

# Appendix 7

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## Site Delivery

**Guildford Borough Council**

**2023**

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# 1. Introduction

- 1.1 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).
- 1.2 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	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	2036 -37	2037 -38
14/P/02109	Howard of Effingham School	37	0	37	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0
14/P/02168	Guildford Railway Station, Station View, Guildford	438	0	438	98	0	138	73	78	51	0	0	0	0	0	0	0	0	0
17/P/02592	Land south of, Ash Lodge Drive, Ash Land to East of White Lane, Ash Green	481	443	38	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18/P/01950	Howard of Effingham School	59	43	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19/P/01760	Land to the south of Guidford Road, Ash Wharf	159	0	159	0	0	0	79	80	0	0	0	0	0	0	0	0	0	0
19/P/02197	Land at Manor Farm, The Street, Tongham	154	86	68	38	30	0	0	0	0	0	0	0	0	0	0	0	0	0
20/P/01615	Manor Farm, East Lane, West Horsley	254	100	154	100	54	0	0	0	0	0	0	0	0	0	0	0	0	0
20/P/02067		131	0	132	81	51	0	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 50 units		243	48	195	39	39	39	39	39	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>1956</b>	<b>720</b>	<b>1237</b>	<b>410</b>	<b>211</b>	<b>177</b>	<b>191</b>	<b>197</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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	2036 -37	2037 -38
19/P/02223	Garlick's Arch	220	0	220	0	47	63	64	46	0	0	0	0	0	0	0	0	0	0
21/P/01306	Land at Lower Road, Effingham	110	0	110	0	0	0	0	0	55	55	0	0	0	0	0	0	0	0
21/P/02394	Land rear of Chicane and Quintons, East Horsley	105	0	105	31	62	12	0	0	0	0	0	0	0	0	0	0	0	0
Sites less than 50 units		600	0	600	0	150	150	150	150	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		<b>1035</b>	<b>0</b>	<b>1035</b>	<b>31</b>	<b>259</b>	<b>225</b>	<b>214</b>	<b>196</b>	<b>55</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

C3 Outline Permissions																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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	2036 -37	2037 -38
14/P/02109	Howard of Effingham School	295	0	99	0	0	0	0	0	15	15	69	0	0	0	0	0	0	0
18/P/02308	Land at May and Juniper Cottages, Ash Green Road	93	0	93	0	60	33	0	0	0	0	0	0	0	0	0	0	0	0
19/P/00023	The Elms Centre, Glaziers Lane, Normandy	28	0	28	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0
20/P/02067	Land to the west of West Horsley	7	0	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0
20/P/02155	Weyside Urban Village (Slyfield)	1550	0	1550	0	0	0	31	170	178	123	173	317	352	206	0	0	0	0
19/P/02223	Garlick's Arch	300	0	300	0	0	0	0	25	75	100	100	0	0	0	0	0	0	0
21/P/01306	Land at Lower Road, Effingham	4	0	4	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0
<b>TOTAL</b>		2277	0	2081	0	88	33	31	202	268	238	346	317	352	206	0	0	0	0

Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions																			
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	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	2036 -37	2037 -38	
18/P/01014	Land North of Keens Lane and, Tangle Lane, Guildford	70	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18/P/02391	1 & 2 Ash Grove, Guildford	99	79	79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20/P/01291	Ashley House, Christmas Hill	60	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21/P/00956	Lantern House, Walnut Tree Close	330	130	0	0	130	0	0	0	0	0	0	0	0	0	0	0	0	
21/P/011811	The Plaza, Portsmouth Road, Guildford	301	167	0	80	87	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>		860	448	151	80	217	0	0	0	0	0	0	0	0	0	0	0	0	

Lapse Rate Application (-5%) on non-commenced Permissions	Total Units (Net)	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	2036 -37	2037 -38
Total	-178	-9	-21	-24	-12	-20	-16	-15	-17	-16	-18	-10	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)	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	2036 -37	2037 -38
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
<b>TOTAL</b>		212	92	0	0	0	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	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	2036 -37	2037 -38
A3	Land between Farnham Road and the Mount, Jewsons, Walnut Tree Close, Guildford	70	0	0	0	0	0	0	0	0	0	0	0	14	14	14	14	14
A4	North Street redevelopment, Guildford	176	0	0	0	54	92	30	0	0	0	0	0	0	0	0	0	0
A5	Guildford Park Car Park, Guildford	470	0	0	0	0	94	94	94	94	94	0	0	0	0	0	0	0
A10	Park Road, Guildford	244	0	0	0	0	0	0	80	80	84	0	0	0	0	0	0	0
A11	Bright Hill car park, Sydenham Road, Guildford	40	0	0	0	0	0	0	0	0	0	0	0	8	8	8	8	8
A15	Guildford Cathedral	93	0	0	0	0	0	0	25	43	25	0	0	0	0	0	0	0
A16	Land between Gill Avenue and Rosalind Franklin Close	61	0	0	0	0	0	0	0	0	0	0	0	12	12	12	12	13
A20	Former Pond Meadow Shool	10	0	0	0	0	0	0	2	2	2	2	2	0	0	0	0	0
A25	Gosden Hill	1300	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	150
A26	Blackwell Farm	1100	0	0	0	0	0	0	0	0	50	125	125	125	125	175	175	200
A31	Land South & East of Ash & Tongham	329	0	0	0	0	0	0	34	34	34	34	34	32	32	32	32	31
A35	Former Wisley Airfield	2000	0	0	0	0	0	0	120	160	160	200	210	230	230	230	230	230
A39	Land north of West Horsley	86	0	0	0	0	0	36	50	0	0	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
<b>TOTAL</b>		6019	0	0	0	54	226	160	455	513	549	511	521	571	571	621	621	646

<b>Non-Allocated LAA Sites, windfall and Rural Exception Sites</b>	<b>Total Units (Net)</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
LAA Sites	2099	0	0	103	208	255	196	199	199	199	199	109	108	108	108	108

<b>Overall Total</b>	<b>Total Units (Net)</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>
<b>TOTAL</b>	12833	583	617	785	858	990	1009	990	1077	1011	1110	876	679	765	729	754

**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	Summary of Evidence
<b>Guildford Town Centre</b>				
205	North Street redevelopment	Stoke	188	Following the refusal of planning application 22/P/01336 the developer remains committed to developing the site. The new application (23/P/01211) was submitted in July 2023 and aims to address the reasons for refusal given to the previous application (22/P/01336). The new application was granted permission in December 2023.
1107	Jewsons, Walnut Tree Close	Stoke	176	Following the signing of a S106 agreement planning application (21/P/02559) was approved in June 2023. The permission is for 54 residential units in one block and 345 student bedspaces across a further two blocks. The applicant has confirmed delivery of the development is expected in 2027/28.
1419	Debehams, Millbrook	Castle	215	Planning application (21/P/02232) was granted approval in November 2022, with the S106 agreement signed in April 2023. The applicant has confirmed the site will be delivered by 2027. This application is for the demolition of existing building and erection of two buildings comprising residential accommodation (Use Class C3), flexible retail floorspace (Use Class E) and cinema (Sui Generis), together with car and cycle parking, plant and all highways, landscaping and other associated works.
<b>Sub-total</b>			<b>579</b>	
<b>Guildford Urban Area</b>				
<b>Ash and Tongham Urban Area</b>				
<b>Villages</b>				



975	Land to the north of West Horsley	Clandon and Horsley	86	<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 completed the S106 discussions in May 2022 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. These units have been removed from the site allocation capacity to avoid double counting.</p> <p>The remainder of the site is owned by Persimmon Homes who have confirmed they submitted a planning application (22/P/01538) for 86 dwellings, including 34 affordable homes, in August 2022.</p> <p>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 construction of homes and approval of application, there is a realistic prospect that this site will be delivered in the first five years.</p>
2081	Land west of Winds Ridge and Send Hill, Send	Send	40	<p>Pre-application discussions have been held with the Council, the applicant has already taken several surveys of the site and the applicant anticipates submitting a detailed planning application in late 2023.</p> <p>The applicant has been in discussions with a developer and confirmed work will quickly start on site following planning permission, with the whole site being delivered within 2 to 3 years.</p>
<b>Sub-total</b>			<b>126</b>	
<b>Grand total - LAA sites</b>			<b>705</b>	

**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	Summary of Evidence
<b>C3 Outstanding Permissions - Commenced</b>			
14/P/02109	Howard of Effingham School	37	The applicant stated at an appeal in September 2022, for another application on the same site, that they are keen to promptly deliver the site in its entirety. This is evidenced by the planning conditions that have been discharged to enable the construction of the 37 units that have full planning permission.
14/P/02168	Guildford Railway Station, Station View, Guildford	387	Construction is currently occurring on numerous blocks of the development. Phasing information in the form of a timeline is available on the Solum Guildford Website. Block E has been completed in Summer 2023 (advertised as The Mint) and construction is underway on the MSCP. The Phasing plan and timeline indicate Block D will be complete by 2026 and the whole site complete by 2029.
17/P/02592	Land south of, Ash Lodge Drive, Ash	38	Confirmation from Bewley Homes and A2Dominion that all remaining units will be delivered by 2025.
18/P/01950	Land to East of White Lane, Ash Green	16	Confirmation from Bellway Homes that the remaining 26 units will be delivered by 2024.
19/P/01760	Howard of Effingham School	159	The applicant stated at an appeal in September 2022, for another application on the same site, that they are keen to promptly deliver the site in its entirety. This is evidenced by the progress made to discharge the planning conditions.
19/P/02197	Land to the south of Guildford Road, Ash Wharf	68	Confirmation from Bellway Homes that 154 units will be delivered by 2024/25 FY (January 2024), homes have been released for purchase with only 16 left to sell.

20/P/01615	Land at Manor Farm, The Street, Tongham	154	Confirmation from Bellway Homes and Taylor Wimpey that all units will be delivered by 2025. Homes have been released for purchase, with most already sold.
20/P/02067	Manor Farm, East Lane, West Horsley	132	Planning application 20/P/2067 was approved in February 2022. Confirmation has been received by Thakeham Homes that all units will be delivered by 2026, this is evidenced by the progress made to discharge the planning conditions.
Sites less than 50 units		195	Given the small scale nature of these sites, there is a realistic prospect that the housing will be delivered in the next five years.
<b>Sub-total</b>		<b>1186</b>	
<b>C3 Outstanding Permissions - Detailed Permissions (Not Commenced)</b>			
19/P/02223	Garlick's Arch	220	<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, these dwellings are currently under construction by Nicholas King Homes. Given the small-scale nature of this site, there is a realistic prospect that it will be delivered within the first five years.</p> <p>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 the S106 was signed in May 2022. This grants full planning permission for 220 homes and outline planning permission for a further 300 homes.</p> <p>Countryside Homes has confirmed that they intend to promptly deliver the full planning permission, this is evidenced by the progress made to discharge the planning conditions.</p> <p>Furthermore, a Non-Material Amendment application (ref: 22/N/00108) was approved in January 2023 to alter the phasing of the scheme to facilitate the prompt delivery of the permission. It is likely some of the housing permitted pursuant</p>

			to the outline permission will come forward towards the end of the five-year period.
21/P/02394	Land rear of Chicane and Quintons, East Horsley	105	A reserved matters planning application was approved in September 2022. Confirmation has been received from Taylor Wimpey that all units will be delivered in the first five years, this is evidenced by the progress made to discharge the pre-commencement conditions.
Sites less than 50 units		600	Given the small scale nature of these sites, there is a realistic prospect that the housing will be delivered in the next five years.
<b>Sub-total</b>		<b>925</b>	
<b>C3 Outline Permissions</b>			

18/P/02308	Land at May and Juniper Cottages, Ash Green Road	93	A reserved matters planning application (22/P/01027) was approved in August 2023. Confirmation has been received from Bloor Homes that all homes will be delivered by 2027. While awaiting determination of the reserved matters application the applicant made progress to discharge the planning conditions attached to the outline permission, therefore, there is a realistic prospect that the site will be delivered in the next five years.
19/P/00023	The Elms Centre, Glaziers Lane, Normandy	28	A development partner has been identified and agreeable terms have been drawn up, a reserved matters application (ref: 22/P/01899) pursuant to the outline permission was submitted in November 2022 and is awaiting determination. 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.
20/P/02067	Land to the west of West Horsley	7	Given the small-scale nature and the demand for self-build in the borough, alongside submission of a reserved matters application (ref: 22/P/01027) for the road layout and landscaping, there is a realistic prospect that the 7 self-build plots are also completed within the five years.
20/P/02155	Weyside Urban Village (Slyfield)	201	The applicant submitted a reserved matters application (ref: 22/P/01786) for the first phase of development (81 dwellings) in November 2022. Applications to discharge the conditions attached to the outline permission have also been submitted, including a phasing plan. Therefore, given this progress and the phasing arrangements linked to Homes England Funding there is a realistic prospect 148 dwellings will be delivered in the next five years.

19/P/02223	Garlick's Arch	25	<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, these dwellings are currently under construction by Nicholas King Homes. Given the small-scale nature of this site, there is a realistic prospect that it will be delivered within the first five years.</p> <p>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 the S106 was signed in May 2022. This grants full planning permission for 220 homes and outline planning permission for a further 300 homes.</p> <p>Countryside Homes has confirmed that they intend to promptly deliver the full planning permission, this is evidenced by the progress made to discharge the planning conditions.</p> <p>Furthermore, a Non-Material Amendment application (ref: 22/N/00108) was approved in January 2023 to alter the phasing of the scheme to facilitate the prompt delivery of the permission. It is likely some of the housing permitted pursuant to the outline permission will come forward towards the end of the five-year period.</p>
<b>Sub-total</b>		<b>354</b>	
<b>Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions</b>			
18/P/01014	Land North of Keens Lane and, Tangley Lane, Guildford	39	Email confirmation from applicant.
18/P/02391	1 & 2 Ash Grove, Guildford	79	Email confirmation from applicant.
20/P/02191	Ashley House, Christmas Hill	33	Email confirmation from applicant.
21/P/00956	Lantern House	130	Email confirmation from applicant
21/P/01811	The Plaza	167	Email confirmation from applicant.
<b>Sub-total</b>		<b>448</b>	
<b>Grand total - sites with planning permission</b>		<b>2913</b>	

