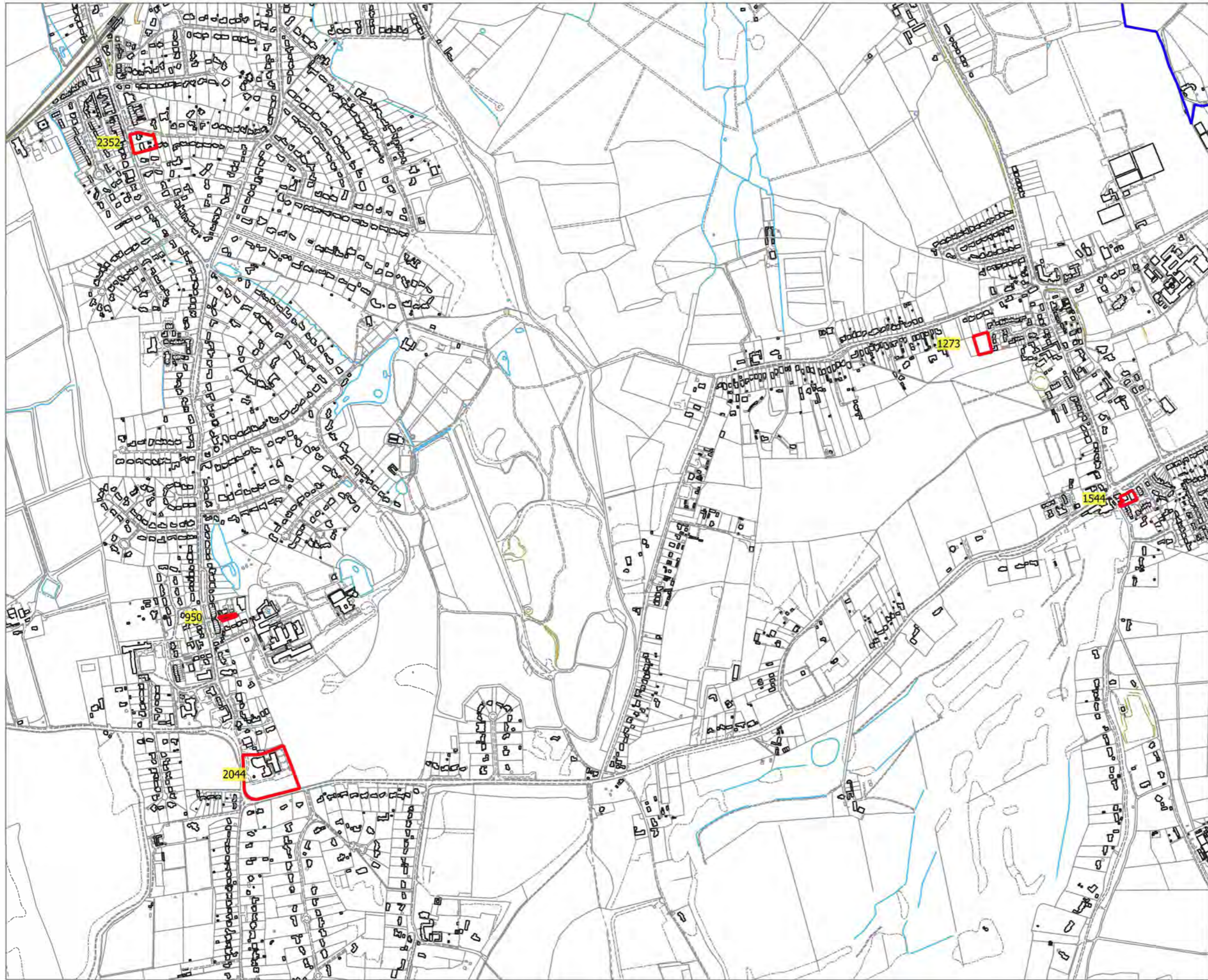
Publication Date: 2020-09-23

 Scale at A4:  
1:15000



© Crown Copyright 2020. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Villages 6



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-09-30

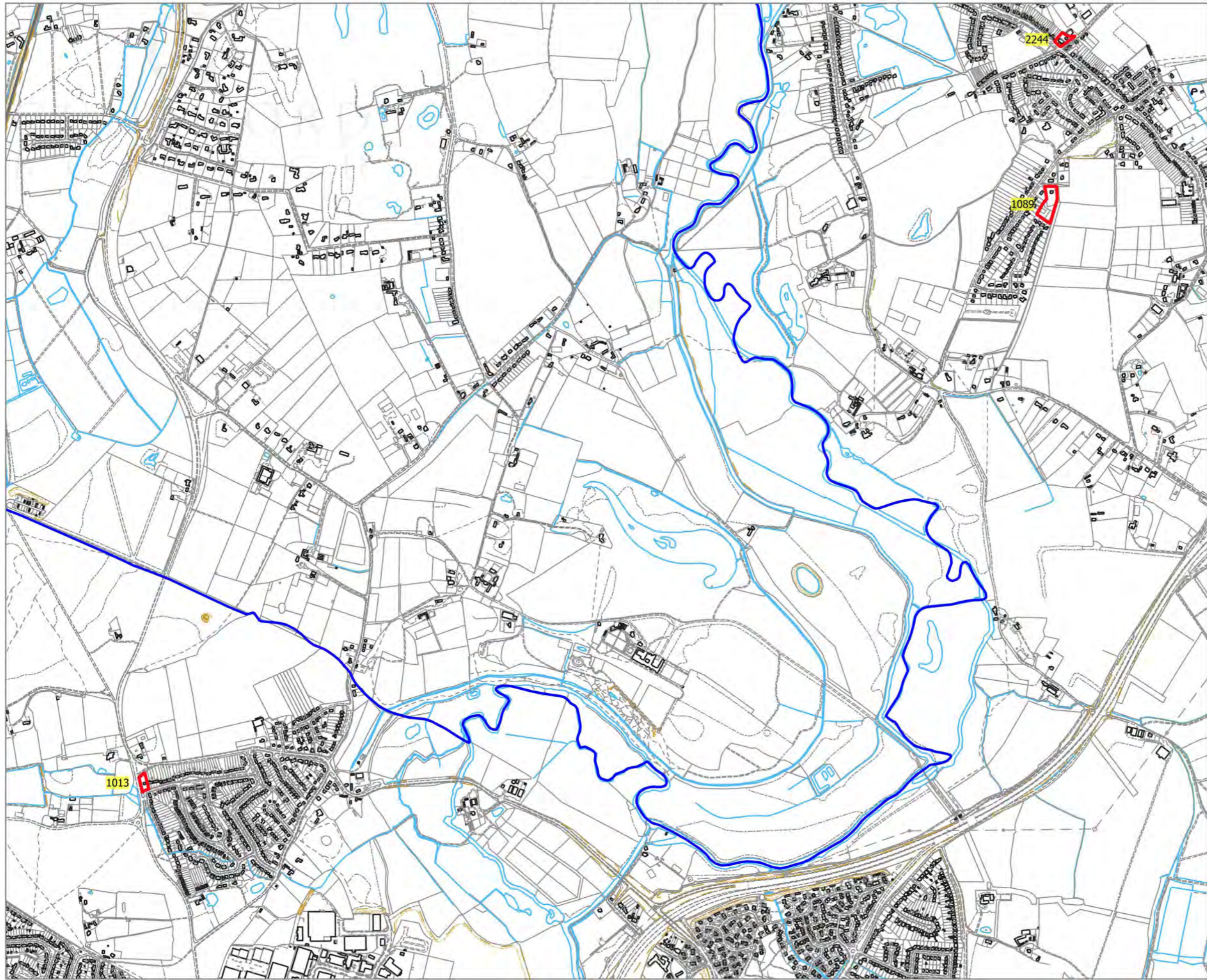


Scale at A4:  
1:10000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.




Discounted Sites - Villages 7



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-09-30

 Scale at A4:  
1:13000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.






Discounted Sites - Villages 8



Legend

-  Discounted Sites for Development

Publication Date: 2020-09-23



Scale at A4:  
1:5000

© Crown Copyright 2020. Guildford Borough Council. Licence No. 100019625.

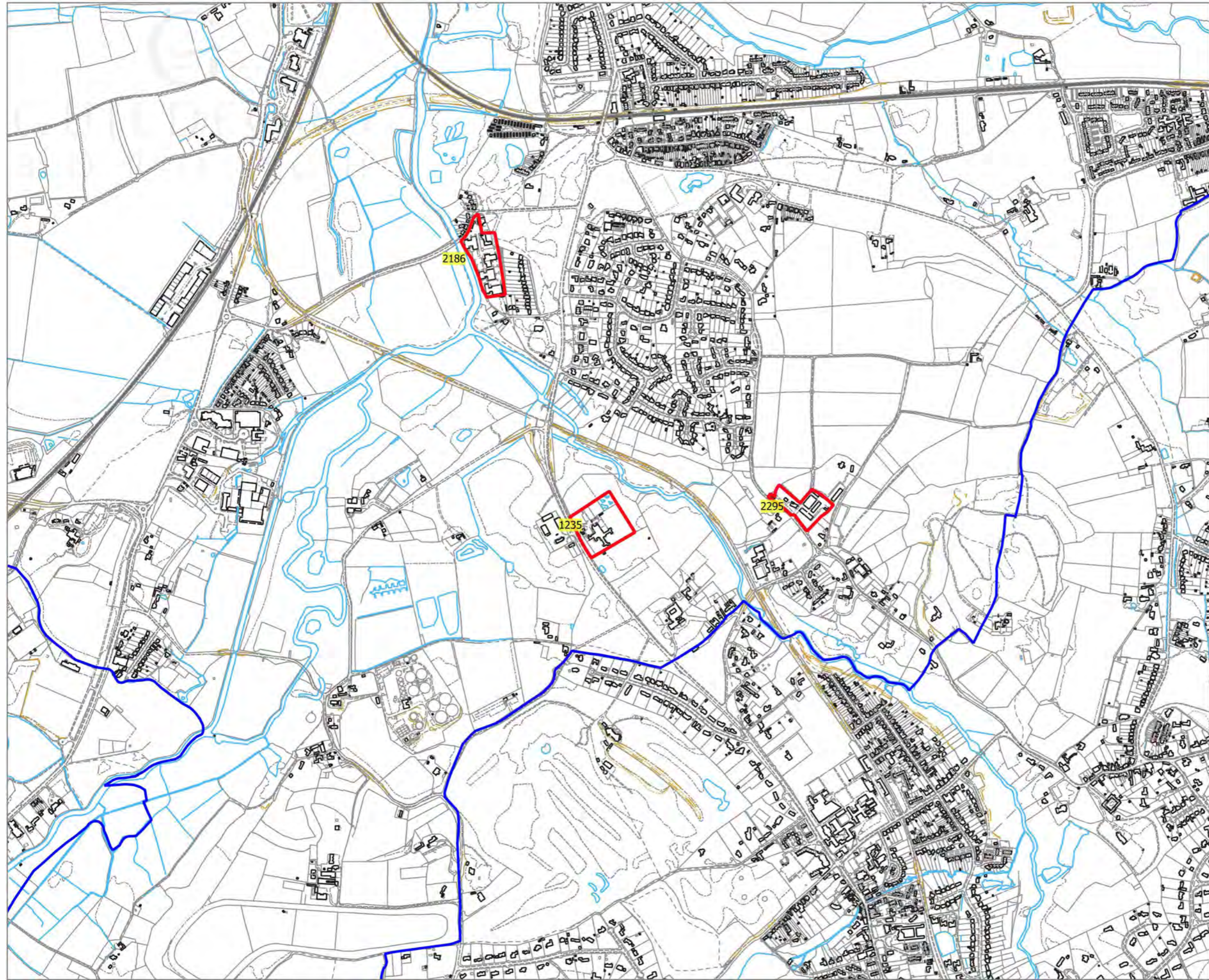


GUILDFORD  
BOROUGH



## Previously Developed Land in the Green Belt

Site ID	Site address	Ward	Reason
1235	Wey House School, Horsham Road, Shalford	Shalford	Availability concerns
2186	Broadford Business Park, Shalford	Shalford	Retaining as business park to offset past and future loss of office floorspace on other sites
2295	Chinthurst Farm, Chinthurst Lane, Shalford	Shalford	Not sufficient evidence to demonstrate that it is Previously Developed Land (PDL)

# Discounted Sites - Previously Developed Land in the Green Belt



## Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-09-30



Scale at A4:  
1:11000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



## Green Belt Sites

Site ID	Site address	Ward	Reason
629	St John Ambulance, Heathvale Bridge Road, Ash Vale, Ash	Ash Vale	Within 400m of SPA and Site not suitable for development due to Green Belt designation.
2335	Land west of Ash Green Road and Land between Guildford Road and Wyke Lane, Ash	Ash South and Tongham	Site not suitable for development due to Green Belt designation.
2361	Land off Sunnybrook Farm, off Ash Green Lane, Ash Green	Ash South and Tongham	Site not suitable for development due to Green Belt designation.
139	Land off Ripley Lane, Ripley Lane, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1037	Land off Silkmore Lane, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2025	Land to the east of Shere Road, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2175	Land to the south of West Horsley, Shere Road	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2158	High Clandon Farm, High Clandon	Clandon and Horsley	In the AONB and not identified in the Green Belt and Countryside Study
24	Land at Bridge Cottage, Ripley Lane, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
26	Land parcel no.136, Little Cranmore Lane, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
279	Nuthill Fruit Farm, Just off A3, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
288	Land at the Red House, Bishopsmead Drive, East Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
318	Land at Wellington Cottages, Guildford Road	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
325	Barcombe Farm, The Street	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
331	Broom House and Broom Cottage, Long Reach, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
352	Land at Clandon Railway Station, The Street, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
377	Ledgers, Shere Road, West Horsley, Leatherhead	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
386	Land behind St Martins Church, Ockham Road South, East Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
568	Bramley House, Epsom Road, West Horsley, Leatherhead	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
719	Brockhurst, The Warren, East Horsley, Leatherhead	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
720	Mayfield, Oak Grange Road, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
727	Vanecot, Malacca Farm, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
731	Squirrels Run, Chalk Lane, East Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1035	Land adjacent to Kawatha Lodge, Oak Grange Road, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1036	The Nusery, Lime Grove, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1199	Land off, Ockham Road North, East Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
1277	Land at Dedswell Manor Farm, Clandon Road	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1411	Land South of, Green Lane	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1412	Silver Ley, Malacca Farm	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1417	Land North of Wayfarers, The Warren	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1436	Glebe cottages, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1547	270, The Street, West Horsley	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2020	Land between Green Lane and Lime Grove, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2021	Land south of Green Lane, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2022	Land to the north of Lime Grove, West Clandon	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2023	Land to the north of Meadowlands, Cuckoo Farm	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2024	Land to the south of, Meadowlands	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2028	Land to south of Green Lane, Green Lane	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2106	Land Adjoining Flintwood and Old Trees, Green Dene	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2113	Beechlands, The Pheantry	Clandon and Horsley	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2114	Land behind Epsom Road	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2116	Land Adjacent to Foxbury, Epsom Road	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2279	Land at Chalkpit Lane, Chalkpit Lane	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2291	Land opposite Holmhurst Cottage, Back Lane	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2293	Frenchlands Copse, Off Frenchlands Gate	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
2304	Horsley Camping and Caravanning Club, Ockham Road North	Clandon and Horsley	Site not suitable for development due to Green Belt designation.
1234	Playing Field, Weston Lea	Clandon and Horsley	School playing field
2368	Land to the West of Snelgate Cottages, Old Epsom road, East Clandon	Clandon and Horsley	Not identified in the Green Belt and Countryside Study
2029	Land to the north east of Effingham, Effingham Lodge Farm	Effingham	Site not suitable for development due to Green Belt designation.
2061	Howard of Effingham School, Lower Road	Effingham	Site not suitable for development due to Green Belt designation.
2117	Land to the East of, The Street	Effingham	Site not suitable for development due to Green Belt designation.
2030	Land to the south of Effingham, Strathcona Avenua	Effingham	Not available
267	Land at, Calvert Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
276	Land adjacent to Sylcot, Chester Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
543	Leaside Cottage and land adjoining, Orestan Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
675	Dell Farm, Calvert Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
684	Pen Y Bryn & land to rear of No. 5, Travellers Joy & Merrythought, Dirtham Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
685	The Haven, Orestan Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
732	Rustles, Beech Avenue, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
733	Hedgerows, Orestan Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
737	The Cottage, Lower Farm, Effingham Common Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
738	Leebrook, Effingham Common Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
741	Two Firs, Calvert Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
743	Upper Leewood Farm, Effingham Common Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
745	Long Acre, Effingham Road, Effingham, Leatherhead	Effingham	Site not suitable for development due to Green Belt designation.
1200	Thistledown, Orestan Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
1201	Land next to The Elms and off, Orestan Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
1202	Land Adjoining the Bungalow, Salmons Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
1207	Land Adjoining Kayos Cottage, Salmons Lane, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
1408	Land west of, Effingham Common Road	Effingham	Site not suitable for development due to Green Belt designation.
1459	Meadow View, Orestan Lane	Effingham	Site not suitable for development due to Green Belt designation.
1577	The Other Place, Guildford Road	Effingham	Site not suitable for development due to Green Belt designation.
1583	Land at Banks Farm, Bookham	Effingham	Site not suitable for development due to Green Belt designation.
2111	Land off, Heathway, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
2296	Land at Effingham Common Road	Effingham	Site not suitable for development due to Green Belt designation.
2392	Brickfield Cottage, Forest lane, East Horsley	Effingham	Site not suitable for development due to Green Belt designation.
281	One Tree Cottage, One Tree Hill Road, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study
344	Land to the rear of, Warren Road/One Tree Hill, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study
396	Cowells', One Tree Hill Road, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study
682	Pergrines, White Lane, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study
782	Gardeners Cottage, White Lane, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study
783	The Red House, One Tree Hill Road, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study



Site ID	Site address	Ward	Reason
2108	Land South of Warren Road, Guildford	Holy Trinity	In the AONB and not identified in the Green Belt and Countryside Study
96	Guildford Rowing Club, Shalford Road, Guildford	Holy Trinity	Loss of recreational use
97	Shalford Park Changing Rooms, Shalford Road, Guildford	Holy Trinity	Loss of recreational use
121	Chantry Lodge, Pilgrims Way, Guildford	Holy Trinity	Site not suitable for development due to Green Belt designation.
2062	Water Meadows, Near Rowing Club	Holy Trinity	Site not suitable for development due to Green Belt designation.
190	Land West of Ripley, Portsmouth Road, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
55	Brick Kiln Copse, Horsley Road	Lovelace	Site not suitable for development due to Green Belt designation.
91	Ripley Smallholdings, Polesden Lane, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
157	Former Highland Nurseries, Portsmouth Road, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
159	RHS Garden Wisley, Wisley Lane, Wisley	Lovelace	Site not suitable for development due to Green Belt designation.
256	Land at corner of, Send Marsh Road and Portsmouth Road, Send	Lovelace	Site not suitable for development due to Green Belt designation.
296	Land opposite Quennells, Old Lane, Ockham	Lovelace	Site not suitable for development due to Green Belt designation.
375	Land at Papercourt Farm, Papercourt Lane, Send	Lovelace	Site not suitable for development due to Green Belt designation.
502	Land at, High Street, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
565	Land between Homeleigh & Poppingbury, Portsmouth Road, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
1225	Land Behind Grandis Cottages, High Street, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
1364	Land to North West of, Muddy Lane	Lovelace	Site not suitable for development due to Green Belt designation.
1393	Land South-East of, Portsmouth Road	Lovelace	Site not suitable for development due to Green Belt designation.
1461	Land to the rear of the Hautboy, Alms Heath	Lovelace	Site not suitable for development due to Green Belt designation.
1462	Land to the west of Hautboy, Alms Heath	Lovelace	Site not suitable for development due to Green Belt designation.
1553	Dunsborough Farm Cottage, The Green	Lovelace	Site not suitable for development due to Green Belt designation.
2060	Part of Ockham Park, Portsmouth Road	Lovelace	Site not suitable for development due to Green Belt designation.
2156	Land to the rear of Long Acres, Portsmouth Road	Lovelace	Site not suitable for development due to Green Belt designation.
2253	Land to the south of Chapel Farm House, Rose Lane, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2306	Nutberry Fruit Farm, Portsmouth Road	Lovelace	Site not suitable for development due to Green Belt designation.
2360	Land South of High Street, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
2380	Land south of of B2215, Ripley	Lovelace	Site not suitable for development due to Green Belt designation.
2384	Upton Farm, Ockham Lane	Lovelace	Site not suitable for development due to Green Belt designation.
2184	Land adjacent to Merrow Park and Ride, A25	Merrow	Site not suitable for development due to Green Belt designation.
2099	Strawberry Farm, Glaziers Lane, Normandy	Normandy	Availability concerns
48	Rear of Alfriston House, Guildford Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2007	Land at north wyke farm, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2009	land to the south east of Hunts Hill Farm, north of Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2010	Land to the north east of flexford, Brickfields	Normandy	Site not suitable for development due to Green Belt designation.
2011	Land to east of The Paddocks, Flexford	Normandy	Site not suitable for development due to Green Belt designation.
75	Land at, Beech Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
302	Hazeldene, Westwood Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
989	Land at Tyhak Farm, Westwood Lane, Flexford	Normandy	Site not suitable for development due to Green Belt designation.
990	Land behind Beech Lane and Westwood Lane, Beech Lane, Flexford	Normandy	Site not suitable for development due to Green Belt designation.
2008	land between Beech Lane and Westwood Lane, Flexford	Normandy	Site not suitable for development due to Green Belt designation.
14	Land at, Guildford Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
269	Openview, Glaziers Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
271	Fairoaks Smallholding, Aldershot Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
292	Land adjacent to Normandy Cottage, Pirbright Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
308	Merrist Wood Golf Club, Holly Lane, Worplesdon	Normandy	Site not suitable for development due to Green Belt designation.
330	Cricketts Hill Farm, Wyke, Wyke Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
616	Land to the rear of 195-199, Guildford Road, Ash	Normandy	Site not suitable for development due to Green Belt designation.
680	West Flexford Cottage, Flexford Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
696	Hunts Hill Farm, Hunts Hill, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
1052	Land off Guildford Road, Guildford Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
1238	Land adjacent to Fair View Farm, Guildford Road	Normandy	Site not suitable for development due to Green Belt designation.
1379	Great Westwood, Westwood Lane	Normandy	Site not suitable for development due to Green Belt designation.
2071	Crickets Hill Farm, Wyke	Normandy	Site not suitable for development due to Green Belt designation.
2093	Land Adjacent to Wanborough Station, Flexford Road	Normandy	Site not suitable for development due to Green Belt designation.
2101	The White House and Land to the Rear, 57, Glaziers Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2102	Chyfields, Flexford Road	Normandy	Site not suitable for development due to Green Belt designation.
2112	Land to the East of, Glaziers Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2381	Tickners Bridge, Willey Green, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2179	Land at Willey Green, opposite Duke of Normandy, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2182	land at Strawberry Farm, near Glaziers Lane, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2294	Wyke Lodge Cottage, Guildford Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
2356	Land to the west of Westwood Lane, Flexford	Normandy	Site not suitable for development due to Green Belt designation.
2373	Land at Longerend Plantation, Pirbright Road, Normandy	Normandy	Site not suitable for development due to Green Belt designation.
67	Land south of, Ash Road (west off Bridge Mead), Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
170	Bisley Camp, Brookwood, Bisley	Pirbright	Site not suitable for development due to Green Belt designation.
373	Land between, Gole Road and Grange Road, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
628	Rails Field, Mill Lane, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
976	Land at and adjacent to Swallowfield, Guildford Road, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
977	Land off Guildford Road, Guildford Road, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
980	Land off School Lane, School Lane, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
1165	Land at The Willows, Gole Road, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
2033	Land to the west of Chapel Lane, Chapel Lane	Pirbright	Site not suitable for development due to Green Belt designation.
2036	Surrey Wildlife Trust, School Lane, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
2045	Tennis court, Church Lane, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
2109	Land in Pirbright, Pirbright Terrace, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
978	1&2 The Bungalow, Chapel Lane, Pirbright	Pirbright	Within 400m of SPA and Site not suitable for development due to Green Belt designation.
2939	Land East of Stanley Hill, Pirbright	Pirbright	Site not suitable for development due to Green Belt designation.
72	Land at Polesdon Lane and Send Marsh Road, Ripley	Send	Site not suitable for development due to Green Belt designation.
263	Papercourt Plot 'A' B D and E, Polesden Lane, Send	Send	Site not suitable for development due to Green Belt designation.
392	Burnt Common Auction Rooms, London Road, Send	Send	Site not suitable for development due to Green Belt designation.
22	Land at, Polesdon Lane and Send Marsh Road	Send	Site not suitable for development due to Green Belt designation.
1443	Land at, Tannery Lane	Send	Site not suitable for development due to Green Belt designation.
2256	Greater expansion of Send (north)	Send	Site not suitable for development due to Green Belt designation.
29	Land at Aldertons Farm, Send Marsh Road	Send	Site not suitable for development due to Green Belt designation.
2257	Greater expansion of Send (south west)	Send	Site not suitable for development due to Green Belt designation.
152	Land around Burnt Common warehouse, London Road, Send	Send	Site not suitable for development due to Green Belt designation.
2280	Land on the south side of, Send Barns Lane, Send	Send	Site not suitable for development due to Green Belt designation.
120	Harms Hatch - Plot B, Broadmead Road, Send	Send	Site not suitable for development due to Green Belt designation.
295	Villages Medical Centre, Send Barns Road, Send	Send	Site not suitable for development due to Green Belt designation.
299	Land at, Send Barns Lane, Send	Send	Site not suitable for development due to Green Belt designation.
361	Send Barns Stables, Woodhill, Send	Send	Site not suitable for development due to Green Belt designation.
2285	Land on the west side of, Send Barns Lane	Send	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
25	Hillside Farm, Sandy Lane, Send	Send	Site not suitable for development due to Green Belt designation. Also unsuitable for self-build and custom housebuilding.
2376	Land at Send Hill Farm, Send	Send	Site not suitable for development due to Green Belt designation.
12	Land at Hornhatch Farm, New Road, Chilworth	Shalford	Site not suitable for development due to Green Belt designation.
2032	Land to the south of New Road, New Road	Shalford	Site not suitable for development due to Green Belt designation.
2034	Land to the east of Shalford, Chinthurst Lane	Shalford	Site not suitable for development due to Green Belt designation.
1460	Pond Farm, Furze Lane	Shalford	Site not suitable for development due to Green Belt designation.
2241	Land at, New Pond Road	Shalford	Site not suitable for development due to Green Belt designation.
5	Compton Sewage Treatment Works, Spiceall, Compton	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
56	Land off, Priorsfield Road, Godalming	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
160	Artington Court, Old Portsmouth Road	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
262	Rushy Platts Farm, Old Portsmouth Road, Artington	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
846	Bunker Hill Farm, Munstead Heath Road, Unsted, Godalming	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
889	Watts Gallery, Down Lane, Compton	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
1027	Land adjacent to Beech Cottage, The Street, Compton	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
1029	The Dykeries, Eastbury Lane, Compton	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
1356	Maple Mead, Summers Lane	Shalford	In the AONB and not identified in the Green Belt and Countryside Study
150	Land between, Trunley Heath Lane and Foxborough Road, Shalford	Shalford	Site not suitable for development due to Green Belt designation.
153	Land at Littlebrook Cottage, Pound Place, Shalford	Shalford	Site not suitable for development due to Green Belt designation.
168	Land to the north of Stonebridge Depot, Horsham Road, Shalford	Shalford	Site not suitable for development due to Green Belt designation.
1210	Guildford Law College, Portsmouth Road	Shalford	Part of the proposed site Site not suitable for development due to Green Belt designation., part proposed to be inset and could potentially accommodate some development in the future, subject to AONB
1327	Land at, Unstead Wood	Shalford	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2104	Land to the South of, Drodges Close	Shalford	Site not suitable for development due to Green Belt designation.
2178	Land to the south, Peasmarsh	Shalford	Site not suitable for development due to Green Belt designation.
2185	Land north of, Broadford Road	Shalford	Site not suitable for development due to Green Belt designation.
2187	Land to the east of, Station Road	Shalford	Site not suitable for development due to Green Belt designation.
2188	Land to the west of Milkwood, Christmas Hill	Shalford	Site not suitable for development due to Green Belt designation.
2303	Tangley Mere, New Road	Shalford	Site not suitable for development due to Green Belt designation.
2307	Wellington House, Hogs Back	Shalford	Site not suitable for development due to Green Belt designation.
2350	Tilthams Farm, Tilthams Corner Road	Shalford	Site not suitable for development due to Green Belt designation.
2357	Land South of The Ridges,	Shalford	Site not suitable for development due to Green Belt designation.
2358	Land East of Artington Park and Ride, Old Portsmouth Road,	Shalford	Site not suitable for development due to Green Belt designation.
2359	Land North of The Ridges,	Shalford	Site not suitable for development due to Green Belt designation.
2254	Land south of Halfway House at Aaron's Hill, Upper Eashing	The Pilgrims	Site not suitable for development due to Green Belt designation.
37	Home Farm, The Street, Shackleford, Godalming	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
66	Land at Home Farm, Peper Harow, Godalming	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
73	Wanborough Village, Westwood Lane	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
101	Elstead Road, Elstead Road, Shackleford	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
102	Coppice Cottage, Grenville Road, Shackleford	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
343	Land at, Puttenham Heath Road, Puttenham	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
546	Cedarwoods, School Lane, Godalming	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
553	Woodruff, Crooksbury Lane, Seale	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
928	Pelerins, Monks Grove, Compton	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
981	Land behind 139, The Street, Puttenham	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
982	Land at 119 Fox Cottage, The Street, Puttenham	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
983	Land to the rear of 105, The Street, Puttenham	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
985	Land adjacent to Orchard House, School Lane, Puttenham	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study

Site ID	Site address	Ward	Reason
1157	Fairlie Lodge, Shackleford Road, Normandy	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
1326	Land next to The Bumpers, Seale Lane	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
1554	Hall Place, The Street	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
1563	Land adjacent to Berthorpe, Puttenham Heath Road	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
2277	Land at Puttenham Hill	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
2289	Puttenham Golf Course	The Pilgrims	In the AONB and not identified in the Green Belt and Countryside Study
2105	Hurtmore Golf Club, Hurtmore Road	The Pilgrims	Site not suitable for development due to Green Belt designation.
2283	No 1 Northside Cottages, Hurtmore Road	The Pilgrims	Site not suitable for development due to Green Belt designation.
2284	Step House, Hurtmore Road	The Pilgrims	Site not suitable for development due to Green Belt designation.
2367	Fonthill, Hurtmore	The Pilgrims	Site not suitable for development due to Green Belt designation.
2383	Land at Puttenham Golf Club, adjacent to the 10th Green	The Pilgrims	Site not suitable for development due to Green Belt designation.
2073	Michael Jordan Caravans, Station Approach, Gomshall	Tillingbourne	Availability concerns
4	Netley Mill Water Works, Gomshall Lane, Shere	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
191	Station Approach site, Station Approach, Gomshall	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
600	Overbrook, Brook Hill, Albury	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
617	Oakwood, Hoe Lane	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
626	Lower Brow, Fulvens	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
753	Little Chellyn, Makies Hill, Peaslake	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
781	Rowley Cottage, White Lane	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
953	Burrows Cross Lodge, Burrows Lane, Gomshall	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1022	Hawthorn Cottage and Old Vine Cottage, Ewehurst Road, Peaslake	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1023	Land at Burchets Hollow, Burchets Hollow, Peaslake	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1024	Bankside and Smokey Hole Cottage, Peaslake Lane, Peaslake	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study

Site ID	Site address	Ward	Reason
1025	Land adjacent to Heathcote, Holmbury Hill Road, Holmbury St Mary	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1026	Land adjacent to Forest Cottage, Felday Glade, Holmbury St Mary	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1042	Land of Rectory Lane, Rectory Lane, Shere	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1045	Land on Gravel Pitts Lane, Gravel Pitts Lane, Gomshall	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1215	Land adjacent to the Black Horse, Station Road	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
1342	Land adjacent to the Post Office, Station Road	Tillingbourne	In the AONB and not identified in the Green Belt and Countryside Study
39	Land at, High View Road, Gomshall	Tillingbourne	Site not suitable for development due to Green Belt designation.
80	Kitchen Garden, Upper Street, Shere	Tillingbourne	Site not suitable for development due to Green Belt designation.
359	Land at Gomshall Cottage, High View, Gomshall	Tillingbourne	Site not suitable for development due to Green Belt designation.
1337	Northumberland Estates, Church Lane	Tillingbourne	Site not suitable for development due to Green Belt designation.
2031	Land to the east of Chilworth, New Road	Tillingbourne	Site not suitable for development due to Green Belt designation.
2255	Peaslake Farm, Ewhurst Road, Peaslake	Tillingbourne	Site not suitable for development due to Green Belt designation.
2312	Land to the left of Crickets Hill	Tillingbourne	Site not suitable for development due to Green Belt designation.
2313	land between Gomshall Station and Churchfield Farm	Tillingbourne	Site not suitable for development due to Green Belt designation.
2317	Hunters Hill, Shophouse Lane	Tillingbourne	Site not suitable for development due to Green Belt designation.
2369	Weybrook, 51 Station Road,	Tillingbourne	Site not suitable for development due to Green Belt designation.
1457	Land adjoining White Lodge, The Street	West Clandon	Site not suitable for development due to Green Belt designation.
2379	The Walled Garden, Clandon Regis Golf Club	West Clandon	Site not suitable for development due to Green Belt designation.
2017	Pitch Place, Keens Lane	Worplesdon	Availability concerns
78	Liddington Hall, Liddington New Road, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
2014	Land to the west of Fairlands, Fairlands	Worplesdon	Site not suitable for development due to Green Belt designation.
2072	Land south west of Hunts Farm, Broad Street Common	Worplesdon	Site not suitable for development due to Green Belt designation.
2190	Land to the west of, Dunmore Farm	Worplesdon	Site not suitable for development due to Green Belt designation.

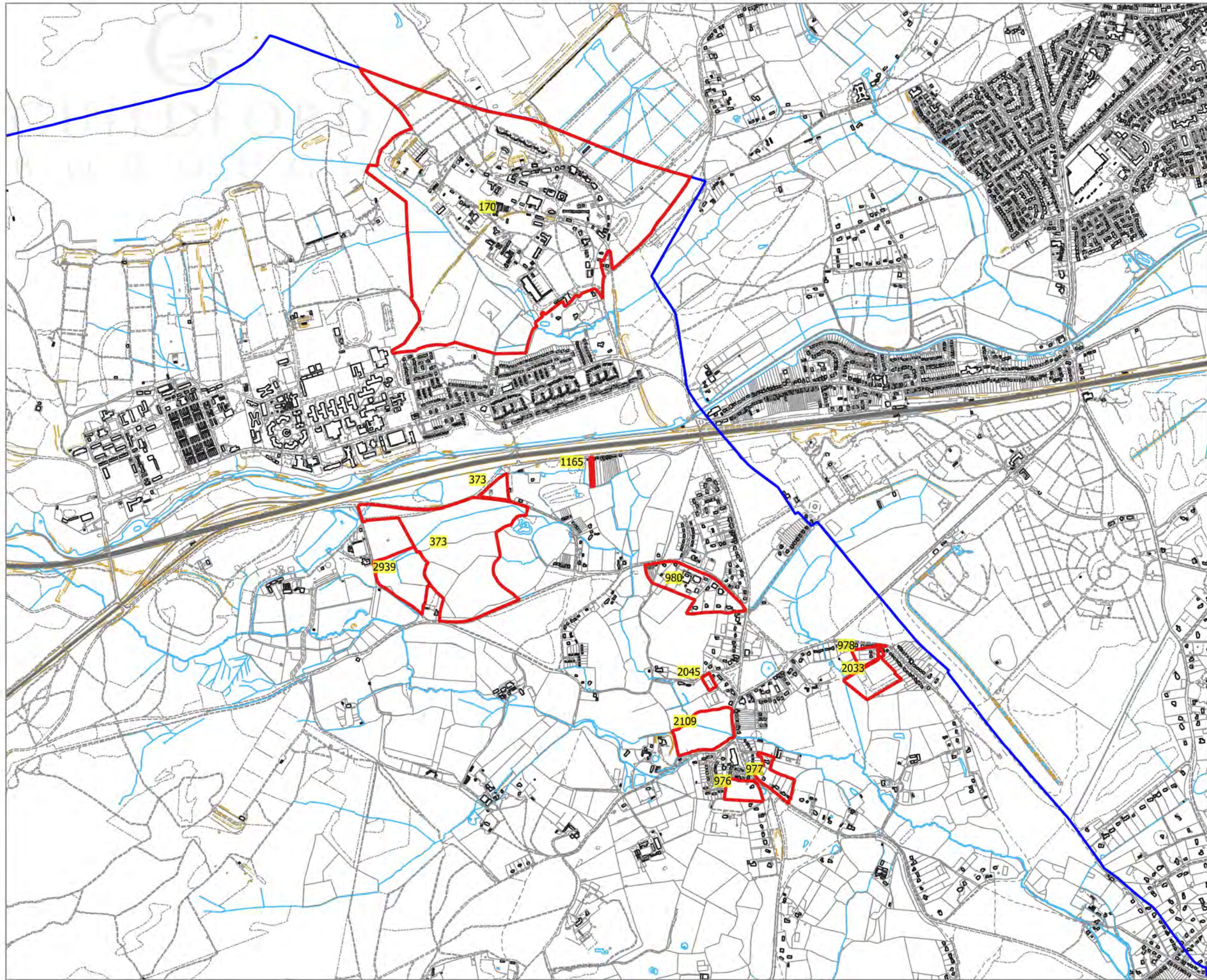


Site ID	Site address	Ward	Reason
19	Woodlands Farm Nursery / Reclamation, Wood Street Green, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
23	Land opposite Burpham Court Farm, Clay Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
44	Land at, Blanchards Hill, Jacobs Well, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
59	Ellis Family Yard, Whitmoor Common, Off Burdenshot Road, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
70	Brookpond Smallholding, Whitmoor Common, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
71	Stringers Barn, Salt Box Road, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
76	Merrist Wood Campus, Coombe Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
124	Worplesdon Road / Tanglely Place, Tanglely Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
154	Tanglely Place Farm, Tanglely Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
156	Land adjacent to Slyfield Industrial Estate Dennis Way, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
162	Land at rear and off, Gravett's Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
270	Plot A, Land off, Holly Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
297	Land at Orchard Cottage, Broadstreet Common, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
307	Land at, Blanchards Hill running north from Clay Lane, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
320	Plot B, Land off, Holly Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
321	Perry Hill Farm, Coombe Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
322	Land to the east of, Blanchards Hill, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
368	Land to the south of Normandy and north of Flexford	Normandy	Site not suitable for development due to Green Belt designation.
376	Woodlands Farm, Wood Street Green, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
378	The Oaks, Burdenshot Road, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.



Site ID	Site address	Ward	Reason
612	82, Frog Grove Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
613	Rose Cottage, Jacobs Well Road, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
694	Ashbrook, White Hart Lane, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
845	The Bungalow, Clay Lane, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
968	The Old Paddock, Perry Hill, Worplesdon Road, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
995	Land off Coombe Lane, Coombe Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
996	Land adjacent to White House, Coombe Lane, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
997	Ingamore, Worplesdon Road, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
1014	Land behind Sutherland Avenue, Sutherland Avenue, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
1189	Land at 194, Highview & Highnoon, Frog Grove Lane, Wood Street	Worplesdon	Site not suitable for development due to Green Belt designation.
1191	Jacobs Hill Village Hall & Rose Cottage, Jacobs Well Road, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
1192	Land at and to the rear of 35, Wood Street Green, Wood Street	Worplesdon	Site not suitable for development due to Green Belt designation.
1193	Hillside, Pinks Hill, Wood Street	Worplesdon	Site not suitable for development due to Green Belt designation.
1293	Land opposite Burpham Court Farm, Clay Lane	Worplesdon	Site not suitable for development due to Green Belt designation.
1410	Rokers, Fairlands Farm	Worplesdon	Site not suitable for development due to Green Belt designation.
1416	Land East of Russellplace Farm, Frog Grove Lane	Worplesdon	Site not suitable for development due to Green Belt designation.
1500	The bonsai centre and adjoining garden, Perry Hill	Worplesdon	Site not suitable for development due to Green Belt designation.
1578	Land at the White House, Woking Road	Worplesdon	Site not suitable for development due to Green Belt designation.
2012	Land to the rear of White Hart Lane, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
2013	Land to the south of Frog Grove Lane, Frog Grove Lane	Worplesdon	Site not suitable for development due to Green Belt designation.
2063	Land to the south of West Horsley	Clandon and Horsley	Site now being promoted for a relocated school. Insufficient evidence on deliverability.

Site ID	Site address	Ward	Reason
2085	Land at Greenacre, Perry Hill	Worplesdon	Site not suitable for development due to Green Belt designation.
2090	Burpham Cottage, Clay Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
2197	3 Springflower Cottages, Broad Street Common	Worplesdon	Site not suitable for development due to Green Belt designation.
2274	Worplesdon Rifle Club, Pitch Place	Worplesdon	Site not suitable for development due to Green Belt designation.
2282	Hill Place Farm, 132 Oak Hill, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
2297	Rydes Hill Lodge, Aldershot Road	Worplesdon	Site not suitable for development due to Green Belt designation.
2302	Land at Whipley Manor Farm	Worplesdon	Site not suitable for development due to Green Belt designation.
2309	Pinks Hill House, Pinks Hill	Worplesdon	Site not suitable for development due to Green Belt designation.
2310	Russell Place Farm, Frog Grove Lane	Worplesdon	Site not suitable for development due to Green Belt designation.
2311	Land at Tangley Lane	Worplesdon	Site not suitable for development due to Green Belt designation.
49	Land at Tangley Place Farm	Worplesdon	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.
379	Worplesdon Rifle Range, Worplesdon Road	Worplesdon	Site not suitable for development due to Green Belt designation.
309	Land at Mount Pleasant, Salt Box Road, Worplesdon	Worplesdon	Within 400m of SPA
1194	Telephone Exchange, The Avenue, Worplesdon	Worplesdon	Within 400m of SPA
1195	Maple House and Long Meadow, Church Lane, Worplesdon	Worplesdon	Within 400m of SPA
2019	Land at Stringers Common, Stringers Common	Worplesdon	Within 400m of SPA
2344	Hurst Farm	Worplesdon	Within 400m of SPA
2375	Land at Clay Lane, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
2377	Willowbrook Cottage, White Hart Lane, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
2378	The Cottage, 94 Broad Street, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.


Discounted Sites - Green Belt Sites 1



Legend

-  Realistic Sites for Development
-  Guildford Borough Boundary

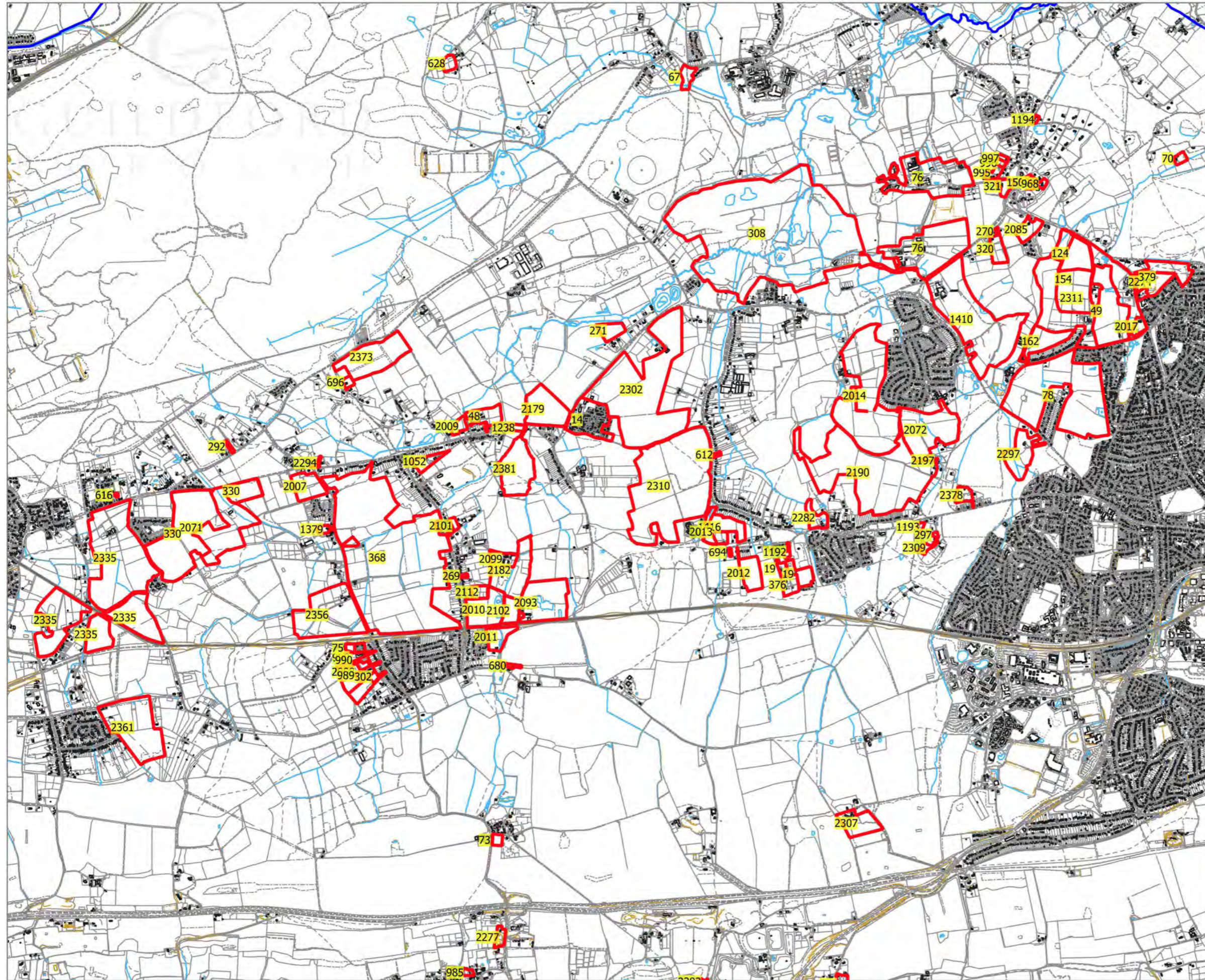
Publication Date: 2020-09-29

 Scale at A4:  
1:15000



© Crown Copyright 2020. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Green Belt Sites 2



Legend

-  Discounted Sites for Development
-  Guildford Boundary

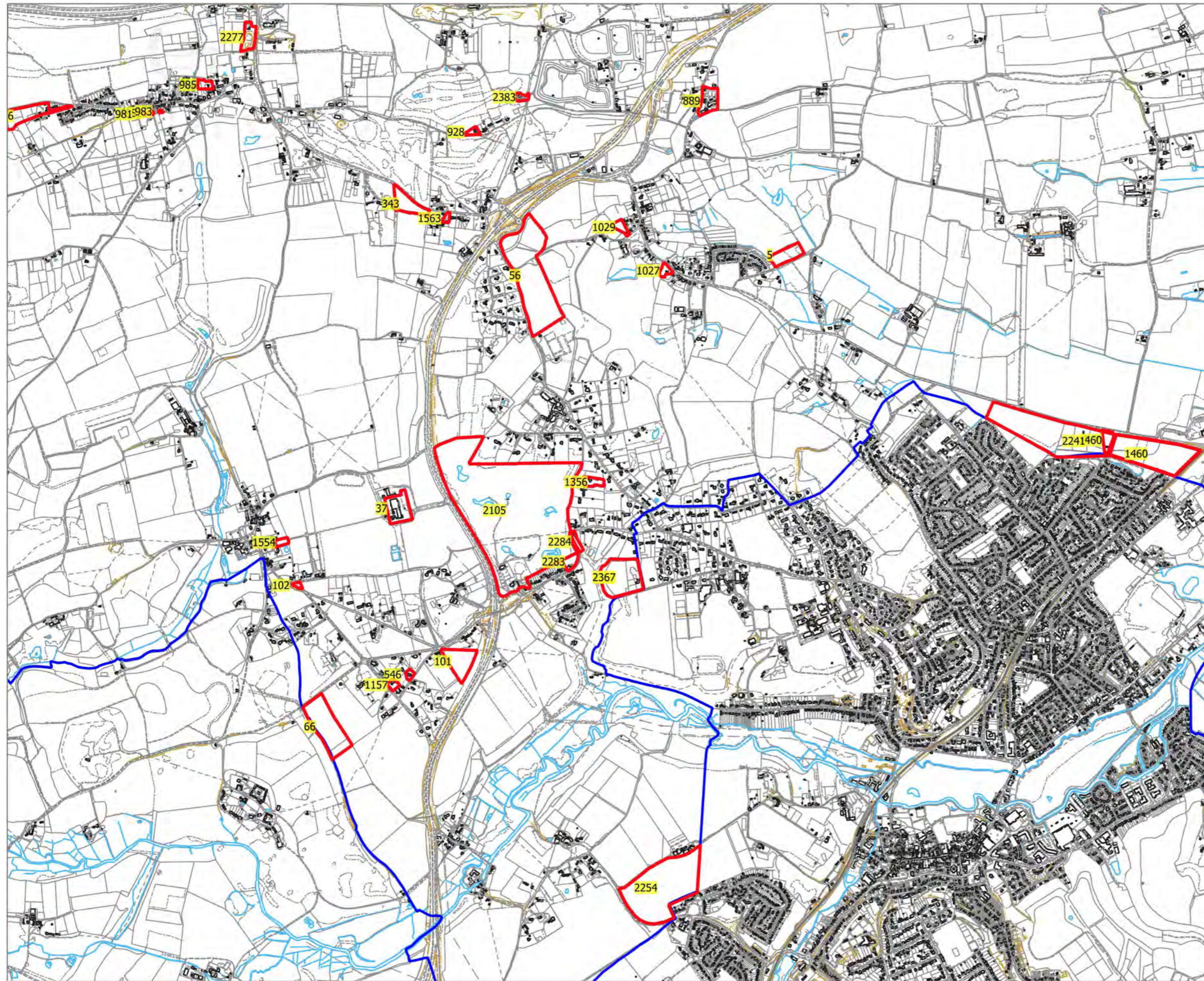
Publication Date: 2019-09-30

Scale at A4:  
1:27000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



### Discounted Sites - Green Belt Sites 3



#### Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-01

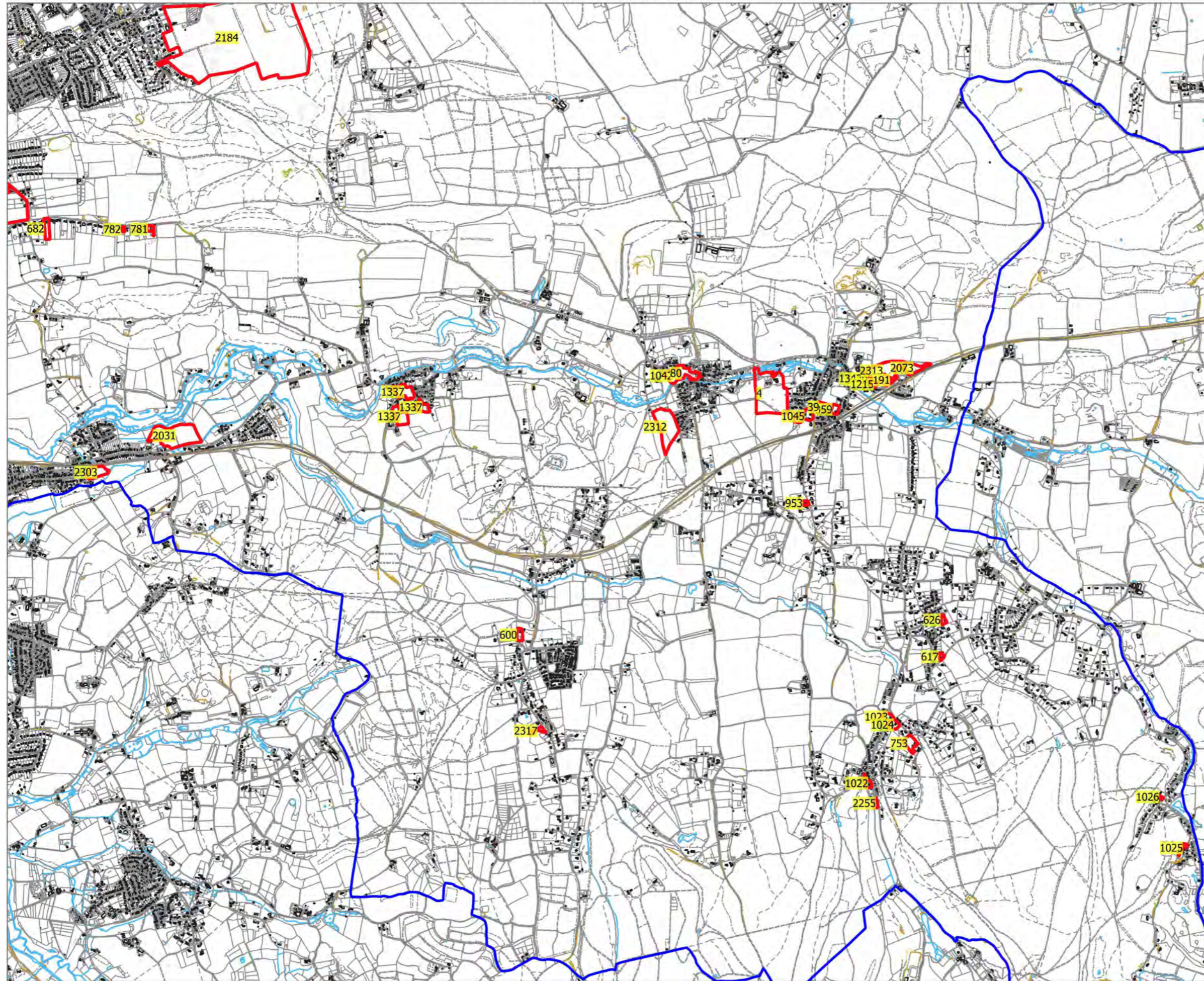


Scale at A4:  
1:20000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Green Belt Sites 4



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-01

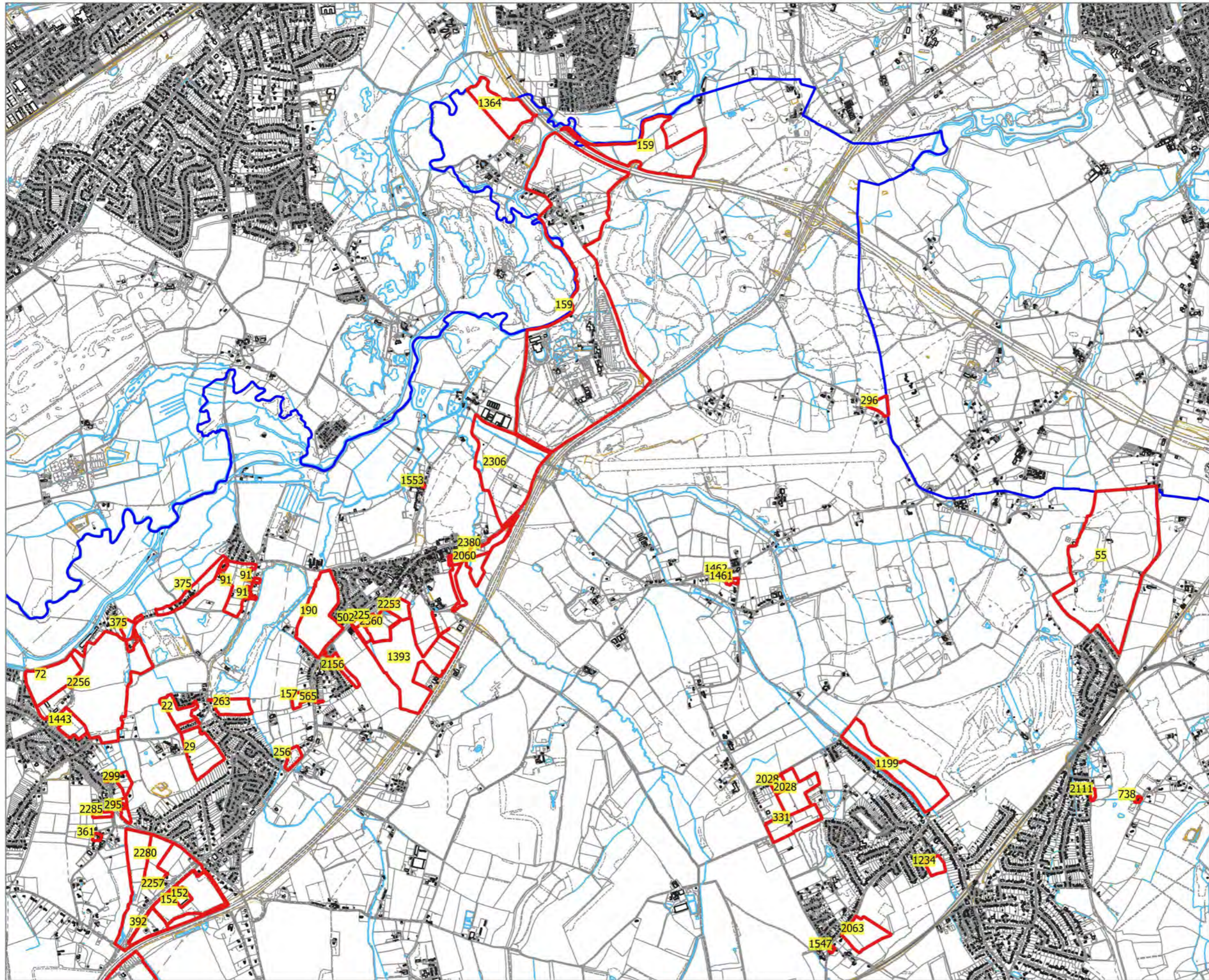


Scale at A4:  
1:30000


© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Green Belt 5



Legend

-  Discounted Sites for Development

Publication Date: 2020-09-22



Scale at A4:  
1:27000

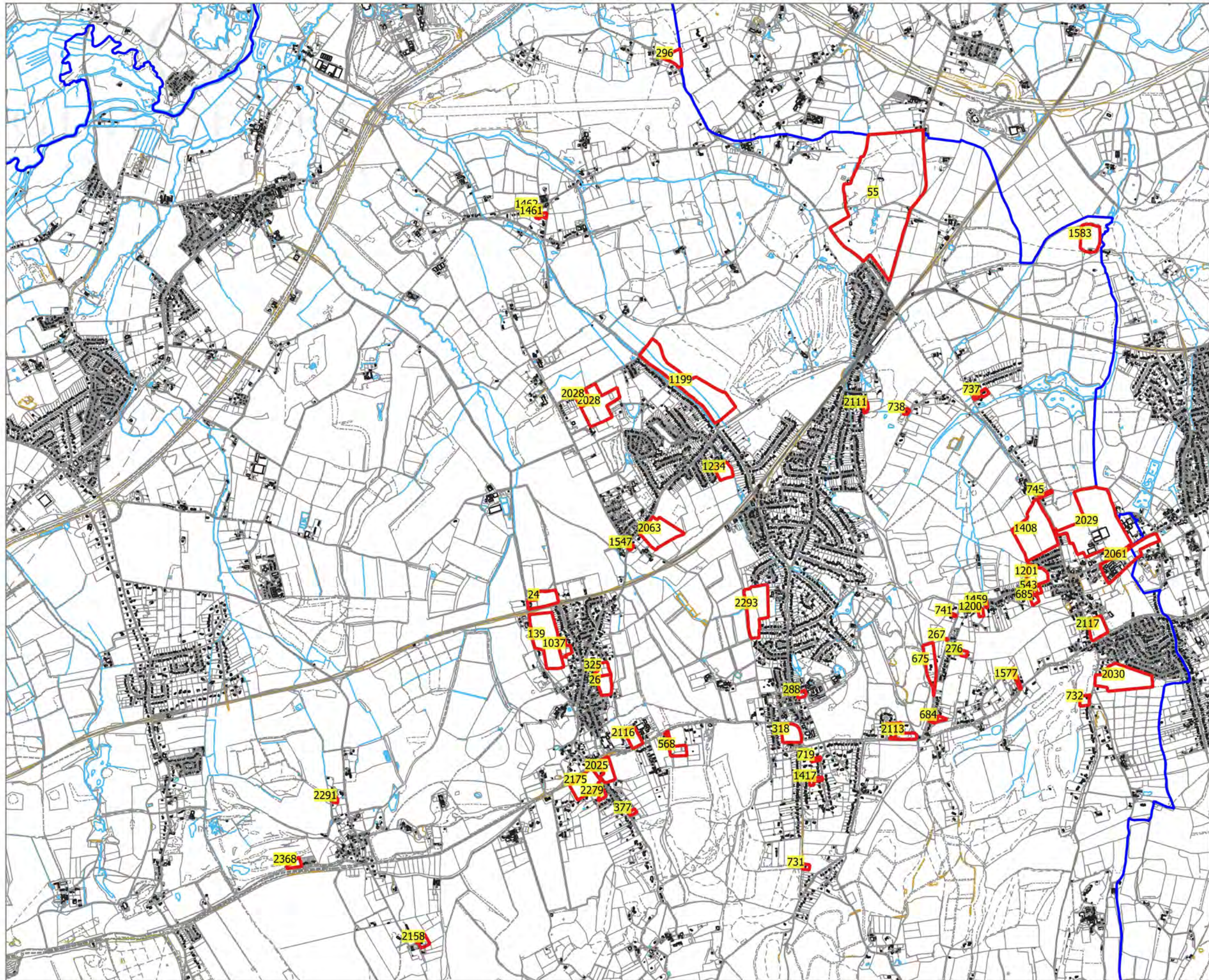
© Crown Copyright 2020. Guildford Borough Council. Licence No. 100019625.





GUILDFORD  
BOROUGH



Realistic Candidates for Development - Green Belt 6



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

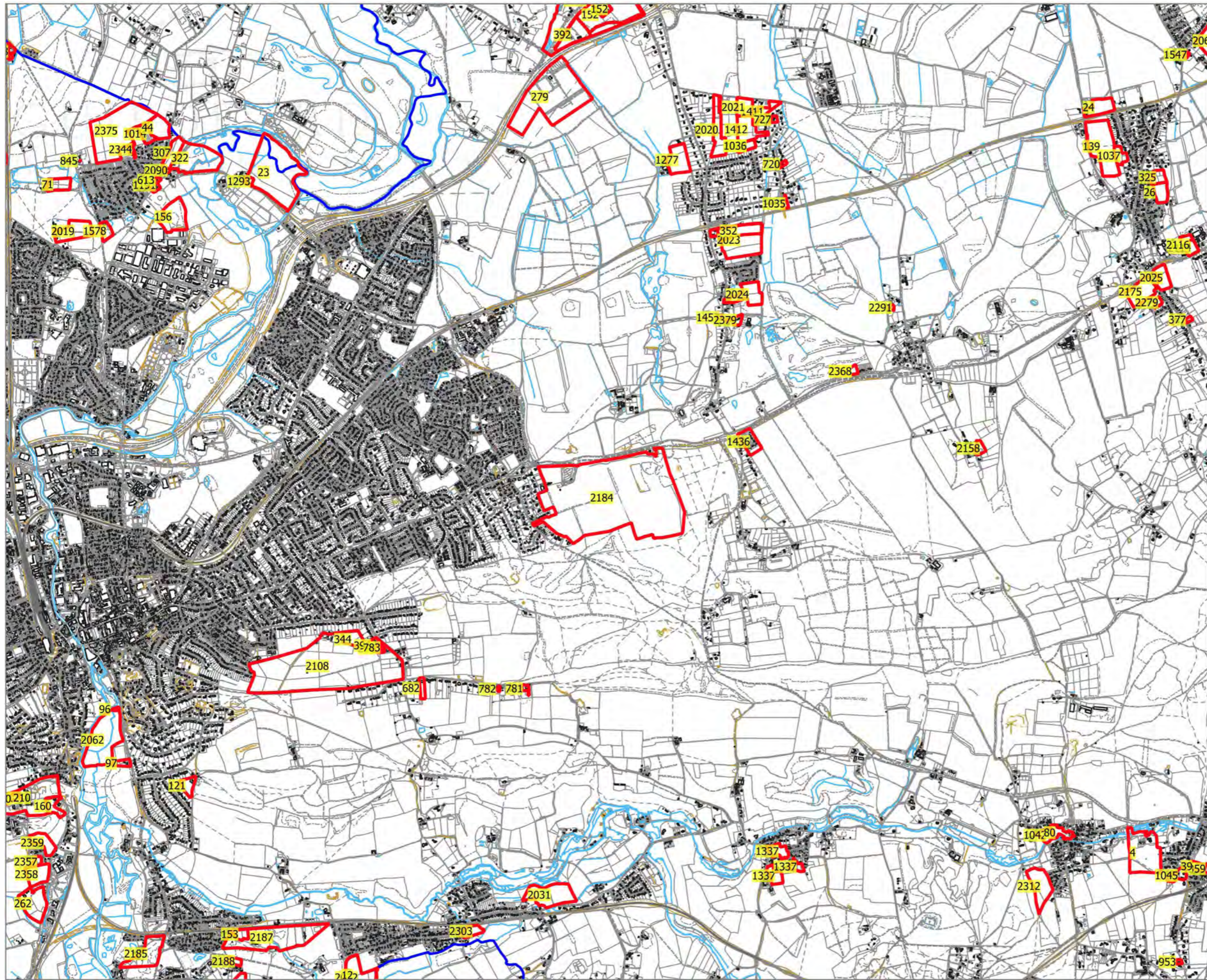
Publication Date: 2019-10-08

Scale at A4:  
1:30000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Green Belt Sites 7



Legend

-  Discounted Sites for Development
-  Guildford Boundary

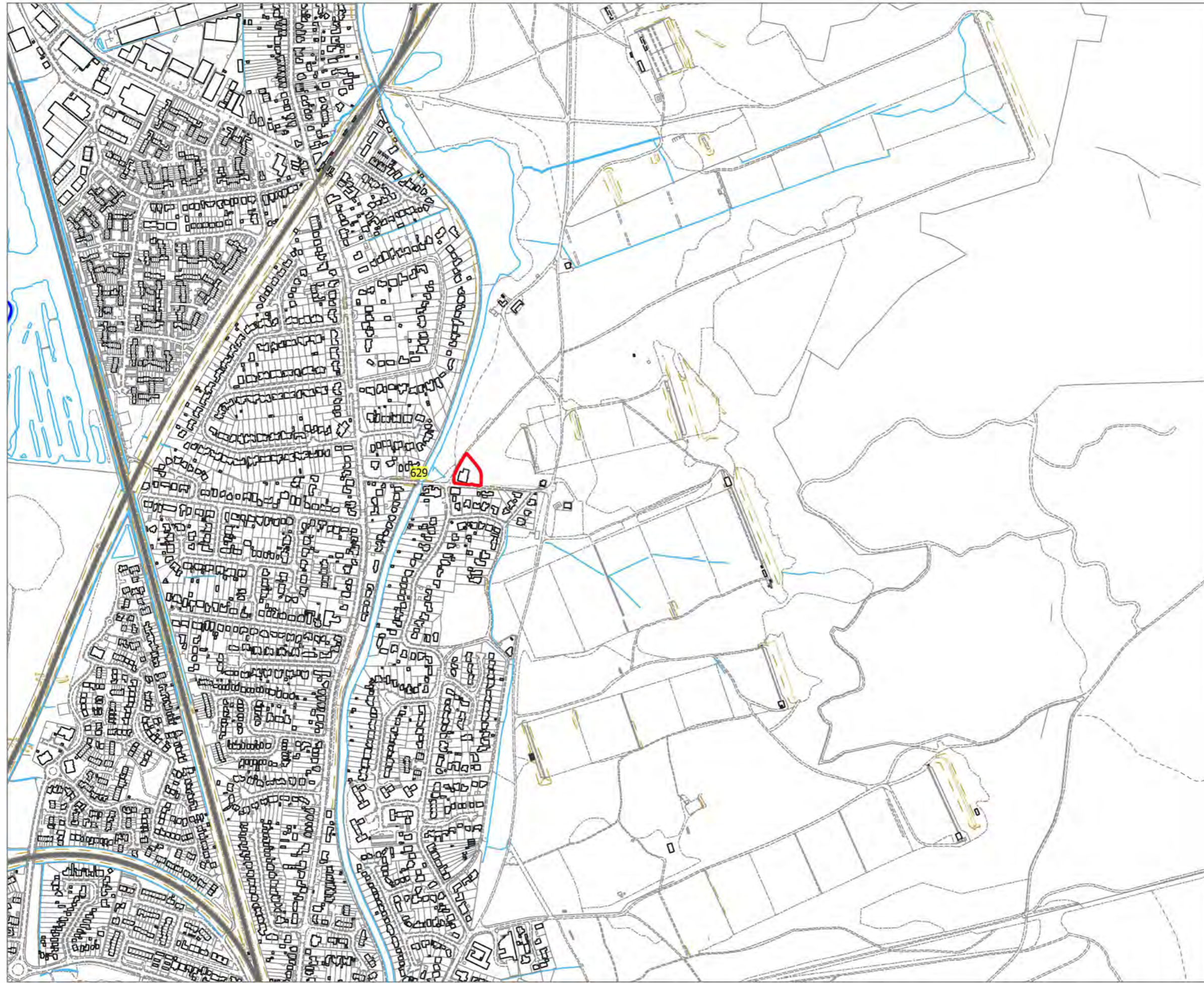
Publication Date: 2019-10-01

Scale at A4:  
1:30000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Green Belt Sites 8



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-01



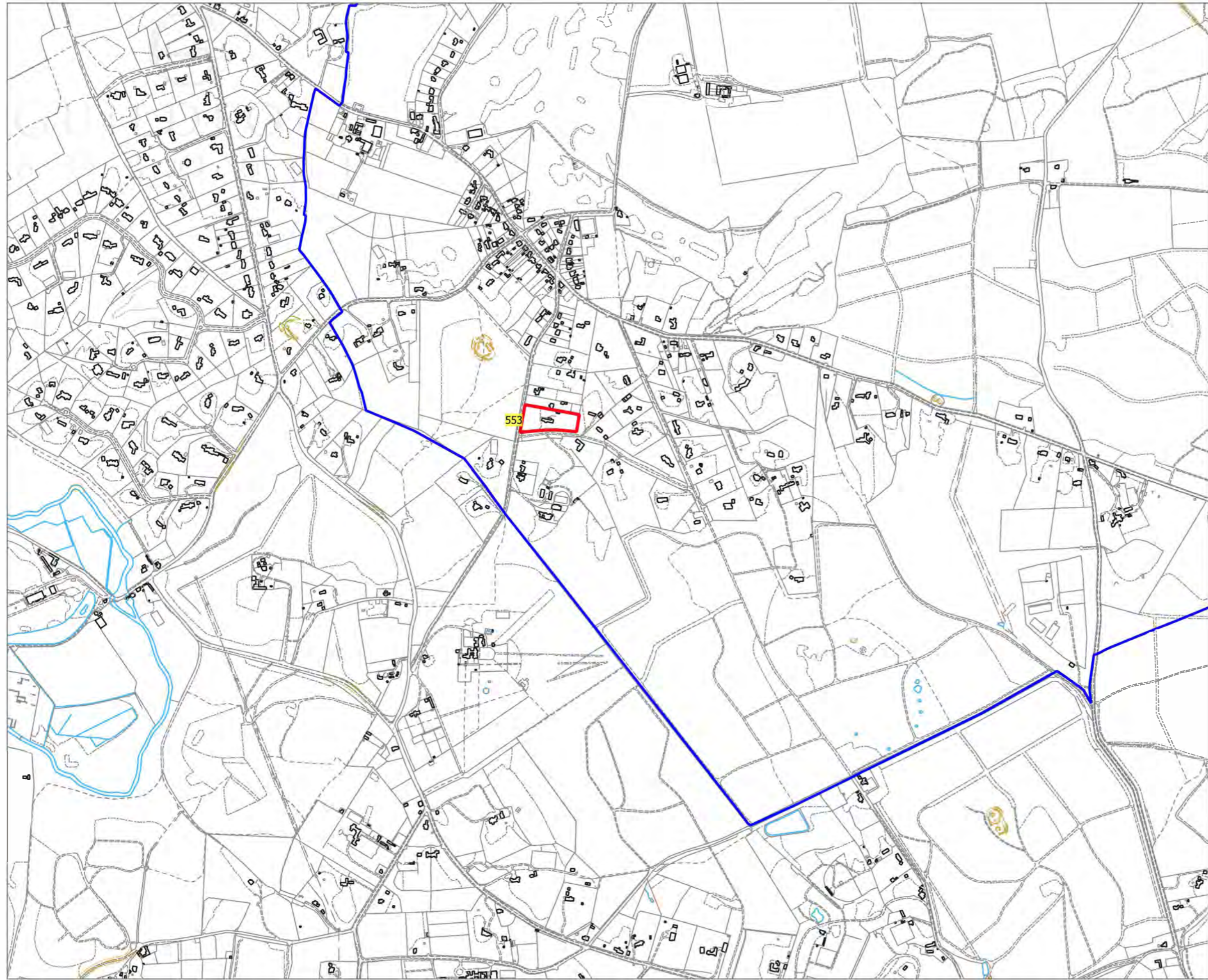
Scale at A4:  
1:7000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.





GUILDFORD  
BOROUGH

Discounted Sites - Green Belt Sites 9



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-01



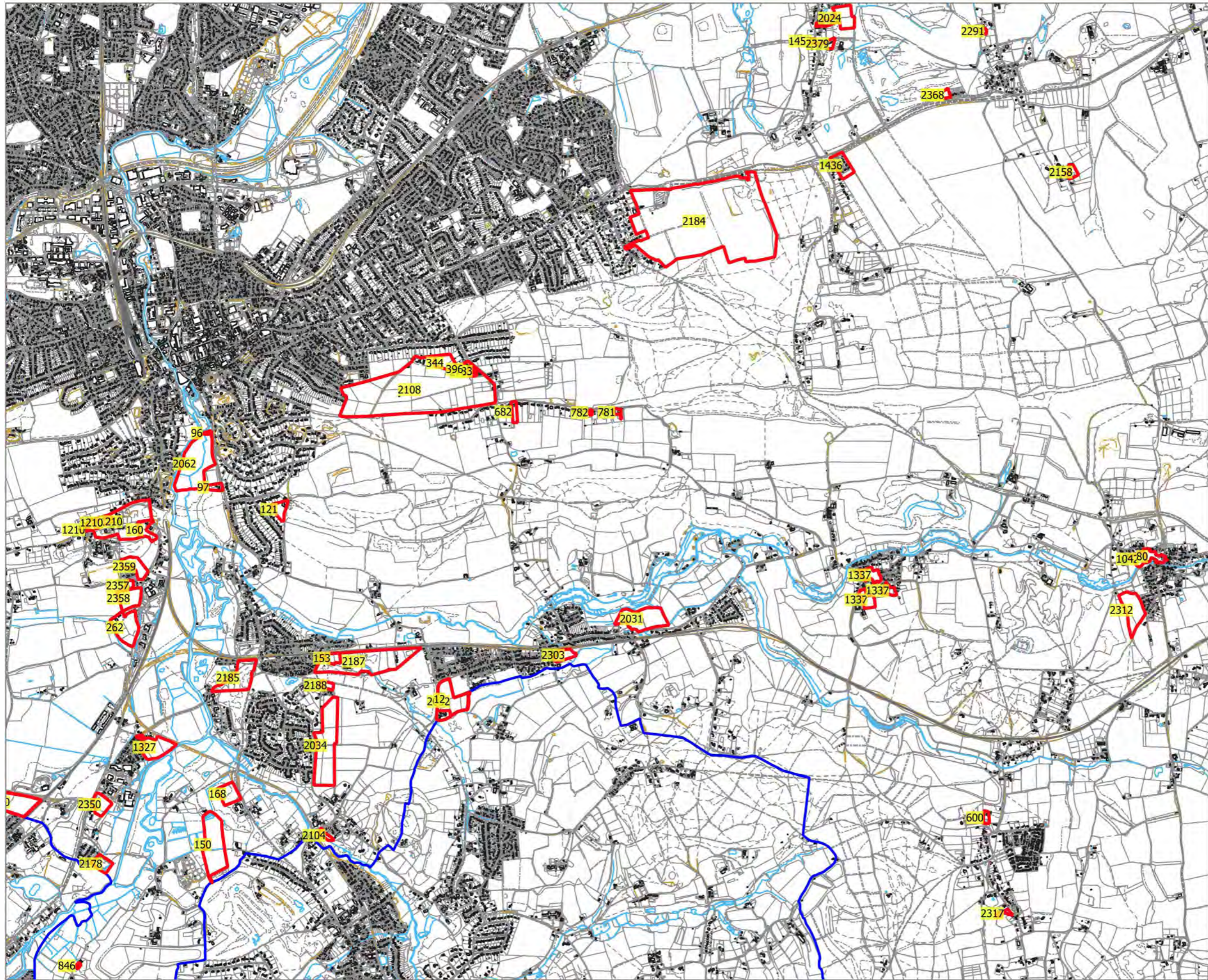
Scale at A4:  
1:10000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.





GUILDFORD  
BOROUGH

Discounted Sites - Green Belt Sites 10



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-01

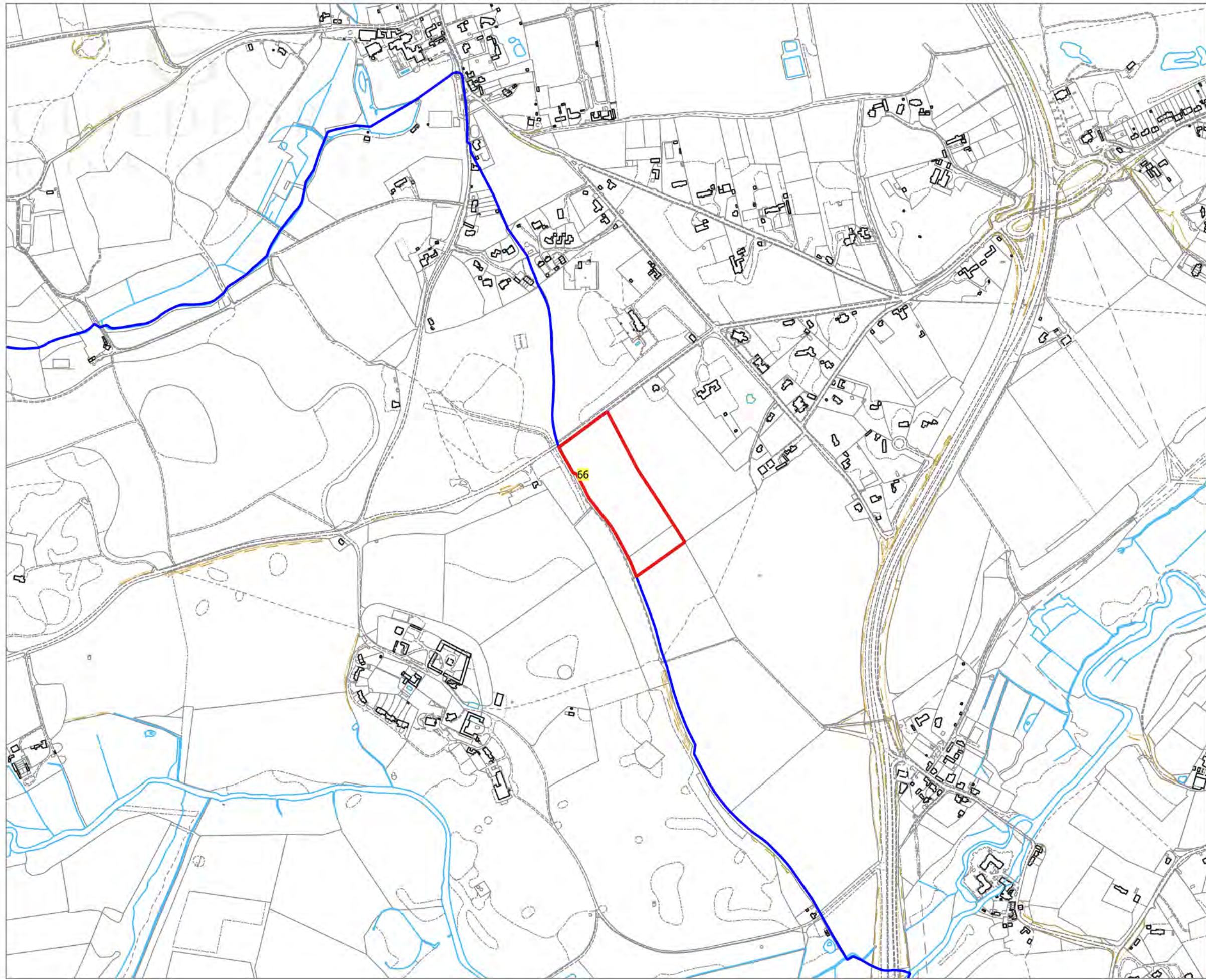




Scale at A4:  
1:30000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.




Realistic Candidates for Development - Green Belt 11



- Legend**
-  Realistic Candidates for Development
  -  Guildford Boundary

Publication Date: 2019-10-08

 Scale at A4:  
1:7934

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



## Traveller Accommodation

Site ID	Site address	Ward	Reason
<b>Traveller accommodation - Borough wide</b>			
2136	Land west of the A331	Ash South and Tongham	Availability concerns
2101	Land at Travellers End, Spoil Lane, Ash	Ash South and Tongham	Availability concerns: land has planning permission for housing
2164	Buildings at South Lane, Ash	Ash South and Tongham	Availability concerns: part of a large planning permission for housing
2173	Additional land at Ipsley Lodge, Tongham	Ash South and Tongham	Suitability concerns: access, impact on AONB
2100	Ispley Lodge, Tongham	Ash South and Tongham	Suitability concerns: has planning permission for Traveller accommodation, however, highways concerns if use is intensified
1119	Land at Oxenden Road, Ash	Ash South and Tongham	Availability and viability concerns
2102	47 Station Road East, Ash	Ash Vale	Availability concerns
1058	Land at Lakeside Close, Ash	Ash Vale	Availability concerns: redeveloped for housing
167	Land at Snakey Lane, Stratford Road, Ash Vale	Ash Vale	Suitability concerns: local nature reserve
1307	Land at Derwent Avenue, Ash Vale	Ash Vale	Suitability concerns: loss of specialist housing
2127	Land south of Guildford Road, Ash	Ash Wharf	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
2117	Land at Hilltop Farm, Staple Lane, Shere	Clandon and Horsley	Availability concerns
2160	Horsley camping and caravan site, Ockham Road North, West Horsley	Clandon and Horsley	Availability concerns

Site ID	Site address	Ward	Reason
90	East Horsley depot, East Horsley	Clandon and Horsley	Deliverability concerns
1436	Land rear of Glebe Cottages, Clandon	Clandon and Horsley	Deliverability concerns
1324	Land at Norwood Road, Effingham	Effingham	Deliverability concerns
2108	Land at Effingham Common Road, Effingham	Effingham	Suitability concerns: not identified
2123	Spinney Stables, Outdowns, Effingham	Effingham	Suitability concerns: not identified in the Green Belt and Countryside Study
2129	Longacre (land north of Outdowns Bridge & south of Willesley Park), Outdowns, Effingham	Effingham	Suitability concerns: not identified in the Green Belt and Countryside Study and highways
2156	Land at former Guildford Fire Station, Guildford	Friary and St Nicolas	Availability concerns
173	Bedford Road surface car park, Guildford	Friary and St Nicolas	Suitability concerns: high flood risk
210	Former Farnham Road bus station, High Street, Guildford	Friary and St Nicolas	Suitability concerns: high flood risk
174	Bright Hill Car Park, Guildford	Holy Trinity	Suitability concerns: inefficient use of town centre development land
324	Land at Green Lane, Ockham	Lovelace	Availability concerns
2167	Paintball, Old Lane, Ockham	Lovelace	Availability concerns
2168	Land at Old Lane, Cobham	Lovelace	Availability concerns
2130	Land rear of Dunsborough cottages	Lovelace	Suitability concerns: not identified in the Green Belt and Countryside Study, flood risk
2131	Land adjoining Ockham Mill Stream	Lovelace	Suitability concerns: not identified in the Green Belt and Countryside Study, flood risk
2140	Land at Silver Reach Farm, Long Reach, Ockham	Lovelace	Suitability concerns: not identified in the Green Belt and Countryside Study, flood risk
2166	Grove Heath Court and adjoining land, Ripley	Lovelace	Suitability concerns: loss of specialist housing
2124	Land to the rear of West End Farm, Ripley	Lovelace	Suitability concerns: not identified in the Green Belt and Countryside Study
136	Merrow depot, Merrow, Guildford	Merrow	Availability concerns



Site ID	Site address	Ward	Reason
2154	Land at Great Goodwin Drive, Merrow, Guildford	Merrow	Suitability concerns: access and trees
82	Land at Wanborough Station, Flexford	Normandy	Availability concerns
269	Land at Glaziers Lane, Normandy	Normandy	Availability concerns
2104	Land west of Grassypiece, Aldershot Road	Normandy	Suitability concerns: not identified in the Green Belt and Countryside Study
271	Fairoaks Smallholding, Aldershot Road, Normandy	Normandy	Suitability concerns: not identified in the Green Belt and Countryside Study, flood risk
14	Mobile home park, Normandy	Normandy	Suitability concerns: loss of specialist housing
2163	Dollies Hill residential mobile home park, Pirbright Road, Normandy	Normandy	Suitability concerns: loss of specialist housing, within 400m of the TBH SPA
1435	Land at Wyke Avenue, Normandy	Normandy	Suitability concerns: size of site
2126	Land rear of 199-201 Guildford Road	Normandy	Suitability concerns: within 400m of the TBH SPA
2116	Land to the north of Green Lane East, Normandy	Normandy	Suitability concerns
81	Land at Shalford Station, Shalford	Shalford	Availability concerns
168	Land at former Stonebridge depot, Shalford	Shalford	Deliverability concerns
137	Hall and car park, Bellfields Road, Guildford	Stoke	Availability concerns
2112	Land at Moorfield Road, Guildford	Stoke	Suitability concerns
2134	Land off Suffield Lane, Puttenham	The Pilgrims	Availability concerns
2162	Wanborough Business Centre, West Flexford Lane	The Pilgrims	Availability concerns
2161	Edgeley Caravan Park, Brook Hill, Farley Green, Albury	Tillingbourne	Availability concerns
2103	South Oaks, Chilworth	Tillingbourne	Not known to be seeking further capacity on site
2132	Francis Corner (Bluebell Corner), Combe Lane, Shere	Tillingbourne	Suitability concerns: not identified in Green Belt and Countryside Study, AONB
35	Land at Oak Hill, Wood Street Village, GU3 3ES	Worplesdon	Availability concerns
1363	Former Scrap Yard, Aldershot Road	Worplesdon	Availability concerns
2105	Land at Clasford Garage, Aldershot Road	Worplesdon	Availability concerns
2165	Land at School Lane, Worplesdon	Worplesdon	Availability concerns
2139	Land at Fox Corner, Worplesdon	Worplesdon	Suitability concerns: not identified in Green Belt and Countryside Study

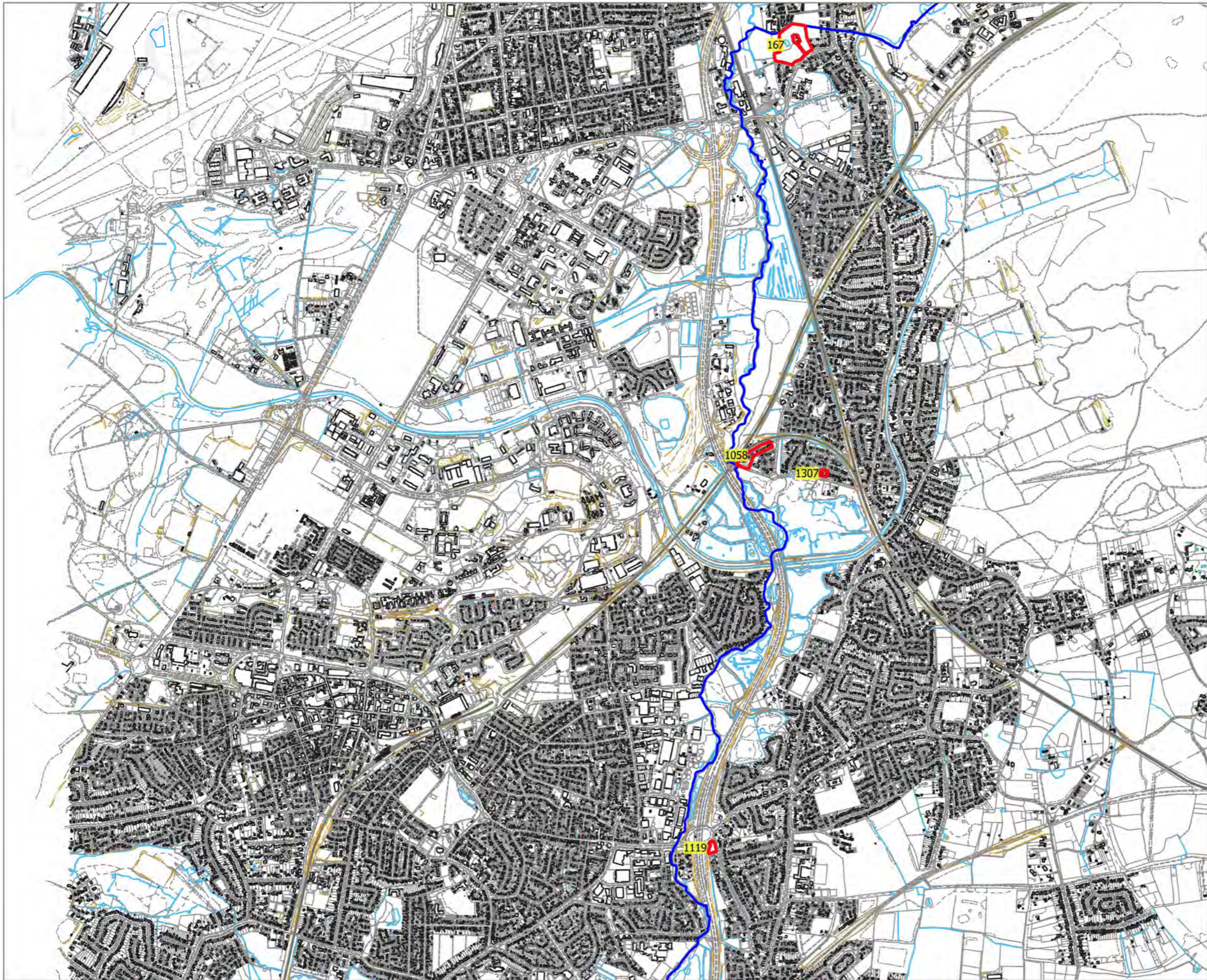
Site ID	Site address	Ward	Reason
2159	Land next to Fair Oaks caravan site	Worplesdon	Suitability concerns: not identified in Green Belt and Countryside Study
2133	Land at Brook Farm, Worplesdon Road,	Worplesdon	Suitability concerns: not identified in Green Belt and Countryside Study, flood risk
2158	Fairoaks residential mobile home park, Aldershot Road	Worplesdon	Suitability concerns: loss of specialist housing
78	Land at Liddington Hall, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
994	Land at Baird Drive, Wood Street Village	Worplesdon	Suitability concerns: size of site
59	Ellis Yard, Burdenshot Road, Worplesdon	Worplesdon	Suitability concerns: within 400m of the TBH SPA
378	The Oaks, Burdenshot Road, Worplesdon Road	Worplesdon	Suitability concerns: within 400m of the TBH SPA
2135	Land at Hurst Farm, Jacobs Well	Worplesdon	Suitability concerns: within 400m of the TBH SPA

Traveller accommodation - Garage sites, Borough wide			
Site ID	Site address	Ward	Reason
2137	Garages at Carfax Avenue, Tongham	Ash South and Tongham	Suitability concerns: loss of garages
2152	Garages at Garbetts Way, Tongham	Ash South and Tongham	Suitability concerns
2157	Garages at Carfax Avenue, Tongham	Ash South and Tongham	Suitability concerns: loss of garages
130	Garages at Great Goodwin Drive, Merrow, Guildford	Merrow	Availability concerns
2171	Garages at Wharf Lane, Send	Send	Suitability concerns: site size not sufficient
1525	Garages at Willow Way, Guildford	Stoke	Availability concerns: pending planning application for housing
2150	Garages at Rowan Close (north east)	Stoke	Suitability concerns: loss of garages, site nearby seeking planning permission for housing resulting in loss of garages in the area
2151	Garages at Rowan Close (south)	Stoke	Availability concerns: pending planning application for housing
1579	Garages at Derby Road, Guildford	Westborough	Deliverability concerns
1580	Garages at Clover Road	Westborough	Deliverability concerns



Site ID	Site address	Ward	Reason
1581	Garages at Pond Meadow, Guildford	Westborough	Availability concerns: has planning permission for housing
2143	Garages at Broomfield, Guildford	Westborough	Suitability concerns
2147	Garages at Waggon Close, Park Barn Drive, Guildford	Westborough	Suitability concerns
2148	Garages at Clover Road (East)	Westborough	Suitability concerns
2149	Garages at Clover Road (West)	Westborough	Suitability concerns
2138	Garages at St Albans Close, Wood Street Village	Worplesdon	Suitability concerns: loss of garages
2144	Garages at Park Barn Drive opposite Rye Close, Guildford	Worplesdon	Suitability concerns: loss of garages, site opposite has planning permission for flats resulting in loss of garages in the area
2145	Garages adjacent to Park Barn Drive and Rye Close, Guildford	Worplesdon	Availability concerns: has planning permission for flats
2146	Garages at Rye Close, Guildford	Worplesdon	Suitability concerns: loss of garages, site nearby has planning permission for flats resulting in loss of garages in the area
2172	Garages at Thatchers Lane, Worplesdon	Worplesdon	Suitability concerns: partly within 400m of the TBH SPA
2169	Garages off Attfield Slow and land to the rear, Ash	Ash South and Tongham	Deliverability concerns

Traveller accommodation - Land at Home Farm, Effingham			
Site ID	Site address	Ward	Reason
237	Land at Salmons Road, Effingham	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm
238/239	Land at Home Farm, Effingham	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm
267	Land west of Calvert Road, Effingham	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm
276	Land adjacent to Sylcot, Chester Road, Effingham	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm
2121	Formerly Lazy Lynn, Home Farm, Effingham	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm
2141	Land south of Chester Road, Home Farm, Effingham	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm
2153	115 to 117 Calvert Road Effingham, Home Farm	Effingham	See Traveller Appendix for information regarding site assessment at Home Farm


Discounted Sites - Travellers Accomodation 1



Legend

-  Discounted Sites for Development
-  Guildford Boundary

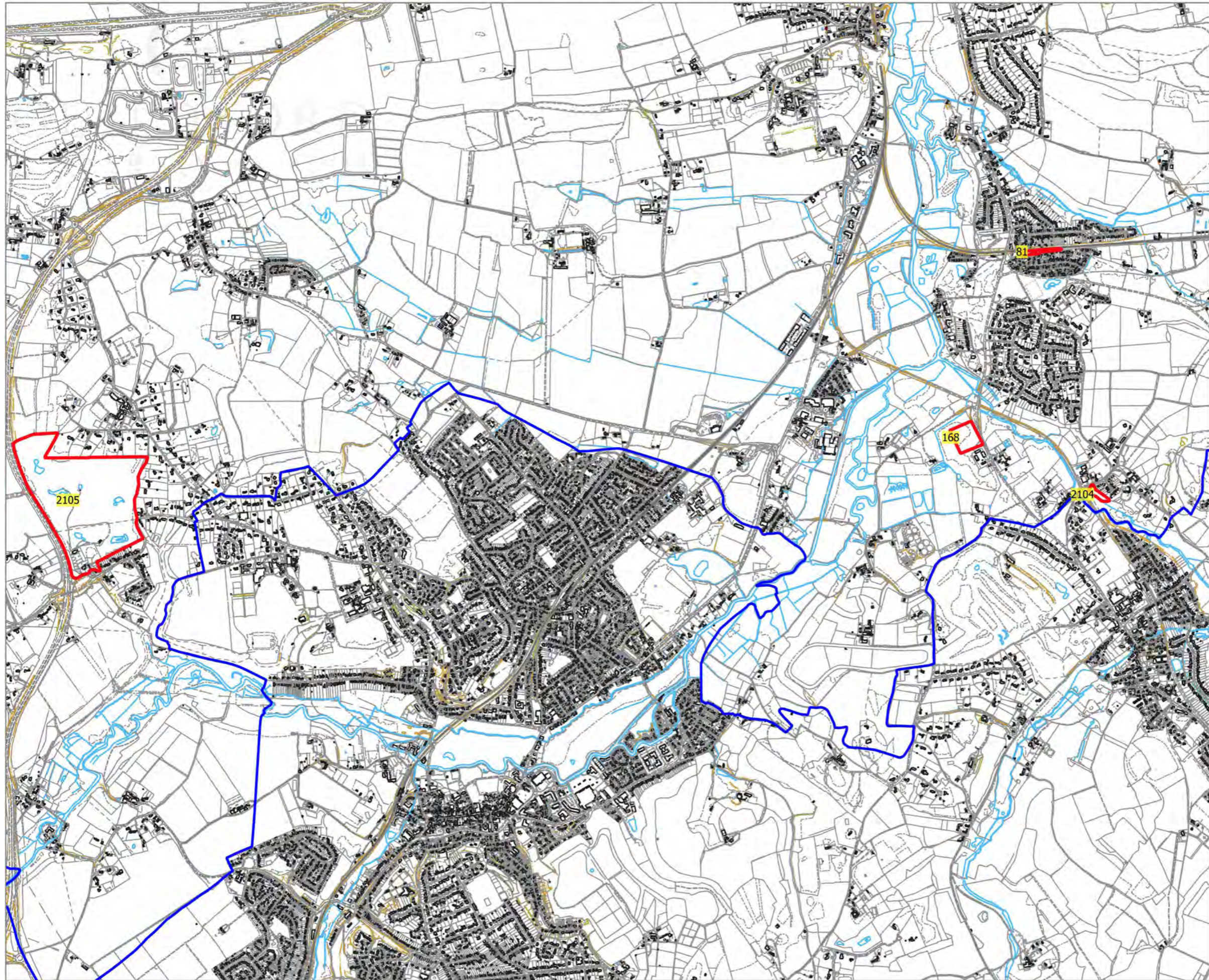
Publication Date: 2019-10-02

 Scale at A4:  
1:20000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Travellers Accommodation 2



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-02



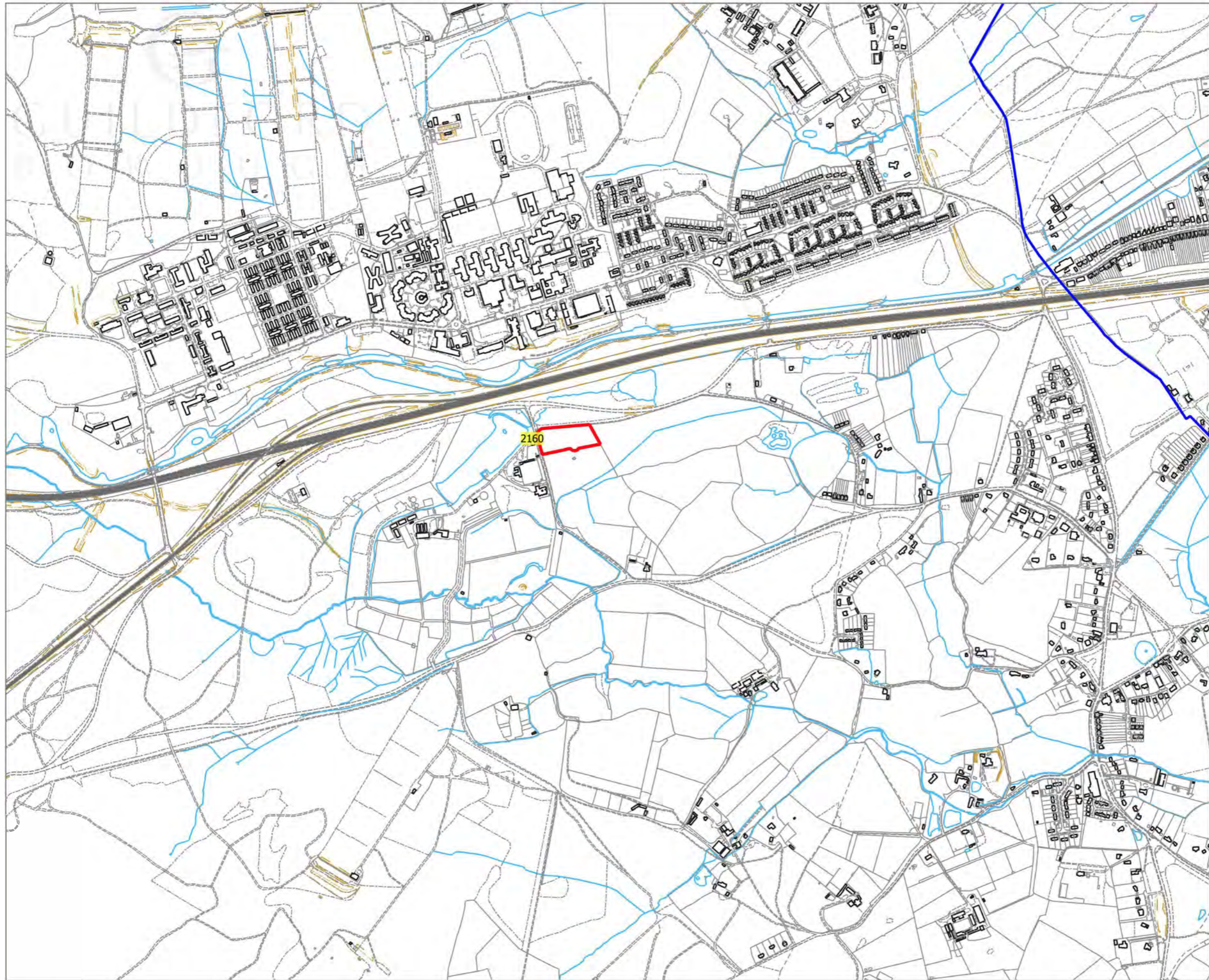
Scale at A4:  
1:22000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.





GUILDFORD  
BOROUGH

Discounted Sites - Travellers Accommodation 3



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-02



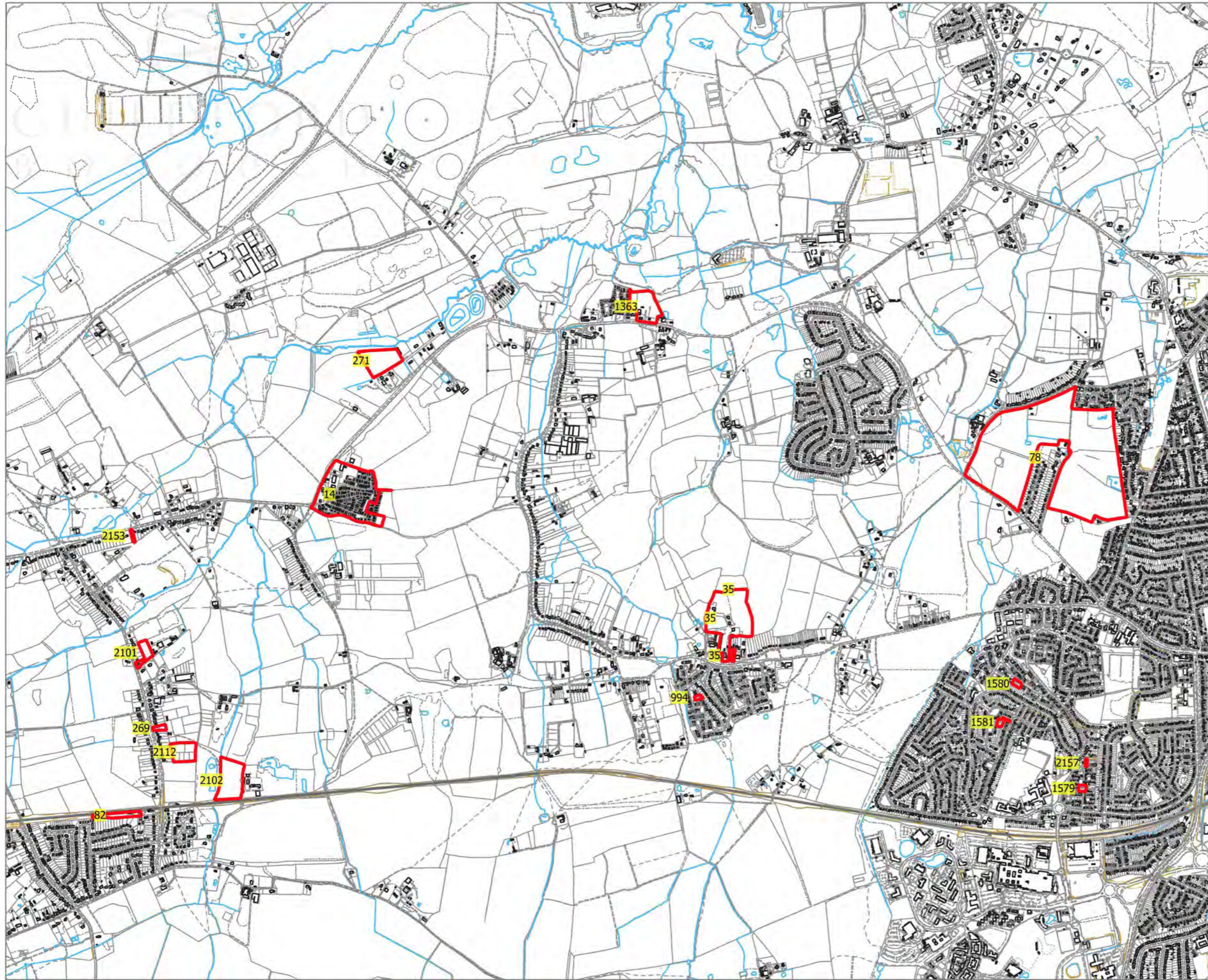
Scale at A4:  
1:10000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.





GUILDFORD  
BOROUGH


Discounted Sites - Travellers Accommodation 4



Legend

-  Discounted Sites for Development
-  Guildford Boundary

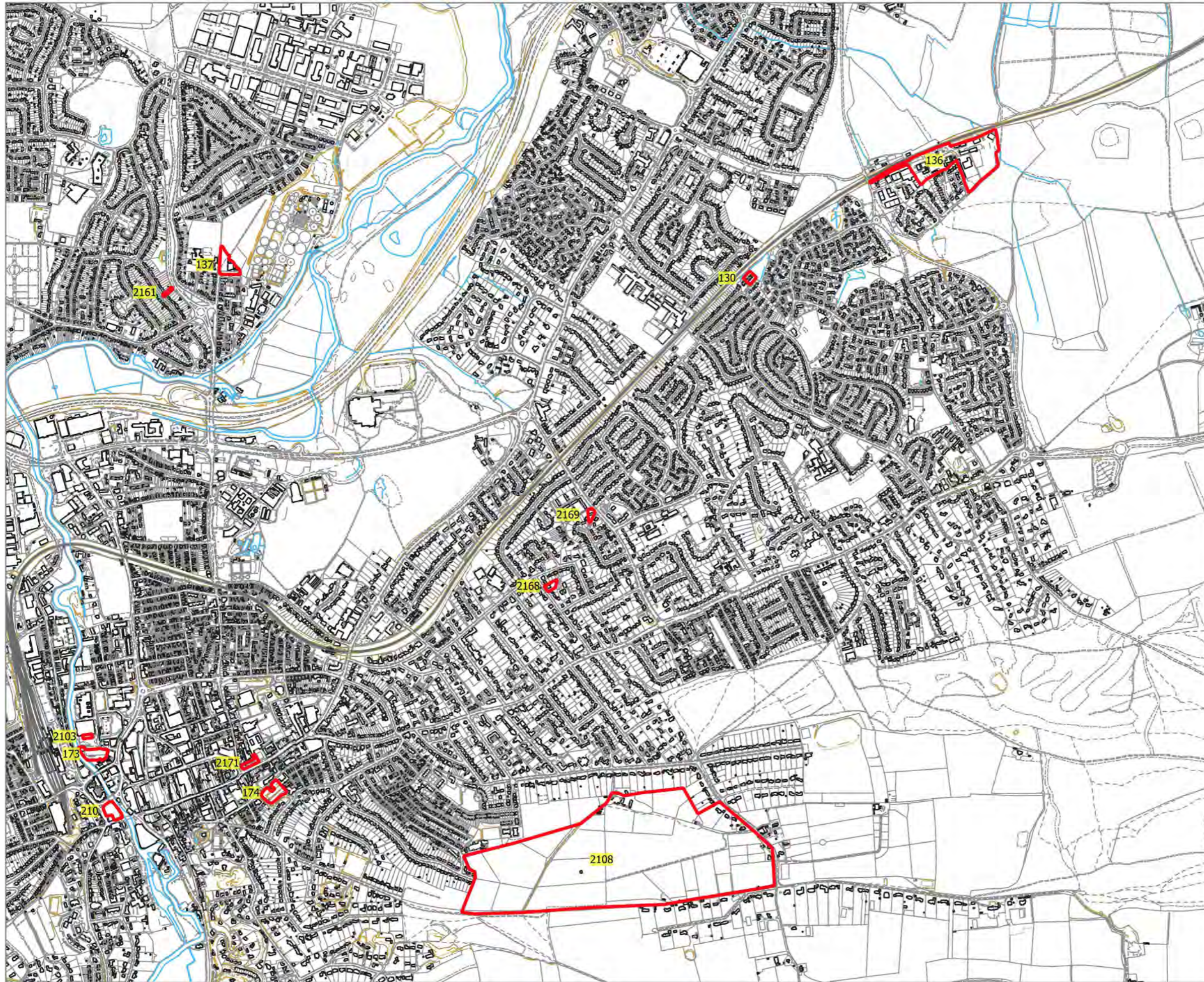
Publication Date: 2019-10-02

 Scale at A4:  
1:18000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Travellers Accommodation 5



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-02



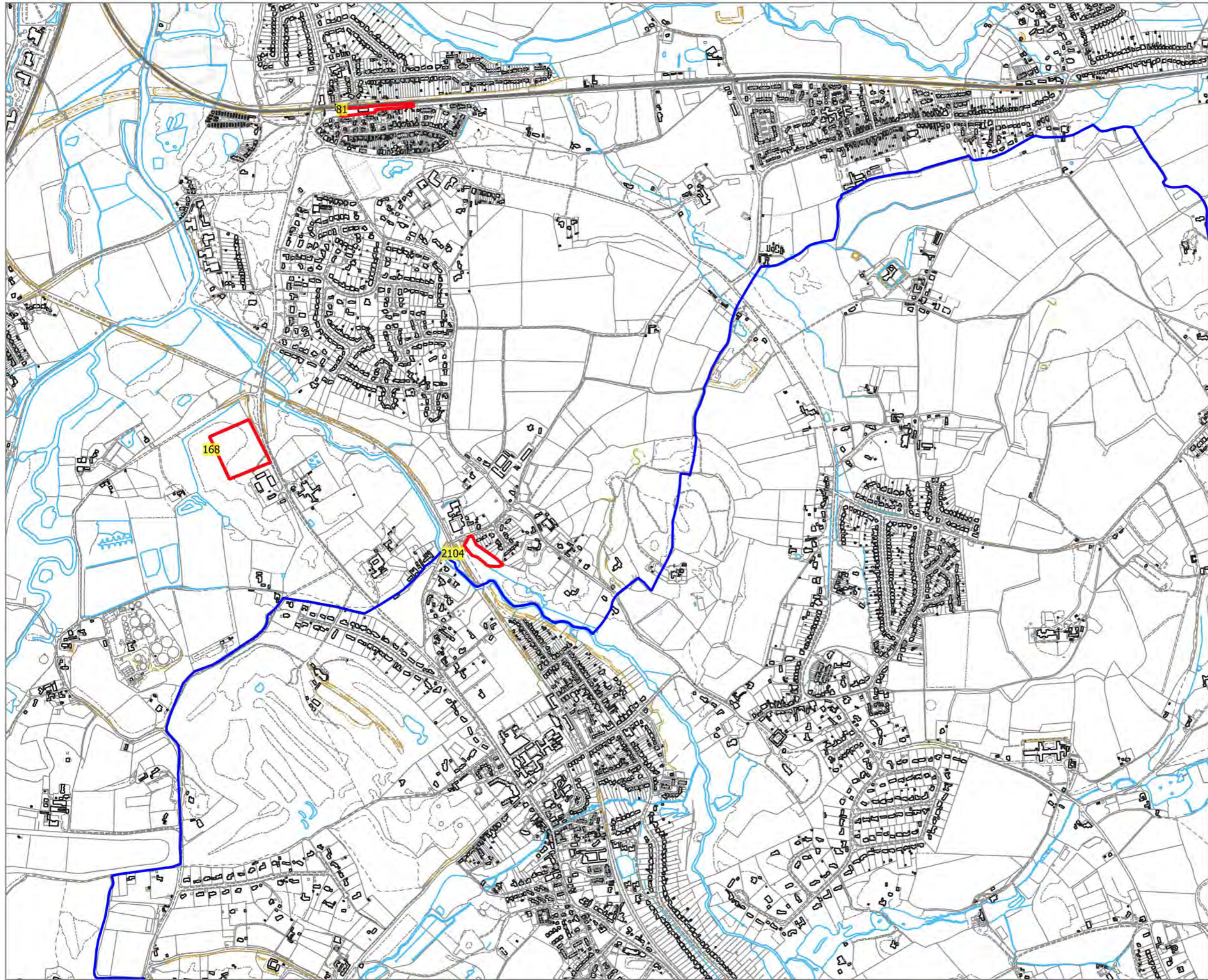
Scale at A4:  
1:15000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.







Discounted Sites - Travellers Accommodation 6



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-02

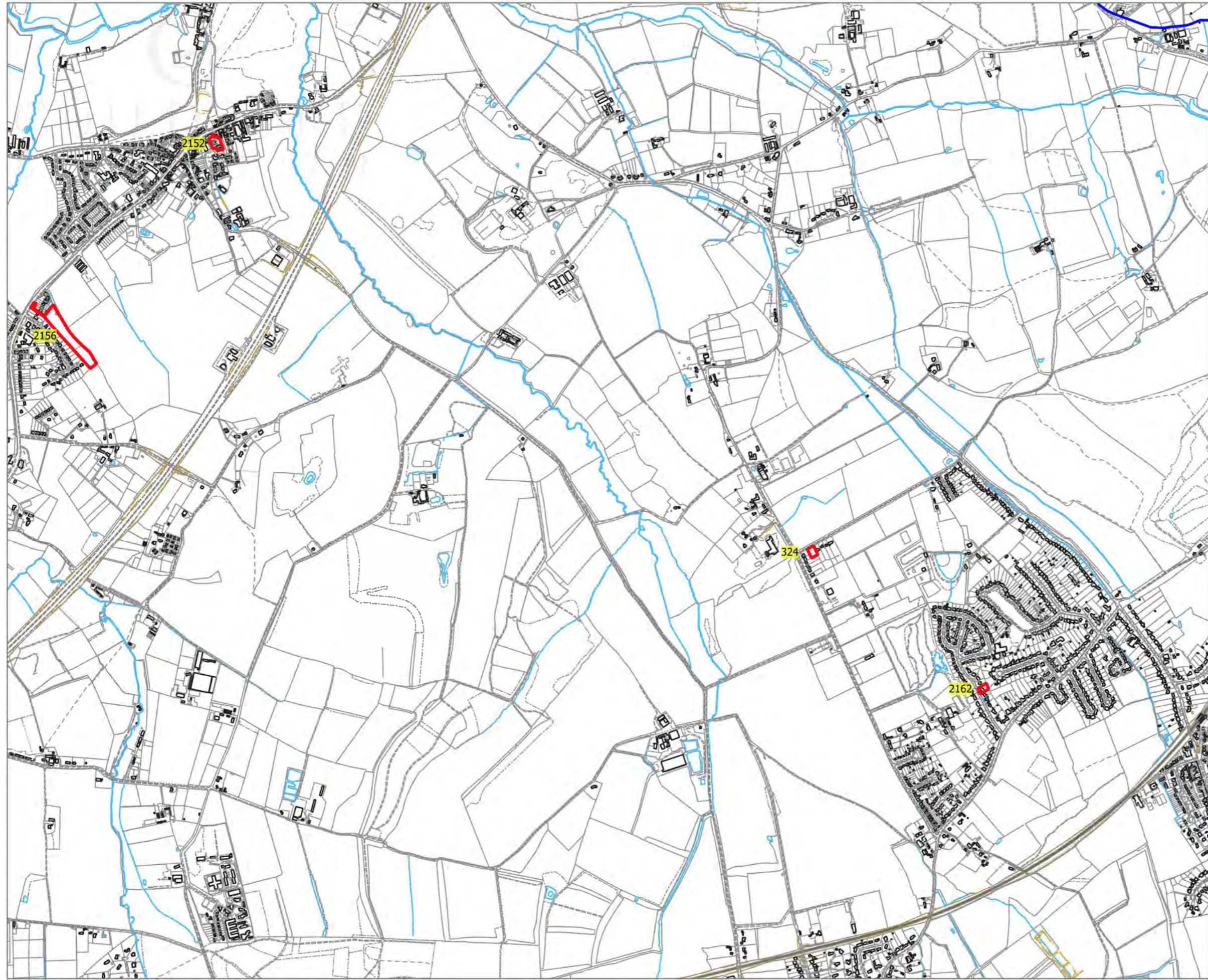




Scale at A4:  
1:12000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.




Discounted Sites - Travellers Accommodation 7



- Legend**
-  Discounted Sites for Development
  -  Guildford Boundary

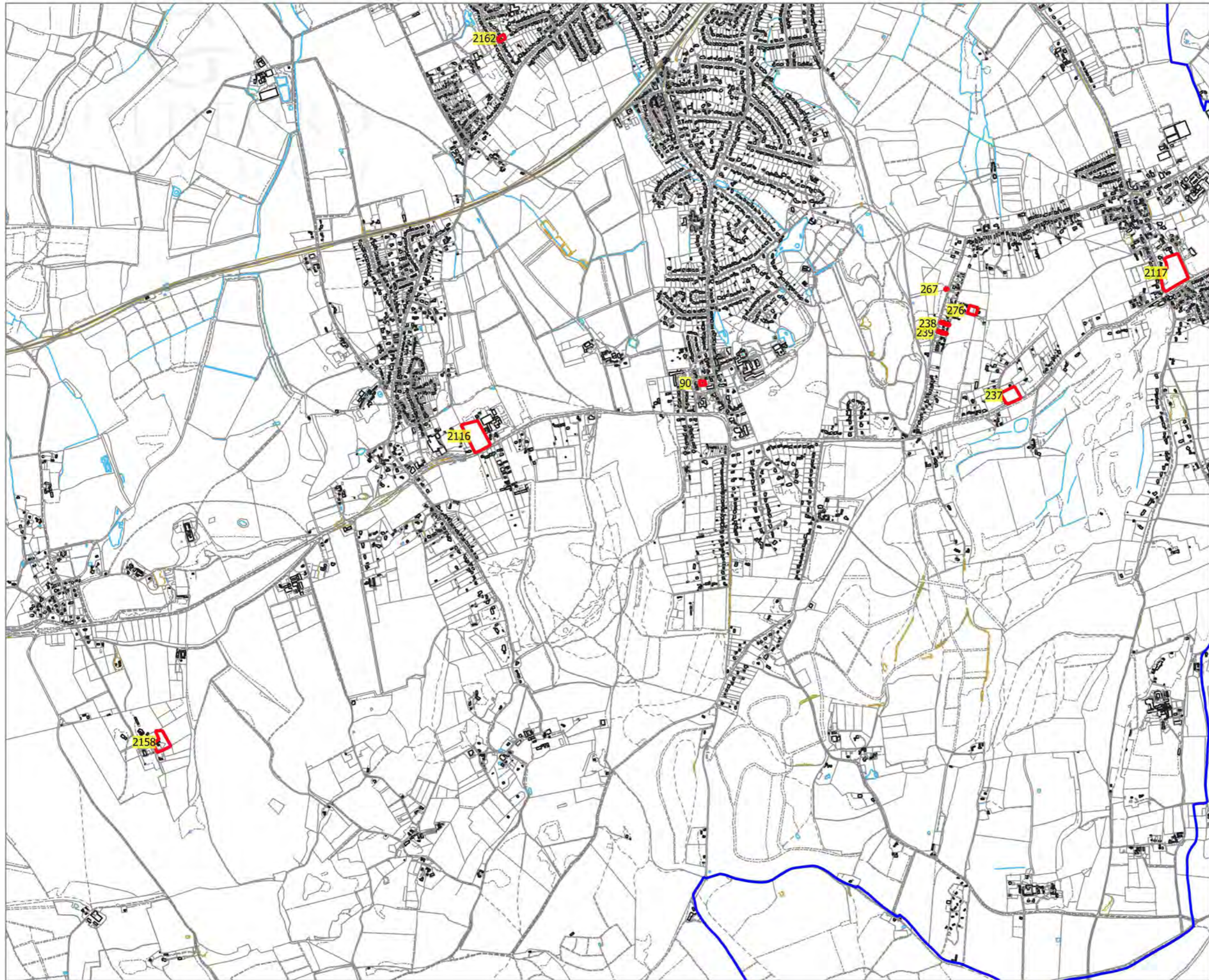
Publication Date: 2019-10-03

 Scale at A4:  
1:15000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Travellers Accommodation 8



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-03



Scale at A4:  
1:20000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



## Employment Uses

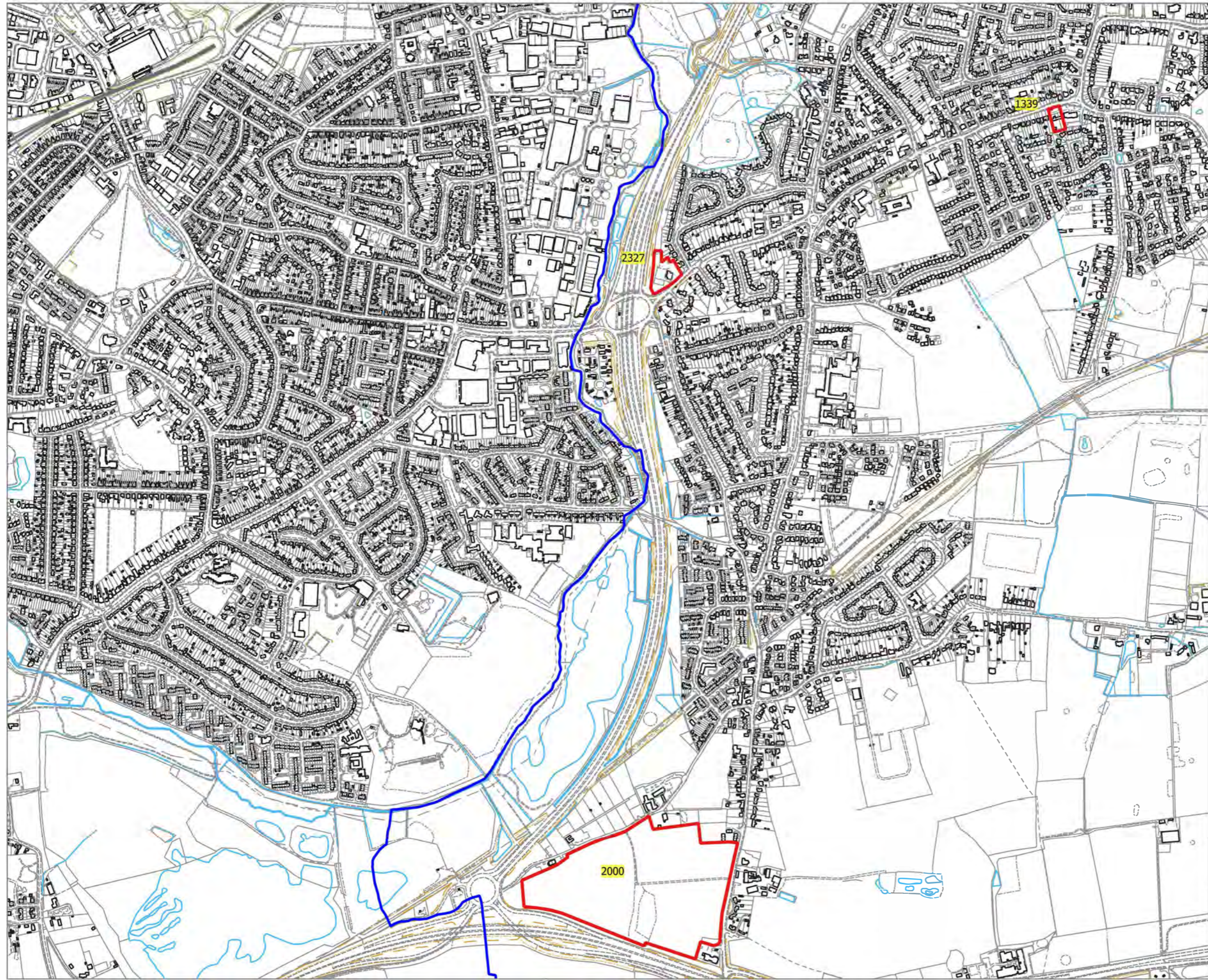
Site ID	Site address	Location	Suitable	Available	Viable	Further commentary
156	Land adjacent to Slyfield Industrial Estate Dennis Way, Worplesdon	Out of town	Site not suitable for development due to Green Belt designation., high sensitivity Green Belt	Yes	Yes	
154	Tangley Place Farm, Tangley Lane, Guildford	Out of town	No, as suitable more central sites are viable and available	Yes. Suggested by promoter for consideration for retail	Probably given existing use value	Land within 400m of the TBH SPA. Not identified in the Green Belt and Countryside Study
173	Bedford Road surface car park, Guildford	In centre	No	Yes	N/A	High flood risk: See flood risk sequential test for more information
179	Mary Road surface car park, Guildford	Edge of centre	Yes	No	Current income from surface car park spaces to consider	Subject to remediation as required from contamination
210	Portsmouth Road surface car park, Guildford	In centre	No	Yes	N/A	High flood risk: See flood risk sequential test for more information
230	BT telephone exchange, Leapale Road, Guildford	In centre	Yes	No	Potentially, depending on cost of clearing site	Landowner confirmed site unavailable within Local Plan period.
235	London Road station, surface car park, Guildford	In centre	potentially for small quantum	No	Unlikely in the plan period due to income from car park	Within 500m of a transport interchange so good location for employment development if the site became available
1236	Guildford Library, North Street, Guildford	In centre	In principle, but only if library can be relocated	No, still needed for library	Unknown with cost of rebuilding library elsewhere which may include buying a new site	Library would need to be reprovided with space for future growth. No suitable site to relocate to.

Site ID	Site address	Location	Suitable	Available	Viable	Further commentary
1339	120 Ash Street, Ash	Out of centre	No, as suitable more central sites are viable and available	No. Site has planning permission for retail	Yes	The site has planning permission for six homes (16/P/01154).
1419	Debenhams, Millbrook, Guildford	Proposed Edge of centre (currently in centre)	Yes. Flood zone 3b developed - no change in vulnerability classification. Freehold owners advise that the shop is too big for current needs	No. Site is currently subject to long lease in favour of Debenhams.	Probably - building is currently underused	If the building became available, then it could remain as retail or could be converted to food and drink on the ground floor, with Grade A offices on upper floors, and parking and servicing in the basement. Would need to reprovide the significant amount of retail floorspace if change of use.
1422	Dolphin House, North Street, Guildford	Edge of centre	Yes	Not available for redevelopment within plan period, six long-leasehold flats on upper floors makes land-assembly difficult.	Redevelopment of this site for employment, including reprovizion of five flats unlikely to be viable.	
1440	Former petrol station, south of Talbot Inn, High Street, Ripley	In centre	Yes	No, allocated within Local Plan for other use.	Yes	
2229	Cinema, Guildford	Edge of centre	In flood zone 3b (functional food plain) developed. Subject to flood risk requirements, and achieving flood risk betterment	No, allocated within Local Plan for other use.	No	
C	Surface car park, rear of 16-22 Station Parade, Ockham Road South, East Horsley	In centre	Yes	GBC-owned, currently needed for car parking	Unknown	



Site ID	Site address	Location	Suitable	Available	Viable	Further commentary
219	Former fire station, Ladymead	Out of centre	No, more central sites are available and viable.	No, site recently sold by SCC to a furniture store company	Yes	
205	North Street regeneration site	In centre	Yes	No. Site currently has approx. 12,000 sqm of B1a floorspace but site owners are looking to replace some of this with residential and retail as part of a comprehensive redevelopment. Site allocated for alternative uses in Local Plan.	Unknown	
134	The Plaza, Portsmouth Road, Guildford	In centre	Yes	Not for this use	Unknown	Former permission for offices (B1a) (10/P/00803) has expired and it is not expected that the current owner of this site will develop the site for offices. Site is allocated in the LAA for either general housing or retirement flats (C3).
525	York House, Chertsey Street, Guildford	In centre	Yes	No	Unknown	Site being promoted for housing (C3)
1107	Jewsons, Walnut Tree Close	In centre	Yes	No	Unknown	Site being promoted for housing (C3)
2224	Riverside Business Park, Walnut Tree Close, Guildford	In centre	No	Yes	Unknown	High flood risk: See flood risk sequential test for more information

Site ID	Site address	Location	Suitable	Available	Viable	Further commentary
2000	Land at Grange Farm, Grange Road, Tongham (bounded by A331 / A31)	Out of centre	Yes	Not for this use	Yes	The site now forms part of the much larger site A29 in the Proposed Submission Local Plan proposed for housing (C3). The site is not available for employment use and a planning application for housing is pending.
2018	Land north of Salt Box Road and west of the railway line, Whitmoor Common	Out of centre	No	Yes	Yes	Site is considered to be a realistic candidate for development for a burial ground.
2327	Courier House, Aldershot Road, Ash	Ash South and Tongham	Yes	Not for this use	Yes	Site has planning permission for 9 houses and D1 religious meeting hall (16/P/02004 )
2258	Land at Garlick's Arch, Send Marsh	Send and Lovelace	No	Yes	Yes	Site no longer partly allocated for employment uses in the Local Plan, as it was considered more appropriate to provide these uses on the neighbouring allocated Burnt Common Warehouse site.


# Discounted Sites - Employment Uses 1



## Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-07

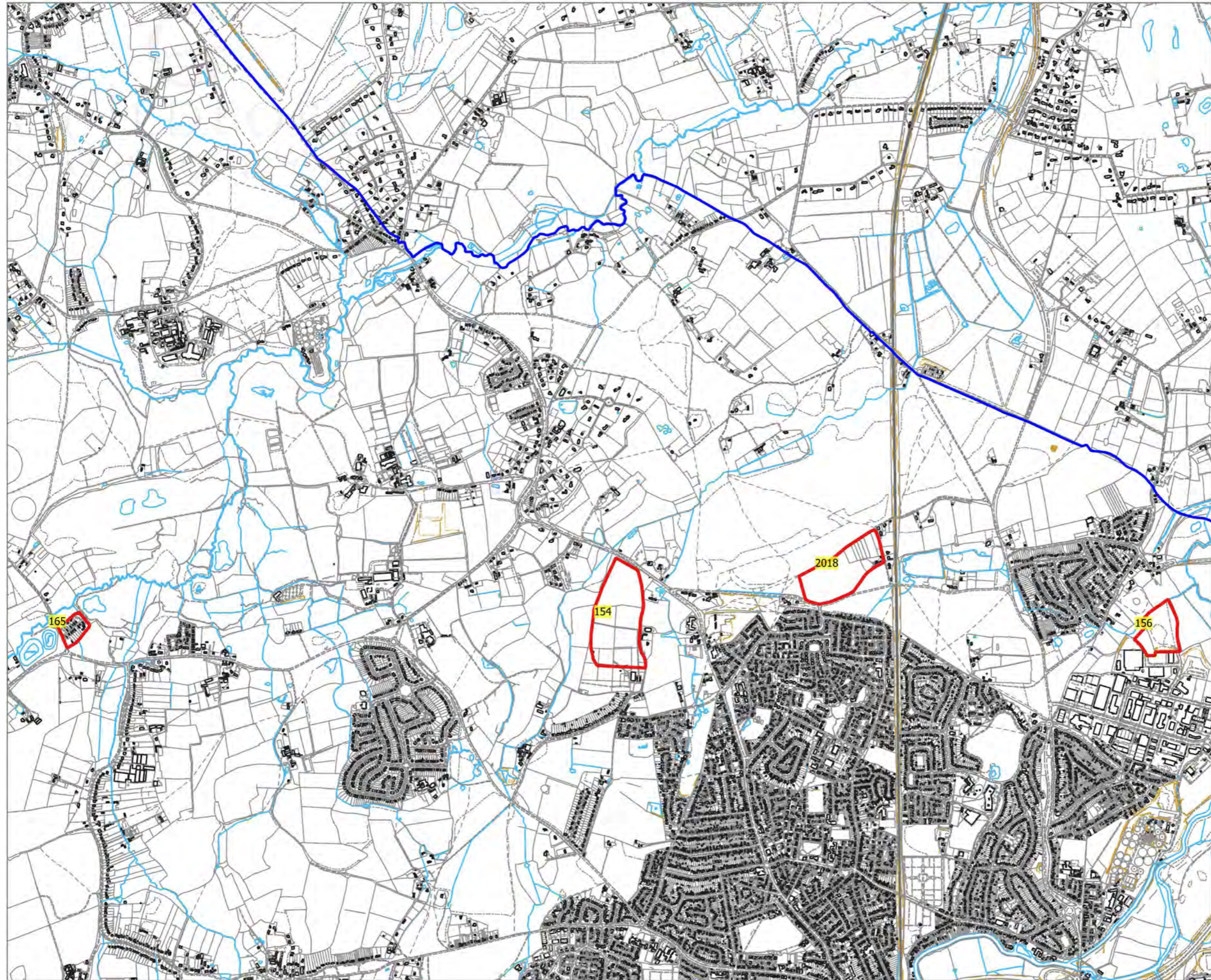
 Scale at A4:  
1:10000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.








### Discounted Sites - Employment Uses 2



#### Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-07

 Scale at A4:  
1:19000



© Crown Copyright 2018. Guildford Borough Council. Licence No. 100019625.




### Discounted Sites - Employment Uses 3



#### Legend

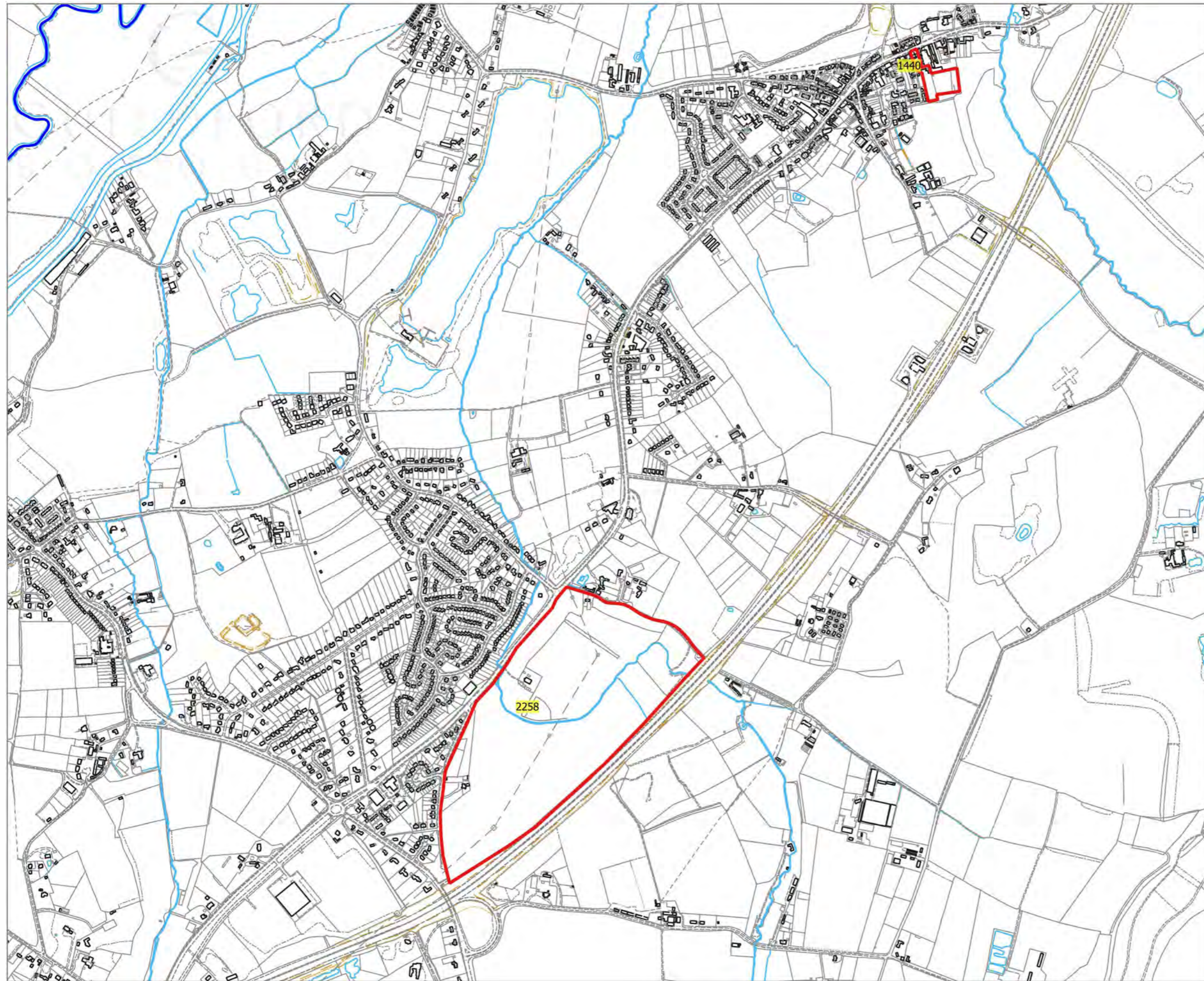
-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-07



 Scale at A4:  
1:7000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.

Discounted Sites - Employment Uses 4



Legend

-  Discounted Sites for Development
-  Guildford Boundary

Publication Date: 2019-10-07



Scale at A4:  
1:11000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



## Retail Uses

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
<b>Retail comparison</b>						
235	London Road station, surface car park, Guildford	Out of centre	No	No	Unknown	Site is out of centre based on the revise PSA boundary and therefore would be sequentially unsuitable for additional retail uses.
N/A	Tunsgate Square	In centre	Yes	No	Unknown	Refurbishment and extension of the centre, resulting in reduction of 1,455sqm A1 comparison retail and increase of 3,236 sq. m A3 uses was approved in 2015. Construction commenced in 2016.
2370	White Lion Walk	In centre	Yes	Potentially - Leases approaching close	N/A	The first and second floors of the centre were recently extended by an additional c.200 sq. m. Since then, the landowner of the site has expressed interest in redeveloping the site for housing uses. As the site falls within a secondary retail frontage, under the Local Plan a redevelopment would need to retain the existing amount of retail floorspace, however a housing redevelopment is unlikely to provide scope for further retail expansion.
1236	Guildford Library, North Street, Guildford	In centre	Yes	No	Dependent on site to relocate library	Needed for library unless a suitable alternative site can be found
173	Bedford Road surface car park, Guildford	In centre	No	Yes, site is Council-owned	N/A	In Flood Zone 3b (functional floodplain), and no existing building footprint, therefore unsuitable for retail development, as redevelopment would reduce flood storage and increase flood risk.
210	Portsmouth Road surface car park, Guildford	Edge of centre	No	Yes, site is Council-owned	N/A	In Flood zone 3b, and with no existing building footprint, therefore not suitable for retail development, as would reduce flood storage.

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
2229	Cinema, Bedford Road, Guildford	Edge of centre	Potentially, subject to flooding risk mitigation and viability	Potentially - Council-owned	Unknown	In Flood Zone 3b (functional floodplain) and existing building on site so redevelopment possible provided it does not increase flood risk. Development should achieve a reduction in flood risk. Site being considered for a new cinema and food and drink uses, not convenience uses.
179	Mary Road surface car park, Guildford	Edge of centre	No	Yes, site is Council-owned	Unknown - income from car park to consider	Developer would need to fund an assessment of contamination risk and cost of likely remediation. Site not considered suitable, as sites that are more central are viable and available.
1422	Dolphin House, North Street, Guildford	Edge of centre	Yes	No	Unlikely	Site unlikely to be available for redevelopment within the plan period; Potential to include a slight increase in retail floorspace, however six long-leasehold flats on upper floors make land assembly difficult. Redevelopment for retail, including re-provision of five flats unlikely to be viable.
230	BT telephone exchange, Leapale Road, Guildford	In centre	Yes	No	N/A	Site is occupied and unlikely to become available during the Plan period.
N/A	Ladymead Retail Park, Guildford	Out of centre	No	No	Unknown	Site is out of centre and therefore sequentially unsuitable for additional retail uses; the size of the existing retail park and its location only 1km from the town centre also makes it unsuitable to allocate.
N/A	Surface car park, rear of 16-22 Station Parade, Ockham Road South, East Horsley	In centre	No	Yes, site is Council-owned	N/A	Site is in a local centre, however is unsuitable as needed at present for parking at busy times.
1121	Works, Poyle Road, Tongham	Edge of centre	No	No	Yes	Site is most suited for residential, rather than retail uses, however a planning application would need to justify the loss of employment land.

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
154	Tangley Place Farm, Tangley Lane, Guildford	Out of town	No	Yes	Probably given existing use value	Suggested by promoter for consideration for retail. Site is out of centre and therefore sequentially unsuitable. Sites in more central locations are available and viable. Land within 400m of SPA; retail development would therefore require submission of a Habitats Regulations Assessment).
245	Slyfield Area Regeneration Project	Out of centre	No	Yes	Unknown	Site is out of centre and therefore sequentially unsuitable for additional retail uses. Sites in more central locations are available and viable.
1419	Debenhams, Millbrook, Guildford	Edge of centre	Yes	Potentially	Unknown	Building could remain as retail or be converted e.g. to food and drink on the ground floor, with offices on upper floors, and parking and servicing in the basement. Would need to replace the retail floorspace if change of use. Site in Flood Zone 3b developed, therefore redevelopment must not increase flood risk.
368	Normandy and Flexford	Out of centre	No	Yes	N/A, as location unsuitable	High sensitivity Green Belt site, therefore unsuitable for allocation or development.

Retail convenience						
1121	Works, Poyle Road, Tongham	Edge of centre	No	No	Yes	Site is most suited for residential, rather than retail uses. However, a planning application would need to justify the loss of employment land.
205	North Street Regeneration site	In centre	No	No	No	Given the recent opening of nearby Waitrose, there is no need for another food store within the plan period.
235	London Road station, surface car park, Guildford	Out of centre	No	No	N/A	Site is out of centre based on the revised PSA boundary and therefore would be sequentially unsuitable for additional retail uses. Sale of the site for redevelopment currently considered unviable due to the reduction in income from the existing car park.
N/A	Tungate Square	In centre	Yes	No	Unknown	Refurbishment and extension of the centre, resulting in reduction of 1,455sqm A1 comparison retail and increase of 3,236 sq. m A3 uses was approved in 2015. Construction commenced in 2016.

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
2370	White Lion Walk	In centre	No	Potentially - Leases approaching close	Unknown	The landowner of the site has expressed interest in redeveloping the site for housing uses. As the site falls within a secondary retail frontage, under the Local Plan a redevelopment would need to retain the existing amount of retail floorspace, however a housing redevelopment is unlikely to provide scope for further retail expansion.
1236	Guildford Library	In centre	Yes	No	Likely to be but dependent on site to relocate library	No, needed for library unless a suitable alternative site can be found.
173	Bedford Road surface car park	Edge of Centre	No	Yes, site is Council-owned	N/A	In Flood Zone 3b (functional floodplain) and existing building on site so redevelopment possible provided it does not increase flood risk. Development should achieve a reduction in flood risk.
210	Portsmouth Road surface car park, Guildford	Edge of centre	No	N/A	N/A	In Flood zone 3b, and with no existing building footprint, therefore not suitable for retail development, as would reduce flood storage.
2229	Cinema, Guildford	Edge of Centre	In flood zone 3b (functional food plain) developed.	Potentially - Council-owned	Unknown	Subject to flood risk requirements, and achieving betterment.
179	Mary Road surface car park, Guildford	Edge of Centre	No	Yes, site is Council-owned	Unknown-current income from surface car park spaces to consider	

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
1422	Dolphin House, North Street, Guildford	Edge of Centre	Yes	No	Unlikely	Site unlikely to be available for redevelopment within the plan period. Potential to include a slight increase in retail floorspace. However, six long-leasehold flats on upper floors make land assembly difficult. Redevelopment for retail, including re-provision of five flats unlikely to be viable.
230	BT telephone exchange, Leapale Road, Guildford	In centre	Yes	No	N/A	Site is occupied and unlikely to become available during the Plan period.
N/A	Ladymead, Guildford	Out of centre	No	No	Unknown	Site is out of centre and therefore sequentially unsuitable for additional retail uses; the size of the existing retail park and its location only 1km from the town centre also makes it unsuitable to allocate. In addition, the planning permissions for the retail park and individual buildings that have been replaced prohibit sale of food and drink for consumption off the premises (i.e. convenience retailing).
N/A	Surface car park, rear of 16-22 Station Parade, Ockham Road South, East Horsley	In centre	No	Yes, site is Council-owned	N/A	Site is in a local centre, however is unsuitable as needed at present for parking at busy times.
154	Tangley Place Farm, Tangley Lane, Guildford	Out of town	No	Yes, suggested by promoter for retail.	Probably given existing use value	Site is out of centre and therefore sequentially unsuitable for retail.
245	Slyfield Area Regeneration Project	Out of centre	No	Yes	Yes	Site is out of centre and therefore sequentially unsuitable for retail.
368	Normandy and Flexford	Out of centre	No	Yes	N/A, as location unsuitable	High sensitivity Green Belt site, therefore unsuitable for allocation or development.



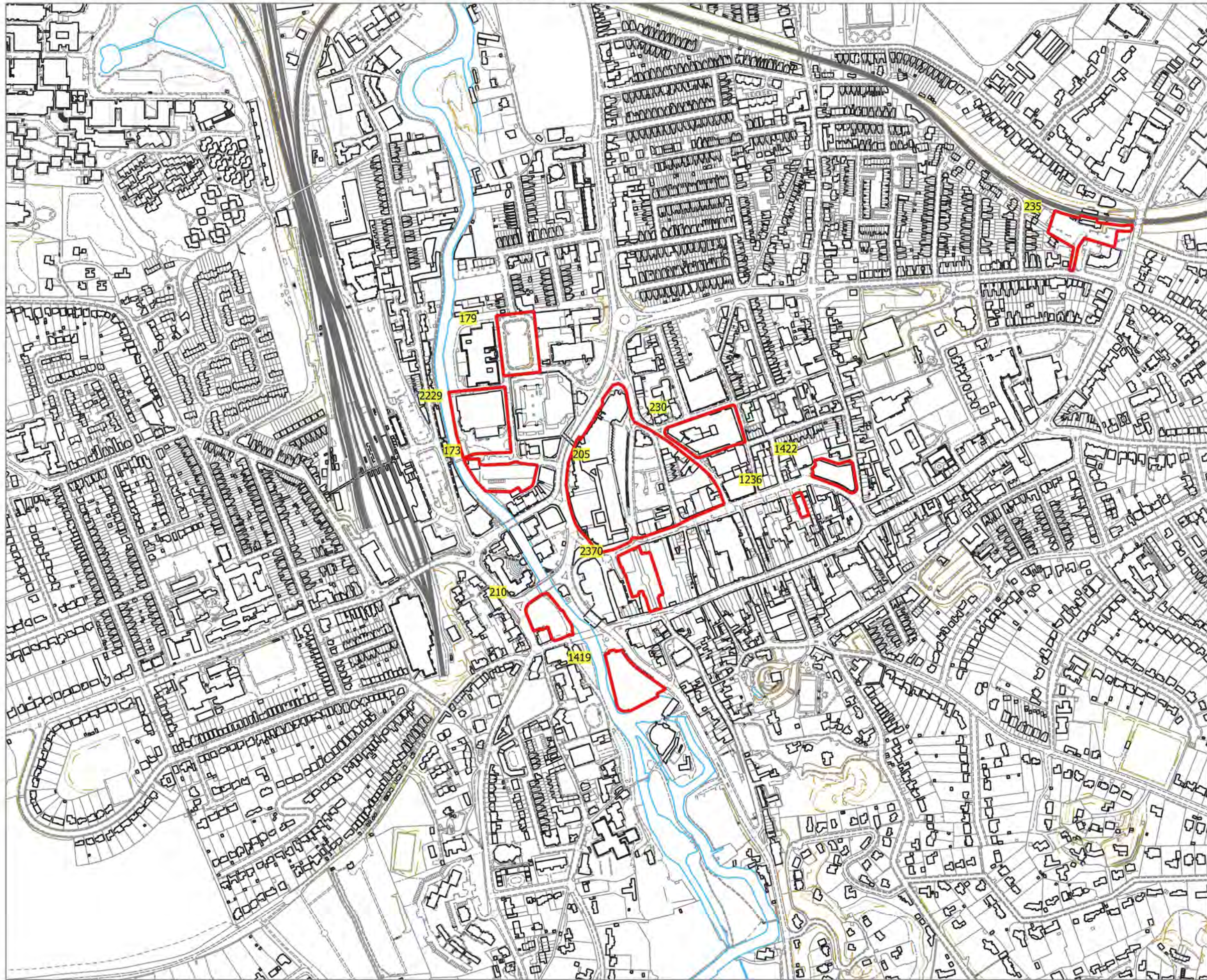
Site ID	Address	Location	Suitable	Available	Viable	Further commentary
<b>Food and drink</b>						
235	London Road station, surface car park, Guildford	Out of centre	No	No	Unknown	Site is out of centre based on the revise PSA boundary and therefore sequentially unsuitable for food and drink uses.
2370	White Lion Walk	In centre	Yes	Potentially - Leases approaching close	Unknown	The landowner of the site has expressed interest in redeveloping the site for housing uses. As the site falls within a secondary retail frontage, under the Local Plan a redevelopment would need to retain the existing amount of retail floorspace, however a housing redevelopment is unlikely to provide scope for further retail expansion.
1236	Guildford Library, North Street, Guildford	In centre	Yes	No	Dependent on site to relocate library	No, needed for library unless a suitable alternative site can be found.
173	Bedford Road surface car park, Guildford	In centre	No	Yes, site is Council-owned	N/A	In Flood Zone 3b (functional floodplain) and existing building on site so redevelopment possible provided it does not increase flood risk. Development should achieve a reduction in flood risk.
210	Portsmouth Road surface car park, Guildford	In centre	No	Yes	Yes	In Flood zone 3b, and with no existing building footprint, therefore not suitable for retail development, as would reduce flood storage.
179	Mary Road surface car park, Guildford	In centre	No	Yes, site is Council-owned	Unknown - current income from car parking to consider	Deliverability and viability concerns.
1422	Dolphin House, North Street, Guildford	In centre	Yes	No	Unlikely	Site unlikely to be available for redevelopment within the plan period; Potential to include a slight increase in retail floorspace, however six long-leasehold flats on upper floors make land assembly difficult. Redevelopment for commercial use unlikely to be viable.

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
230	BT telephone exchange, Leapale Road, Guildford	In centre	Yes	No. In use, and unlikely to be surplus within plan period.	Potentially, depending on cost of clearing site	
N/A	Ladymead Retail Park, Guildford	Out of centre	No	No	Unknown	Site is out of centre and therefore sequentially unsuitable for additional retail uses; the size of the existing retail park and its location only 1km from the town centre also makes it unsuitable to allocate. In addition, the planning permissions for the retail park and individual buildings that have been replaced prohibit sale of food and drink for consumption off the premises (i.e. convenience retailing).
N/A	Surface car park, rear of 16-22 Station Parade, Ockham Road South, East Horsley	In centre	No	Yes, site is Council-owned	N/A	Site is in a local centre, however is unsuitable as needed at present for parking at busy times.
154	Tangley Place Farm, Tangley Lane, Guildford	Out of town	No	Yes. Suggested by promoter for retail.	Probably given existing use value	Site is out of centre and therefore sequentially unsuitable for retail.
245	Slyfield Area Regeneration Project	Out of centre	No	Yes	Yes	Site is out of centre and therefore sequentially unsuitable.
368	Normandy and Flexford	Out of centre	No	Yes	N/A, as location unsuitable	High sensitivity Green Belt site, therefore unsuitable for allocation or development.

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
<b>Leisure</b>						
235	London Road station, surface car park, Guildford	Out of centre	No	No	Unknown	Site is out of centre based on the revise PSA boundary and therefore sequentially unsuitable for leisure uses.
N/A	Tungate Square	In centre	Yes	No	Unknown	Refurbishment and extension of the centre, resulting in reduction of 1,455 sq. m A1 comparison retail and increase of 3,236 sq. m A3 uses was approved in 2015. Construction commenced in 2016.
2370	White Lion Walk	In centre	No	Potentially - Leases approaching close	Unknown	The landowner of the site has expressed interest in redeveloping the site for housing uses. As the site falls within a secondary retail frontage, under the Local Plan a redevelopment would need to retain the existing amount of retail floorspace, however a housing redevelopment is unlikely to provide scope for further retail expansion.
1236	Guildford Library, North Street, Guildford	In centre	Yes	No	Dependent on site to relocate library	Needed for library unless a suitable alternative site can be found
173	Bedford Road surface car park, Guildford	In centre	No	Yes, site is Council-owned	N/A	In Flood Zone 3b (functional floodplain) and existing building on site so redevelopment possible provided it does not increase flood risk. Development should achieve a reduction in flood risk.
210	Portsmouth Road surface car park, Guildford	In centre	No	Yes	Yes	In Flood zone 3b, and with no existing building footprint, therefore not suitable as would reduce flood storage.
179	Mary Road surface car park, Guildford	In centre	No	Yes, site is Council-owned	Unknown - current income from car parking to consider	Deliverability and viability concerns.

Site ID	Address	Location	Suitable	Available	Viable	Further commentary
1422	Dolphin House, North Street, Guildford	In centre	Yes	No	Unlikely	Site unlikely to be available for redevelopment within the plan period; six long-leasehold flats on upper floors make land assembly difficult. Redevelopment for commercial use is unlikely to be viable.
230	BT telephone exchange, Leapale Road, Guildford	In centre	Yes	No	N/A	Site is occupied and unlikely to become available during the Plan period.
N/A	Ladymead Retail Park, Guildford	Out of centre	No	No	Unknown	Site is out of centre and therefore sequentially unsuitable for additional retail uses; the size of the existing retail park and its location only 1km from the town centre also makes it unsuitable to allocate.
N/A	Surface car park, rear of 16-22 Station Parade, Ockham Road South, East Horsley	In centre	No	Yes, site is Council-owned	N/A	Site is in a local centre, however is unsuitable as needed at present for parking at busy times.
1121	Works, Poyle Road, Tongham	Edge of centre	No	No	Yes	Site is most suited for residential uses, a planning application would need to justify the loss of employment land.
368	Normandy and Flexford	Out of centre	No	Yes	N/A, as location unsuitable	High sensitivity Green Belt site, therefore unsuitable for allocation or development.
245	Slyfield Area Regeneration Project	Out of centre	No	Yes	Yes	Site is out of centre and therefore sequentially unsuitable.

Discounted Sites - Retail Uses 1



Legend

-  Realistic Candidates for Development

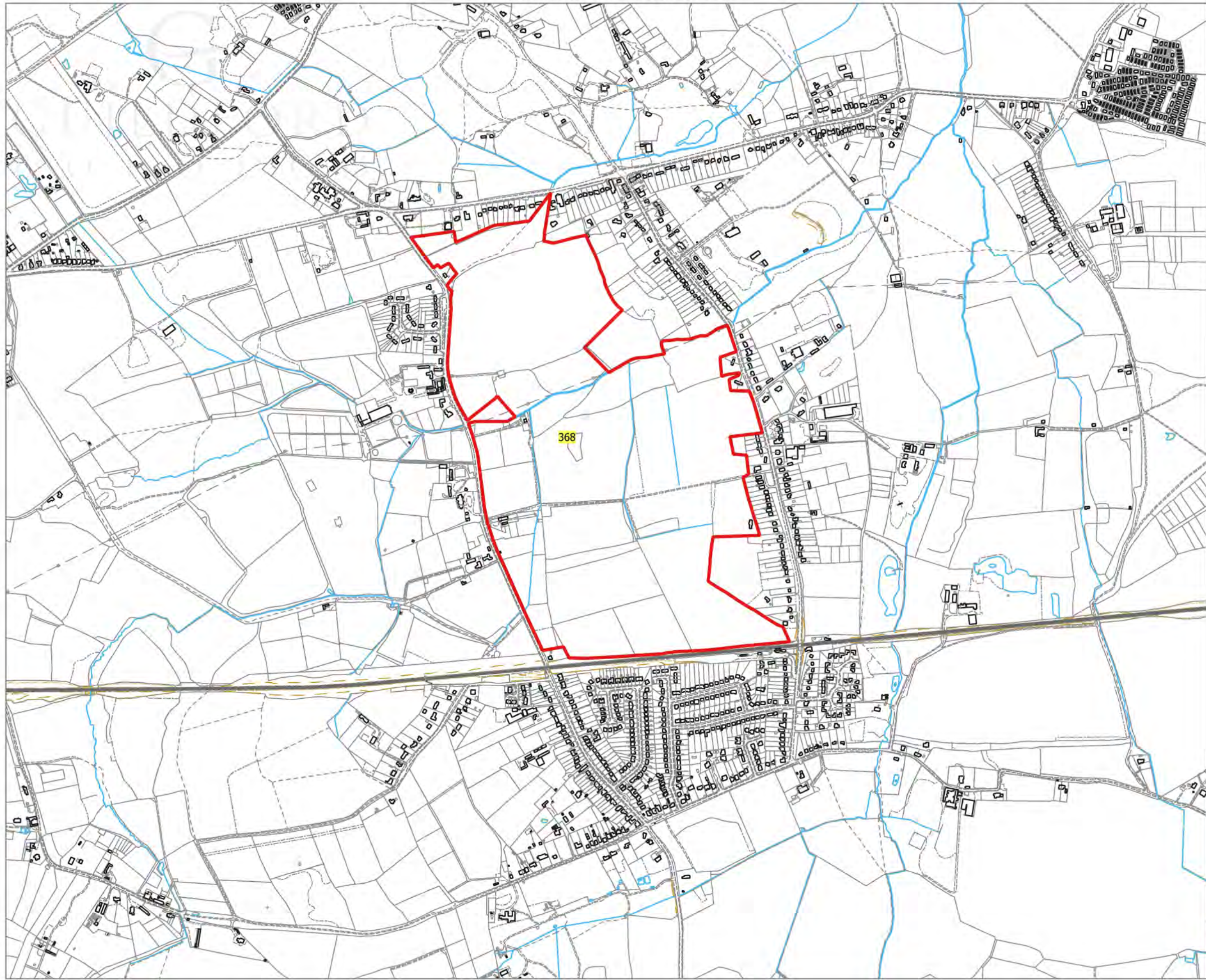
Publication Date: 2019-10-04

N  
Scale at A4:  
1:6000

© Crown Copyright 2019, Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Retail Uses 2



Legend

-  Realistic Candidates for Development

Publication Date: 2019-10-04



Scale at A4:  
1:10000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.



Discounted Sites - Retail Uses 3



Legend

-  Realistic Candidates for Development

Publication Date: 2019-10-04

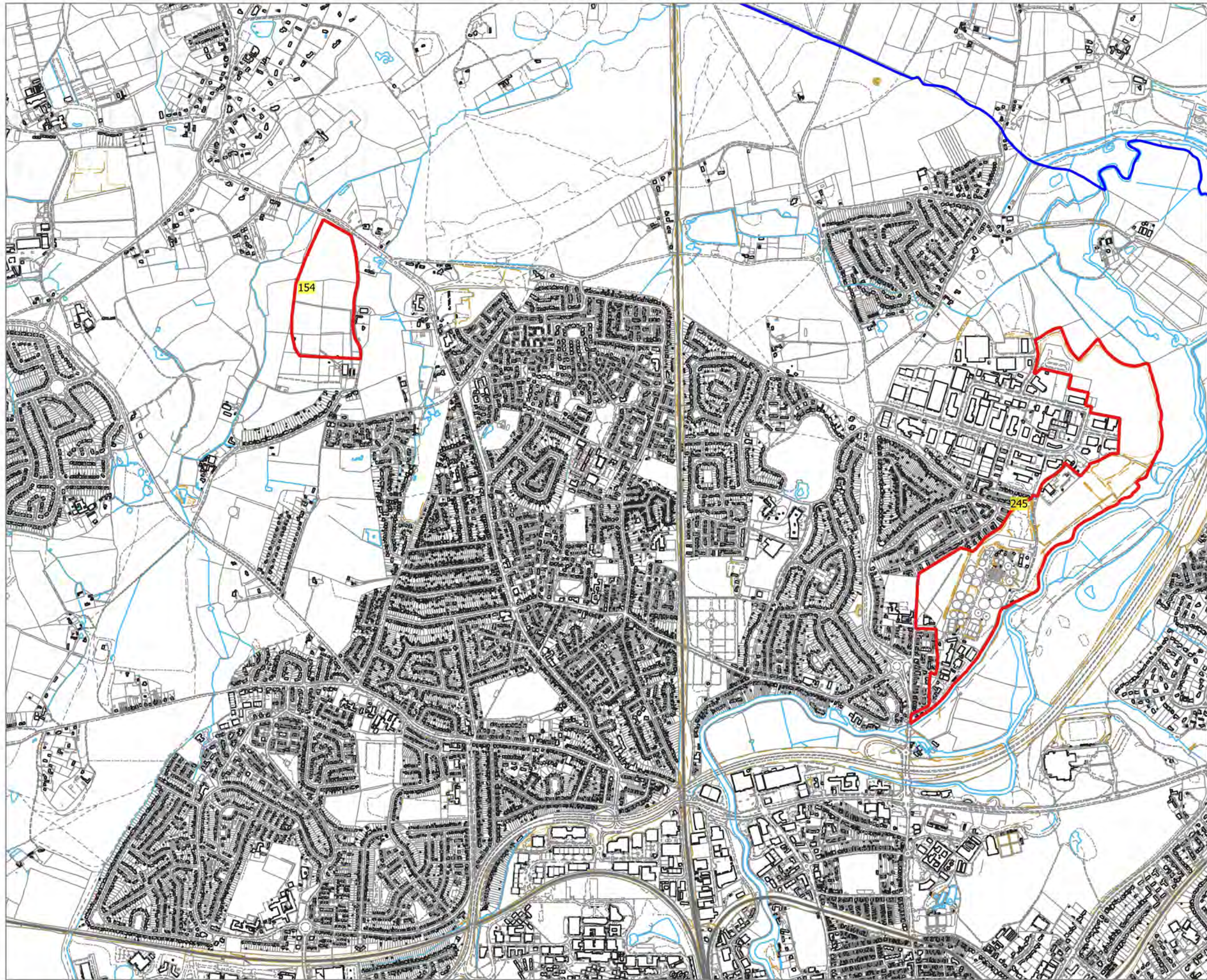


Scale at A4:  
1:2000



© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.




Discounted Sites - Retail Uses 4



Legend

-  Realistic Candidates for Development
-  Guildford Boundary

Publication Date: 2019-10-04

 Scale at A4:  
1:15000

© Crown Copyright 2019. Guildford Borough Council. Licence No. 100019625.

