

Appendix 7

Site Delivery

Guildford Borough Council

2024

Contents

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1. Introduction

- 1.1 The Council has requested confirmation from site promoters and planning agents of the anticipated phasing of delivery of their respective sites in order to construct the most robust, evidence-based analysis available. Confirmation of anticipated delivery was sought on sites that have detailed permission for over 50 homes, for all outline permissions and for all outstanding site allocations in the Local Plan: strategy and sites (2019).
- 1.2 This appendix provides three tables that set out information relating to site delivery:
- Table 1 presents the overall site delivery phasing figures for each source of supply identified within the Land Availability Assessment.
 - Table 2 presents a summary of the evidence that supports the inclusion of sites without planning permission as 'deliverable' within the first five years.
 - Table 3 presents a summary of the evidence that supports the inclusion of sites with planning permission as 'deliverable' within the first five years.

Table 1: Projected Site Phasing Assessment

| C3 Outstanding Permissions - Commenced | | | | | | | | | | | | | | | | | | | |
|--|--|-------------------|------------|-------------|------------|------------|------------|------------|------------|-----------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Application | Site Name | Total Units (Net) | Complete | Outstanding | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
| 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 |
| 14/P/02168 | Guildford Railway Station, Station View, Guildford | 438 | 96 | 342 | 0 | 140 | 73 | 78 | 51 | 0 | 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, Ash Wharf | 154 | 137 | 17 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20/P/01615 | Land at Manor Farm, The Street, Tongham | 254 | 202 | 52 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20/P/02067 | Manor Farm, East Lane, West Horsley | 131 | 34 | 97 | 67 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21/P/01211 | Land at May and Juniper Cottage, Ash Green Road | 93 | 0 | 93 | 50 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21/P/02394 | Land rear of Chicane and Quintons, East Horsley | 105 | 0 | 105 | 77 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sites less than 50 units | | 391 | 100 | 291 | 58 | 58 | 58 | 58 | 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 1762 | 569 | 1193 | 321 | 299 | 131 | 136 | 169 | 87 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| C3 Outstanding Permissions - Detailed Permissions (Not Commenced) | | | | | | | | | | | | | | | | | | | |
|---|---------------------------------------|-------------------|----------|-------------|----------|------------|------------|------------|------------|------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Application | Site Name | Total Units (Net) | Complete | Outstanding | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
| 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 | 55 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21/P/02232 | Debenhams, Millbrook | 185 | 0 | 185 | 0 | 0 | 85 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 21/W/00094 | 57, Ladymead, Guildford | 108 | 0 | 108 | 0 | 0 | 0 | 50 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 22/P/01083 | Orchard Farm, Harpers Road, Ash | 51 | 0 | 51 | 0 | 0 | 51 | 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/01211 | North Street redevelopment, Guildford | 471 | 0 | 471 | 0 | 0 | 85 | 100 | 100 | 100 | 86 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sites less than 50 units | | 554 | 0 | 554 | 0 | 138 | 138 | 138 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 1780 | 0 | 1780 | 5 | 198 | 450 | 498 | 333 | 155 | 141 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| C3 Outline Permissions | | | | | | | | | | | | | | | | | | | |
|------------------------|---|-------------------|----------|-------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Application | Site Name | Total Units (Net) | Complete | Outstanding | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
| 14/P/02109 | Howard of Effingham School | 295 | 0 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 49 | 0 | 0 | 0 | 0 | 0 | 0 |
| 19/P/00023 | The Elms Centre, Glaziers Lane, Normandy | 28 | 0 | 28 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20/P/02067 | Land to the west of West Horsley | 7 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20/P/02155 | Weyside Urban Village (Slyfield) | 1469 | 0 | 1469 | 0 | 0 | 0 | 87 | 100 | 238 | 175 | 315 | 350 | 204 | 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 |
| 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 |
| 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 |
| TOTAL | | 2108 | 0 | 1912 | 0 | 0 | 0 | 115 | 137 | 298 | 235 | 429 | 459 | 239 | 0 | 0 | 0 | 0 | 0 |

| Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions | | | | | | | | | | | | | | | | | | | |
|---|--|-------------------|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|
| Site ID | Site Name | Total Units (Net) | C3 Conversion (Net) | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 | |
| 18/P/02186 | Claremont Court, Harts Gardens | 13 | 7 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 19/P/01559 | The Old Hall, Send Marsh Road, Send | 20 | 11 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 20/P/01291 | Ashley House, Christmas Hill | 37 | 20 | 20 | 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 | 167 | 80 | 87 | 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 | 7 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 22/P/01636 | Land at Former Pond Meadow School | 59 | 32 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 23/P/00356 | Land at Cothelstone and Field Fares | 74 | 41 | 0 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | | 1246 | 591 | 100 | 152 | 309 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

| Lapse Rate Application (-5%) on non-commenced Permissions | Total Units (Net) | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
|---|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Total | -185 | 0 | -10 | -23 | -31 | -24 | -23 | -19 | -21 | -23 | -12 | 0 | 0 | 0 | 0 | 0 |

| Care Homes, and Communal and Student Accommodation (C3 equivalent) - Identified LAA Sites | | | | | | | | | | | | | | | | | | |
|---|------------------------|-------------------|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Site ID | Site Name | Total Units (Net) | C3 Conversion (Net) | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
| 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 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
| A3 | Land between Farnham Road and the Mount, Guildford Park Car Park, Guildford | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 14 | 14 | 14 | 14 |
| A10 | Park Road, Guildford | 244 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 80 | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A11 | Bright Hill car park, Sydenham Road, Guildford | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 | 8 | 8 | 8 |
| A15 | Guildford Cathedral | 93 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 43 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| A16 | Land between Gill Avenue and Rosalind Franklin Close | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 12 | 12 | 12 | 13 |
| A25 | Gosden Hill | 1300 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 100 | 100 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| A26 | Blackwell Farm | 1100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 125 | 125 | 125 | 125 | 175 | 175 | 200 |
| A31 | Land South & East of Ash & Tongham | 269 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 27 | 26 |
| A35 | Former Wisley Airfield | 2000 | 0 | 0 | 0 | 0 | 60 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 70 | 200 | 70 |
| A39 | Land north of West Horsley | 86 | 0 | 0 | 0 | 0 | 0 | 55 | 31 | 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 | | 5303 | 0 | 0 | 0 | 10 | 60 | 255 | 443 | 450 | 486 | 502 | 502 | 536 | 536 | 456 | 586 | 481 |

| Non-Allocated LAA Sites, windfall and Rural Exception Sites | Total Units (Net) | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
|---|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| LAA Sites | 1768 | 0 | 0 | 52 | 130 | 163 | 182 | 182 | 182 | 182 | 183 | 102 | 102 | 102 | 103 | 103 |

| Overall Total | Total Units (Net) | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 | 2036-37 | 2037-38 | 2038-39 |
|---------------|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| TOTAL | 12454 | 426 | 639 | 930 | 938 | 1034 | 1142 | 1039 | 1076 | 1120 | 968 | 638 | 638 | 594 | 689 | 584 |

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 | | | | |
| Guildford Urban Area | | | | |
| Ash and Tongham Urban Area | | | | |
| Villages | | | | |
| 975 | Land to the north of West Horsley | Clandon and Horsley | 55 | <p>The site has two separate landowners. Planning application (ref: 21/P/00917) received a resolution to grant planning permission at planning committee in June 2021. This grants full planning permission for 35 homes and Antler Homes completed the S106 discussions in May 2022 to facilitate this development. Given the small-scale nature of the site, there is a realistic prospect that this will be delivered within the first five years. These units have been removed from the site allocation capacity to avoid double counting.</p> <p>The remainder of the site is owned by Persimmon Homes who 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 55 units are included in the first five years.</p> |
| 2081 | Land west of Winds Ridge and Send Hill, Send | Send | 10 | <p>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</p> |

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| | | | of the application, there is a realistic prospect that these units will be delivered within the first five years. |
| Sub-total | | 65 | |
| Grand total - LAA sites | | 65 | |

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 | | | |
| 14/P/02168 | Guildford Railway Station, Station View, Guildford | 342 | Phasing information in the form of a timeline is available on the Solum Guildford Website. Block E was completed in Summer 2023 (advertised as The Mint) and construction is underway on the multi-storey car park and several blocks of the development. The Phasing plan and timeline indicate Block D will be complete by 2027 and the whole site complete by 2030. |
| 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 | 17 | Confirmation from Bellway Homes the remaining 17 units will be delivered by 2024/26 FY, all homes have been sold. |
| 20/P/01615 | Land at Manor Farm, The Street, Tongham | 52 | Confirmation from Bellway Homes and Taylor Wimpey that all units will be delivered by 2025. Homes have been released for purchase, with only three still available. |

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| 20/P/02067 | Manor Farm, East Lane, West Horsley | 97 | Confirmation has been received from Thakeham Homes that all units will be delivered by 2026, this is evidenced by the progress made to discharge the planning conditions. |
| 21/P/01211 | Land at May and Juniper Cottage, Ash Green Road | 93 | Confirmation has been received from Bloor Homes that all units will be delivered by 2027, this is evidenced by the progress made to discharge the planning conditions. |
| 21/P/02394 | Land rear of Chicane and Quintons, East Horsley | 105 | Confirmation has been received from Taylor Wimpey that all units will be delivered by 2027, this is evidenced by the progress made to discharge the planning conditions. |
| Sites less than 50 units | | 291 | 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 | | 1056 | |
| 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.</p> <p>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</p> |

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| | | | 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. |
| 21/P/02232 | Debenhams, Millbrook | 185 | Planning application (ref: 21/P/02232) was granted approval in November 2022, with the S106 agreement signed in April 2023. Site clearance and demolition works began in 2024 and the applicant has confirmed the site will be delivered by 2027. |
| 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. A financial contribution to the Thames Basin Heath SPA was secured via a unilateral undertaking in December 2023 (ref: 21/W/00094/1). The site owner has confirmed they are in the process of selling the site to a developer who is looking to implement the permission. 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. |
| 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. |
| 23/P/01211 | North Street Redevelopment, Guildford | 285 | Planning application (ref: 23/P/01211) for 471 units was granted permission in October 2023, with the S106 agreement signed in December 2023. There is currently a S73 application awaiting determination (ref: 24/P/00701) that will amend the application and deliver a further 6 units. St Edward Homes has confirmed delivery will start in 2026, with the whole site complete by 2031. Based upon the phasing provided by the developer and the progress made to discharge |

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| | | | the planning conditions there is a realistic prospect that 285 units will be delivered in the next five years. |
| Sites less than 50 units | | 554 | 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 | | 1484 | |
| C3 Outline Permissions | | | |
| 19/P/00023 | The Elms Centre, Glaziers Lane, Normandy | 28 | A development partner has been identified and agreeable terms have been drawn up, a reserved matters application (ref: 22/P/01899) pursuant to the outline permission was submitted in November 2022 and is awaiting determination. Given the positive progress that is being made towards securing a reserved matters permission and the small scale nature of this site, there is a realistic prospect that the site will be delivered in the next five years. |
| 20/P/02067 | Land to the west of West Horsley | 7 | 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. |
| 20/P/02155 | Weyside Urban Village (Slyfield) | 187 | The applicant submitted a reserved matters application (ref: 24/P/00779) for the second phase of the development (187 dwellings) in May 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 2025) and construction of a new depot for Guildford Borough Council (ref: 24/P/00331) starting in September 2024. Therefore, given this progress and the phasing arrangements linked to Homes England Funding there is a realistic prospect the 187 dwellings in the second residential reserved matters application (ref: 24/P/00779) will be delivered in the next five years. |

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| 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> |
| 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. |
| Sub-total | | 252 | |
| Student Accommodation and Care Homes (C3 equivalent) - Detailed Permissions | | | |
| 18/P/02186 | Claremont Court, Harts Gardens | 7 | 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 |

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| | | | 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 | 11 | Planning permission (ref: 19/P/01559) was granted in January 2020. 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. |
| 20/P/02191 | Ashley House, Christmas Hill | 20 | Email confirmation from applicant. |
| 21/P/00956 | Lantern House | 130 | Email confirmation from applicant |
| 21/P/01811 | The Plaza | 167 | Email confirmation from applicant |
| 21/P/02559 | Jewsons, Walnut Tree Close, Guildford | 176 | Email confirmation from applicant |
| 22/P/00508 | Robertson Nursing Home, Priorsfield Road | 7 | Planning permission (ref: 22/P/00508) was granted in November 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/01636 | Land at Former Pond Meadow School | 32 | 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. |
| 23/P/00356 | Land at Cothelstone and Field Fares | 41 | Email confirmation from applicant |
| Sub-total | | 591 | |
| Grand total - sites with planning permission | | 3383 | |