

Appendix 7

Site Delivery

Guildford Borough Council

2025

Contents

1. Introduction	3
Table 1: Projected Site Phasing Assessment.....	4
Table 2: Summary of Site Deliverability Evidence for First Five Years – sites without planning permission.....	7
Table 3: Summary of Site Deliverability Evidence for First Five Years – sites with planning permission.....	8

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	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	2038-39	2039-40
14/P/02109	Howard of Effingham School	37	0	37	0	0	0	0	0	37	0	0	0	0	0	0	0	0	0
19/P/01760	Howard of Effingham School	159	0	159	0	0	0	0	59	50	50	0	0	0	0	0	0	0	0
19/P/02197	Land to the south of Guildford Road	154	147	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20/P/01615	Land at Manor Farm, The Street	254	249	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20/P/02067	Manor Farm, East Lane, West Horsley	131	91	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21/P/01211	Land at May and Juniper Cottage	93	4	89	50	39	0	0	0	0	0	0	0	0	0	0	0	0	0
21/P/02394	Land rear of Chicane and Quintons	105	67	38	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21/P/02565	Guildford Railway Station, Station View	403	0	403	0	0	179	172	52	0	0	0	0	0	0	0	0	0	0
21/W/00094	57, Ladymead, Guildford	108	0	108	50	58	0	0	0	0	0	0	0	0	0	0	0	0	0
23/P/01211	North Street redevelopment, Guildford	471	0	471	0	0	9	117	99	203	43	0	0	0	0	0	0	0	0
Sites less than 50 units		460	204	256	51	51	51	51	52	0	0	0	0	0	0	0	0	0	0
TOTAL		2375	762	1613	241	148	239	340	262	290	93	0	0	0	0	0	0	0	0

C3 Outstanding Permissions - Detailed Permissions (Not Commenced)																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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	2038-39	2039-40
19/P/02223	Garlick's Arch	220	0	220	5	60	60	60	35	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	0	55	55	0	0	0	0	0	0	0
21/P/02232	Debenhams, Millbrook	183	0	183	0	0	83	100	0	0	0	0	0	0	0	0	0	0	0
22/P/01083	Orchard Farm, Harpers Road, Ash	51	0	51	0	30	21	0	0	0	0	0	0	0	0	0	0	0	0
22/P/01786	Weyside Urban Village (Slyfield)	81	0	81	0	0	31	50	0	0	0	0	0	0	0	0	0	0	0
23/P/01088	Howard of Effingham School	99	0	99	0	0	0	0	0	0	0	0	50	49	0	0	0	0	0
24/P/00779	Weyside Urban Village (Slyfield)	187	0	187	0	0	0	0	87	100	0	0	0	0	0	0	0	0	0
Sites less than 50 units		491	0	491	0	122	123	123	123	0	0	0	0	0	0	0	0	0	0
TOTAL		1422	0	1422	5	212	318	333	245	100	55	55	50	49	0	0	0	0	0

C3 Outline Permissions																			
Application	Site Name	Total Units (Net)	Complete	Outstanding	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	2038-39	2039-40
19/P/00023	The Elms Centre, Normandy	28	0	28	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0
19/P/01541	Land rear of Chicane and Quintons, East Horsley	5	0	5	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0
19/P/02223	Garlick's Arch	300	0	300	0	0	0	0	25	60	60	60	60	35	0	0	0	0	0
20/P/02067	Manor Farm, East Lane, 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)	1282	0	1282	0	0	0	0	0	0	238	175	315	350	204	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
22/P/01175	Land at former Wisley Airfield	1730	0	1730	0	0	0	60	162	180	180	180	180	180	180	180	180	68	0
23/P/00139	176, Epsom Road, Guildford	3	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0
23/P/01556	North Wyke Farm, Normandy	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
24/P/00292	1 Heath Barn Cottages, Send	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
TOTAL		3361	0	3361	0	0	0	88	204	240	478	419	555	565	384	180	180	68	0

Care Homes, and Communal and Student Accommodation (C3 equivalent) - Detailed Permissions																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	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	2038-39	2039-40
18/P/02186	Claremont Court, Harts Gardens	13	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
19/P/01559	The Old Hall, Send Marsh Road, Send	20	10	10	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/01811	The Plaza, Portsmouth Road, Guildford	301	158	80	78	0	0	0	0	0	0	0	0	0	0	0	0	0
21/P/02559	Jewsons, Walnut Tree Close, Guildford	399	176	0	54	92	30	0	0	0	0	0	0	0	0	0	0	0
22/P/00508	Robertson Nursing Home, Priorsfield Road	13	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0
22/P/01636	Land at Former Pond Meadow School	59	31	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0
23/P/00356	Land at Cothelstone and Field Fares	74	38	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL		1209	555	90	163	266	36	0	0	0	0	0	0	0	0	0	0	0

Lapse Rate Application (-6%) on non-commenced Permissions	Total Units (Net)	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	2038-39	2039-40
Total	-287	0	-13	-19	-25	-27	-20	-32	-28	-36	-37	-23	-11	-11	-4	0

Care Homes, and Communal and Student Accommodation (C3 equivalent) - Identified LAA Sites																		
Site ID	Site Name	Total Units (Net)	C3 Conversion (Net)	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	2038-39	2039-40
A34	University of Law	112	36	0	0	0	0	0	0	0	0	0	0	0	0	36	0	0
A35	Former Wisley Airfield	100	56	0	0	0	0	0	0	0	0	0	56	0	0	0	0	0
TOTAL		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	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	2038-39	2039-40
A3	Land between Farnham Road and the Mount,	70	0	0	0	0	0	0	0	0	0	0	0	14	14	14	14	14
A10	Guildford Park Car Par, Guildford	248	0	0	0	0	0	80	80	88	0	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	78	0	0	0	0	0	0	25	28	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
A25	Gosden Hill	1300	0	0	0	0	0	0	50	100	100	150	150	150	150	150	150	150
A26	Blackwell Farm	1075	0	0	0	0	0	0	0	0	50	125	125	125	150	150	175	175
A31	Land South & East of Ash & Tongham	265	0	0	0	0	0	0	27	27	27	27	27	26	26	26	26	26
A35	Former Wisley Airfield	270	0	0	0	0	0	0	0	0	0	0	0	50	50	50	60	60
A39	Land north of West Horsley	65	0	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0
A43	Land west of Winds Ridge and Send Hill	40	0	0	0	10	0	0	30	0	0	0	0	0	0	0	0	0
TOTAL		3512	0	0	0	10	0	145	212	243	202	302	302	385	410	410	445	446

Non-Allocated LAA Sites, windfall and Rural Exception Sites	Total Units (Net)	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	2038-39	2039-40
LAA Sites	2099	0	0	51	133	210	240	240	240	240	240	101	101	101	101	101

Overall Total	Total Units (Net)	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	2038-39	2039-40
TOTAL	12367	336	510	865	905	1039	1062	1077	888	1111	1175	847	680	716	610	547

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
Guildford Town Centre				
178	Guildford Park Car Park, Guildford Park Road, Guildford	Onslow	80	This is a Council owned site. The Council has entered into a partnership with Wates and a planning application is imminent, following public consultation exercises earlier in 2025. Wates anticipate starting on site by 2027, therefore, once enabling works have been undertaken there is a realistic prospect 80 homes are completed in the first five years.
Sub-total			80	
Guildford Urban Area				
Ash and Tongham Urban Area				
Villages				
975	Land to the north of West Horsley	Clandon and Horsley	65	<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. 31 of these dwellings are completed, so there is a realistic prospect that the remaining units 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 submitted a planning application (22/P/01538) for 86 dwellings, including 34 affordable homes, in August 2022. Persimmon are altering the design in response to comments from the Environment Agency. Consequently, while the site is allocated in the LPSS and there is clear evidence that progress is being made towards the construction of homes, only 65 units are included in the first five years.</p>
2081	Land west of Winds Ridge and Send Hill, Send	Send	10	Following pre-application discussions, a planning application for 10 dwelling on the southern part of the site was validated in June 2024 (ref: 24/P/00853). The applicant has been in discussions with a developer and confirmed work will quickly start on site following planning permission. Given the small-scale nature of the application, there is a realistic prospect that these units will be delivered within the first five years.
Sub-total			75	
Grand total - LAA sites			155	

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
C3 Outstanding Permissions - Commenced			
19/P/01760	Howard of Effingham School	59	Preparatory works have been undertaken on site but the applicant is looking to revise the scheme through a new reserved matters application. This will reduce the school size and set back the delivery timeframes for the Howard of Effingham site. Berkeley have confirmed that once permission is received for the new school they will start on the Lodge Farm site (19/P/01760) once the Judicial Review period has expired. Consequently, while conditions have been discharged only 59 units from the site are included in the next five years. This allows two years for the planning application process, one year for preparatory / site enabling works and one year to build the dwellings, Berkeley have confirmed that on similar sites they build 70 dwellings per annum.
19/P/02197	Land to the south of Guildford Road, Ash Wharf	7	Confirmation from Bellway Homes the remaining 7 units will be delivered by 2025/26 FY, all homes have been sold.
20/P/01615	Land at Manor Farm, The Street, Tongham	5	Confirmation from Bellway Homes and Taylor Wimpey that all units will be delivered by 2026.
20/P/02067	Manor Farm, East Lane, West Horsley	40	Given the progress made to discharge the planning conditions, and the completion of 91 homes on the site, there is a realistic prospect the remaining units will be delivered by 2027.
21/P/01211	Land at May and Juniper Cottage, Ash Green Road	89	Confirmation has been received from Bloor Homes that the remaining will be delivered by 2027, this is evidenced by the progress made to discharge the planning conditions and completion of homes on the site.
21/P/02394	Land rear of Chicane and Quintons, East Horsley	38	Confirmation has been received from Taylor Wimpey that the remaining will be delivered by 2027, this is evidenced by the progress made to discharge the planning conditions and completion of homes on the site.
21/P/02565	Guildford Railway Station, Station View, Guildford	403	Phasing information in the form of a timeline is available on the Solum Guildford Website. Construction is underway on the multi-storey car park and numerous blocks of the development. The agent has confirmed that all units will be delivered by the 2029/30 financial year. Based upon the phasing

			provided by the developer and the progress made on site there is a realistic prospect that 403 units will be delivered in the next five years.
21/W/00094	57, Ladymead, Guildford	108	Prior approval to change the use from office to 108 residential units was granted at appeal in April 2023. The site owner has confirmed they are on track to deliver the permission by 2027. Given the permission is for a change of use, there is a realistic prospect that the dwellings will be delivered in the next five years.
23/P/01211	North Street redevelopment, Guildford	225	A S73 (ref: 24/P/00701) which increased the number of units to 477 was granted permission in April 2025. There is currently a S73 application awaiting determination (ref: 25/P/00956) that will amend the application and deliver a further 8 units. St Edwards Homes has confirmed delivery will start in 2027, with the whole site complete by 2031. Based upon the phasing provided by the developer and the progress made to discharge the planning conditions there is a realistic prospect that 225 units will be delivered in the next five years.
Sites less than 50 units		256	Given the small scale nature of these sites, there is a realistic prospect that the housing will be delivered in the next five years.
Sub-total		1230	
C3 Outstanding Permissions - Detailed Permissions (Not Commenced)			
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. These units have been removed from the capacity to avoid double counting.</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. Countryside Homes has confirmed that they have been undertaking preparatory onsite works and have made significant progress to discharge the planning conditions. 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, Countryside</p>

			Homes have stated that delivery will be able to accelerate once the roundabout is completed. It is likely all of the housing granted full planning permission will come forward within the first five years.
21/P/02232	Debenhams, Millbrook	183	Planning application (21/P/02232) was granted approval in November 2022, with the S106 agreement signed in April 2023. The Debenhams building has now been demolished and the applicant has confirmed the site will be delivered by 2029.
22/P/01083	Orchard Farm, Harpers Road, Ash	51	Planning permission (ref: 22/P/01083) was granted at appeal in August 2023. The site is being delivered by a large national housebuilder and given the progress made to discharge the planning conditions there is a realistic prospect that the dwellings will be delivered in the next five years.
22/P/01786	Weyside Urban Village (Slyfield)	81	Outline planning permission (ref: 20/P/02155) was approved in March 2022, and a reserved matters application (ref: 22/P/01786) for 81 dwellings was approved in July 2023. The applicant has confirmed all units in this application will be delivered within the next five years, this is evidenced by the progress made to discharge the planning conditions.
24/P/00779	Weyside Urban Village (Slyfield)	87	<p>Reserved matters application (ref: 24/P/00779) for the second phase of the development (187 dwellings) was approved in November 2024. Applications to discharge the conditions attached to the outline permission have also been submitted, including a phasing plan. Preparatory and associated works are being undertaken as part of the development which includes offsite highway works, the relocation of the Sewerage Treatment works (due to be completed in 2026) and construction of a new depot for Guildford Borough Council (ref: 24/P/00331) started in 2024.</p> <p>Therefore, given this progress and the phasing arrangements linked to Homes England Funding there is a realistic prospect the 87 of the permitted dwellings in the second residential reserved matters application will be delivered in the next five years.</p>
Sites less than 50 units		491	Given the small scale nature of these sites, there is a realistic prospect that the housing will be delivered in the next five years.
Sub-total		1113	
C3 Outline Permissions			

19/P/00023	The Elms Centre, Glaziers Lane, Normandy	28	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.
19/P/01541	Land rear of Chicane and Quintons, East Horsley	5	The marketing period started in late 2023 and an offer has recently been made on one of the plots. Given the small-scale nature and the demand for self-build in the borough, alongside the plots being fully serviced, there is a realistic prospect that the 5 self-build plots are also completed within the 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. These units have been removed from the capacity to avoid double counting.</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. Countryside Homes has confirmed that they have been undertaking preparatory onsite works and have made significant progress to discharge the planning conditions. 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, Countryside Homes have stated that delivery will be able to accelerate once the roundabout is completed. 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>

20/P/02067	Land to the west of West Horsley	7	The official marketing period started in late 2023 and will conclude in early 2025. Given the small-scale nature and the demand for self-build in the borough, alongside approval 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.
22/P/01175	Land at former Wisley Airfield	222	The outline application was approved in 2024, and preparatory works are ongoing while a reserved matters application (ref: 25/P/00305) for 459 dwellings is awaiting determination. Consequently, while conditions have been discharged only 222 units from the site are included in the next five years. This allows a year for the planning application process, one year for preparatory / site enabling works and three years to build the dwellings, Taylor Wimpey have confirmed that once on site they will look to build 180 dwellings per annum.
23/P/00139	176, Epsom Road, Guildford	3	Given the small-scale nature of the development, there is a realistic prospect that the units will be completed within the first five years.
23/P/01556	North Wyke Farm, Guildford Road, Normandy	1	Given the small-scale nature of the development, there is a realistic prospect that the units will be completed within the first five years.
24/P/00292	1 Heath Barn Cottages, Send Marsh Road, Send	1	Given the small-scale nature of the development, there is a realistic prospect that the units will be completed within the first five years.
Sub-total		292	
Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions			
18/P/02186	Claremont Court, Harts Gardens	6	Planning permission (ref: 18/P/02186) was granted in March 2019 and the permission was commenced in 2021, determined through a certificate of lawfulness (ref: 21/P/02525). Given the need for this type of development in the borough and the progress made to discharge the planning conditions, there is a realistic prospect that the dwellings will be delivered in the next five years.
19/P/01559	The Old Hall, Send Marsh Road, Send	10	Planning permission (ref: 19/P/01559) was granted in January 2020. Construction is almost complete, therefore, there is a realistic prospect that the development will be delivered in the next five years.

20/P/02191	Ashley House, Christmas Hill	130	Planning permission (ref: 21/P/00956) was granted in October 2023. Given the need for this type of development in the borough there is a realistic prospect that the dwellings will be delivered in the next five years.
21/P/00956	Lantern House	158	Planning permission (ref: 21/P/01811) was granted in June 2022. Construction is almost complete, therefore, there is a realistic prospect that the development will be delivered in the next five years.
21/P/01811	The Plaza	176	Email confirmation from applicant
21/P/02559	Jewsons, Walnut Tree Close, Guildford	6	Planning permission (ref: 22/P/01636) was granted in October 2023. Given the need for this type of development in the borough there is a realistic prospect that the dwellings will be delivered in the next five years.
22/P/00508	Robertson Nursing Home, Priorsfield Road	31	Confirmation from the applicant.
22/P/01636	Land at Former Pond Meadow School	38	Email confirmation from applicant.
23/P/00356	Land at Cothelstone and Field Fares	6	Planning permission (ref: 18/P/02186) was granted in March 2019 and the permission was commenced in 2021, determined through a certificate of lawfulness (ref: 21/P/02525). Given the need for this type of development in the borough and the progress made to discharge the planning conditions, there is a realistic prospect that the dwellings will be delivered in the next five years.
Sub-total		555	
Grand total - sites with planning permission		3190	

