

Appendix 7

Site Delivery

Guildford Borough Council

2021

Introduction

The Council has requested confirmation from site promoters and planning agents of the anticipated phasing of delivery of their respective sites in order to construct the most robust, evidence-based analysis available. Confirmation of anticipated delivery was sought on sites that have detailed permission for over 50 homes, for all outline permissions and for all outstanding site allocations in the Local Plan: strategy and sites (2019).

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

- Table 1 presents the overall site delivery phasing figures for each source of supply identified within the Land Availability Assessment.
- Table 2 presents a summary of the evidence that supports the inclusion of sites without planning permission as 'deliverable' within the first five years.
- Table 3 presents a summary of the evidence that supports the inclusion of sites with planning permission as 'deliverable' within the first five years.

Table 1: Projected Site Phasing Assessment

C3 Outstanding Permissions - Commenced																				
Application	Site Name	Total Units (Net)	Complete	Outstanding	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	
17/P/02592	Land south of, Ash Lodge Drive, Ash	443	207	236	92	130	14	0	0	0	0	0	0	0	0	0	0	0	0	
14/P/02168	Guildford Railway Station, Station View, Guildford	438	0	438	0	0	138	151	149	0	0	0	0	0	0	0	0	0	0	
20/P/01615	Land at Manor Farm, The Street, Tongham	254	0	254	0	100	100	54	0	0	0	0	0	0	0	0	0	0	0	
18/P/01014	Land north of Keens Lane and, Tangle Lane, Worple	148	81	67	56	11	0	0	0	0	0	0	0	0	0	0	0	0	0	
19/P/00027	Clockbarn Nursery, Tannery Lane, Send	75	25	50	40	10	0	0	0	0	0	0	0	0	0	0	0	0	0	
17/P/02158	Land North of, Grange Road, Ash	60	0	60	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/P/01950	Land to East of White Lane, Ash Green	59	0	59	20	39	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/P/01370	Land adjacent to Grange Farm, Grange Road, Ash	50	13	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
19/P/02075	Land adjacent to The Granary, Grange Road, Tongham	50	0	50	37	13	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sites less than 50 units		241	10	231	46	46	46	46	47	0	0	0	0	0	0	0	0	0	0	
TOTAL		1818	336	1482	358	379	298	251	196	0	0	0	0	0	0	0	0	0	0	
C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																				
Application	Site Name	Total Units (Net)	Complete	Outstanding	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	
19/P/02197	Land south of Guildford Road, Ash	154	0	154	30	85	39	0	0	0	0	0	0	0	0	0	0	0	0	
20/W/00021	Liongate House, Ladymead, Guildford	76	0	76	0	0	76	0	0	0	0	0	0	0	0	0	0	0	0	
Sites less than 50 units		431	0	431	0	107	108	108	108	0	0	0	0	0	0	0	0	0	0	
TOTAL		661	0	661	30	192	223	108	108	0	0	0	0	0	0	0	0	0	0	
C3 Outline Permissions																				
Application	Site Name	Total Units (Net)	Complete	Outstanding	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	
19/P/01541	Land rear of Chicane and Quintons, East Horsley	108	0	108	0	0	0	50	58	0	0	0	0	0	0	0	0	0	0	
18/P/02308	Land at May and Juniper Cottages, Ash Green Road	100	0	100	0	10	45	45	0	0	0	0	0	0	0	0	0	0	0	
19/P/00023	The Elms Centre, Glaziers Lane, Normandy	28	0	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	
TOTAL		236	0	236	0	10	45	123	58	0	0	0	0	0	0	0	0	0	0	
Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions																				
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36		
18/P/01014	Land North of Keens Lane and, Tangle Lane, Guildford	70	39	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0		
17/P/00509	Land at Guildford College Campus, Stoke Road	533	135	135	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18/P/02100	Just Tyres, Walnut Tree Close	99	99	0	99	0	0	0	0	0	0	0	0	0	0	0	0	0		
18/P/02226	Bishops Nissan of Guildford, Walnut Tree Close	361	139	139	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
18/P/02391	1 & 2 Ash Grove, Guildford	79	79	0	0	79	0	0	0	0	0	0	0	0	0	0	0	0		
TOTAL		1142	491	274	138	79	0	0	0	0	0	0	0	0	0	0	0	0		
Lapse Rate Application (-6%) on non-commenced Permissions					Total Units (Net)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Total					-83	-18	-20	-21	-14	-10	0	0	0	0	0	0	0	0	0	

Care Homes, and Communal and Student Accommodation (C3 equivalent) - Identified LAA Sites																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
A1	The Plaza, Portsmouth Road, Guildford	301	167	0	0	167	0	0	0	0	0	0	0	0	0	0	0	0
A34	University of Law	112	36	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0
A35	Former Wisley Airfield	100	56	0	0	0	0	0	0	0	0	0	56	0	0	0	0	0
TOTAL		513	259	0	80	87	0	0	0	0	0	0	56	0	0	36	0	0

Local Plan: Strategy and Sites Outstanding Site Allocations																		
Site Policy	Site Name	Total Units (Net)	Complete	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
A3	Land between Farnham Road and the Mount,	70	0	0	0	0	0	0	0	0	0	0	0	14	14	14	14	14
A4	Jewsons, Walnut Tree Close, Guildford	175	0	0	0	0	0	0	35	35	35	35	35	0	0	0	0	0
A5	North Street redevelopment, Guildford	400	0	0	0	0	0	0	80	80	80	80	80	0	0	0	0	0
A10	Guildford Park Car Park, Guildford Park Road, Guildford	260	0	0	0	0	60	100	100	0	0	0	0	0	0	0	0	0
A11	Bright Hill car park, Sydenham Road, Guildford	40	0	0	0	0	0	0	8	8	8	8	8	0	0	0	0	0
A12	White Lion Walk, High Street, Guildford	50	0	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10
A15	Guildford Cathedral	93	0	0	0	20	53	20	0	0	0	0	0	0	0	0	0	0
A16	Land between Gill Avenue and Rosalind Franklin Clo	61	0	0	0	0	0	0	0	0	0	0	0	12	12	12	12	13
A19	Land at Westway, off Aldershot Road	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0
A20	Former Pond Meadow Shool	10	0	0	0	0	0	0	2	2	2	2	2	0	0	0	0	0
A24	Slyfield (Weyside Urban Village)	1500	0	0	0	120	90	170	110	160	230	260	270	90	0	0	0	0
A25	Gosden Hill	1350	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	200
A26	Blackwell Farm	1500	0	0	0	0	0	0	50	125	125	125	125	175	175	200	200	200
A31	Land South & East of Ash & Tongham	476	0	0	0	0	0	0	47	47	47	47	48	48	48	48	48	48
A33	Surrey Police Headquarters	116	0	0	0	0	0	0	23	23	23	23	24	0	0	0	0	0
A35	Former Wisley Airfield	2000	0	0	0	0	0	0	120	160	160	200	210	230	230	230	230	230
A37	Land west of West Horsley	136	0	0	0	70	60	8	0	0	0	0	0	0	0	0	0	0
A39	Land north of West Horsley	120	0	0	20	20	50	30	0	0	0	0	0	0	0	0	0	0
A41	Garlick's Arch	550	0	0	40	100	100	100	80	80	50	0	0	0	0	0	0	0
A43	Land west of Winds Ridge and Send Hill	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0
A44	Land at the rear of the Talbot, High Street, Ripley	26	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		9012	0	0	97	356	453	428	705	820	860	930	952	729	639	664	664	715

Non-Allocated LAA Sites, windfall and Rural Exception Sites		Total Units (Net)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
LAA Sites		1537	0	14	56	106	106	138	140	140	140	141	110	111	112	112	111
Overall Total		Total Units (Net)	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
TOTAL		13595	644	890	1123	1027	886	843	960	1000	1070	1149	839	750	812	776	826

Table 2: Summary of Site Deliverability Evidence for First Five Years – sites without planning permission

Site ID	Site address	Ward	No. of homes (net) in Years 1 - 5	Site Allocation Number	Summary of Evidence
Guildford Town Centre					
134	The Plaza, Portsmouth Road, Guildford	Friary and St Nicolas	167	A1	This site is allocated for C3/C2 use however the applicants are progressing a co-living scheme (sui generis) instead. Planning application (ref: 21/P/01811) is awaiting determination and is for 301 bedspaces. Using the Housing Delivery Test ratio for communal accommodation of 1.8, this equates to 167 equivalent C3 units. The site will be delivered by Tiger Developments who have confirmed on the 16th November 2021 that they intend to deliver the site promptly as soon as permission is granted, with a view to delivering all units in 2024.
178	Guildford Park Car Park	Onslow	160	A10	This is a Council-led scheme. There is a recently lapsed planning permission (ref: 16/P/01290) for 160 units on this site however this is no longer going to be implemented. There is an Executive decision to omit the multi-storey car park from the scheme. A new planning application for an increased number of homes and no multi-storey car park is being progressed and is intended to be submitted in mid-2022. Significant site assessments and investigation have also already been undertaken as part of the previous planning permission. The Council confirmed on 5th October 2021 that it intends to build out soon after permission is granted. Therefore, given that this is an allocated site in the LPSS and there is an recent permission, there is a realistic prospect that at least the allocated number of homes will be delivered in the first five years.
Sub-total			327		
Guildford Urban Area					
50	Land at Guildford Cathedral, Alresford Road, Guildford	Onslow	93	A15	The site promoter has engaged in some pre-application discussions with the Council and a planning application is being submitted. It is understood that the Dean and Chapter are keen to deliver new homes here as soon as possible. The applicant confirmed on the 22nd November that they are intending to start on site once planning permission is attained with a view to delivering all units with the first

					five years. Therefore, there is clear evidence toward the delivery of homes on this site within the first five years.
34	Land at Westway, off Aldershot Road, Guildford	Westborough	37	A19	This is an allocated site in the LPSS with a planning application (ref: 21/P/01659) currently awaiting determination. The applicant has confirmed on the 7th September 2021 that they intend to deliver the site promptly as soon as permission is granted, with a view to delivering all units in 2022/23. Given the small scale nature of the site, there is a realistic prospect that the site will be delivered in the first five years.
245	Weyside Urban Village (former Slyfield Area Regeneration Project, Guildford)	Stoke	380	A24	A hybrid planning application (ref: 20/P/02155) was submitted in December 2020. This included an outline application for 1550 dwellings and full planning permission for access, infrastructure, drainage and remedial work across the site. This application received resolution to grant permission in October 2021. The applicant has confirmed on the 23rd November 2021 that the development will progress in accordance with the Homes Infrastructure Fund programme and deliver 380 dwellings and a relocated Council Depot within years 1-5 on land that is currently allotments and the existing Council Depot.
Sub-total			510		
Villages					
15	Land to the west of West Horsley	Clandon and Horsley	138	A37	Planning application (ref: 20/P/2067) received a resolution to grant planning permission at planning committee in July 2021. Thakeham Homes will deliver the site and are currently engaging in S106 discussions. Confirmation has been received, on the 8th September 2021, of their intention to deliver their detailed permission within the first five years (131 net dwellings). There is also outline planning permission for 7 self build dwellings. Given the small scale nature and the demand for Self Build in the borough, there is a realistic prospect that these will also be completed within the first five years.

975	Land to the north of West Horsley	Clandon and Horsley	120	A39	<p>The site has two separate landowners. Planning application (ref: 21/P/00917) received a resolution to grant planning permission at planning committee in June 2021. This grants full planning permission for 35 homes and Antler Homes are engaging in S106 discussions to facilitate this development. Given the small scale nature of the site, there is a realistic prospect that this will be delivered within the first five years.</p> <p>The remainder of the site is owned by Persimmon Homes who confirmed on the 8th November 2021 that they intend to submit a planning application in the new year. Given the small scale nature of this site (120 homes in total across the site), the fact it is allocated in the LPSS and there is clear evidence that progress is being made toward the submission of a planning application, there is a realistic prospect that this site will be delivered in the first five years.</p>
1038	Orchard Walls, Beech Avenue, Effingham	Effingham	5	N/A	<p>The site is owned by a single landowner. Planning application (ref: 20/P/00737) for 5 dwellings (net) was approved in October 2021. The applicant confirmed on the 29th September that they intend to complete development on the site in 2022/23.</p>
1268	Oakhaven, Webbers Post and Springfields, Clandon Road and Field Way, Send Marsh	Send	9	N/A	<p>This site is in single ownership. Planning application (ref: 20/P/01216) was allowed at appeal in September 2021 for 9 units. Given this and the small scale nature of the site, there is a realistic prospect that the site will be delivered in the first five years.</p>
2258	Land at Garlick's Arch, Send Marsh	Send and Lovelace	340	A41	<p>A small part of the site already benefits from a planning permission for 30 dwellings (ref: 19/P/02191) granted on 26 May 2021. There is another similar application submitted by Langham Homes that is currently awaiting determination (ref: 21/P/00352). Given the small scale nature of this site, there is a realistic prospect that it will be delivered within the first five years. The larger part of the site will be delivered by Countryside Homes who are a national housebuilder. Planning application (ref: 19/P/02223) received a resolution to grant planning permission at planning committee in June 2021 and S106 discussions are underway. This grants full planning permission for 220 homes and outline planning permission for a further 300 homes. Countryside Homes has confirmed on the 12th November 2021 that they intend to deliver the full planning permission within the first five years. They also intend to begin work on a reserved matters application shortly after the decision has been issued and deliver part of the remainder of the site towards the end of the five year period.</p>

2081	Land west of Winds Ridge and Send Hill, Send	Send	40	A43	Pre-application discussions have been held with the Council and the applicant is currently working through the feedback received from this. Whilst no planning application has been submitted yet the applicant confirmed on the 7th September 2021 that work will quickly start on site following planning permission, with the whole site being delivered within 2 to 3 years. Given this, the small scale nature of the site and the fact it is an allocated site in the LPSS, there is a realistic prospect that this site will be delivered in the first five years.
1440	Land at the rear of the Talbot, High Street, Ripley	Lovelace	26	A44	There is a recently lapsed outline permission for this site (ref: 16/P/00608). A full planning application has been submitted (ref: 20/P/01057) and is currently awaiting determination. The site will be delivered by Shanly Homes who are a regional housebuilder operating in the South-East. Given this, the small scale nature of the site and the fact it is an allocated site in the LPSS, there is a realistic prospect that this site will be delivered in the first five years. Confirmation has been received from the applicant on the 22nd November 2021 that they will be on site as soon as planning permission is secured. The applicant has already undertaken remedial works to the site, secured the demolition consent under the Building Notice and made safe the utilities in anticipation of demolition and construction. Therefore, there is a realistic prospect that development will be delivered within the next five years.
Sub-total			678		
Grand total - LAA sites			1515		

Table 3: Summary of Site Deliverability Evidence for First Five Years – sites with planning permission

Ref number	Site address	No. of homes (net) in Years 1 - 5	Site Allocation Number	Summary of Evidence
C3 Outstanding Permissions - Commenced				
17/P/02592	Land south of, Ash Lodge Drive, Ash	236	A31	Confirmation of development of the site was received from Bewley Homes and A2 Dominion Housing in November 2021.
14/P/02168	Guildford Railway Station, Station View, Guildford	438	A6	Enabling works have now been completed on the site and construction commenced in September 2021. This is two years later than the original programme provided to the Council by Solum in 2018, however, by factoring in the two year delay in commencement to the phasing programme units will be delivered from 2024 and there is a realistic prospect all units will be delivered in the next five years.
20/P/01615	Land at Manor Farm, The Street, Tongham	254	A31	Confirmation of development was received from the agent in November 2021, with two housebuilders on site (Bellway and Taylor Wimpey) delivering homes from Spring 2022.
18/P/01014	Land north of Keens Lane and, Tangle Lane, Worplesdon	67	A22	Confirmation has been received from Taylor Wimpey in November 2021, that the majority of units will be completed in 2021/22 and the remainder in 2022/23.
19/P/00027	Clockbarn Nursery, Tannery Lane, Send	50	A40	Bewley Homes are delivering homes from 2022 with the majority of units already reserved by house buyers.
17/P/02158	Land North of, Grange Road, Ash	60	A31	Confirmation received from Barratt David Wilson Homes in November 2021, with approximately half of the units completed in 2020/21 and the remainder proposed for completion in 2021/22.
18/P/01950	Land to East of White Lane, Ash Green	59	A30	Ashberry Homes are delivering units from 2022, with a significant number of dwellings already reserved by house buyers.
18/P/01370	Land adjacent to Grange Farm, Grange Road, Ash	37	A31	Confirmation has been received from Barratt David Wilson Homes in November 2021, with some units completed in 2020/21 and the vast majority proposed for completion in 2021/22.

19/P/02075	Land adjacent to The Granary, Grange Road, Tongham	50	A31	Confirmation has been received from Barratt David Wilson Homes in November 2021, with the majority of units proposed for completion in 2021/22 and the remainder in 2022/23.
Sites less than 50 units		231		Given the small scale nature of these sites, there is a realistic prospect that the housing will be delivered in the next five years.
Sub-total		1482		
C3 Outstanding Permissions - Detailed Permissions (Not Commenced)				
19/P/02197	Land south of Guildford Road, Ash	154	A31	Confirmation has been received from Bellway Homes in September 2021.
20/W/00021	Liongate House, Ladymead, Guildford	76	N/A	Confirmation has been received from the applicant in November 2021 that the development will be completed in Summer 2022.
Sites less than 50 units		431		Given the small scale nature of these sites, there is a realistic prospect that the housing will be delivered in the next five years.
Sub-total		661		
C3 Outline Permissions				
19/P/01541	Land rear of Chicane and Quintons, East Horsley	108	A38	The applicant has engaged with pre-application advice and is keen to start on site once permission is secured. Taylor Wimpey has engaged with the local community over their proposals. Given the engagement undertaken to date and the discharge of pre-reserved matters conditions there is a realistic prospect that the housing will be delivered in the next five years.
18/P/02308	Land at May and Juniper Cottages, Ash Green Road	100	A31	A reserved matters planning application is currently awaiting determination. The site will be delivered by Bloor Homes who are a national housebuilder. Confirmation has been received in November 2021 from the applicant that they will be on site as soon as permission is secured with an intention of delivering all units by 2025.

19/P/00023	The Elms Centre, Glaziers Lane, Normandy	28	N/A	The existing tenants on the site are vacating early next year which will enable the necessary surveys to be undertaken to inform a reserved matters application. Discussions with the landowners in November 2021 established they expect to submit this in 2022. Given the positive progress that is being made towards securing a reserved matters permission and the small scale nature of this site, there is a realistic prospect that the site will be delivered in the next five years.
Sub-total		236		
Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions				
18/P/01014	Land North of Keens Lane and, Tanglely Lane, Guildford	39	A22	Taylor Wimpey confirmed in November 2021 that the majority of units proposed for 2021/22 and the remaining few in 2022/23.
17/P/00509	Land at Guildford College Campus, Stoke Road	135	A18	Confirmation from applicant that the site is now complete.
18/P/02100	Just Tyres, Walnut Tree Close	99	N/A	The applicant confirmed in November 2021 that construction is set to commence immediately and as they are modular builds the developer is aiming for a 2022 completion.
18/P/02226	Bishops Nissan of Guildford, Walnut Tree Close	139	N/A	Confirmation from applicant that the site is now complete.
18/P/02391	1 & 2 Ash Grove, Guildford	79	N/A	Confirmation from applicant that they are aiming to complete the development in 2023.
Sub-total		491		
Grand total - sites with planning permission		2870		