

ELNA (2017) Identified Need					
Situation	Office (B1a) and R&D (B1b) (Sq. M)	Industrial (Ha)	Industrial (Sq. M)		
Low Case	36,100	3.7	16,650		
Medium Case	39,800	3.9	17,550		
High Case	43,700	4.1	18,450		
Loss of Use Class B1a, B1b, B1c, B2 & B8					
Site Reference	Site Description	Office (B1a) and R&D (B1b) Class Use (Sq. M)	B1c, B2 & B8 Class Use (Hectare)	B1c, B2 & B8 Class Use (Sq. M)	Notes
N/A	Completed Development From April 2016	-10,427	+0.47	+2,113	
N/A	Outstanding Planning Permissions*	-3,154	-2.93	-13,189	*Not including specific key permissions listed below
Revised Need					
Situation	Office (B1a) and R&D (B1b) (Sq. M)	Industrial (Ha)	Industrial (Sq. M)		
Low Case	49,681	6.16	27,626		
Medium Case	53,381	6.36	28,526		
High Case	57,281	6.56	29,426		
Key losses of Use Class B1a, B1b, B1c, B2 & B8					
Site Reference	Site Description	Office (B1a) and R&D (B1b) Class Use (Sq. M)	B1c, B2 & B8 Class Use (Hectare)	B1c, B2 & B8 Class Use (Sq. M)	Notes
LAA Site 16	Land rear of Bell and Colvill, Epsom Road	N/A	-0.12	-525	
LAA Site 35	Land at Oak Hill, Wood Street Village, GU3 3ES	N/A	-0.14	-623	
LAA Site 115	Land at 148 Broad Street, Wood Street Village	N/A	-0.21	-957	
LAA Site 205	North Street Re-development	-3,211	N/A	N/A	Local Plan Policy A6 requires that minimum 5,500 sq m office floorspace be retained through development.
LAA Site 350 (and 1219)	Carlions Garage, Epsom Road, East Horsley	-140	-0.07	-315	
LAA Site 917	Garage, The Common, Horsham Road	N/A	-0.09	-400	

LAA Site 1104	Framptons Yard, Bryanstone Avenue, Guildford	N/A	-0.18	-800	
LAA Site 1121	Works, Poyle Road, Tongham	N/A	-0.13	-580	
LAA Site 1164	Surrey Police Headquarters, Mount Browne	-4,372	N/A	N/A	
LAA Site 1262	69 Woodbridge Road	-100	N/A	N/A	
LAA Site 1502	Former Tyrrell site, Long Reach, Ockham	N/A	-0.37	-1,650	Full site is 5.7 hectares. The site size lost has been calculated at the standardised rate of $[(-1,605 \text{ sq m} / 10,000) / 0.45]$ to be more reflective of actual loss.
LAA Site 1582	The Shed Factory, Portsmouth Road, Ripley	N/A	-0.21	-940	
LAA Site 2055	Hurst House, High Street, Ripley	N/A	-0.10	-440	
LAA Site 2115	Builders Yard (Elms Garden), Glaziers Lane, Normandy	N/A	-0.80	-3,604	
LAA Site 2183	Kernal Court, Walnut Tree Close	N/A	-0.55	-2,429	
LAA Site 2216	Finance House, Park Street	-406	N/A	N/A	

Revised Need Taking Account of Losses

Situation	Office (B1a) and R&D (B1b) (Sq. M)	Industrial (Ha)	Industrial (Sq. M)
Low Case	57,810	9.13	40,889
Medium Case	61,510	9.33	41,789
High Case	65,410	9.53	42,689

Gains of Use Class B1a, B1b, B1c, B2 & B8 – Planning Permissions

Site Reference	Site Description	Office (B1a) and R&D (B1b) Class Use (Sq. M)	B1c, B2 & B8 Class Use (Hectare)	B1c, B2 & B8 Class Use (Sq. M)	Notes
Planning Application 17/P/00243	Guildford Business Park	5,684	N/A	N/A	
Planning Application 15/P/00604	Pirbright Institute	5,632	N/A	N/A	Gained floorspace calculated to make adjustment for staff density of gained floorspace.

Planning Application 14/P/01054	Henley Business Park	1,201	2.66	11,976	Full site is 6.3 hectares. Site size (Ha) has been calculated at development ratio of 45% to be reflective of actual gain.
Planning Applications 13/P/00628 16/P/00471	Surrey Research Park	6,828	N/A	N/A	With regard 13/P/00628 – Building A has completed; Building B is likely to be completed at a smaller size.

Revised Need Taking Account of Gains

Situation	Office (B1a) and R&D (B1b) (Sq. M)	Industrial (Ha)	Industrial (Sq. M)
Low Case	38,465	6.47	28,913
Medium Case	42,165	6.67	29,813
High Case	46,065	6.87	30,713

Gains of Use Class B1a, B1b, B1c, B2 & B8 – Site Allocations

Site Reference	Site Description	Office (B1a) and R&D (B1b) Class Use (Sq. M)	B1c, B2 & B8 Class Use (Hectare)	B1c, B2 & B8 Class Use (Sq. M)	Notes
Site Allocation A24	Slyfield Area Regeneration Project	N/A	1.40	6,500	
Site Allocation A25	Gosden Hill Farm, Merrow Lane	10,000	N/A	N/A	7,000 sq m Employment Headquarters near A3. Additional 3,000 local employment space on site.
Site Allocation A26	Blackwell Farm, Hogs Back	30,000	N/A	N/A	
Site Allocation A35	Former Wisley Airfield, Ockham	1,800	0.56	2,500	Site size attributed to industrial (Ha) has been calculated at the standardised rate of 0.45 / 2,500 sq m to be reflective of potential gain.
Site Allocation A58	Land around Burnt Common warehouse, London Road	N/A	2.33	7,000	Site size attributed to industrial (Ha) has been calculated at a rate of 0.3 / 7,000 sq m to be reflective of potential gain given additional constraints on site.
LAA Site 1251	Send Business Centre, Tannery Lane	8,400	N/A	N/A	

Revised Need Taking Account of Site Allocations

Situation	Office (B1a) and R&D (B1b) (Sq. M)	Industrial (Ha)
Low Case	-11,735	+2.18
Medium Case	-8,035	+2.38
High Case	-4,135	+2.58