



GUILDFORD
B O R O U G H

Authority Monitoring Report

Guildford Borough Council

1 April 2024 – 31 March 2025

Executive Summary

The Authority Monitoring Report ('AMR') has been prepared in accordance with the requirements of national legislation (the Localism Act 2011, the Town and Country Planning (Local Planning) England Regulations 2012 and the Planning and Compulsory Purchase Act 2004) and the direction of national Planning Practice Guidance ('PPG')¹

Monitoring is an essential part of the planning process, providing an opportunity to review the performance of planning policies in the context of set objectives and indicators. Authority Monitoring Reports are required to report on a range of specific topics and outline progress against certain targets; including, among other things, providing information on the Council's:

- progress in plan-making activities,
- activity in relation to the duty-to-cooperate,
- implementation of policies in the Local Plan, and
- implementation of neighbourhood plans.

This Authority Monitoring Report (2024 – 2025) covers the Monitoring Period between 1 April 2024 to 31 March 2025.

The Local Plan: Strategy and Sites (2015 - 2034) was adopted on 25th April 2019. Part 2 of the Local Plan: Development Management Policies was adopted on 22nd March 2023, and replaced most of the remaining 2003 policies. This AMR discusses the policies and performance indicators that formed the adopted development plan during that time and data is available to assess.

Further information

For further information please:

- Visit the Local Plan Webpage at:
<https://www.guildford.gov.uk/localplan>
- Email us at: planningpolicy@guildford.gov.uk, or
- Phone us on: 01483 505 050

¹ Available online at: <https://www.gov.uk/government/collections/planning-practice-guidance>.

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1. Introduction

What is an Authority Monitoring Report?

- 1.1 The Authority Monitoring Report (AMR) for 2024/25 is one of the documents that supports Guildford Borough Council's planning policies. It helps track how well the Council is delivering its Local Plan and whether planning policies are working as intended.
- 1.2 The AMR has been prepared in accordance with the requirements of national legislation (the Localism Act 2011, the Town and Country Planning (Local Planning) England Regulations 2012 and the Planning and Compulsory Purchase Act 2004) and the direction of national Planning Practice Guidance. AMRs are required to report on a range of specific topics and outline progress against certain targets; including, among other things, providing information on:
- Progress in plan-making activities;
 - activity in relation to the duty-to-cooperate;
 - implementation of policies in the Local Plan, and;
 - implementation of neighbourhood plans.

What is included in an Authority Monitoring Report?

- 1.3 National Planning Practice Guidance (PPG) requires that local planning authorities must publish information at least annually that:
- shows progress with Local Plan preparation;
 - reports any activity relating to the duty to cooperate, and;
 - shows how the implementation of policies in the Local Plan is progressing.²
- 1.4 In meeting these obligations, this AMR includes discussion of, among other things:
- the monitoring of policy indicators as set out in the Local Plan;
 - the progress of each document in the Local Development Scheme (LDS), including reasons for lack of progress where appropriate;
 - the adoption of Development Plan Documents and Supplementary Planning Documents;
 - the principal activities undertaken in relation to the duty-to-cooperate;
 - monitoring information in respect of SANG financial considerations and;
 - monitoring information in relation to the development of housing, economic and other key land uses, including consideration of the self-build and custom housebuilding register.

² Planning Practice Guidance Paragraph 027; Reference ID: 12-027-20170728.

- 1.5 This AMR reports on the financial year from 1st April 2024 to 31st March 2025 (the monitoring period).
- 1.6 This AMR was published in accordance with the National Planning Policy Framework (NPPF) December 2024.

How will the Authority Monitoring Report be used?

- 1.7 Alongside other evidence-base documents, the AMR comprises one of the suite of documents that supports the Council's development plan.
- 1.8 National Planning Practice Guidance (PPG) provides a short commentary on the role of the Monitoring Report³. Importantly, the AMR should be designed to enable communities and interested parties to remain aware of the Council's progress in development planning and delivery; including its plan-making activities and implementation of neighbourhood plans that have been brought into force. The AMR may also help inform Councils if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date.

³ PPG, 'Plan-Making' section, Paragraph 073; Reference ID:61-073-20190315.

2. Overview of Planning Framework

The Development Plan

- 2.1 The Council's development plan comprises a number of documents, including:
- The Local Plan: Strategy and Sites (2015 – 2034) (part 1 of the Local Plan),
 - The Local Plan: Development Management Policies (part 2 of the Local Plan),
 - Residual policies of the Local Plan 2003 that were not superseded by parts 1 or 2 of the Local Plan,
 - Neighbourhood Plans that have passed a referendum of local residents,
 - Surrey Minerals and Waste Plans, and
 - Saved policy NRM6 of the South East Plan 2009.
- 2.2 The Council decided to commence with an update to the Plan in February 2024, following a review of the Local Plan: Strategy and Sites. A report regarding timescales for a new Local Plan which included a new Local Development Scheme was adopted by the Executive on 27 February 2025.
- 2.3 National legislation (the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004) requires that “applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”⁴.
- 2.4 In the determination of planning applications, national legislation requires that the Council must give great weight to its development plan policies, according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)⁵. The Council must also give significant weight to other primary material considerations, such as the NPPF itself and the Council's own Supplementary Planning Documents, among other things.
- 2.5 Local Planning Authorities are required to identify in their Authority Monitoring Reports where the authority is not implementing a policy specified in a local plan and provide justification for this⁶. All policies from both parts of the Local Plan (Part 1: Strategy and Sites and Part 2: Development Management Policies) were given full weight as part of the development plan. The weight to be given to the residual policies from the Local Plan 2003 is set out in a note which is available on our website⁷.

⁴ NPPF Paragraph 2.

⁵ NPPF Paragraph 49.

⁶ See Regulation 34 of the Town and Country Planning Regulations (2012)

⁷ See www.guildford.gov.uk/guildfordlocalplan

Local Development Scheme

- 2.6 The Local Development Scheme ('LDS') sets out the Council's timetable for producing new planning documents. The Council's adopted LDS (February 2025) is available to view at the following link: <https://www.guildford.gov.uk/lds>.
- 2.7 The Council made the decision to update the Local Plan: Strategy and Sites (2019) in February 2024 and adopted the current LDS on 27 February 2025⁸.

Neighbourhood Development Plans and Orders

- 2.8 Neighbourhood planning was introduced through the Localism Act (2011) to allow qualifying bodies (parish and town councils, and neighbourhood forums) to produce neighbourhood plans and neighbourhood development orders. Neighbourhood plans allow communities to set planning policies for their area.
- 2.9 Once they pass a local referendum, neighbourhood plans become part of the Council's Development Plan. They must be considered when planning decisions are made, along with the Local Plan and national planning policy.
- 2.10 The Council designated one new neighbourhood area during the monitoring period (1 April 2024 to 31 March 2025). Ash was designated as a neighbourhood area on 26 April 2024. There are now 13 Neighbourhood Areas, covering the parishes of Ash, Albury, Artington, East Horsley, East Clandon, Effingham, West Clandon, West Horsley, Puttenham, Send, Seale and Sands, and the wards of Burpham and Lovelace (Lovelace encompasses the parishes of Ockham, Ripley and Wisley).
- 2.11 During the monitoring period, there were no proposals to modify existing Neighbourhood Areas or designate new Neighbourhood Forums.
- 2.12 The Neighbourhood Areas can be seen on the interactive map at: <https://www.guildford.gov.uk/neighbourhoodplanninginformation>
- 2.13 Five Parish Councils; Ash, Albury, Artington, East Clandon and Seale and Sands are currently working to produce Neighbourhood Plans for their respective neighbourhood areas. The Council has been supporting this process by providing advice and guidance.
- 2.14 In addition, the Council is engaging with other groups interested in reviewing their existing Neighbourhood Plans or considering whether to begin the neighbourhood planning process. This includes offering support to prospective qualifying bodies who may wish to apply for neighbourhood area designation.

⁸ See <https://democracy.guildford.gov.uk/ieListDocuments.aspx?CId=132&MId=2833>

Supplementary Planning Documents

- 2.15 The Council adopted three Supplementary Planning Documents ('SPDs') during the monitoring period including:
- 2.16 Planning Contributions for Open Space SPD, (adopted on 8 August 2024),
- 2.17 Updated Special Protection Area Tariffs SPD (adopted on 5 September 2024),
- 2.18 Updated Climate Change, Sustainable Design, Construction and Energy SPD (adopted on 3 October 2024).
- 2.19 The Council also consulted upon the draft Marketing Requirements SPD during the monitoring period (between 15 January and 12 February 2025). Following this consultation, the SPD was adopted at Executive on 24 April 2025, which is outside of the monitoring period.
- 2.20 Also outside the monitoring period, the Council consulted upon a draft Tall Buildings SPD during the period 27 June – 8 August 2025.

3. Housing

- 3.1 The following section considers those monitoring indicators relating to the development of homes in the borough.

Overall Housing Figures

Annual Housing Requirement

- 3.2 The Local Plan: Strategy and Sites (2015 - 2034) identified a total housing delivery target of 10,678 units over the plan period. This equates to an annual housing target of 562 units throughout the plan period. This figure reflected the Objectively Assessed Need for Guildford at the time the plan was examined. However, refer to housing supply (below) for up to date delivery targets.
- 3.3 The Town and Country Planning Regulations (2012) require that Authority Monitoring Reports outline progress against targets for the monitoring period (2024/25).

Table 1*: Previous Housing Completions (net)

Monitoring Period	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Completions	387	294	299	351	352	609	459	594	584	471	4,400

*This table is for the completion of C3 dwellings. It does not include any contribution from student accommodation or other communal accommodation that can be counted as part of the housing supply⁹. See section below for total completions figures incorporating student/other communal completions.

Housing for Students

- 3.4 The West Surrey SHMA Guildford addendum (2017) estimates the borough has a need for a maximum of 3,800 additional student bedspaces over the plan period (2015 – 2034).
- 3.5 Within this figure, 2,090 students are assumed to live in student-halls on-campus, which leaves a need of approximately 428 additional off-campus C3 dwellings (or 23 dwellings per year) to accommodate the remaining 1,710 new students over the plan period.
- 3.6 The separately-identified student accommodation need for 428 C3 dwellings is included within the general housing need figure of 562 dwellings per annum.
- 3.7 The Manor Park Masterplan for the University of Surrey (02/P/02505) shows 145,200 square

⁹ National Planning Practice Guidance, Paragraph: 034 Reference ID: 68-034-20190722

metres of student and staff residential accommodation, which has capacity for approximately 4,171 bedspaces to be built. It is worth noting that 479 bedspaces in purpose-built student accommodation (PBSA) at Manor Park were completed by September 2018 and 669 completed by September 2019. On 20/05/2020 it was determined that prior approval was not required under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the demolition of four student halls of residence with 224 bedspaces on the University Stag Hill campus; these halls are still in situ but unoccupied.

- 3.8 There were no planning permissions granted or completions for purpose-built student accommodation during this monitoring period.

Communal accommodation

- 3.9 Communal accommodation, which includes co-living accommodation, care homes and nursing homes, contributes towards our housing supply. To calculate the equivalent number of C3 units for co-living accommodation we use the ratio of 1:1 for larger self-contained studio flats and for the smaller units a ratio of 1:1.9 is used. For care and nursing homes the ratio of 1:1.9 is used. This ratio is set in the Housing Delivery Test measurement rule book and was updated from 1:1.8 in December 2024. More details are in the following section on 'Housing for different groups in the community'.
- 3.10 Table 2 below shows the communal bedspace completions for this monitoring period, and the equivalent number of C3 bedspaces.

Table 2: Completions of communal accommodation 1 April 2024 to 31 March 2025

Application Reference	Site	Bedspaces	Equivalent C3 units
20/P/01291	Ashley House, Christmas Hill, Shalford, Guildford GU4 8HN	37 (net)	19
Total		37	19

The Loss of Homes

- 3.11 During the monitoring period, two planning permissions were granted which resulted in the net loss of at least one dwelling. In total, three units were lost. The first application (24/P/00602) allowed the conversion of three flats into a house. The second application allowed for a similar conversion from two houses to one house (24/P/01420). The number of residential losses during the monitoring period was higher than has tended to be the case. Generally, the number of homes lost through permissions remains low.

Total housing completions

- 3.12 The total housing completions figure for 2024/25 is 490 homes. This includes 471 C3 dwellings (see Table 1 above), along with 19 equivalent C3 units.
- 3.13 Table 2d shows the total housing completions in the borough, including C3 equivalent units (comprised of purpose-built student accommodation, traveller accommodation and other forms of communal accommodation).

Table 2d: Total Previous Housing Completions (including C3 equivalent units)

Monitoring Period	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total
C3 Completions	387	294	299	351	352	609	459	594	584	471	4,400
C3 equivalent completions	N/A	N/A	N/A	N/A	N/A	252	278	99	133	19	781
Total Completions	387	294	299	351	352	861	737	693	717	490	5,181

Planning Permissions Granted for New Homes

- 3.14 Table 3 reflects the number of new homes granted permission in the borough on an annual basis. The figure for 2024/25 is significantly higher than the figure for the 2023/24 period. The largest application that was approved during this monitoring period, and that makes up most of the new homes permitted, was outline application 22/P/01175: Land at Wisley Airfield, Hatch Lane, Ockham approved for 1,730 homes (net). It also worth noting that application 21/P/02565: Guildford Railway Station, Station View, Guildford was another large application permitted during the monitoring period, for 405 homes (net)¹⁰.

Table 3: New Homes Granted Permission in Guildford Borough Each Year¹¹

Monitoring Period	Number of new market homes granted permission (net)	Number of affordable homes granted permission (net)
2017 / 2018	1,062	233
2018 / 2019	609	285
2019 / 2020	553	165
2020 / 2021	324	73
2021 / 2022	1,244	710

¹⁰ This permission superseded permission 14/P/02168 and a total of 98 dwellings built prior, as referenced in the 2023/24 monitoring report. 65 additional units have been approved in the new permission.

¹¹ These figures include permissions that have since expired or have been superseded.

2022 / 2023	594	253
2023 / 2024	1,052	219
2024/2025	2,007	714

*This table reflects permission granted for C3 units, and does not include student accommodation that can count towards housing supply.

3.15 Table 4 (below) shows the proportion of new homes approved by site size. During the monitoring period, the largest percentage came from sites sized 200+, which made up 78.4% of the homes approved during the period.

Table 4*: Proportion of new homes approved by site size (net) ¹²

Site size (Net number of homes)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025
Less than 5	9%	17%	3%	10%	10%	5.7%
6 – 15	7%	10%	3%	8%	5%	1.9%
16 – 50	15%	14%	6%	7%	3%	3.5%
51 – 200	69%	22%	9%	13%	45%	10.5%
200+	-	37%	79%	62%	37%	78.4%

*This table reflects permission granted for C3 units, and does not include student accommodation that can count towards housing supply.

Type of new homes granted planning permission

3.16 Table 5: Type of homes granted planning permission (Gross) (2024 / 2025)

Type of Home	Number of new homes (gross)	Percentage of new homes (gross)
House or Bungalow	2037	74.8%
Flat or Studio	499	18.3%
Unspecified	187	6.9%

3.17 The West Surrey SHMA (2015) reports the breakdown of need for the various different size homes within the borough to be as follows:

	Affordable Housing	Market Housing
1 Bed Properties	40%	10%
2 Bed Properties	30%	30%
3 Bed Properties	25%	40%
4 Bed Properties	5%	20%

3.18 The SHMA (2015) indicates that one-bed properties are of greatest need for affordable

¹² This table reflects percentages based on site size rather than number of permissions granted.

housing, whereas three-bed properties are of greatest need for market housing. Table 6 (below) identifies the mix of housing granted permission this monitoring year. This is somewhat different from the SHMA mix, which itself is in any event not prescriptive. The greater proportion of 1 bedroom market housing can be attributed to Guildford Railway Station (21/P/02565), in which 224 one bedroom units have been approved. This reflects the character and housing needs of the surrounding area. The table does not represent the full granted applications for the year, as some units granted have yet to have a determined bedroom mix.

Table 6*: Mix of housing sizes granted planning permission (gross) (2024 / 2025)

Type of homes	Affordable Housing (%) (gross)	Market Housing (%) (gross)
One Bedroom	24.7%	36%
Two Bedroom	50.6%	35%
Three Bedroom	20.5%	20.4%
Four Bedroom+	4.2%	8.6%

*This table reflects percentages based on the total number of homes where applicants have specified the bedroom mix, and does not include units from outline applications that have not yet specified the housing mix via reserved matters.

Housing supply

Outstanding Capacity

- 3.19 'Outstanding capacity' refers to the number of new homes on sites with planning permission that have not yet been built. Information regarding outstanding capacity is covered within the Land Availability Assessment (2025) ('LAA'). The LAA (2025) was published in November 2025 and can be viewed at: <https://www.guildford.gov.uk/article/25375/Land-Availability-Assessment>.

Five-Year Housing Land Supply

- 3.20 As at 1 April 2025, the Council has a Five-Year Housing Land Supply position of 2.98 years, as confirmed in the Land Availability Assessment (2025). Consequently, the Council does not have and cannot demonstrate a five-year supply of deliverable housing sites as of 1 April 2025.
- 3.21 This means that planning applications and appeals will need to be determined in accordance with National Planning Policy Framework (NPPF) paragraph 11(d) and the application of the presumption in favour of sustainable development or the 'tilted balance'. It also means that for applications involving the provision of housing, the test at NPPF footnote 56 is met and hence paragraph 155(b) of the NPPF is now applicable for these types of development.

- 3.22 Detailed assessment of the Council's Five-Year Housing Land Supply is set out in the Five-Year Housing Land Supply document (5YHLS)¹³.
- 3.23 Briefly, section 5 of the LAA sets out the components of housing supply that are anticipated to be delivered within the first five-year period (namely, sites assessed as being 'deliverable'). This supply comprises a mixture of outstanding planning permissions and potential development sites as identified in the LAA at Appendix 2: Realistic Candidates for Development.

Housing Delivery Test ('HDT')

- 3.24 The HDT is an annual measurement of housing delivery that is calculated from the number of homes delivered in a local authority over the last three years. This figure is compared to the number of homes that were expected to be built over the same period. More information on the HDT and how it is calculated is available at: <https://www.gov.uk/government/collections/housing-delivery-test>
- 3.25 The Government published the Housing Delivery Test: 2023 measurement on the 13th December 2024, and this comprises the most recent HDT result. The 2023 HDT found we had delivered 153% of our housing requirement between 2020 and 2023. This figure is lower than the 2022 HDR measurement for GBC which was 171%.
- 3.26 The NPPF indicates at paragraph 79, that in cases where housing delivery has fallen below 95% of the Local Planning Authority's housing requirement during the three-year period in question, it should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years. As Guildford's HDT is greater than this figure, no action plan is required.

Table 7: Guildford Housing Delivery Test Results

Year	Measurement
2018	75%
2019	83%
2020	90%
2021	144%
2022	171%
2023	153%

Affordable Homes

Provision of Affordable Homes

- 3.27 Affordable housing includes social rented, affordable rented and intermediate housing,

¹³ Available online at: <https://www.guildford.gov.uk/article/22879/Monitoring-the-Local-Plan>

provided to specified eligible households whose needs are not met by the market. The NPPF provides further information on Affordable Housing at Annex 2 ¹⁴.

3.28 The West Surrey SHMA: Guildford Addendum (2017) identifies that there are 517 households per annum who require financial support to meet their housing needs ¹⁵.

3.29 Table 8: Affordable homes completed in Guildford borough

Monitoring Period	Number of new affordable homes (gross)
2013 / 2014	17
2014 / 2015	68
2015 / 2016	125
2016 / 2017	32
2017 / 2018	111
2018 / 2019	89
2019 / 2020	62
2020 / 2021	78
2021 / 2022	110
2022 / 2023	40 ¹⁶
2023 / 2024	121
2024 / 2025	115 ¹⁷

Affordable provision on qualifying sites

3.30 Policy H2 of the Guildford Local Plan: Strategy and Sites seeks affordable housing provision on sites of 11 or more homes. The Council seeks 40% of the homes on site to be affordable.

3.31 During the monitoring period, 7 applications met the 11 dwelling threshold as set out in policy H2. In total, 4 of the 7 applications met the target as set out in policy H2. As shown in table 9 below, of the total 2,485 units to be provided by the qualifying sites, 850 of these units were affordable (or approximately 34% of the total, up from 17% in the 2023/24 period).

3.32 Table 9 (below) demonstrates qualifying sites where applications were approved during this monitoring period, and the total percentage of affordable units which were agreed. Where the development has not met the 40% target, an explanation is provided as to why this was

¹⁴ The latest version of the NPPF is available online at:

<https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>

¹⁵ Available online at: <https://www.guildford.gov.uk/article/25486/Strategic-Housing-Market-Assessment>

¹⁶ This figure was derived from the affordable housing indicator H&J4 within the Corporate Performance Indicators publication. This is available online at: <https://democracy.guildford.gov.uk/documents/s30346/Item%2007%20-%20Appendix%201%20PMR%20Q1%2023-24%20-%20Final.pdf>

¹⁷ This figure was derived from unpublished affordable housing completion figures, compiled by Guildford Borough Council's housing team. It is anticipated that these figures will be published officially via Guildford's corporate monitoring indicators in early 2026.

not achieved.

Table 9: Percentage of affordable housing permitted on qualifying sites (2024 / 2025) (gross)

Application Reference	Address	Total Units	Total Affordable Units	Affordable Percentage	Justification
21/P/00120	The Barn, The Street, Effingham, Leatherhead, KT24 5LP	15	6	40%	-
22/P/01175	Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU	1,730	692	40%	-
23/P/01088	Howard of Effingham School, Lower Road, Effingham, Leatherhead, KT24 5JR	99	19	19%	Secretary of State endorsed this figure at outline application stage
24/P/00779	Weyside Urban Village (Slyfield Regeneration Programme), Slyfield Green, Guildford	187	75	40%	-
22/P/01306	Land at the Former Highlands Nurseries, Portsmouth Road, Ripley, GU23 6EY	25	25	100%	-
21/P/02565	Guildford Railway Station, Station View, Guildford, GU1 4UT	405	24	6%	Viability issues
23/P/01965	Streamside, Harpers Road, Ash, Guildford, GU12 6DB	24	9	38%	-
TOTAL		2,485	850	34%	

Brownfield Development

Brownfield land development ratio

- 3.33 Historically, the majority of housing completions have been developed on brownfield land in Guildford. This is due to the highly constrained nature of the borough with regards to its Green Belt and AONB land designations, in combination with a number of protected natural habitats such as the Thames Basin Heaths Special Protection Area ('TBHSPA').

Table 10*: Ratio of completions on brownfield or greenfield land (gross)

Total Completions	Brownfield Land	Percentage (%) of total	Greenfield Land	Percentage (%) of total
490	333	68%	157	32%

*This table reflects both C3 and student accommodation completions that count towards housing

supply

- 3.34 Table 10 illustrates that in the monitoring period, there was more brownfield development in the borough. Application 20/P/02067: Manor Farm, East Lane, West Horsley contributed the most to the number of brownfield land completions, providing 57 C3 units. For greenfield land, application 21/P/02394: Land rear of Chicane and Quintons, East Horsley provided the highest number of greenfield land completions, totalling 67 units during the monitoring period.
- 3.35 The ratio of development on brownfield land is likely to decrease or become more even throughout the plan period, particularly as a result of the site allocations as set out in the adopted Local Plan: Strategy and Sites (2015 – 2034), which allocates a number of strategic sites on greenfield land. However, opportunities for maximising brownfield land have been taken and the Local Plan does allocate a number of 'Previously Developed' sites, largely within the borough's urban areas, which will continue to be delivered throughout the plan period. Further Previously Developed Land ('PDL'), also known commonly as Brownfield Land, will continue to be identified for development through the Land Availability Assessment ('LAA') and the Brownfield Land Register.

Brownfield Land Register

- 3.36 Local Authorities are required to prepare, maintain and publish a Brownfield Land Register in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017. The Register comprises a list of Previously Developed (Brownfield) sites that have the potential to accommodate residential development. This includes sites from various sources, including sites allocated in the Local Plan, whether they currently have planning permission or otherwise, provided they meet certain specified criteria.
- 3.37 Part 1 of the most recently published Brownfield Land Register was published on 6 November 2024, which was outside the monitoring period. The register contains 77 brownfield sites, in which 54 are recognised as suitable, available and achievable for residential development under criteria 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017. The Brownfield Land Register is available on the Council's website at: <https://www.guildford.gov.uk/planningpolicy/brownfield-land-register>.

Housing for Different Groups in the Community

Specialist housing for older people and people with disabilities

- 3.38 Housing for older people and people with disabilities may fall within any of the C2, C3 or Sui Generis land use classes. Land use class C2 (residential institutions) includes dwellings with an element of care, with residential care homes and nursing homes falling within this category. Annex 2 of the NPPF defines older people as over or approaching retirement age,

including newly retired through to the very frail elderly whose housing needs can encompass accessible, adaptable general needs housing through to retirement and specialised housing for those with support or care needs. Disabilities can include but are not limited to people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs which may generate a range of housing requirements.

- 3.39 The West Surrey SHMA Guildford addendum (2017) excluded the borough's population in residential care from the general household projections for use class C3 housing and identified a separate need for 433 care home bed spaces between 2015 - 2034. Although there is no set target for C2 accommodation, the LPSS recognises the importance of, and need for, this type of accommodation in the borough. Importantly, the delivery of C2 accommodation counts toward the Council's housing supply in accordance with the Housing Delivery Test.
- 3.40 The West Surrey SHMA Guildford addendum Report (2017) identifies a need for 1,061 specialist homes (which includes extra care, sheltered and C3 use class homes) for older people in Guildford between 2015 - 34. This forms part of our overall housing need for C3 use class housing.

Planning permissions approved for specialist housing for older people and people with disabilities

- 3.41 Table 11 (below) shows the planning permissions relating to C2 use housing for older people and people with disabilities that were approved in this monitoring period. Please note for information that during this monitoring period on 18/12/24 Planning Committee recommended approval of application reference 23/P/01850 at The University of Law, Brabouf Manor, Portsmouth Road, Guildford for extra care housing (C2) and ancillary accommodation subject to the signing Section 106 agreement. Please see section 3.9 for details on completions of communal accommodation.

Table 11: Planning permissions for housing for older people and people with disabilities from 1 April 2024 to 31 March 2025

Application Reference	Date Approved	Address	Proposal	Bedspaces
22/P/01175	24/05/2024	Former Wisley Airfield, Hatch Lane, Ockham	Hybrid application including outline planning permission for up to 100 units in C2 use	Approx. 100 bedspaces

Housing for Students

- 3.42 Student accommodation is addressed within the 'Housing for Students' section from paragraph 3.4 onwards of this report. The Council's Land Availability Assessment ('LAA')

(2025) Appendix 5 'Student and Co-living Accommodation' sets out a detailed commentary. The LAA (2025) was published in November 2025 and can be viewed at: <https://www.guildford.gov.uk/article/25375/Land-Availability-Assessment>.

Self-build and Custom House Build

- 3.43 The Self-Build and Custom Housebuilding Act (2015) requires that local authorities keep a register of individuals and associations interested in acquiring a serviced plot(s) of land within their administrative area for the purpose of building houses to occupy as a main residence. The Council meets this obligation and publicises the register via its website: <https://www.guildford.gov.uk/article/24917/What-is-the-self-build-and-custom-housebuilding-register>. Local authorities must have regard to the register when carrying out their Planning, Housing, Regeneration and Land Disposal functions.
- 3.44 To be placed on the register, applicants must be aged 18 years or older, a British Citizen, a citizen of a European Economic Area (EEA) country or national of Switzerland; they must be seeking to acquire a serviced plot of land in Guildford borough to build a house to occupy as their sole or main residence. In the case of associations, all individuals within the association must meet all of the criteria.
- 3.45 In addition to the statutory criteria listed above, additional eligibility criteria apply to Part 1 of the register. Applicants must have lived in the Borough for at least five years prior to their application or worked in full-time employment (greater than 16 hours per week) in the borough for at least three years and continue to do so, and have the financial ability to purchase land for their own self-build or custom housebuilding project.

Demand for self-build and custom housebuilding in Guildford borough

- 3.46 Self-build and Custom Housebuilding Planning Practice Guidance requires relevant authorities to grant permission for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The requirement is established by the number of entries on Part 1 of the authority's register during the base period, which runs from 31 October to 30 October annually. At the end of each base period, authorities have three years to grant permission for an equivalent number of plots of land for self-build and custom housebuilding. Planning Practice Guidance states relevant authorities are entitled to remove an individual or association of individuals from their register in a subsequent base period if they fail to pay any annual fee set by the authority to remain on the register.
- 3.47 The figures for each base period reflect the numbers on the Register after the Council's eligibility criteria were introduced in 2018 as this reflects the most accurate representation of individuals who were in a position to build their own home in Guildford Borough and had the means to do so. Please note that the AMR monitoring period (1 April to 31 March)

differs from the Register base periods (31 October to 30 October).

Table 12: Number of eligible applicants on Part 1 of the Self-build & Custom Housebuilding Register

Part 1 of Register Base Period (BP)	Number of eligible applicants registering per base period
BP1: 1 April 2016 – 30 October 2016	8
BP2: 31 October 2016 – 30 October 2017	4
BP3: 31 October 2017 – 30 October 2018	8
BP4: 31 October 2018 – 30 October 2019	8
BP5: 31 October 2019 – 30 October 2020	0
BP6: 31 October 2020 – 30 October 2021	5
BP7: 31 October 2021 – 30 October 2022	4
BP8: 31 October 2022 – 30 October 2023	2
BP9: 31 October 2023 – 30 October 2024	2

3.48 Table 13 below shows the number of people registering in each base period and the three-year time period for granting sufficient planning approvals. The number of self-build or custom build plots granted planning permission are listed and the cumulative shortfall or surplus of plots recorded.

Table 13: Number of applicants on Part 1 of the Self-build & Custom Housebuilding Register and number of plots granted planning permission within three-year period.

Base Period and date range	Number of people registering per base period	Three-year period for meeting demand	Number of plots granted planning permission within three-year period	Cumulative shortfall/ surplus of plots
BP1: 01/04/16 – 30/10/16	8	31/10/16 to 30/10/19	7. ¹⁸	-1 shortfall (7 - 8 = -1)
BP2: 31/10/16 – 30/10/17	4	31/10/17 to 30/10/20	6. ¹⁹	1 surplus (6 - 4 = 2)
BP3: 31/10/17 – 30/10/18	8	31/10/18 to 30/10/21	0	-7 shortfall (0 - 8 = -8)

¹⁸ Keens Lane planning ref: 18/P/01014 approved 7 plots on 07/11/2018.

¹⁹ Land rear of Chicane and Quintons, East Horsley planning ref: 19/P/01541(outline pp) & 21/P/02394 (reserved matters) approved 5 plots on 04/12/2019 and 7/9/2022 and The White House, East Horsley planning ref: 19/P/02153 approved 1 plot on 11/3/2020.

BP4: 31/10/18 – 30/10/19	8	31/10/19 to 30/10/22	18 ²⁰	3 surplus (18 - 8 - 7)
BP5: 31/10/19 – 30/10/20	0	31/10/20 to 30/10/23	5 ²¹	8 surplus (5 - 0 + 3)
BP6: 31/10/20 – 30/10/21	5	31/10/21 to 30/10/24	1 ²²	4 surplus (1 - 5 + 8)
BP7: 31/10/21 – 30/10/22	4	31/10/22 to 30/10/25	1 ²³	1 surplus (1 - 4 + 4)

Planning permissions approved for self-build or custom build plots

- 3.49 There has been one planning approval for a self-build or custom housebuilding plot within this monitoring period. An outline/hybrid planning application on Land at the former Wisley Airfield (planning ref:22/P/01175) was approved on 24 May 2024. We have not included these 12 plots in Table 13 yet. This is because a detailed pending planning application (planning ref: 25/P/00305) for reserved matters relating to Phase 3 of the former Wisley Airfield development (which includes the 12 custom build plots) is awaiting determination. There are also custom housebuilding plots at Garlicks Arch (approved 1/6/22) that will be delivered in phases, with 11 plots in Phase 1 (included in Table 13). There is a pending planning application (planning ref: 22/D/00075/12) with proposed details of these custom build houses.

Preferences of people on the Self- Build and Custom Housebuilding Register

- 3.50 The preferences for plot location, plot size and number of bedrooms as provided by those individuals on the Self-Build and Custom Housebuilding Register are shown below. Please note that not everybody provides this information as it is voluntary, and some people provided more than one answer.

Table 14: Plot location preference of those on Part 1 and Part 2 of the Self-Build and Custom Housebuilding Register in 2025.

²⁰ Manor Farm, Horsley planning ref: 20/P/02067 approved 7 plots on 16/2/2022 and L/A Garlicks Arch, Send planning ref: 19/P/02223 approved 11 plots on 1/6/22 (Phase 1).

²¹ Land at 408-410 Lower Road, Effingham planning ref: 21/P/01306 approved 4 plots on 28/11/2022 and Land to rear of 168 The Street, West Horsley planning ref: 22/P/00998 approved 1 plot on 2/3/23.

²² 25a Dagden Rd, planning ref: 24/P/00765 approved 1 plot on 26/7/24.

²³ Land adjacent to 2 Heath Barn Cottages, Send Marsh Road, Send planning ref:24/P/01524 approved 30/1/25.

Locations	Number of people expressing a preference
Guildford (unspecified)	18
West of borough, with preferences including Ash, Onslow Village, Seale, Pirbright, Shalford, Tongham, Wanborough, Worplesdon.	8
East of borough, with preferences including Burpham, Charlottesville, Clandon, Gomshall, Horsley, Merrow, Ockham, Pewley, Shere.	14
Surrey	2
Near Godalming	2

Table 15: Plot size preference of those on Part 1 and Part 2 of the Self-Build and Custom Housebuilding Register in 2025.

Size of plot	Number of people expressing a preference
500 square metres or less	7
500 to 1000 square metres	2
1000 to 1500 square metres	4
1500 to 2000 square metres	3
2000 to 3000 square metres	0
3000 to 4000 square metres	5
4000 to 8000 square metres	0
8000 square metres and above	3

Table 16: Number of bedrooms preference of those on Part 1 and Part 2 of the Self-Build and Custom Housebuilding Register in 2025.

Number of bedrooms	Number of people expressing a preference
1 bed	2
2 bed	1
3 bed	10
4 bed	14
5 bed plus	7

Traveller Accommodation

- 3.51 There have been changes to planning policy that affect how we monitor the provision of traveller accommodation. An updated definition of gypsies and travellers for the purposes of planning policy was published in Planning Policy for Traveller Sites (PPTS) Annex 1 on 19 December 2023. Essentially, this change broadens the previous 2015 PPTS definition (which was limited to those travellers who had ceased to travel temporarily on grounds of their own or their family's or dependants' educational or health needs or old age) to also include those travellers who have ceased to travel permanently on the same grounds.
- 3.52 This is a significant change as it widens the scope of traveller accommodation needs that Councils are required to meet. The Council is in the advantageous position having assessed and planned for the needs of all travellers including the needs of settled travellers who have ceased to travel permanently and who may meet the updated PPTS definition, and those households of unknown planning status within the Guildford borough Traveller Accommodation Assessment (TAA) 2017.

Identified traveller accommodation need and requirement

- 3.53 The Guildford borough Local Plan: strategy and sites (2015– 2034) Policy S2: 'Planning for the borough – our spatial development strategy' identifies a requirement of 4 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by the older 2015 version of PPTS) between 2017 and 2034. It also seeks to make provision for 41 permanent pitches for Gypsies and Travellers and 4 permanent plots for Travelling Showpeople (as defined by the older 2015 version of PPTS) and 8 permanent pitches to meet the need of households of unknown planning status between 2017 and 2034.
- 3.54 In the context of the PPTS change to the definition of a traveller, it is considered appropriate to now use the combined figures of traveller accommodation needs as identified in the adopted Local Plan as our locally set targets. This is considered a robust approach as the details provided within the 2017 TAA do not enable us to definitively confirm which travellers meet the new PPTS definition. The combined figures are 53 pitches for Gypsies and Travellers and 8 plots for Travelling Showpeople over the period 2017 to 2034.
- 3.55 The Council's Land Availability Assessment ('LAA') (2025) Appendix 6 'Traveller and Travelling Showpeople Accommodation' sets out a detailed commentary on the identified need for traveller accommodation, local plan provision, supply and trajectory, planning approvals, the current position and the next 5 years projected supply. The LAA (2025) was published in November 2025 and can be viewed at: <https://www.guildford.gov.uk/article/25375/Land- Availability-Assessment>. Please refer to LAA Appendix 6 for the further detail regarding the reported position.

Planning permissions approved for traveller pitches or plots

- 3.56 Planning permission for pitches and plots granted during the monitoring period are shown in the table below. Temporary planning permission was issued on 17/1/25 for one private pitch on land to the east of Glaziers Lane, Normandy (planning reference 24/P/01003); due to its temporary nature the pitch does not count towards meeting the traveller accommodation target. An outline/hybrid planning application on Land at the former Wisley Airfield (planning ref: 22/P/01175) was approved on 24 May 2024. These eight pitches will not be available in the next few years but once details are confirmed we can include them in future calculations²⁴. A retrospective application (ref 24/P/00405) for two additional static homes and a day room was approved in this monitoring period, but as this is an intensification of use within an existing pitch there is no net increase in the number of pitches. Following on from an outline planning approval, a detailed planning application for travelling showpeople plots at the Garlicks Arch site is pending determination (planning reference 23/P/01070).

Table 17: Permission for Traveller pitches and plots (1 April 2024 - 31 March 2025)

Application Reference	Date Approved	Address	Proposal
24/P/01003	17/1/2025 (temporary planning permission)	Land and buildings to east of Glaziers Lane, Normandy	1 Gypsy & Traveller pitch
22/P/01175	24/5/2024 (outline planning permission)	Land at the former Wisley Airfield	Includes 8 Gypsy & Traveller pitches
24/P/00450	11/03/2025	Plot 6 Oaklands Farm	Retrospective application for 2 additional static homes and a dayroom. (Intensification of use of an existing pitch, no net increase in pitch numbers).

Outstanding Capacity for traveller pitches or plots

- 3.57 'Outstanding capacity' refers to the number of pitches or plots on sites with planning permission that have not yet been built. Information regarding outstanding capacity is covered within the Land Availability Assessment (2025) ('LAA') Appendix 6.²⁵

Five-year traveller land supply

- 3.58 The Council's Land Availability Assessment ('LAA') (2025) Appendix 6 includes an assessment of land available for traveller accommodation in the next 5 years. The PPTS change to the

²⁴ Planning permission reference 24/D/00114/4 (approved 15/10/24) shows traveller pitches in Phase 14/year 7. We will keep the anticipated timetable under review.

²⁵ This can be viewed at: <https://www.guildford.gov.uk/article/25375/Land-Availability-Assessment>.

definition of a traveller and the consequential updated target has had an impact on the five-year traveller land supply. The Council currently has 2.45 years supply of Gypsy and Traveller pitches and 4.90 years supply of Travelling Showpeople plots.

4. Economic Development

3.59 The following section provides data in connection with monitoring indicators in the Local Plan Strategy and Sites (2019) relating to economic development and to retail and other main town centre uses.

Employment Permissions

3.60 LPSS Policy E1 sets a target for a net gain of between 36,100 and 43,700 sqm of office and research and development floorspace, and 3.7 to 4.1 ha of industrial land over the Local Plan period to 2034. Figure 1 and Table 18 below show the total net change (total gains and losses) of employment floorspace arising from approved planning applications across the borough that were either completed during the 2024-25 monitoring year (1 April 2024 to 31 March 2025), or that were under construction, or unimplemented, as of 31st March 2025.²⁶

Figure 1: Net* sqm change in employment (Class E(g)), B2 and B8 floorspace unimplemented²⁹, under construction and completed, 1 April 2024 to 31 March 2025 (Borough-wide)

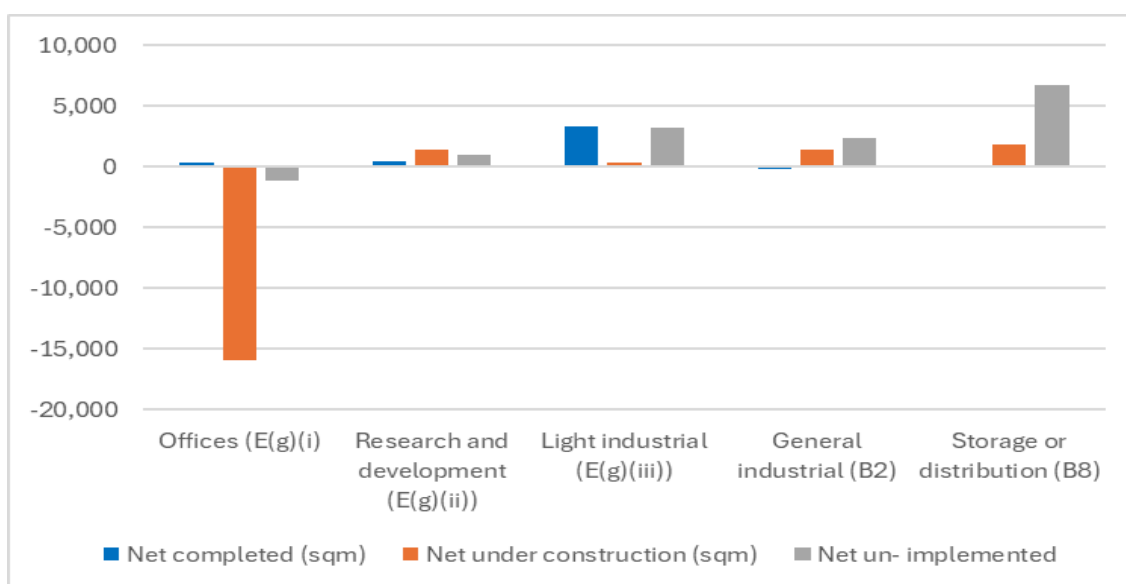


Table 18*: Net completions and commencements for employment use classes²⁷ (1 April 2024 to 31 March 2025)

Use class	Net completed (sqm)	Net under construction (sqm)	Net unimplemented
Offices (E(g)(i))	357	-15,867	-1,193

²⁶ Unimplemented floorspace refers to developments that had been granted planning permission but where the proposed development had not yet commenced at the end of the annual monitoring period (1 April 2024 to 31 March 2025).

²⁷ Use Classes B1(a), B1(b) and B1(c) were revoked from 1 September 2020 and replaced by Class E(g)(i), E(g)(ii) and E(g)(iii) respectively. See <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes> for details of the current and previous use classes.

Use class	Net completed (sqm)	Net under construction (sqm)	Net un-implemented
Research and development (E(g)(ii))	470	1,390	989
Subtotal offices/R&D	827	-14,477	-204
Light industrial (E(g)(iii))	3,273	353	3,219
General industrial (B2)	-181	1,390	2,357
Storage or distribution (B8)	0	1,815	6,755
Subtotal industrial	3,092	3,558	12,331

* Please note these figures are overall net sums for each use class. Within each total, there are gains and losses of floor space from individual sites.

- 3.61 Note that the data above may underrepresent the extent of loss of Class E floorspace from prior approval applications²⁸, as the floorspace of existing uses does not have to be supplied on application forms for this type of application and in most such cases this data is unavailable to the Council. However, where possible in such cases the existing floorspace loss was estimated from floor plans.

Employment floorspace completed

- 3.62 Employment floorspace completed during the 2024/25 monitoring period amounted to an overall net gain of 357 sqm of office (class E(g)(i)) floorspace. Most of the gain of office floorspace was from a new four-storey 1,311 sqm office building and self-contained residential apartment at Charters Yard, Mary Road, Guildford. The floorspace lost included the conversion under prior approval (permitted development Class O²⁹) of first and second floor offices at 172-174 High Street, Guildford (504 sqm) to five studio flats, and a planning application for change of use of Mount Manor House, 16, The Mount, Guildford (564 sqm offices) to 7 flats and a dwellinghouse.
- 3.63 A net gain of 3,273 sqm of light industrial (Class E(g)(iii)) floorspace was completed, all of which arose from the demolition of the existing Vision Engineering headquarters in Send Road, Send, and its replacement with 23 homes, and a new factory for class E(g) use classes behind the existing facility. This scheme resulted in a net gain of 4,100 sqm across all the business (office, R&D and light industrial) use classes and accounted for nearly all of the 470 sqm of R&D floorspace completed during this monitoring year.

Employment floorspace under construction

- 3.64 A considerable net loss of office floorspace was under construction at the end of the monitoring year, totalling 15,867 sqm. This arose from five permitted schemes. The first was

²⁸ Under, for example, Class MA of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

²⁹ Class MA replaced Class O from 1 August 2021.

a prior approval application to convert 57 Ladymead, Guildford (part of the designated 57 and Liongate, Ladymead, Strategic Employment Site), into 108 flats³⁰. This involved the net loss of 13,846 sqm office floorspace. The second was a planning application involving the net loss of 1,189 sqm office floorspace at Lantern House, Walnut Tree Close, Guildford, which was being redeveloped with purpose-built student accommodation and ground floor office units³¹. The other three schemes were smaller applications for change of use from offices to flats, at Diocesan House, Quarry Street, Guildford; Unit 3a, Kings Court, Burrows Lane, Gomshall; and at Duncan House, High Street, Ripley.

- 3.65 A total of 4,170 sqm of flexible R&D, general industrial, and/or storage or distribution floorspace was under construction on land to the south end of Burnt Common Nurseries, London Road, Send³². Construction of a further 353 sqm of light industrial and 425 sqm of storage or distribution floorspace was also underway at Birmingham Farm, Blackheath Lane, Albury, arising from change of use and conversion of existing agricultural barns to a new workshop and storage space.

Unimplemented schemes involving loss or gain of employment floorspace

- 3.66 Approved schemes that had not started, or lapsed, at the end of the 2024-25 monitoring period (pipeline schemes) proposed an overall net loss of 1,993 sqm office (class E(g)(i)) floorspace. This included 13 planning applications and 8 prior approval applications for changes of use, all but seven of which proposed a net loss of office floorspace, rather than a net gain. The largest of these was a prior approval application to change the use of Riverworks, a newly built grade-A office building at Mary Road, Guildford, to a state funded maths school, under permitted development Class T.
- 3.67 It was also proposed to demolish the office space within Building 4, Guildford Business Park, and replace it with two smaller buildings, subdivided into three units for flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices. This would result in a net loss of employment floorspace on this strategic employment site of over 1,300 sqm.
- 3.68 Unimplemented gains of employment floorspace included a net 12,331 sqm of storage or distribution floorspace. One of these schemes in the pipeline was a residential-led mixed-use new settlement proposed at the former Wisley Airfield, Hatch Lane, Ockham³³ which proposed 2,300 sqm office and 2,500 sqm storage or distribution floorspace. There was also just over 1,200 sqm of new flexible enterprise/ business units for office/ light industrial/ warehouse uses proposed at 3-5, Woodbridge Meadows, Guildford; and a new office

³⁰ Application ref. 21/W/00094.

³¹ Application ref. 21/P/00956, approved on 9 March 2022.

³² Floorspace recorded for monitoring purposes as split across use classes in the following proportions: E(g)(ii)/(iii) 695 sqm each; B2 and B8 1,390 sqm each.

³³ Application ref. 22/P/01175.

building (947 sqm) on the site of the bus depot at Leas Road, Guildford, which was proposed to be demolished.

Retail (Class E(a) Use Permissions

3.69 The chart and table below show permitted total net gains and losses of floorspace in use as shops (Use Class E(a)) across the Borough during the monitoring period (1 April 2024 to 31 March 2025).

Figure 2: Net* sqm retail (Class E(a)) floorspace granted planning permission, under construction and completed, 1 April 2024 to 31 March 2025 (Borough-wide).

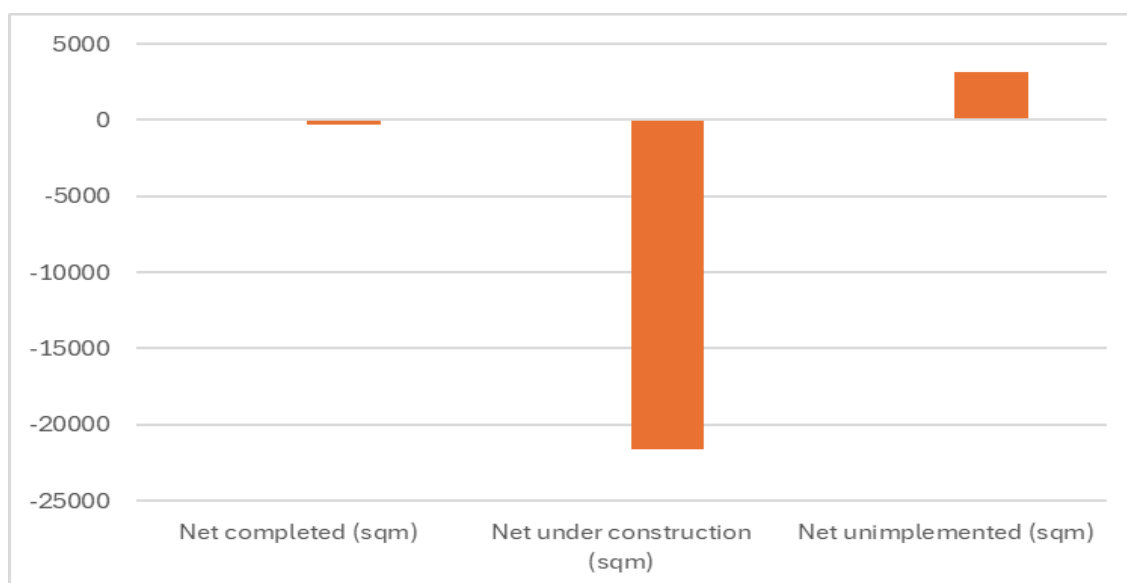


Table 19*: Net change in retail (Class E(a)) floorspace, 1 April 2024 to 31 March 2025 (Borough-wide)

Use class	Net completed (sqm)	Net under construction (sqm)	Net unimplemented (sqm)
Shops (E(a))	-300	-21,660	3,174

*Please note these figures are the overall net sums of gains and losses for each use class. Within each total, there are gains and losses of floor space from individual sites.

3.70 Note that the data above may underrepresent the extent of loss of Class E(a) floorspace from prior approval applications³⁴, as the floorspace of existing uses does not have to be supplied on application forms for this type of application and in most such cases this data is unavailable to the Council. However, where possible in such cases the existing floorspace

³⁴ Under, for example, Class MA of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

loss was estimated from floor plans.

Retail Floorspace completed

- 3.71 A net loss of 300 sqm of Class E(a) shop floorspace took place during the 2024/25 monitoring year. This arose from a prior approval application to convert the second floor offices at 71-72 North Street, Guildford, into three flats under permitted development Class M. There was also a small net loss of just over 180 sqm financial, professional and other services (Class E(c)) floorspace recorded as completed. This was from a retrospective application for change of use of a tyre fitting business to a picture gallery studio and framing business in Oakdene Road, Peasmarsh.

Retail floorspace under construction

- 3.72 Retail floorspace under construction at the end of the 2024/25 monitoring period amounted to a considerable net loss of 21,660 sqm use class E(a) shops. This arose from three schemes, although the majority of shop floorspace proposed to be lost within this total – just under 21,500 sqm – was accounted for by the ongoing redevelopment of Debenhams, Millbrook, Guildford³⁵, to a mixed use development including residential accommodation, 1,955 sqm flexible retail floorspace (Class E)³⁶ and a new cinema.

Unimplemented schemes involving loss or gain of retail floorspace

- 3.73 Approved schemes for which construction had not yet started at the end of the monitoring period involved a total permitted net gain of 3,174 sqm use class E(a) shop floorspace. This included three planning applications proposing a net gain of shop floorspace. The first was a mixed use redevelopment at Guildford Railway Station comprising residential dwellings, retail/financial and professional services/food and drink and leisure uses³⁷. Secondly, an outline planning application for the phased development of part of a new settlement on land at the former Wisley Airfield, Hatch Lane, Ockham³⁸ (LPSS site allocation policy ref. A35), comprising, amongst other uses, up to 1,730 dwellings, a mixed-use commercial local centre, an employment area and mixed-use neighbourhood centres. Thirdly, a proposed conversion and extension to an existing commercial building at 22-24 Swan Lane, Guildford, to create 6 new flats above a ground floor commercial unit. Schemes proposing a net loss of shop floorspace included a proposed conversion of the upper floors of 17-23 Market Street, Guildford (655 sqm) to 9 flats.

³⁵ Application ref. 21/P/02232

³⁶ The net loss of Class E floorspace for this application was recorded as Use Class E(a) as the application did not provide a more detailed breakdown.

³⁷ This was a total of 2,855 sqm of Class E floorspace, which for monitoring purposes has been split across use classes E(a), E(b), and E(c).

³⁸ Application ref. 22/P/01175

Retail floorspace surveys

3.74 The Council undertakes regular surveys of ground floor commercial units in the Town Centre Primary Shopping Area (PSA) and the Borough's district and local shopping centres, usually on an annual basis. For consistency of results these surveys normally take place close to the end of March. The latest surveys were undertaken in March 2025 and the results of these are presented and commented on below, alongside data for previous years from 2017 onwards.³⁹

Guildford Town Centre Primary Shopping Area (PSA)

Table 20: Breakdown and total of use classes in the Town Centre PSA, 2017-2025.⁴⁰

Use class	2017	2019	2022	2023	2024	2025
Shops – E(a)	263	261	245	245	243	247
Financial/professional/other services – E(c)	39	39	48	48	57	60
Restaurants and cafes – E(b)	26	29	45	47	47	49
Offices – E(g)(i)	5	9	3	3	3	2
Hotels – C1	1	1	1	1	1	1
Dwellinghouses – C3	4	6	7	7	7	7
Non-residential institutions**	7	8	N/a	N/a	N/a	N/a
Indoor sport and recreation – E(d)	0	0	2	3	2	8
Medical or health services – E(e)	N/a	N/a	7	6	6	6
Education – F.1(a)	N/a	N/a	1	1	1	1
Display of works of art – F.1(b)	N/a	N/a	1	1	1	1
Public or exhibition halls – F.1(e)	N/a	N/a	1	1	1	1
Halls or meeting places for community use – F.2(b)	N/a	N/a	1	1	0	0
Drinking establishments – Sui generis	8	7	8	8	8	7
Hot food takeaways – Sui generis	11	10	4	4	5	5
Other – Sui Generis	4	7	8	8	9	9
Vacant	27	27	62	61	54	35
Not surveyed	14	4	1	0	0	0
Total (not including residential units and units not surveyed)	391*	398*	437	438	438	432

*Tunsgate Quarter (formerly Shopping Centre) was excluded from the surveys in 2017 - 2019 as many of the units in these areas were vacant throughout this period due to planned or ongoing redevelopment. It was included in the surveys from March 2022 onwards as its redevelopment was complete by then.

³⁹ See <https://www.guildford.gov.uk/article/22879/Monitoring-the-Local-Plan> for previous years' Authority Monitoring Reports.

⁴⁰ Note – N/a in this table indicates a use class that was introduced or replaced by the September 2020 amendments to the Use Classes Order. See <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>.

**Use Class D1 was abolished in September 2020 and replaced by Use Classes E(e-f) and F1).

Table 21: Number and percentage of Use Class E(a), E(b), and vacant units in the PSA, 2017-2025 (out of all surveyed ground floor non-residential units)

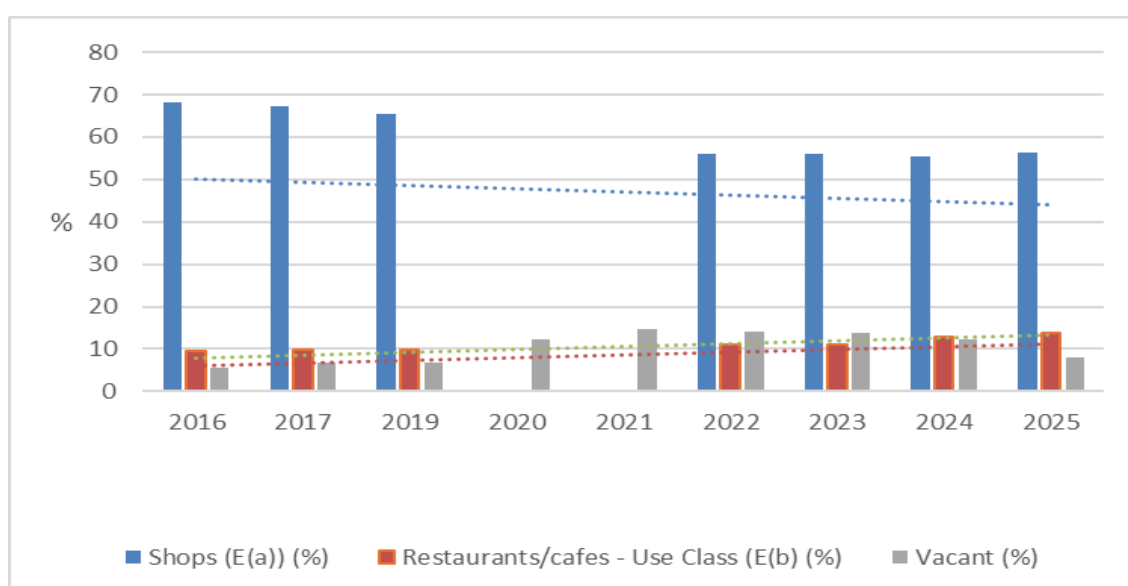
Use class	May 2017	May 2019	Jul 2020	May 2021	Mar 2022	Mar 2023	Mar 2024	Mar 2025
E(a) (%)	263 (67.3%)	261 (65.6%)	**	**	245 (56.1%)	245 (55.9%)	243 (55.5%)	247 (57.2%)
Restaurants/cafe s (E(b) (%)	39 (10%)	39 (9.8%)	**	**	48 (11%)	48 (11%)	57 (13%)	60 (13.8%)
Vacant (%)	27 (6.9%)	27 (6.8%)	12.4%*	14.7%*	62 (14.2%)	61 (13.9%)	54 (12.3%)	35 (8.1%)

Note: The national town centre (high street, and overall) vacancy rate was 13.7% in the first quarter of 2025; Source: Savills⁴¹

*Data from Experience Guildford

** No comparative data available

Figure 3: Percentage of shops, restaurants/cafes, and vacant units in the Town Centre PSA, 2016-2025



3.75 The proportion of vacant units across Guildford Town Centre PSA fell considerably between March 2024 (12.3%) and the end of the monitoring year in March 2025 (8.1%) (see Tables 20 and 21 and Figure 3 above). Whilst still above pre-pandemic levels, the reduction in vacancies this year far exceeded the corresponding reduction in the national average high street vacancy rate, which dropped by only 0.3% in the same period, from 14% in the last

⁴¹ Spotlight: Shopping Centre and High Street – Q1 2025: https://www.savills.co.uk/research_articles/229130/376729-0

quarter of 2023⁴², to 13.7% in the first quarter of 2025.

- 3.76 This was the fourth consecutive year in which the proportion of vacancies in the town centre PSA was below the national average. Furthermore the fall between this year and 2023/24 has led to the vacancy rate for the PSA being 5.6% below the national average high street vacancy rate. This is a wider gap than the 4.9% difference recorded pre-Covid in March 2016 when vacancies across the PSA were just 5.6% compared to a national average of 11.5%⁴³.
- 3.77 To some extent this year's fall in vacancies has been helped by White Lion Walk being almost fully reoccupied again following take-up of newly refurbished and marketed units (see Table 23). However there were also a further 21 units which were previously vacant in March 2024 in other streets within the PSA which are (as of March 2025) occupied. This is significant and may be a further indication that the town centre is recovering from the pandemic's influence on consumer spending in 'bricks and mortar' stores.
- 3.78 The proportion of class E(a) shop units across the PSA in March 2024 (57.2%) increased slightly from March 2024 (55.5%)⁴⁴. 15 out of 17 of these occupied shop units were vacant in March 2024, which, as above, reflects improved overall performance of bricks and mortar retail stores in Guildford. There was also a slight (0.8%) increase in the percentage of restaurants and cafes (class E(b)), which was the outcome of five previously vacant units being reoccupied.

Table 22: Number/change in vacant units by street or shopping centre in PSA, 2024-2025

	Mar 2024	Mar 2025	Vacant gain (+) or loss (-)	Total units	Mar 2025 (vs March 2024) Vacant %
Angel Gate	0	0	0	8	0.0 (0.0) –
Castle Street	1	1	0	8	12.5 (12.5) –
Chapel Street	2	1	-1	19	5.3 (10.5) ↓
Chertsey Street	1	0	-1	10	0.0 (10.0) ↓
Friary Street	1	0	-1	18	0.0 (5.9) ↓
High Street	17	12	-5	134	9.0 (12.7) ↓
Jeffries Passage	4	2	-2	11	18.2 (36.4) ↓
Leapale Road	0	0	0	1	0.0 (0.0) –
Market Street	0	3	3	16	18.8 (0.0) ↑
Milkhouse Gate	0	1	1	6	16.7 (0.0) ↑
North Street	6	3	-3	52	5.8 (10.9) ↓

⁴² Source: <https://www.localdatacompany.com/blog/vacancyratemonitor>

⁴³ Source: Local Data Company (<https://localdatacompany.com/blog/high-streets-a-decade-in-review>) and Council monitoring data

⁴⁴ The fall in the number of E(a) shop uses and corresponding increase in E(c) financial/professional/other service uses in 2022 was primarily due to the September 2020 amendments to the Use Classes Order. This repositioned services that previously fell in Use Class A1, for example hairdressers and travel agents, into Use Class E(c)(i).

	Mar 2024	Mar 2025	Vacant gain (+) or loss (-)	Total units	Mar 2025 (vs March 2024) Vacant %
Phoenix Court	0	0	0	5	0.0 (0.0) –
Quarry Street	0	0	0	4	0.0 (0.0) –
Swan Lane	1	1	0	16	6.3 (6.3) –
The Friary Centre	7	5	-2	53	9.4 (13.2) ↓
The Shambles	0	0	0	4	0.0 (0.0) –
Tunsgate	0	1	1	15	6.7 (0.0) ↑
Tunsgate Quarter	6	3	-3	25	12.0 (24.0) ↓
White Lion Walk	8	2	-6	20	10.0 (38.1) ↓
Woodbridge Road	0	0	0	7	0.0 (0.0) –
Total in PSA	54	35	-19	432	8.1 (12.3) ↓

3.79 There were 19 fewer vacant units across the town centre PSA in March 2025 compared to the number in March 2024. Most of the fall in vacancies was in White Lion Walk which now has only two units (units 12a and 15) out of a total 20 remaining vacant (10%), in contrast with the 8 units (38%) that were vacant in March 2024⁴⁵.

3.80 As Table 22 (above) shows, the highest percentage of vacancies in the Town Centre PSA in March 2024 were in Market Street and Jeffries Passage, both of which were around 18%, followed by Milkhouse Gate ((16.7%). The proportion of vacancies in the High Street fell for a second year running and by a further five units to 9% (from 12.7% in March 2024).

Table 23: Previous use* of units recorded as vacant in March 2025 survey - for High Street and PSA

Use Class	Total vacant	March 2024 use		
		E(a)	E(c)	Vacant
High Street	12	0	0	12
PSA	35	10	1	24

*(in March 2024).

3.81 Table 23 (above) shows the previous use of units recorded as vacant in March 2025 in the High Street and across the PSA. In addition to overall vacancies in the High Street having fallen between March 2024 and March 2025, no loss of occupied units in the High Street occurred during this period. Across the PSA as a whole, the majority of vacant units at the end of the 2024/25 monitoring period were vacant in March 2024, although 10 of them (28% of total vacancies across the PSA) were previously shops (use class E(a).

3.82 The total number and proportion of E(a) shop units across the PSA increased slightly between March 2024 and March 2025, despite some previously occupied shops falling vacant which may simply indicate a level of churn taking place.

⁴⁵Most of the previous vacancies in White Lion Walk arose temporarily to enable refurbishment of the centre to take place, which was approved under planning application reference 21/P00573 and completed in summer 2023.

- 3.83 The latest retail market data indicates that internet sales' market share of total retail sales across the country, which has been following a gradual upward trajectory since falling from its highest level of 37.8% at the peak of the Covid-19 pandemic in January 2021, appears to have flattened somewhat and was 26.8% in March 2025, compared to 25.8% a year earlier in March 2024⁴⁶.

District and local centres

District centres

- 3.84 Guildford's district and local shopping centres have over past years performed consistently well in terms of vacancy rates compared to the national average for town centres (which include district and local centres). This remained the case even at the height of the Covid-19 pandemic between March 2020 and May 2023 when many other centres experienced high vacancies resulting from a fall in consumer demand, as shoppers switched to the Internet for certain purchases, particularly for comparison goods. The success of these centres could be partly because they tend to offer essential services that particularly benefit local residents (e.g., convenience food stores, takeaways and hairdressers). These may also have helped to support other businesses providing non-essential goods and services.

Table 24: Total and % of occupied and vacant non-residential units in district centres (March 2025)

Use Class	Wharf Road, Ash		Station Parade, E Horsley		Ripley	
	No. units	%	No. units	%	No. units	%
Shops - E(a)	15	53.6	13	43.3	16	41.0
Restaurants and cafes - E(b)	2	7.1	4	13.3	4	10.3
Financial/professional/ other services - E(c)	5	17.9	8	26.7	11	28.2
Medical/health services - E(e)	0	0	1	3.3	1	2.6
Offices - E(g)(i)	0	0	0	0	0	0.0
Public library - F1(d)	0	0	1	3.3	0	0.0
Sui generis – Pubs	0	0	0	0	3	7.7
Sui generis – Hot food takeaways	3	10.7	1	3.3	1	2.6
Sui generis (not inc. pubs/HFT)	3	10.7	0	0	1	2.6
Vacant*	0	0	2	6.7	2	5.1
Residential - C3	1	N/a	0	N/a	21	N/a
Total not inc. residential	28	100	30	100	40	100

*Note: The national town centre vacancy rate was 13.7% in the first quarter of 2025⁴⁷

- 3.85 Table 24 (above) shows the total number and percentage of all occupied and vacant non-residential uses, and the number of residential units, in the borough's district centres as of March 2025. No changes of use had occurred in Ash or East Horsley district centres since the

⁴⁶ Source: Office for National Statistics – Internet sales as a percentage of total retail sales (ratio) (%):

<https://www.ons.gov.uk/businessindustryandtrade/retailindustry/timeseries/j4mc/drsi>

⁴⁷ Spotlight: Shopping Centre and High Street – Q1 2025: https://www.savills.co.uk/research_articles/229130/376729-0

date of the previous survey in March 2024, and the only changes in Ripley district centre were two extra shop units, 1 extra office, 1 less pub and 1 less takeaway.

- 3.86 There were zero vacant units in Ash district centre, a situation which has remained unchanged since 2022. The 6.7% vacancy rate (1 unit) in East Horsley district centre was the same as in March 2024, whilst the vacancy rate in Ripley district centre had fallen by 0.1% (from 5.1% in March 2024 to 5% March 2025) only because an extra occupied office was recorded in the centre this year. Whilst slightly above that of Ash district centre, the vacancy rates for East Horsley and Ripley still remained well below the national town centre vacancy rate of 13.7%.

Local Centres

Table 25: Total and percentage of vacant non-residential units in local centres (March 2025)

Local centre	Total units	No. units vacant	% vacant
Aldershot Road Westborough	10	0	0
Ash Vale	14	4	28.6
Stoughton Road, Bellfields	5	0	0
Bishopsmead Parade	13	1	7.7
Collingwood Crescent	7	0	0
Effingham	6	0	0
Epsom Road, Merrow	17	0	0
Fairlands	9	0	0
Jacobs Well	5	1	20
Kingfisher Drive, Merrow	4	1	25
Kingpost Parade, Burpham	17	0	0
Madrid Road, Guildford Park	10	1	10
Send	7	0	0
Shalford	7	0	0
Shere	6	0	0
Southway, Park Barn	5	0	0
The Square, Onslow Village	6	0	0
The Street, Tongham	9	0	0
Woodbridge Hill, Guildford	28	1	3.6
Woodbridge Road, Guildford	14	1	7.1
Worplesdon Road, Stoughton	13	0	0

- 3.87 Table 25 (above) shows the number and percentage of vacant non-residential units in the borough's local centres as of March 2025.
- 3.88 Like the district centres, the borough's local centres have performed consistently well for many years and the percentage of vacant units has remained considerably below the national town centre average.
- 3.89 There was very little overall change in the total and proportion of vacant units since a year ago and, in most of centres, there were no vacant units at all. Two centres had fewer vacancies than a year ago, whilst four had higher vacancies; however one of these

(Woodbridge Hill, Guildford) had vacancies slightly higher only because a demolished unit had been erroneously counted as an occupied unit in the previous year's survey). The highest vacancy rate recorded in an individual centre, 28.6%, was noted in Ash Vale, which had four vacancies out of a total 14 units, with Jacobs Well, and Kingfisher Drive, Merrow, also recording relatively high vacancy rates of 20% and 25% respectively.

- 3.90 The continued churn in the occupation of some retail units over previous years suggests that where vacancies in local centres exist, they tend not to persist in the long term. This will however continue to be monitored.

5. Infrastructure Contributions and Environmental Mitigation

Community Infrastructure Levy ('CIL')

- 4.1 The Community Infrastructure Levy (CIL) is a charge on new development that would be paid by landowners or developers when new developments are built. It can assist in delivering infrastructure to support development. CIL is not currently in place in Guildford and developer contributions toward infrastructure are primarily secured through s106 agreements.

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- 4.2 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 4.3 Section 106 figures are published via Guildford Borough Council's Annual Infrastructure Funding Statement. The IFS is available to view at:
<https://www.guildford.gov.uk/article/24697/What-are-planning-obligations>.

Thames Basin Heaths Special Protection Area

- 4.4 The Thames Basin Heaths Special Protection Area (the 'SPA') Avoidance Strategy 2017 Supplementary Planning Document ('the SPA strategy') was adopted in July 2017⁴⁸. The SPA strategy enables residential development to take place that would otherwise be prevented by legislation that prevents adverse impacts on the SPA.
- 4.5 In September 2024 the Council adopted the Special Protection Area Tariffs Supplementary Planning Document 2024. This document updates the SPA strategy by amending the tariffs altering how they are applied to specialist developments like traveller accommodation and houses in multiple occupation.
- 4.6 Under the SPA strategy, net new residential development within 5km of the SPA must:
- fund or provide Suitable Alternative Natural Greenspace ('SANG') to attract visitors

⁴⁸ Available online at: <https://www.guildford.gov.uk/article/25055/Thames-Basin-Heaths-special-protection-area-SPD>.

- away from the SPA, and
- fund Strategic Access Management and Monitoring ('SAMM'), a programme of visitor management and monitoring on the SPA.

4.7 See the SPA Strategy for more information about these measures.

Implementation and Monitoring

- 4.8 Officers from the Planning Policy, Development Management and Parks and Countryside teams meet periodically to assess the progress and to identify and address implementation issues as they arise.
- 4.9 The Joint Strategic Partnership⁴⁹ ('JSP') is responsible for monitoring the effectiveness of SANG and SAMM. The JSP organises and funds visitor surveys on fully allocated SANGs across the TBH SPA area in order to provide a standardised, consistent approach to monitoring. Evidence on the effectiveness of the approach continues to be collected through the SAMM project.
- 4.10 We report on an annual basis to the JSP Board on SANG delivery and capacity, housing delivery within SPA zones, and monitoring and financial data relating to the SAMM project.

Financial Situation

- 4.11 The financial position for each of the operational SANGs at the end of March 2025 is shown in the following table. We have changed the data that we provide in this section since the 2023 AMR so that it only includes data relevant for planning.

Table 26: SANG financial position at 31st March 2025.

SANG Site	Planning contributions* 1 April 2024 to 31 March 2025	Balance at 31 March 2025
Chantry wood and Tyting Farm	£58,723.77	£6,433,519.68
Effingham Common	£611,904.78	£4,759,992.14
Lakeside Nature Reserve	£393.78	£579,789.15
Riverside Nature Reserve and Parsonage Watermeadows	£51,547.67	£3,387,224.36
Totals	£722,570.00	£15,160,525.33

*This data is for planning contributions and excludes income from interest and licencing payments.

- 4.12 The table above does not include financial information for SANGs outside of Council ownership as the Council does not receive money or spend money on works for these

⁴⁹ For more information about the JSP visit <https://www.surreyheath.gov.uk/planning-and-building-control/planning-policy/thames-basin-heaths-special-protection-area/joint-strategic-partnership>

SANGs. The Council does monitor capacity in those SANGs (see the next section).

Current SANG capacity

- 4.13 We closely monitor the amount of SANG capacity that is allocated to housing developments to make sure that enough capacity is available. The table below sets out the position at the end of August 2025.

Table 27: Current capacity on SANG sites at end of August 2025.

SANG Site	Total amount of SANG (hectares)	SANG already allocated (hectares)	Remaining SANG (hectares)
Riverside Nature Reserve/Parsonage Watermeadows	24	23.95	0.05
Effingham Common	34	21.19	12.81
Lakeside Nature Reserve	4	3.91	0.09
Chantry Wood and Tyting Farm	51	47.91	3.69
Ash Green Meadows (inc. Bin Wood)*	26.17	21.31	4.86
Runfold Ridge (Manor Farm)*	17.7	8.16	9.54
Horsley Meadows* and Benswood	30.51	9.09	21.42
Oldlands Copse*	TBC	TBC	TBC
Remaining overall			48.39

Figures may not sum due to rounding.

*These SANGs are outside Council ownership.

- 4.14 Developments are allocated capacity in a specific SANG when they get planning permission. If a development does not pay the SANG tariff and the planning permission expires, the SANG allocation will be withdrawn and the capacity will be made available for other developments.
- 4.15 SANG is provided at a minimum of 8 hectares per thousand people. Homes across the SPA region average 2.4 occupants. This equates to 0.0192 hectares of SANG per average house. The unallocated SANG capacity of 48.39 hectares would therefore provide mitigation for around 2,516 new homes, though the exact amount depends on the mix of home sizes that is delivered. Many of the homes that make up our annual housing delivery figures (set out in the annual Land Availability Assessment) are already permitted and have been allocated SANG capacity, and a large number of proposed homes are on strategic sites that will provide their own bespoke SANG. These homes will not draw on the remaining SANG capacity set out in the table above.
- 4.16 Alongside the SANGs in the table above, Eashing Fields SANG near Eashing at the southern boundary of Guildford Borough is also operational. It is within Guildford borough but has been brought forward by the developer of a housing site in Waverley to provide mitigation

for developments that would impact the Wealden Heaths SPA.

Future SANG capacity

- 4.17 There are a number of new SANGs and phases expected to come online in the near future.
- Council owned Tyting Farm to the southeast of Guildford is an extension to the existing SANG at Chantry Wood. The first tranche of 13ha came online early in 2024 but works to deliver the remainder of the site were delayed initially due to Covid and later due to the need for Thames Water to lay a pipeline through the site. The next tranche of the SANG is now due to open early in 2026. The whole site will provide around 40 hectares of SANG. The SANG will provide mitigation for developments in and around the Guildford urban area.
 - Wood Street Knoll SANG (formally referred to as Russell Place Farm SANG) is a new 34 hectare SANG in Worplesdon parish near Wood Street Village. It has been granted planning permission and SANG works have been undertaken. The SANG is privately owned and has a total capacity for approximately 1,770 homes, with a catchment stretching from Guildford to Ash. The site owner is discussing with the Council how the SANG can be brought online.
 - Benswood SANG in West Horsley parish has been completed recently and the Council has taken over ownership. It is a small SANG with limited capacity and most of its capacity will be used for a nearby development, but a small amount of capacity is expected to be available for other developments (to be determined). It is close to Horsley Meadows SANG and forms part of its network so they share the extended catchment.
- 4.18 Wood Street Knoll and the remainder of Tyting Farm together could provide around 61 additional hectares of SANG, enough land for around 3,172 homes.
- 4.19 Further SANGs are expected to become available at some point in the future. Burpham Court Farm is a Council owned site to the northeast of Guildford. The Council has received planning permission for change of use to create new open space and a Nature Reserve covering 45.9 hectares. It is not clear at this stage how much of that land will be available for use as SANG and how much will be left over after mitigating the Council's own Weyside Urban Village development.
- 4.20 The Local Plan: Strategy and Sites contain allocations for large sites at Gosden Hill Farm, Blackwell Farm and the Former Wisley Airfield. These strategic sites are expected to deliver bespoke SANGs to cover their own developments and may provide spare capacity for other developments.
- 4.21 The Council continues to work to ensure enough SANG capacity is in place:

- We work with the owners of privately owned SANGs that are not yet online to agree a mechanism that enables their SANGs to come online for new developments. This includes providing advice on legal agreements for either the Council or a suitable qualifying body to take on the SANG
- We continue to engage with landowners who are considering offering their land for use as SANG, including developers proposing new SANGs.

Strategic Access Management and Monitoring (SAMM)

- 4.22 Since 2011, and up to the end of March 2025, we have passed £3,598,124.71 to Hampshire County Council for the purpose of funding the SAMM project. The JSP delivers the SAMM project and makes decisions on spending while Hampshire County Council hosts the SAMM project.

6. Duty to Cooperate

- 5.1 The Duty to Cooperate ('DtC') was introduced by the Localism Act 2011⁵⁰. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 5.2 The Duty to Cooperate Matrix at Appendix 1 demonstrates the various organisations that the Council consults and corresponds with for the purposes of the duty-to-cooperate in plan-making, alongside the relevant strategic issues that they are consulted upon.
- 5.3 During the monitoring period, the Council also responded to all relevant consultations received by the prescribed bodies.

⁵⁰ Available online at: <http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted>.

7. Evidence Base

- 6.1 Paragraph 32 of the NPPF states that: The preparation and review of all policies should be underpinned by relevant and up- to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
- 6.2 The full list of supporting evidence-base documents submitted for the Local Plan Part 1: Strategy and Sites Examination in Public is available online at:
https://www.guildford.gov.uk/newlocalplan/media/26763/Submission-core-and-supporting-documents/pdf/Submission_core_and_supporting_documents.pdf.
- 6.3 The evidence-base documents that support the Local Plan Part 2: Development Management Policies are available to view online at:
<https://www.guildford.gov.uk/localplanpart2examdocuments2>

Appendix 1 - Duty to cooperate matrix of prescribed bodies and strategic issues

	Housing	Gypsies and Travellers	Employment and retail	Transport	SPA / SANG	Green Belt	AONB	Infrastructure (incl. health & schools)	Flooding and waterways	Waste	Natural environment & open space
Surrey County Council	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elmbridge Borough Council	✓	✓		✓	✓	✓		✓	✓		✓
Epsom and Ewell Borough Council		✓									
Mole Valley District Council		✓				✓	✓	✓	✓		✓
Reigate and Banstead Borough Council		✓					✓				
Runnymede Borough Council	✓	✓			✓						
Spelthorne Borough Council		✓									
Surrey Heath Borough Council	✓	✓			✓	✓		✓			✓
Tandridge District Council		✓					✓				
Waverley Borough Council	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Woking Borough Council	✓	✓	✓	✓	✓	✓		✓	✓		✓
Hampshire County Council				✓	✓			✓	✓	✓	
Hart District Council					✓						
Rushmoor Borough Council	✓	✓	✓	✓	✓			✓	✓		✓
Prescribed Bodies											
Civil Aviation Authority				✓							
Surrey Heartlands Integrated Care Board								✓			
Environment Agency									✓	✓	✓
Enterprise M3 LEP	✓		✓	✓				✓			
National Highways				✓							
Historic England	✓		✓								

Homes and Communities Agency	✓	✓									
Mayor of London	✓	✓	✓			✓					
National Health Service Commissioning Board								✓			
Natural England					✓		✓				✓
Office of Rail and Road				✓							
Surrey Nature Partnership											✓
Transport for London				✓							