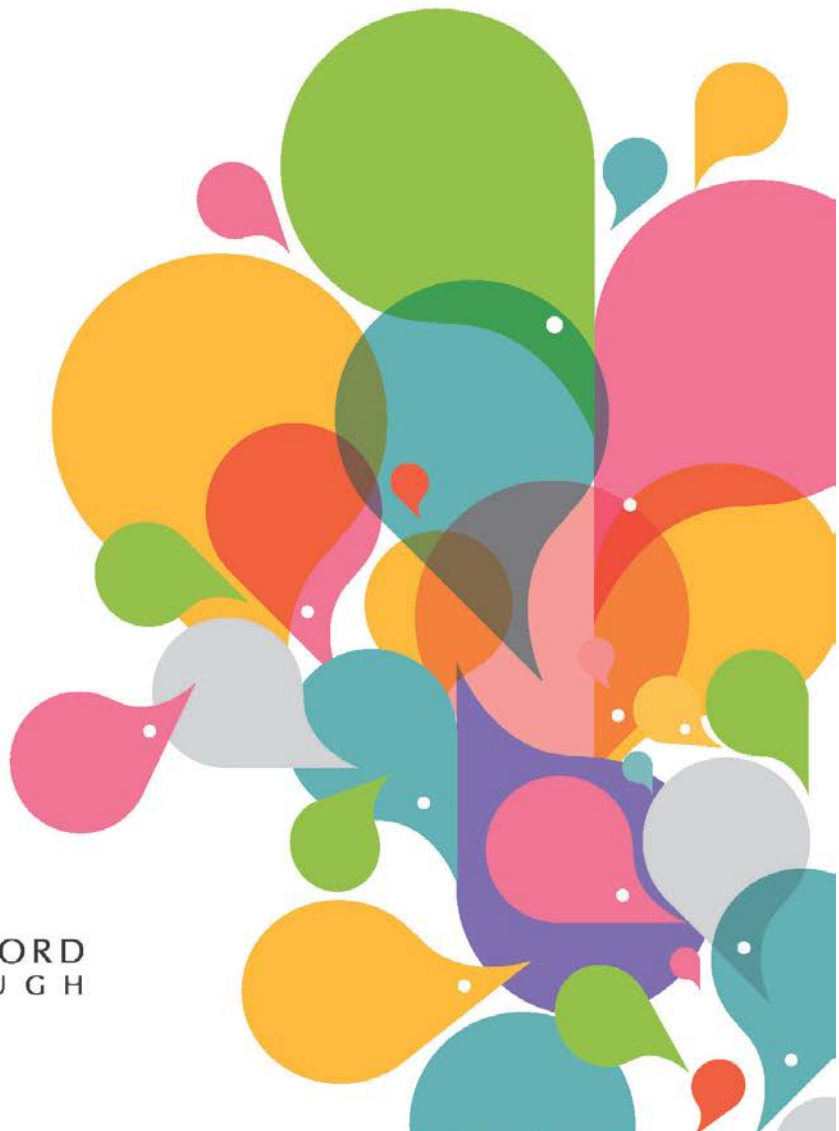


**Guildford Borough**

**Flood Risk Sequential and  
Exception Test**

**May 2016**



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## Relevant documents

- Guildford borough Strategic Flood Risk Assessment (SFRA) Level 1 (January 2016)
  - SFRA Summary Document
  - SFRA Volume 1 Decision Support Document
  - SFRA Volume 2 Technical Report
  - SFRA Volume 3 Maps
- SFRA Flood Risk Sequential Test (this document)
- Guildford borough Strategic Flood Risk Assessment Level 2
- Guildford Surface Water Management Plan
- Ash Surface Water Study

These documents form part of the Local Plan evidence base and can be viewed on the Council's website at [www.guildford.gov.uk/newlocalplan/evidencebase](http://www.guildford.gov.uk/newlocalplan/evidencebase).

## Introduction

The National Planning Policy Framework (NPPF) sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed.

The main steps followed are:

1. Assess flood risk
  - See Level 1 SFRA
2. Avoid flood risk
  - Application of the sequential approach to site selection, so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk. If needed, this includes the application of the exception test (this document and Level 2 SFRA).
3. Manage and Mitigate flood risk
  - Where development needs to be in locations where there is a risk of flooding as alternative sites are not available, local planning authorities and developers ensure development is appropriately flood resilient and resistant, safe for its users for the development's lifetime, and will not increase flood risk overall (level 2 SFRA provides useful information, however, this is completed at development management stage).

This document is relevant to step 2, avoiding flood risk.

## Background

The fundamental concepts that underpin the SFRA are outlined in the NPPF. The guidance provided in the NPPF requires local authorities and those responsible for development decisions to demonstrate that they have applied a risk based, sequential approach in preparing development plans and that they have considered flooding through the application of a Sequential Test.

The underlying objective of the risk based sequential allocation of land is to reduce the exposure of new development to flooding and reduce the reliance on long-term maintenance of built flood defences. Within areas at risk from flooding, it is expected that development proposals will contribute to a reduction in the magnitude of the flood risk.

SFRAs are essential to enable a strategic and proactive approach to be applied to flood risk management.

The main objectives of the Guildford Borough SFRA are to provide flood information:

- As the evidence base for the application of the risk based Sequential Test to support planning decisions, in line with NPPF
- That is strategic in that it covers a wide spatial area and looks at flood risk today and in the future
- That supports sustainability appraisals of the draft Local Plan, and
- That identifies what further investigations may be required in flood risk assessments for specific development proposals.

A Level 2 SFRA is prepared if the Level 1 SFRA and the sequential test shows that land outside flood risk areas cannot appropriately accommodate all of the borough's development needs. Following application of the Sequential Test, if it is not possible for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied. The Exception Test should only be applied if appropriate to the type of development and flood zone and if consistent with wider sustainability objectives.

As demonstrated in the Level 1 SFRA and this sequential test, land outside of medium and high flood risk areas cannot appropriately accommodate all the development necessary to meet identified needs in Guildford borough. Accordingly a Level 2 SFRA has been prepared.

#### What is the Sequential Test?

The NPPF Sequential Test is a risk based approach to determine the suitability of development according to flood risk from fluvial and tidal flood sources. The NPPF requires Local Planning Authorities to apply the Sequential Test at all stages of the planning process to ensure that, where possible, development is located in the areas at least risk of flooding.

Through application of the Sequential Test Local Planning Authorities are required to guide new development towards areas of the lowest flood probability.

Allied to the Sequential Test, the NPPG also assigns different vulnerabilities to different types of development. If when applying the Sequential Test development in the floodplain is necessary and satisfactorily justified, the Local Planning Authority should also bear in mind the vulnerability classification of the proposed development to assess if it is appropriate in an area of flood risk (see table below). In certain circumstances, the Local Planning Authority may be required to undertake the Exception Test.

The table below (NPPG, 067Reference ID: 7-067-20140306) shows the compatibility of different types of development according to their flood vulnerability.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Full details of the type of development in each flood risk vulnerability classification is available in the NPPG (Reference ID: 7-066-20140306). However, in summary, and with regards to general uses considered in the draft Local Plan:

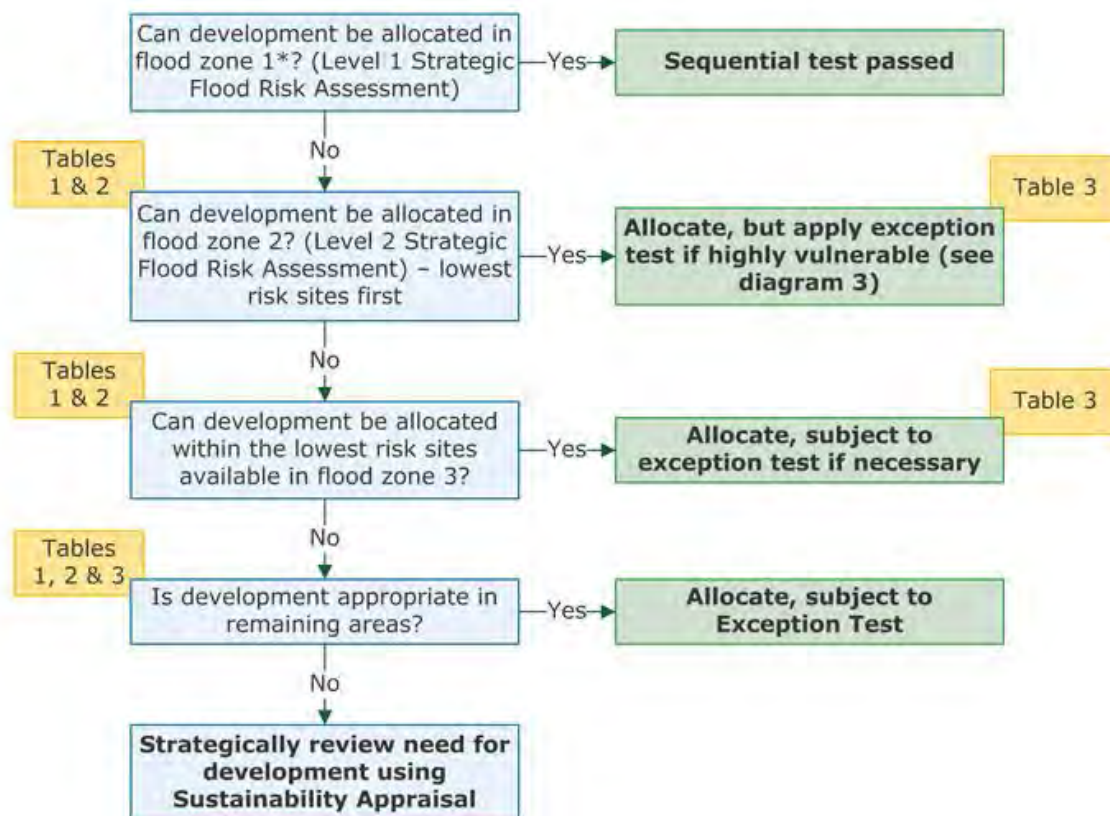
- Highly vulnerable development include caravans and mobile homes (thus traveller accommodation)
- More vulnerable development include residential development (including student accommodation and care homes) and hospitals
- Less vulnerable development include buildings used for shops, financial, professional and other services, restaurants, cafes, offices, general industry, storage and distribution, assembly and leisure

Following the satisfactory application of the Sequential Test, the table above is used to guide potential land uses to areas where the development vulnerability is appropriate to the flooding probability.

Accordingly, it is assumed that an assessment of flood risk is collected for use alongside other information to facilitate decision-making on the proposed land use.

Some developments may contain different elements of vulnerability and the highest vulnerability category should be used when applying the sequential test, unless the development is considered in its component parts.

## Stages of the sequential test



\* Flood Zone 3b has also been divided into a developed and undeveloped flood zone 3b through Guildford urban area. This is described further in the Level 1 SFRA.

### How should the SFRA be used to apply the Sequential Test?

Flood risk information must be considered alongside other spatial planning issues.

Allocations are thus "Tested" on the basis of their flood risk attributes and the outcome used to inform decisions that include other spatial planning issues such as transport, housing, economic growth, natural resources, regeneration, biodiversity, the historic environment and management of other hazards.

All 'reasonably available' sites need to be sequentially tested, and therefore the source of sites is the Land Availability Assessment.

When applying the Test it is important to demonstrate:

- That a transparent process has been formulated and followed
- That this process has sought to steer new development to areas with the lowest probability of flooding, and
- That full consideration has been given to reasonably available alternatives on land with a lower probability of flooding.

## The Exception Test

The Exception Test needs to be applied as it is not possible to locate all development in flood zone 1.

To pass the Exception Test:

The flow diagram showing the stages of the sequential test shows the stages at which the Exception Test may need to be applied. NPPG provides additional guidance on the application of the Exception Test.

For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment, and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

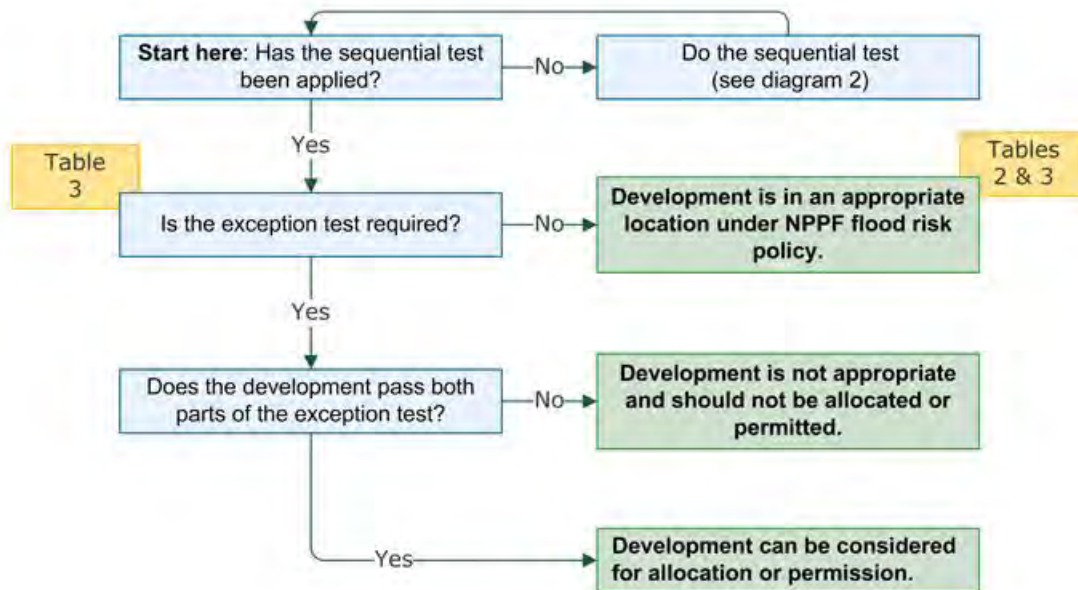
The first criteria should be provided, for instance, through the sustainability appraisal. If a potential site allocation fails to score positively against the aims and objectives of the sustainability appraisal, or is not otherwise capable of demonstrating sustainability benefits, GBC should consider whether the use of planning conditions and/or planning obligations could make it do so. Where this is not possible the Exception Test has not been satisfied and the allocation should not be made.

The second part of the Exception Test relates to the “safety” of the development. When considering safety, specific local circumstances need to be taken into account, including:

- The characteristics of a possible flood event, e.g. the type and source of flooding and frequency, depth, velocity and speed of onset;
- The safety of people within a building if it floods and also the safety of people around a building and in adjacent areas, including people who are less mobile or who have a physical impairment. This includes the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood;
- The structural safety of buildings, and;
- The impact of a flood on the essential services provided to a development.

The following flow diagram shows the stages of the application of the exception test.

## Stages of the Exception Test



The second part of the Exception Test can only be fully passed when determining a development proposal. The Level 2 SFRA supports applications of the Exception Test by providing more detailed evidence of flood risk at a site level, and making a judgement based on technical information about the likelihood of the development proposal passing the technical part (second part) of the Exception Test.



Proposed Submission Local Plan (2016) – Flood Risk Sequential and Exception Test methodology and outcomes

The sequential test considers all realistic candidates for development and discounted sites (as identified in the Land Availability Assessment, 2016).

Stage 1

Starting with the full list of LAA sites (realistic candidates for development, and sites discounted), an initial sift was carried out removing sites that are not suitable for the proposed development, in planning policy terms.

This is sites that are within:

- The Thames Basin Heaths SPA
- 400m of the Thames Basin Heaths SPA
- The functional flood plain (undeveloped)
- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)

Stage 1 of the appendix lists these sites. There are 23 sites that are removed at this first stage – all of which are sites that have been considered for housing but are within 400m of the Thames Basin Heaths SPA. Even though Table 1 shows that these are suitable sites for development in terms of flood risk, these sites cannot be considered as alternatives.

Therefore these sites are not considered in stage 2.

Stage 2

Stage 2 considers all remaining sites (realistic candidates for development, and sites discounted in the LAA). Stage 2 of the appendix lists these sites, and associated flood risk information.

The table below explains each column in the assessment table at stage 2 (see appendix).

Rank	1 = most preferable sites in terms of flood risk. 5 = least preferable sites in terms of flood risk. The sites are ranked by highest flood risk zone within the site
Description	Highest risk flood zone within the site, determining the rank
Ward	Guildford borough ward
Proposed Submission Local Plan (2016) Site Allocation	The site reference in the Proposed Submission Local Plan (2016) Strategy and Sites
LAA reference	The site reference in the Land Availability Assessment
Site name	Address
Considered use	The LAA considered the site for this use/these uses. This is not always the same as the allocated use(s) in the Proposed Submission Local Plan (2016)
Flood zone	This is the highest risk flood zone within the site boundary. For example, a site is marked as flood zone 3 (high risk) even if only a small part of the site is within that flood zone / the site is marked as flood zone 3 even if areas of the site are within flood zone 1, 2 and 3  Where available, the assessment uses updated modelling along the River Wey through the Study Area. Everywhere else, the

	assessment uses the most up to date Environment Agency flood zones.
Appropriate uses	In accordance with NPPG, this shows the compatibility of different types of development according to their flood vulnerability and identifies when the exception test is required. Y = yes, this type of development is appropriate, N = no, this type of development is not appropriate, exception test = exception test required to assess whether this type of development is appropriate. Sites are appropriate in flood risk terms subject to sequential test, and compliance with other aspects of national flood risk policy.
Realistic candidate for development?	Identifies whether the site is a realistic candidate for development or a discounted site (as identified in the LAA). Y = yes, n = no.
Reason discounted	Provides the reason the site is discounted, and not considered a realistic candidate for development (as identified in the LAA).  For sites that are realistic candidates for development, it is noted that they are taken through to the next stage of the sequential test (stage 3)

### Outcomes of stage 2

Stage 2 assessed the flood risk associated with each site, and states whether the site has been discounted in the LAA and the reason for this, and whether the site is considered suitable to proceed to the next stage of testing.

120 sites are taken through from stage 2, to stage 3. These are the sites that are considered realistic candidates for development. Of these 120 sites, 102 are entirely within flood zone 1 and therefore suitable in flood risk terms (subject to a flood risk assessment where required to consider surface water flooding).

Three sites are partially or entirely within flood zone 2 (medium risk), therefore 15 sites are partially or entirely within flood zone 3 (high risk).

### Reasons discounted

Sites were assessed against the criteria set out in the LAA, namely suitability, availability, achievability and deliverability. There is a variety of reasons sites have been discounted and these are noted against the site. However, there is further explanation below regarding reasons for discounting that apply to many sites.

#### High Flood Risk:

Sites have been discounted on flood risk grounds, where a site is within flood zone 3 (3a or 3b), and redevelopment would be into a higher vulnerability classification. Examples are: a surface car park where new development would increase the vulnerability classification (housing and or offices/retail is greater vulnerability in terms of flood risk than a surface car park), and where introducing a new footprint where there is not an existing foot print would immediately increase flood risk – which is contrary to national flood risk policy.

In addition, this flood risk sequential test shows that there are suitable alternatives at less risk of flooding to meet identified needs. Clearly, these high risk sites are unlikely to be reasonable alternatives at less risk of flooding, for the purposes of sequential testing.

Garage sites in urban areas:

There are some small sites in urban areas that have been considered and discounted, that are Council owned garage sites.

The Council carried out a comprehensive review of all HRA land (Housing Revenue Account) in the borough, with a particular focus on garage sites, to assess the potential for housing development (including traveller accommodation).

Approximately 100 garage sites were assessed. Whilst some garages sites have gained planning permission or are currently in the process of seeking planning permission for housing (C3), others have been discounted.

The reasons sites were rejected for development for housing and/or traveller accommodation were because of one or more of the following obstacles;

- Difficulty with access
- Mature trees
- Levels
- Insufficient size for housing
- High demand for parking locally and no potential alternative
- Rights of way precluding development
- Overlooking from neighbouring properties

Sites to provide Traveller accommodation:

Traveller accommodation is a highly vulnerable use in flood risk terms (i.e. more vulnerable than bricks and mortar housing). It is only appropriate in flood zone 1, and flood zone 2 if the sequential and exception test can be passed. Of the 15 sites that are partially or entirely within flood zone 3, two are proposed for traveller accommodation.

Both are existing traveller sites, with the benefit of planning permission (with additional pitches/plots proposed in the Proposed Submission Local Plan). As explained in the LAA, identifying deliverable land for traveller accommodation is challenging, and whilst many sites have been discounted, the reasons for discounting sites can be more complex than for bricks and mortar housing (for example, access arrangements for larger vehicles, making best use of land – given larger land take, and viability of urban land). The flood risk sequential test has been carried out, and despite two sites being proposed for allocation that are partially in medium/high flood risk for traveller accommodation, given the challenge to find deliverable land for this use, it is a positive outcome that the remaining sites that are identified to meet traveller accommodation needs are in flood zone 1 (low risk).

Both of these sites are discussed in further detail in outcomes of stage 3.

#### Quantum of development meeting objectively assessed needs

The Proposed Submission Local Plan aims to meet objectively assessed needs. For housing, this is 13,860 homes between 2013 and 2033 (West Surrey SHMA 2016). 8,200 homes are proposed to be provided on strategic development sites allocated in the Proposed Submission Local Plan (2016). This is approximately 60% of the housing need being met by strategic sites over the plan period. 4,400 of these homes are provided on strategic sites that are primarily within flood zone 1, but where there are small areas of higher flood risk within the strategic site. These sites have been sequentially tested. This however places in context the challenge of finding alternative sites at less risk of flooding to accommodate 4,400 homes, a third of the housing requirement over the plan period, in a borough constrained by Thames Basin Heaths SPA, AONB and Green Belt.

### Windfall and rural exception

This sequential test cannot assess windfall and rural exception sites as they are not currently identified. Planning applications on sites not identified in the most up to date LAA and flood risk sequential test during the plan period will be required to carry out their own flood risk sequential test, if proposing development within flood zone 2 or higher risk.

### Outcomes of stage 3

The 120 sites taken through from stage 2, to stage 3, are assessed in more detail in stage 3, with further information provided for those sites that are within flood zone 2, 3a and 3b. The sites are then ranked.

Rank	1 = most preferable sites in terms of flood risk. 5 = least preferable sites in terms of flood risk. The sites are ranked by highest flood risk zone within the site
Proposed Submission Local Plan	The site reference in the Proposed Submission Local Plan (2016) Strategy and Sites
LAA ref	The site reference in the Land Availability Assessment
Site name	Address
Location	Location in terms of designation, e.g. town centre, urban area, Green Belt, Previously developed land in the Green Belt
Proposed use	Proposed use in the Proposed Submission Local Plan / LAA
Net quantity (no of homes/floor space)	Quantity of development proposed in the Proposed Submission Local Plan / LAA
Total site area (ha)	Size of the site. This does not necessarily directly correlate with the site area in the Proposed Submission Local Plan. In some cases, larger site areas have been assessed to ensure full account is taken of potential flood risk
Flood zone area	Area of the site within that flood zone
Flood zone %	% of the site within that flood zone. Note this does not always total 100%, as flood zone 3 is usually within the area of flood zone 2
Climate change – potential?	See below*
Surface water flooding	Notes if there is surface water flood risk on the site, where this information is available from the Level 2 SFRA, and SFRA maps. Yes = some surface water flood risk
Surface Water flooding information	General information on extent of surface water flood risk, based on the SFRA Level 1 maps
Highest risk flood zone	Highest risk flood zone on site
Appropriate uses	As described in stage 2
Site status	Proposed Submission Local Plan site allocation or Realistic candidate for development (LAA)

## Plus Climate Change\*

NPPF and supporting planning practice guidance on Flood Risk and Coastal Change explain when and how flood risk assessments should be used. This includes demonstrating how flood risk will be managed now and over the development's lifetime, taking climate change into account. Making an allowance for climate change in flood risk assessments helps to minimise vulnerability and provide resilience to flooding and coastal change in the future.

In February 2016, the Government changed the guidance regarding taking account of climate change. For residential development, depending on the flood zone, the additional plus climate change is between 25-70%. More information is available to view online via: [www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#vulnerability](http://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#vulnerability).

Under this new guidance, if a site is within flood zone 2 (medium risk), there is a reasonable possibility that when taking climate change into account, the site becomes within flood zone 3 (high risk). The new advice is complex and recent. This assessment has noted if there is a reasonable possibility that a site would be in flood zone 3 when climate change is taken into account. 'Yes' in the column (appendix) indicates that this is the case.

Working with the Environment Agency, future updates can be made to this document to take account of recent changes in guidance.

## Surface Water Flood Risk

Whilst surface water is noted in the assessment (appendix), it is not a criteria for consideration in the sequential test, as para 102 of NPPF<sup>1</sup> specifically applies to fluvial flood zones. Therefore, information about surface water flood risk in stage 3 is provided for Proposed Submission Local Plan site allocations only.

Any development proposal is advised to consider the SFRA (level 1 and 2), the Guildford Surface Water Management Plan and Ash Surface Water Study with regards to surface water flood risk, and not rely on the general information in this test.

## Site allocations in the Proposed Submission Local Plan (2016)

15 of the sites assessed at stage 3 that have areas at medium and/or high risk of flooding are proposed to be allocated for development in the Proposed Submission Local Plan (2016).

These are discussed in more detail below:

### Site Allocation Policy A9: 77-83 Walnut Tree Close, Guildford

Approximately 50% of the site is within flood zone 3b developed. Whilst the NPPG flood risk vulnerability classification table says that less vulnerable uses are not appropriate in flood zone 3b, the SFRA and Proposed Submission Local Plan acknowledge that there are developed areas in flood zone 3b, and where betterment can be achieved, redevelopment may be possible. Given that there is development on this site, there is scope for redevelopment that achieves flood risk betterment, subject to the sequential and exception test. Redevelopment for a higher flood vulnerability classification use (e.g. housing) would not be appropriate, and would be an immediate increase in flood risk that could not be overcome.

<sup>1</sup> If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in **zones with a lower probability of flooding**, the Exception Test can be applied if appropriate. (NPPF, para 102, emphasis added).

The Proposed Submission Local Plan allocates this land for offices (B1a), thus not increasing the flood risk vulnerability classification. The site allocation policy requires that redevelopment:

- Achieves flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA, and
- That there is no increase in flood risk on site or elsewhere and no increase in development vulnerability

There are very limited available and suitable sites for new office development, to meet identified needs, as demonstrated in the LAA. Offices are a town centre use, and flood risk is considered alongside the need for development to be sustainably located. This site benefits from being located close to public transport interchanges.

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed quantum of office floor space with a lower probability of flooding.

#### Site Allocation Policy A2: Guildford Cinema, Bedford Road, Guildford

Approximately a quarter of the site is within flood zone 3b developed. Whilst there is development on this site, at only a quarter, this remains a challenging site to redevelop to achieve flood risk betterment and conform with other relevant planning policies.

Whilst the NPPG flood risk vulnerability classification table says that less vulnerable uses are not appropriate in flood zone 3b, the SFRA and Proposed Submission Local Plan acknowledge that there are developed areas in flood zone 3b, and where betterment can be achieved, redevelopment may be possible. Given that there is development on this site, there is scope for redevelopment that achieves flood risk betterment, subject to the sequential and exception test. Redevelopment for a higher flood vulnerability classification use (e.g. housing) would not be appropriate, and would be an immediate increase in flood risk that could not be overcome.

The Proposed Submission Local Plan allocates this land for a cinema (D2) with 3 to 5 additional screens and approximately 1000 sq m of additional food and drink floor space (A3-A5), thus not increasing the flood risk vulnerability classification. The site allocation policy requires that redevelopment:

- Achieve flood risk betterment on site by moving and/or reducing the footprint of the building, and incorporating appropriate flood risk reductions measures, and have regard to the recommendations of the Level 2 SFRA
- Raised levels, linking the development to Bedford road at the east of the site, in order to gain safe access and egress from the site
- No increase in flood risk on site or elsewhere
- Improve the relationship between the built form and the river setting

There are very limited available and suitable sites for leisure uses to meet identified needs, as demonstrated in the LAA. Leisure uses are a town centre use, and flood risk is considered alongside the need for development to be sustainably located. This site benefits from being located close to the public transport interchanges, the town centre and other leisure uses.

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development with a lower probability of flooding.

#### Site Allocation Policy A34: Broadford Business Park, Shalford

A small part of this site is within flood zone 3b (developed) – 2.1%. Therefore whilst initially the whole site is considered against this flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 2 (medium risk), and a third of the site is within flood zone 1 (low risk). Whilst residential development is not appropriate in flood zone 3b, residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1.

The Proposed Submission Site Allocation acknowledges flood risk, requiring that redevelopment:

- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- Avoid development in flood zone 3 (high risk)

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 100 homes with a lower probability of flooding.

#### Site Allocation Policy A6: North Street redevelopment, Guildford

The majority of this site is within flood zone 1 (low risk) – approximately three quarters of the site. As this is a mixed use development, uses should be located according to flood risk vulnerability, and therefore whilst the NPPG says that more vulnerable uses are appropriate in flood zone 2, the site allocation policy for this site requires more vulnerable uses (residential) to be located outside of flood zone 2. The Proposed Submission Local Plan site allocation policy requires redevelopment to:

- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- Avoid development of high or medium vulnerability uses in flood zone 2 (medium risk) and flood zone 3 (high risk)

This is a retail lead development, providing approximately 48,000 sq m of retail floor space – a town centre use. The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development with a lower probability of flooding. The policy requires the residential development proposed as part of this scheme to be located in flood zone 1 (low risk).

#### Site Allocation Policy A14: Wey Corner, Walnut Tree Close, Guildford

The majority of this site is within flood zone 1 (low risk) – approximately three quarters of the site. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 3a (high risk) – 12%. Whilst residential development is not appropriate in flood zone 3, residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1.

The Proposed Submission Local Plan site allocation policy requires redevelopment to:

- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 35 homes with a lower probability of flooding.

#### Site Allocation Policy A39: Land near Horsley Railway Station, Ockham Road North, West Horsley

Nearly three quarters of the site is within flood zone 1 (low risk). However, over a quarter of the site is within flood zone 3 (high risk), where residential development is not appropriate.

The developer of this site is currently carrying out a flood map challenge to the Environment Agency. It is highly likely that in a forthcoming regular update of flood zones published by the Environment Agency, the extent of flood zone 2 and 3 on this site will be reduced. It is therefore likely that the quantum of residential development can be provided on this site within flood zone 1 (low risk). The Proposed Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA and the Guildford Surface Water Management Plan
- Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 100 homes with a lower probability of flooding.

#### Site Allocation Policy A40: Land to the north of West Horsley

The majority of this site is within flood zone 1 (low risk) – 80%. However, nearly a fifth of the site is within flood zone 3a (17%), where residential development is not appropriate.

The developer of this site is currently modelling the flood zones, and as above, may result in a change to the extent of flood zones in this area. It is likely that the quantum of residential development can be provided on this site within flood zone 1 (low risk). There is also some surface water flood risk on this site.

The Proposed Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, and regard to the recommendations of the Level 2 SFRA
- Avoid development in flood zones 2 and 3 (following detailed modelling of the flood zone extents)
- No increase in flood risk on site or elsewhere
- Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 120 homes with a lower probability of flooding.

#### Site Allocation Policy A35: Land at former Wisley airfield, Ockham

The majority of this site is within flood zone 1 (low risk) – 97%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 3a (high risk) – 3%. Whilst residential development is not appropriate in flood zone 3, residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1.

The Proposed Submission Local Plan site allocation policy requires:



- Appropriate mitigation for flood risk and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- In order to ensure that the primary vehicular access route into the site permits safe access / egress during a flood event , the feasibility of implementing flood risk mitigation works to protect the access route be investigated
- Limit development in flood zones 2 and 3, and no increase in flood risk on site or elsewhere

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 2,100 homes with a lower probability of flooding.

Site Allocation Policy A46: Land to the south of Normandy and north of Flexford

The majority of this site is within flood zone 1 (low risk) – 98%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 3a (high risk) – 1.5%. Whilst residential development is not appropriate in flood zone 3, residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1. Areas of the site are at risk of surface water flooding.

The risk of fluvial flooding has been considered using the Environment Agency indicative Flood Maps for Rivers and Seas. The developer has carried out hydraulic modelling of the watercourses within the vicinity of the site to determine the flood levels and resulting flood extents. Following this and any further detailed work, the flood risk extents may be reduced.

The Proposed Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, and regard to recommendations of the Level 2 SFRA
- No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere
- Appropriate surface water flooding mitigation measures, with specific regard to the Guildford Surface Water Management Plan and Level 2 SFRA

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of a new secondary school, travelling showpeople plots and 1,100 homes with a lower probability of flooding.

Site Allocation Policy A43: Land at Garlick's Arch, Send Marsh

The majority of this site is within flood zone 1 (low risk) – 80%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 3a (high risk) – 4%, and 3b undeveloped – 6.5%. Whilst residential development is not appropriate in flood zone 3, residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1. Employment uses are appropriate in all flood zones (subject to sequential test, and national flood risk policy requirements), apart from flood zone 3b. However due to the greenfield nature of the site, it would be challenging to locate any development within flood zone 2 or 3, due to the requirement not to increase flood risk on site or elsewhere.

Areas of the site are at risk of surface water flooding.

The Proposed Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk and flood risk management, with specific regard to the recommendations of the Level 2 SFRA
- Avoid development in flood zones 2 and 3
- No increase in flood risk on site or elsewhere

There is a reasonably available site at less risk of flooding that could provide the employment use proposed on this site. Land close to this site at Burnt Common was previously identified in the draft Local Plan 2014 to provide the equivalent employment floor space and 100 homes. However, this is balanced with the benefit of this site at Garlick's Arch being able to provide infrastructure improvements that have wider benefits for the purposes of the Local Plan, additional homes that can be provided in the early years of the Local Plan, and providing a greater separation between Gosden Hill (strategic development site) and the village. Whilst the site at Burnt Common is a reasonably available site with a lower probability of flooding for the employment use, it cannot provide the infrastructure benefits in terms of the new A3 slip roads (Site Allocation Policy A43a), and the additional homes. Development at Garlick's Arch will avoid flood zone 2 and 3, and an opportunity to reduce flood risk on site and elsewhere is noted in the site allocation policy.

#### Site Allocation Policy A54: Lakeview, Lakeside Road, Ash Vale

The majority of this site is within flood zone 1 (low risk) – 73%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk). However, nearly a fifth of the site is within flood zone 3a (high risk) – 18%.

Traveller accommodation is a highly vulnerable use in flood risk terms, and is not appropriate in flood zone 3, and is only appropriate in flood zone 2 if the exception test is passed.

The Proposed Submission Local Plan site allocation policy requires:

- No mobile homes or caravans to be located within flood zone 2 or 3 (medium and high risk), and have regard to the recommendations of the Level 2 SFRA

Identifying suitable sites for traveller accommodation is challenging. This site is currently countryside and is proposed to be included in the urban area in the Proposed Submission Local Plan (2016), and is already an established site that can be intensified to meet family accommodation needs.

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed pitches with a lower probability of flooding.

#### Site Allocation Policy A50: Land at Whittles Drive, Aldershot Road, Normandy

The majority of this site is within flood zone 1 (low risk) – 74%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk). However, a fifth of the site is within flood zone 2 (medium risk) and 6% is within flood zone 3a (high risk).

Traveller accommodation is a highly vulnerable use in flood risk terms, and is not appropriate in flood zone 3. It is only appropriate in flood zone 2 if the exception test is passed.

The Proposed Submission Local Plan site allocation policy requires:

- Appropriate mitigation for flood risk, flood risk management, and surface water flooding, and regard to the recommendations of the Level 2 SFRA
- No development in flood zones 2 and 3 and no increase in flood risk on site or elsewhere

Identifying suitable sites for traveller accommodation is challenging. This is an established site that can be intensified to meet family accommodation needs.

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed Travelling Showpeople plots with a lower probability of flooding.

Site Allocation Policy A24: Slyfield Area Regeneration Project, Guildford

The majority of this site is within flood zone 1 (low risk) – 86%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 3a (high risk) – 0.3% and flood zone 3b (functional flood plain) – 2.4%. Whilst residential development is not appropriate in flood zone 3 a or b, residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1. Areas of the site are at risk of surface water flooding.

The Proposed Submission Local Plan site allocation policy requires:

- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 1,000 homes with a lower probability of flooding. This is an urban regeneration site, which is also providing a new sewage treatment works, and where development can be located outside of the high-risk flood zones.

Site Allocation Policy A1: The Plaza, Portsmouth Road, Guildford

The majority of this site is within flood zone 1 (low risk) – 94%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 2 (medium risk) – 6%. Residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1. However, given the extent of flood zone 1 on this site, and the inclusion of parking and garden space in development proposals, it is considered that the residential accommodation can be provided outside of flood zone 2.

Therefore, the Proposed Submission Local Plan site allocation policy requires:

- Achieve flood risk betterment, appropriate mitigation and flood risk management, and have regard to the recommendations of the Level 2 SFRA
- Avoid development within flood zone 2 (medium risk)

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 70 homes with a lower probability of flooding.

### Site Allocation Policy A8: Land and buildings at Guildford Railway Station, Guildford

The majority of this site is within flood zone 1 (low risk) – 96%. Whilst initially the whole site is considered against the highest risk flood zone for the purpose of sequential testing, it is acknowledged that the majority of the site is within flood zone 1 (low risk), with only a small amount of the site within flood zone 2 (medium risk) – 4%. Residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1. However, given the extent of flood zone 1 on this site, it is considered that the development can be provided outside of flood zone 2.

Therefore, the Proposed Submission Local Plan site allocation policy requires:

- Achieve flood risk betterment, appropriate mitigation and flood risk management and have regard to the recommendations of the Level 2 SFRA
- Avoid development within flood zone 2 (medium risk)

The LAA and sequential test identifies that there is no reasonably available site appropriate for the proposed development of 350 homes and the retail and leisure uses (town centre uses) with a lower probability of flooding.

### Site Allocation Policy A13: Kernal Court, Walnut Tree Close, Guildford

The detailed modelling demonstrates that the site is entirely within Flood Zone 1 as it is not predicted to flood during the 1 in 1000 year fluvial return period. The detailed hydraulic modelling supersedes the EA Flood Zone extents, which did identify some flood risk at this site. A level 2 SFRA has been carried out for this site, which shows the site is entirely within flood zone 1 (low risk).

The Proposed Submission Local Plan site allocation policy (A13) notes the opportunity this site presents to help with flood risk reduction in the area.

### Realistic Candidates for Development (LAA)

These are sites that are not proposed to be allocated in the Proposed Submission Local Plan, but are identified as realistic candidates for development in the LAA. The homes from these sites contribute towards potential housing supply, and are accounted in Policy S2 of the Proposed Submission Local Plan, and housing trajectory in the LAA. For this reason they are subject to the sequential test.

There are three sites, which are discussed below:

#### LAA site 1006: 51, 53, 55 Summersbury Drive, Shalford

The majority of this site is within flood zone 1. It is considered that the additional five homes identified could be provided in flood zone 1 (low risk), with residential garden land provided in flood zone 2 if required. Residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy), and flood zone 1.

#### LAA site 1265: Land at Wisteria, Glaziers Lane, Normandy

50% of this site is within flood zone 2 (medium risk). Residential development is an appropriate use in flood zone 2 (subject to the sequential test and compliance with other aspects of national flood risk policy). Residential development is appropriate in flood zone 3a, subject to sequential and exception test. It is likely that to provide seven additional homes on this site (as identified in the LAA), residential accommodation will need to be

provided in flood zone 2 (medium risk). Any development proposals would need to be accompanied by a flood risk assessment that showed that the development was safe in flood risk terms, and that it did not increase flood risk on site or elsewhere.

#### LAA site 1275: Hall, Weston Lea, East Lane, West Horsley

The majority of this site is within flood zone 1 (low risk) – 98%. The remaining 2% is in flood zone 2 (medium risk). It is considered that this site can be redeveloped avoiding development within flood zone 2. A flood risk assessment would be required to demonstrate that development would not increase flood risk on site or elsewhere.

#### Conclusion of flood risk sequential test

The sequential test has demonstrated that identified needs cannot be met on land that is solely within flood zone 1 (low risk). With the use of specific site allocations policies, all development can be accommodated within flood zone 2, with the exception of two non-residential (town centre) site allocations.

In accordance with the stages of the sequential test, development can be allocated in flood zone 2 if it is demonstrated that development needs cannot be met using land in flood zone 1. However, the exception test should be applied in relation to any proposed allocations of highly vulnerable uses in flood zone 2. There are two such sites, relating to traveller accommodation. Details of these sites are summarised below.

Two sites are proposed for allocation in flood zone 3b developed. These are Guildford Cinema, Bedford Road, Guildford (Site Allocation Policy A2) and 77-83 Walnut Tree Close, Guildford (Site Allocation Policy A9). These are less vulnerable uses, and the exception test is not required.

The sequential test has shown that there are no reasonably available sites appropriate for the proposed developments in areas with a lower probability of flooding to meet the identified need for development. Whilst some site allocations include land that is in flood zone 3, the site specific allocation policies ensure there is no development in flood zone 3, and in most cases, flood zone 2.

To ensure that sites identified as realistic candidates for development in the LAA are considered deliverable in flood risk terms, they have also been sequentially tested. Of the three sites identified in medium/high risk flood zones, only one is likely to need to provide some residential development within flood zone 2. This would need to be considered carefully as part of a detailed flood risk assessment, and may benefit from assessment of flood zones in relation to the Normandy and Flexford strategic site (Site Allocation Policy A46).

All sites identified as realistic candidates for development contribute towards housing supply, and are needed to ensure the objectively assessed housing need is met. There are no reasonably available sites appropriate for the proposed developments in areas with a lower probability of flooding that can ensure this need is met.

The sites identified in stage 3 are therefore considered to have passed the sequential test. For those that are allocated in the Proposed Submission Local Plan (2016), more detailed flood risk information is presented in the Level 2 SFRA.

Mixed use development proposals on sites where some land is at medium or high risk of flooding, should ensure that within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location.

## Conclusion of Exception Test

As confirmed above, the sequential test has been applied. The exception test is required for two sites proposed to be allocated for Traveller accommodation where the site includes areas of flood zone 2 and 3, although the site allocation policy requires that accommodation is not provided in these areas. Development of the business use at Lakeview could be within the medium/higher risk flood zones (Site Allocation Policy A54).

For the exception test to be passed:

1. It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
2. a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

With regards to the first part of the exception test, both allocations are considered positively in relation to the following objectives from the Sustainability Appraisal (2016):

- Create and sustain vibrant **communities**
- Facilitate improved **health and well-being** of the population, including enabling people to stay independent and reducing inequalities in health
- Provide sufficient **housing** of a suitable mix taking into account local housing need, affordability, deliverability, the needs of the economy, and travel patterns
- Reduce **poverty and social exclusion** for all sectors of the community
- Make the best use of **previously developed land** and existing buildings
- Achieve a pattern of development which minimises journey lengths and encourages the use of sustainable forms of **transport** (walking, cycling, bus and rail)
- Conserve and enhance **biodiversity** and the natural environment
- Conserve and enhance **landscape character**

Travellers suffer from some of the worst social outcomes in our communities, and providing suitable accommodation to meet identified needs and provide a settled base with access to services, facilities and education is one of the most important ways to improve this situation. The two sites are existing permanent sites where families are established. Providing additional accommodation on these sites ensures travellers have a settled base, helps improve social outcomes and promotes better integration with the settled community.

Provision of suitable accommodation helps reduce unauthorised encampments, which can occur in sensitive rural locations. One of these sites is proposed to be included within the urban area of Ash and Tongham in the Proposed Submission Local Plan (2016), thus a rare and highly sustainable location for Traveller accommodation.

Provision of additional pitches/plots on these sites provides wider sustainability benefits to the community that outweigh flood risk. These sites pass this part of the exception test.

With regards to the second part of the exception test, the Level 2 SFRA notes:

Lakeview, Lakeside Road, Ash Vale (Site Allocation Policy A54)

The west of the site is shown to be within Flood Zone 3. Development classified as Highly Vulnerable would not pass the technical part of the Exception Test; however, should Highly Vulnerable development be avoided in these areas, and appropriate SuDS developed on site to avoid any increase in flood risk elsewhere, there is a good chance that the site could pass the technical part of the Exception Test.

Land at Whittles Drive, Aldershot Road, Normandy (Site Allocation Policy A50)

A small area north of Site 241 is shown to be within the Flood Zone 3. Should development be avoided in these areas, and appropriate SuDS developed on site to avoid any increase in flood risk, it is likely that the site could pass the technical part of the Exception Test.

This part of the exception test can only be fully satisfied at the planning application stage. The Level 2 SFRA provides an indication of the site's ability to pass this part of the exception test.

Whilst no residential development is proposed in flood zone 3, due to site specific allocation policies, some allocated sites in the Proposed Submission Local Plan (2016) do include land in flood zone 3. Whilst the exception test is not required for residential development in flood zone 2, it is for housing in flood zone 3. If this were to apply to all sites that included land within flood zone 3, the exception test is considered as follows:

With regards to the first part of the exception test, the allocations are considered positively in relation to the following objectives from the Sustainability Appraisal:

- Create and sustain vibrant **communities**
- Facilitate improved **health and well-being** of the population, including enabling people to stay independent and reducing inequalities in health
- Provide sufficient **housing** of a suitable mix taking into account local housing need, affordability, deliverability, the needs of the economy, and travel patterns
- Reduce **poverty and social exclusion** for all sectors of the community
- Make the best use of **previously developed land** and existing buildings
- Achieve a pattern of development which minimises journey lengths and encourages the use of sustainable forms of **transport** (walking, cycling, bus and rail)
- Conserve and enhance **biodiversity** and the natural environment
- Conserve and enhance **landscape character**
- Create and maintain **safer and more secure** communities
- Achieve a pattern of development which minimises journey lengths and encourages the use of sustainable forms of **transport** (walking, cycling, bus and rail)

The proposed allocations include making use of previously developed land, providing development to meet identified needs, and providing key infrastructure, such as education and transport. There are no reasonably available sites appropriate to meet the identified needs in areas with a lower probability of flooding. Without allocation of these sites, in accordance with the proposed spatial strategy in the Proposed Submission Local Plan (2016), the identified needs in the borough would not be met.

With regards to the second part of the exception test, the Level 2 SFRA advises that more vulnerable development (which includes housing) should be avoided in medium and high risk flood zones, to maximise the likelihood of passing the technical part of the Exception Test.

#### Final conclusion

The sequential test has been applied, and is passed for the sites listed as Proposed Submission Local Plan (2016) site allocations, and realistic candidates for development (LAA, 2016) in this document.

The exception test has been applied where required. Part 1 has been passed for the sites discussed, and part 2 will be considered in more detail at the development management stage, informed by the Level 2 SFRA. Whilst it is considered that the exception test is not required for the residential development proposed, as the site allocations policies will not

allow residential development within flood zone 3, the exception test has been applied none the less and is deemed to be passed.

In accordance with the flood risk compatibility table in the NPPG (067Reference ID: 7-067-20140306), the exception test is not required for less vulnerable uses in flood zone 3 (i.e. the cinema site, and 77-83 Walnut Tree Close, both in Guildford).



# Appendix 1

(Stage 1)

Stage 1

Rank	Current location / designation	Ward	Proposed Submission Local Plan Site Allocation	LAA ref	Site name	Considered use	Flood zone	Appropriate uses				Reason	
								Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable		Water compatible
n/a	Within village	Pirbright	n/a	979	Land off Chapel Lane, Chapel Lane, Pirbright	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Within village	Worplesdon	n/a	695	Land Adjacent, 14 Thatchers Lane, Worplesdon	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Within village	Worplesdon	n/a	1159	14 Thatchers Lane, Worplesdon	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Within village	Worplesdon	n/a	1013	Willow End, Stringer's Avenue, Jacobs Well	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Within village	Worplesdon	n/a	998	Sundial Plain and adjoining land, The Avenue, Worplesdon	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Within village	Worplesdon	n/a	999	St Breward and adjoining land, Worplesdon Road, Worplesdon	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Guildford urban area	Stoughton	n/a	943	Hazel Farm, Oregon Way, Guildford	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Guildford urban area	Worplesdon	n/a	301	Former Honda Garage, Pitch Place, Worplesdon Road, Worplesdon	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Vale	n/a	540	Land at Frimley Road, Ash Vale	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Vale	n/a	655	Land to rear of 217 Vale Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Vale	n/a	692	3 Vale Road	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Vale	n/a	1078	Land to the rear of Frimley Road, Frimley Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Vale	n/a	334	331/333 Vale Road, Ash Vale, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Vale	n/a	337	Former Tyre and Exhaust Depot, Lysons Avenue	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	563	1 Heathcote Close, Church Path, Ash Vale	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	581	85a/85b Ash Hill Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	597	119 Fairview, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	639	129 Ash Hill Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	945	Methodist Church, Grenadier Road / Wharf Road, Ash Vale	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	1076	Land to the rear of College Road, College Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	1079	Land to the rear of Vale Road, Vale Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	1112	Land to the rear of houses on College Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA
n/a	Ash and Tongham urban area	Ash Wharf	n/a	1126	Abbeywood and Health Centre, Wharf Road, Ash	housing	1	Y	Y	Y	Y	Y	Not suitable: within 400m of TBH SPA

# Appendix 1

(Stage 2)

Rank	Description	Current location / designation	Ward	Proposed Submission Local Plan (2016) Site	IAA reference	Site name	Considered use	Flood zone	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	Realistic Candidate for development?	Reason discounted
5	FZ 3b dev	Guildford urban area	Friary and St Nicolas		535	Guildford Auto Services Ltd, Woodbridge Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	Availability concerns
5	FZ 3b dev	Guildford urban area	Friary and St Nicolas		2228	Walnut Tree Park, Walnut Tree Close	housing	3b developed	Exception test	N	N	N	Y	N	Availability concerns
5	FZ 3b dev	Town Centre	Friary and St Nicolas		1097	Pembroke House, Mary Road, Guildford	housing, retail, traveller accommodation	3b developed	Exception test	N	N	N	Y	N	High flood risk, implemented planning permission for non residential use
5	FZ 3b dev	Town Centre	Friary and St Nicolas		173	Bedford Road surface car park	housing, retail, traveller accommodation	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Town Centre	Friary and St Nicolas		210	Portsmouth Road surface car park (Former Farnham Road Bus Station), Guildford	housing, retail, traveller accommodation	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Town Centre	Friary and St Nicolas		524	20 Bedford Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Town Centre	Friary and St Nicolas		2103	Former Old Orleans restaurant, Bedford Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Town Centre	Friary and St Nicolas		2224	Riverside Business Park, Walnut Tree Close, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Town Centre	Friary and St Nicolas		222	Bus Depot, Lees Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Guildford urban area	Friary and St Nicolas		1233	Dagdune Farm House, William Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Guildford urban area	Friary and St Nicolas		2225	Riverside Building Yard, Walnut Tree Close, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Guildford urban area	Stoke		1110	38 and land adjoining Weyside Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Guildford urban area	Stoke		2195	land to the rear and side of 20 to 26 Weyside Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	High flood risk
5	FZ 3b dev	Town Centre	Holy Trinity		1419	Debenhams, Millbrook	housing, retail	3b developed	Exception test	N	N	N	Y	N	High flood risk, delivery concerns
5	FZ 3b dev	Green Belt	Guildford Rowing Club, Shalford Road, Guildford		96	redevelopment of clubhouse	housing	3b developed	Exception test	N	N	N	Y	N	Loss of recreational use
5	FZ 3b dev	Town Centre	Friary and St Nicolas		272	Guildford Auction Rooms, Bedford Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	Part of site 173
5	FZ 3b dev	Town Centre	Friary and St Nicolas		272	Guildford Auction Rooms, Bedford Road, Guildford	live music venue	3b developed	Exception test	N	N	N	Y	N	Part of site 173
5	FZ 3b dev	Guildford urban area	Friary and St Nicolas		225	Woodbridge Park Industrial Estate, Woodbridge Road, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	Strategic employment site
5	FZ 3b dev	Town Centre	Friary and St Nicolas		1420	Guildford Borough Council offices, Millmead, Guildford	housing	3b developed	Exception test	N	N	N	Y	N	Viability and deliverability concerns
5	FZ 3b dev	Town Centre	Friary and St Nicolas	A9	8	77 to 83 Walnut Tree Close, Guildford	offices	3b developed	Exception test	N	N	N	Y	N	Take through to next stage of sequential test
5	FZ 3b dev	Town Centre	Friary and St Nicolas	A2	2229	Guildford Cinema, Bedford Road, Guildford	cinema and food and drink (A3-A5)	3b developed	Exception test	N	N	N	Y	N	Take through to next stage of sequential test
5	FZ 3b dev	PDL in the Green Belt	Shalford	A34	2186	Broadford Business Park, Shalford	housing	3b developed	Exception test	N	N	N	Y	N	Take through to next stage of sequential test
4	FZ3b	Inset from Green Belt	Send		1345	Berwick House, Portsmouth Road, Send	housing	3b	Exception test	N	N	N	Y	N	Availability concerns
4	FZ3b	Green Belt	Lowelace		2131	Land adjoining Ockham Mill Stream	traveller accommodation	3b	Exception test	N	N	N	Y	N	Availability concerns
4	FZ3b	Green Belt	Tillingbourne		4	Netley Mill Water Works, Gomshall Lane, Shere	housing	3b	Exception test	N	N	N	Y	N	In the ACNB and not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Tillingbourne		1042	Land of Rectory Lane, Rectory Lane, Shere	housing	3b	Exception test	N	N	N	Y	N	In the ACNB and not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Holy Trinity		97	Shalford Park Changing Rooms, Shalford Road, Guildford	changing rooms	3b	Exception test	N	N	N	Y	N	Loss of recreational use
4	FZ3b	Green Belt	Holy Trinity		2082	Water Meadows, Near Rowen Club	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Lowelace		159	MS Garden Wisley, Wisley Lane, Wisley	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Lowelace		375	Land at Papercourt Farm, Papercourt Lane, Send	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Lowelace		1364	Land to North West of Muddy Lane	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Lowelace		2306	Nutberry Fruit Farm, Portsmouth Road	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Shalford		120	Harms Hatch, Pit & Broadmead Road, Send	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Shalford		1327	Land at, Unstead Wood	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Shalford		2104	Land to the South of Drogden Close	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Shalford		2178	Land to the south, Peasmarsh	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Tillingbourne		80	Kitchen Garden, Upper Street, Shere	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Worplesdon		23	Land opposite Burgham Court Farm, Clay Lane, Guildford	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Green Belt	Worplesdon		322	Land to the east of, Blanchards Hill, Jacobs Well	housing	3b	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
4	FZ3b	Guildford urban area	Friary and St Nicolas		1143	Ladymead	retail	3b	Exception test	N	N	N	Y	N	see LAA - detailed explanation
4	FZ3b	Guildford urban area	Friary and St Nicolas		1143	Weir House, Millmead, Guildford	housing	3b	Exception test	N	N	N	Y	N	Suitability concerns: high flood risk, conservation area, listed building
4	FZ3b	Guildford urban area	Stoke		1099	land behind 100 Weyside Road and adjoining properties, Guildford	housing	3b	Exception test	N	N	N	Y	N	Suitability concerns: high flood risk, corridor of the river wey
4	FZ3b	Within village	Shalford		1012	Mulberry Corner, East Shalford Lane, Shalford	housing	3b	Exception test	N	N	N	Y	N	Suitability concerns: impact on the setting of a listed building, ACNB, conservation area, TPO
4	FZ3b	Green Belt	Lowelace		2130	Land rear of Dunborough cottages	traveller accommodation	3b	Exception test	N	N	N	Y	N	Suitability concerns: inefficient use of town centre development land
4	FZ3b	Within village	Shalford		1006	51, 53, 55 Summersbury Drive, Shalford	housing	3b	Exception test	N	N	N	Y	N	Take through to next stage of sequential test
3	FZ3	Inset from Green Belt	Send		18	20 Sand Barns Lane, Send	housing	3	Exception test	N	N	N	Y	N	Availability and suitability concerns: flood risk
3	FZ3	Green Belt	Normandy		2099	Strawberry Farm, Glaziers Lane, Normandy	housing	3	Exception test	N	N	N	Y	N	Availability concerns
3	FZ3	Countryside beyond the Green Belt	Ash South and Tongham		2136	Land west of the A331	traveller accommodation	3	Exception test	N	N	N	Y	N	Availability concerns
3	FZ3	Green Belt	Lowelace		2140	Land at Silver Reach Farm, Long Reach, Ockham	traveller accommodation	3	Exception test	N	N	N	Y	N	Availability concerns
3	FZ3	Green Belt	Worplesdon		2165	Land at School Lane, Worplesdon	traveller accommodation	3	Exception test	N	N	N	Y	N	Availability concerns
3	FZ3	Green Belt	Worplesdon		2159	Land next to Fairoaks caravan site	traveller accommodation	3	Exception test	N	N	N	Y	N	Availability concerns
3	FZ3	Ash and Tongham urban area	Ash Vale		1058	Land at Lakeside Close, Ash	traveller accommodation	3	Exception test	N	N	N	Y	N	Availability concerns: redeveloped for housing
3	FZ3	Within village	Normandy		1216	Land at and to the Rear of Wisteria, Glaziers Lane	housing	3	Exception test	N	N	N	Y	N	Considered as part of Site 1268
3	FZ3	Town Centre	Friary and St Nicolas		179	Mary Road car park, Mary Road, Guildford	housing, retail	3	Exception test	N	N	N	Y	N	Deliverability concerns
3	FZ3	Green Belt	Worplesdon		2139	Land at Fox Corner, Worplesdon	traveller accommodation	3	Exception test	N	N	N	Y	N	Deliverability concerns
3	FZ3	Guildford urban area	Friary and St Nicolas		2227	Bishop's Messon Garage, Walnut Tree Close, Guildford	housing	3	Exception test	N	N	N	Y	N	High flood risk - see flood risk sequential test for more information
3	FZ3	Green Belt	Clandon and Horsley		279	Nuthill Fruit Farm, just off A3, West Clandon	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		352	Land at Clandon Railway Station, The Street, West Clandon	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		727	Vannocot, Malacca Farm, West Clandon	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		1109	Land off, Ockham Road North, East Horsley	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		1411	Land South of, Green Lane	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		2023	Land to the north of Meadowlands, Cuckoo Farm	housing, education	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		2024	Land to the south of, Meadowlands	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Normandy		308	Merrist Wood Golf Club, Holly Lane, Worplesdon	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Normandy		2119	Fickens Bridge, Willey Green, Normandy	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Normandy		2182	land at Strawberry Farm, near Glaziers Lane, Normandy	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Pirbright		67	Land south of, Ash Road (west off Bridge Mead), Pirbright	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Pirbright		2109	Land in Pirbright, Pirbright Terrace, Pirbright	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Send		295	Villages Medical Centre, Send Barns Road, Send	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Send		299	land at, Send Barns Lane, Send	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Worplesdon		59	Ellis Family Yard, Whitmoor Common, Off Burdeshot Road, Worplesdon	housing, traveller accommodation	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Worplesdon		70	Brookpond Smallholding, Whitmoor Common, Worplesdon	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Worplesdon		124	Worplesdon Road / Tangley Place, Tangley Lane, Worplesdon	housing, burial ground	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Worplesdon		162	Land at rear and off, Grewett's Lane, Guildford	housing	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Worplesdon		2311	Land at Tangley Lane	housing, education	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study
3	FZ3	Green Belt	Clandon and Horsley		school B	Land directly south of railway line, medical centre, playground, and village hall, west of station, East Horsley, known as Kingston Meadow	education	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study, currently in community use and is needed for these uses, therefore not available
3	FZ3	Green Belt	Clandon and Horsley		school A	New Marsh Farm, north of Ffingham	education	3	Exception test	N	N	N	Y	N	Not identified in the Green Belt and Countryside Study, TPO, too remote from any proposed development sites
3	FZ3	PDL in the Green Belt	Lowelace		2194	Land at Hydings Farm, Long Reach, West Horsley	housing	3	Exception test	N	N	N	Y	N	Not sufficient evidence base to demonstrate that it is Previously Developed Land (PDL)
3	FZ3	Green Belt	Send		22	Land at Polesdon Lane and Send Marsh Road, Ripley	housing	3	Exception test	N	N	N	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
3	FZ3	Green Belt	Send		2256	Greater expansion of Send (north)	housing	3	Exception test	N	N	N	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
3	FZ3	Green Belt	Send		2257	Greater expansion of Send (south west)	housing, education	3	Exception test	N	N	N	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
3	FZ3	Green Belt	Shalford		1460	Pond Farm, Furze Lane	housing	3	Exception test	N	N	N	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt and ACNB
3	FZ3	Green Belt	Shalford		2241	Land at, New Pond Road	housing	3	Exception test	N	N	N	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt, AONB and flood risk area.
3	FZ3	Green Belt	Clandon and Horsley		1234	Playing Field, Weston Lea	housing	3	Exception test	N	N	N	Y	N	School playing field
3	FZ3	Town Centre	Holy Trinity		209	Land adjoining the Electric Theatre, Onslow Street, Guildford	housing								

2	F22	Green Belt	Worplesdon	2133	Land at Brook Farm, Worplesdon Road,	traveller accommodation	2	Y	Exception test	Y	Y	Y	Y	Y	Suitability concerns	
2	F22	Guldford urban area	Friary and St Nicolas	2156	Land at former Guldford Fire Station, Guldford	traveller accommodation	2	Y	Exception test	Y	Y	Y	Y	Y	Suitability concerns: not identified in the Green Belt and Countryside Study and highways	
2	F22	Ash and Tongham urban area	Ash Vale	340	Land at junction of Stratford Road and Lyons Avenue, Ash Vale, Ash	housing	2	Y	Exception test	Y	Y	Y	Y	Y	Suitability concerns: protected open space	
2	F22	Ash and Tongham urban area	Ash Vale	1129	Land at Station Road West, Ash Vale	housing	2	Y	Exception test	Y	Y	Y	Y	Y	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.	
2	F22	Ash and Tongham urban area	Ash Vale	1132	Works, Station Road West, Lyons Avenue, Ash Vale	housing	2	Y	Exception test	Y	Y	Y	Y	Y	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.	
2	F22	Ash and Tongham urban area	Ash Vale	1133	Enterprise Estate, Station Road West, Ash Vale	housing	2	Y	Exception test	Y	Y	Y	Y	Y	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.	
2	F22	Ash and Tongham urban area	Ash Vale	1156	Land between Nexus Park and Lyons Avenue, Ash Vale	housing	2	Y	Exception test	Y	Y	Y	Y	Y	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.	
2	F22	Ash and Tongham urban area	Ash Vale	1131	Lysons Link, South Station Road West, Lyons Avenue, Ash Vale	housing	2	Y	Exception test	Y	Y	Y	Y	Y	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.	
2	F22	Ash and Tongham urban area	Ash Vale	532	Land off Station Road West, Ash Vale	housing	2	Y	Exception test	Y	Y	Y	Y	Y	The site has been identified in the ELNA as part of one of the borough's Strategic Employment sites. The ELNA recommends these sites be retained and where appropriate their use intensified.	
2	F22	Town Centre	Friary and St Nicolas	1331	Guldford Police Station, Margaret Road, Guldford	housing	2	Y	Exception test	Y	Y	Y	Y	Y	Viability and deliverability concerns	
2	F22	Town Centre	Friary and St Nicolas	A1	The Plaza, Portsmouth Road, Guldford	housing	2	Y	Exception test	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
2	F22	Town Centre	Friary and St Nicolas	A7	171	Land and buildings at Guldford Railway Station, Guldford	housing, retail, D1,	2	Y	Exception test	Y	Y	Y	Y	Y	Take through to next stage of sequential test
2	F22	Within village	Clandon and Horsley	A18	1275	Hill, Weston Lea, East Lane, West Horsley	housing	2	Y	Exception test	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Friary and St Nicolas	A3	2181	Land between Farnham Road and the Mount, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Friary and St Nicolas	A4	230	Telephone Exchange, Leape Lane, Guldford	housing, retail	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Friary and St Nicolas	A5	1107	Jewsons, Walnut Tree Close	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Holy Trinity	A12	174	Bright Hill Car Park, Sydenham Road, Guldford	housing, traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Onslow	A31	178	Guldford Car Park, Guldford Park Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Friary and St Nicolas	A8	2332	Land to the west of Guldford Station	platform capacity scheme	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Friary and St Nicolas	A10		Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guldford	sustainable movement corridor	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Onslow	A18	2323	Land at Guldford college, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Friary and St Nicolas	A13	2183	Kernal Court, Walnut Tree Close, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Onslow	A15	50	Land at Guldford Cathedral, Alresford Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Onslow	A16	2331	Land between Gill Avenue and Rosalind Franklin Close, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Westborough	A19	34	Land at Westway, off Alderholt Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Westborough	A20	1584	Former Pond Meadow School, Pond Meadow, Guldford	housing, education, community use	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Westborough	A21	176	Land at Westborough allotments, Guldford	allotments	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Guldford urban area	Onslow	A17	131	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guldford	hospital related development	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Countryside	Ash South and Tongham	A27	2001	Warren Farm, White Lane, Ash Green	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Countryside	Ash South and Tongham	A28	2002	Land to the east of White Lane, Ash Green	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Countryside	Ash South and Tongham, Ash	A29	2247	Land to the south and east of Ash and Tongham	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Countryside	Ash South and Tongham	A31	2341	Land north east of Spool Lane, Tongham	allotments	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Ash and Tongham urban area	Ash South and Tongham	A30	n/a	Land for new road bridge and footbridge scheme to enable level crossing closure on A323 Guldford Road adjacent to Ash railway station, Ash	road and foot bridge	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Within village	Clandon and Horsley	A36	2044	Hotel, Guldford Road, East Horsley	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Inset from Green Belt	Clandon and Horsley	A17	16	Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Inset from Green Belt	Lowelace	A45	1440	Land at the rear of the Talbot, High Street, Ripley	housing and retail	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Inset from Green Belt	Send	A42	2082	Clockham Nursery, Tannery Lane, Send	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	PDL in the Green Belt	Shalford	A32	1164	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	PDL in the Green Belt	Shalford	A33	1210	The University of Law, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Burpham, Clandon and Horsley	A25	46	Gosden Hill Farm, Merrow Lane, Guldford	strategic site	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Clandon and Horsley	A38	15	Land to the west of West Horsley	housing, education	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Clandon and Horsley	A41	2063	Land to the south of West Horsley	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Normandy	A47	2011	Land to east of The Paddocks, Flewford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Send	A44	2081	Land west of Winds Ridge and Send Hill, Send	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Shalford, Worplesdon	A26	311	Blackwell Farm, Hogs Back, Guldford	strategic site	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Worplesdon	A22	126	Land north of Keens Lane, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Worplesdon	A23	2018	Land north of Salt Box Road, Guldford	burial ground, education	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Effingham	A48	164	Land at Home Farm, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Normandy	A49	2343	Palm House Nurseries, Normandy	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Shalford	A56	2120	Valley Park Equestrian Centre, East Shalford Lane, Shalford	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	The Pilgrims	A55	2118	The Orchard, Puttenham Heath Road, Puttenham	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Worplesdon	A53	2114	Roundoak, White Hart Lane, Wood Street Village	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Worplesdon	A52	2119	Four Acre Stables, Alderholt Road, Worplesdon	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Lowelace	A57	2125	The Paddocks, Rose Lane, Ripley	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Green Belt	Worplesdon	A51	165	Land at Cobbetts Close, Worplesdon	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test
1	F21	Town Centre	Friary and St Nicolas	2216	Finance House, Park Street, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Town Centre	Friary and St Nicolas	817	1 Ward Street, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Town Centre	Holy Trinity	525	Park House, Chertsey Street, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Town Centre	Holy Trinity	236	Old Reservoir, Oxford Terrace off Sydenham Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Town Centre	Holy Trinity	1309	Kingdom Hall, 236 High Street, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Burpham	2276	Land at Coltsfoot Drive, 1 Bryony Road and garages, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Christchurch	645	Land rear of 144 London Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Christchurch	512	117 and 119 Epsom Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Christchurch	1103	121 and 121a Epsom Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Friary and St Nicolas	129	Land adjacent to Farnham Road Hospital, Farnham Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Friary and St Nicolas	1454	Hiltebury House, 97 Portsmouth Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Friary and St Nicolas	939	Land adjoining and to the rear of Waverley, 22 Stockton Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Friary and St Nicolas	1262	69 Woodbridge Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Holy Trinity	1170	Dryden Court, Lower Edgeborough Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Holy Trinity	2222	British Rail Staff Association Club, Onslow Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Merrow	1147	Land rear of Horseshoe Lane West and Beechway, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Onslow	2252	Land to the rear of 46 Madrid Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Stoughton	1104	Framptons Yard and Bryanstone House, Bryanstone Avenue, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Westborough	2319	Former pub, Southway, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Guldford urban area	Merrow	2235	179 Epsom Road, Guldford	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	2324	Stadium Works, Oxenden Road, Tongham	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	1339	120, 122 and 124 Ash Street, Ash	housing, retail	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	506	Land south of Grange Road, Ash (including the Coppins and land to the west, and land rear of the Gallies, Viden and Birnam)	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	1121	Works, Poyle Road, Tongham	housing, retail	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	1139	Public House, Oxenden Road, Tongham	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	2097	Land at 79 The Street, Tongham	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash South and Tongham	1118	Land off Kings Court, Oxenden Road, Tongham	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Ash and Tongham urban area	Ash Ward	533	The Forge, 129 Ash Street, Ash	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Countryside	Ash South and Tongham	2327	Courier House, Alderholt Road, Ash	housing, employment	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Clandon and Horsley	350 and 1219	Carlens Garage, Epsom Road, East Horsley	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Clandon and Horsley	90 and 953	East Horsley countryside depot and the adjoining telephone exchange, St Martins Close, East Horsley	housing, traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Effingham	1038	Orchard Walks, Beech Avenue, Effingham	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Lowelace	2055	Hurst House, High Street, Ripley	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Pirbright	1328	Land to the rear of 3-11 Pirbright Terrace, Pirbright	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Send	1268	Oakhaven, Webbers Post and Springfields, Clandon Road and Field Way, Send Marsh	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Send	1274	Land rear of 24 and 26 Potters Lane, Send	housing	1	Y	Y	Y	Y	Y	Y	Y	Take through to next stage of sequential test	
1	F21	Within village	Shalford													

1	F21	Guildford urban area	Christchurch	1082	Land to the rear of 144 London Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	N	A larger site including site 615. Deliverability concerns.
1	F21	Guildford urban area	Christchurch	1133	Stoke Park Nursery	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability and deliverability concerns
1	F21	Guildford urban area	Christchurch	1102	115-119 Epsom Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability and deliverability concerns
1	F21	Within village	Shalford	1007	Summersbury Hall, Summersbury Drive, Shalford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability and suitability concerns
1	F21	Countryside	Ash South and Tongham	2058	Land at Ash Manor School, Manor Road, Ash	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability and suitability concerns: school playing fields
1	F21	Town Centre	Holy Trinity	1315	Bath Shop, Coverditch House, Sydenham Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability and viability concerns
1	F21	Guildford urban area	Holy Trinity	1303	2 Upper Edgeborough Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability and viability concerns
1	F21	Ash and Tongham urban area	Ash South and Tongham	1119	Land at Oxenden Road, Ash	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability and viability concerns
1	F21	Town Centre	Holy Trinity	235	London Road Station, Station Approach, York Road, Guildford	housing, retail	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Friary and St Nicolas	1142	Land opposite Devon Barn, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Friary and St Nicolas	1208	St Johns Church, Graveyard, Stoke Road	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Friary and St Nicolas	219	Land at Guildford Fire Station, Ladymead, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Holy Trinity	1109	Pewley Hill Reservoir, Pewley Hill, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Holy Trinity	2231	Mount Alvernia Hospital, 46 Harvey Road	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Merrow	136	Merrow Depot, Merrow Lane, Guildford	housing, traveller accommodation, education	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoke	1151	Bellfields Youth Centre, Hazel Avenue, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoke	1229	14 Stoughton Road and 1 Hornbeam Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoughton	1220	132, The Royal Hotel, Worpleston Road	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoughton	1239	124-126 Worpleston Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoughton	2074	Stoughton Methodist Church and Hall, Grange Road	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Westborough	1106	Emmanuel Church and Vicarage, Shepherd's Lane, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Westborough	1154	Surgey, Deerbarn Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash South and Tongham	946	Garage, Ash Street, Ash	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash South and Tongham	989	The 13ms, Manor Road, Tongham	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash South and Tongham	1096	Ash Vehicle Centre, Ash Church Road, Ash	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash Wharf	1113	land at and behind 1 Ash Hill Road, Ash	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash Wharf	1213	The Dover Arms, Guildford Road	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash Wharf	2271	Land at the side of 8 and rear of Parsons Cottages, Ash	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Countryside	Ash South and Tongham	2003	land to the east of Ash Green Road, Ash Green	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Within village	Clandon and Horsley	950	Land to the rear of Bishopsmead Drive, Bishopsmead Drive, East Horsley	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Within village	Send	2244	Garage, Send Road	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Within village	Send	1089	North and part of Send Hill, Send	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Within village	Tillingbourne	1270	10 & 13 Patefields, Shere	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Inset from Green Belt	Effingham	1041	Home Farm and Home Barn Court, The Street, Effingham	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Inset from Green Belt	Send	1032	Land at the north of Send Hill, Send Hill, Send	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Inset from Green Belt	Send	1217	Send School, Send Barns Lane, Send	housing, education	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	PDA in the Green Belt	Shalford	1235	Mey House School, Northam Road, Shalford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns: land has planning permission for housing
1	F21	Green Belt	Shalford	2246	land rear of Christmas Hill, Shalford	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Tillingbourne	2073	Michael Jordan Caravans, Station Approach, Gomshall	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Worpleston	2017	Pitch Place, Keens Lane	housing	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Clandon and Horsley	2117	Land at Hilltop Farm, Staple Lane, Shere	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Clandon and Horsley	2160	Horsley camping and caravan site, Ockham Road North, West Horsley	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Loveclace	324	Land at Green Lane, Ockham	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Loveclace	2166	Grove Heath Court and adjoining land, Ripley	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Normandy	2126	Land rear of 199-201 Guildford Road	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoke	137	Hall and car park, Bellfields Road, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoke	2112	Land at Moorfield Road, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Worpleston	2158	Fairoaks residential mobile home park, Aldershot Road	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Within village	Worpleston	994	Land at Baird Drive, Wood Street Village	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Green Belt	Worpleston	2135	Land at Hurst Farm, Jacobs Well	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Ash and Tongham urban area	Ash South and Tongham	2157	Garages at Carfax Avenue, Tongham	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Merrow	130	Garages at Great Goodwin Drive, Merrow, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Within village	Send	2171	Garages at Wharf Lane, Send	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	Guildford urban area	Stoke	1525	Garages at Willow Way, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns
1	F21	PDA in the Green Belt	Ash South and Tongham	2145	Garages adjacent to Park Barn Drive and Rye Close, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns: has planning permission for flats
1	F21	Countryside beyond the Green Belt	Ash South and Tongham	2105	Land at Travellers End, Spail Lane, Ash	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns: land has planning permission for housing
1	F21	Countryside beyond the Green Belt	Ash South and Tongham	2164	Buildings at South Lane, Ash	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Availability concerns: part of a large planning permission for housing
1	F21	Ash and Tongham urban area	Ash South and Tongham	1077	Land to the rear of Grange Road, including The Coppins, Ash (extended site area)	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability and suitability concerns
1	F21	Guildford urban area	Burpham	917	1-17 Paddock Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability and viability concerns
1	F21	Town Centre	Friary and St Nicolas	134	86 Woodbridge Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Town Centre	Friary and St Nicolas	2332	land to the west of Guildford Station	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Guildford urban area	Christchurch	1083	Land behind Abbotswood, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Guildford urban area	Friary and St Nicolas	2340	Land north of Jewsons and west of Kernall Court, Walnut Tree Close, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Guildford urban area	Stoughton	1105	Land behind New Cross Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Within village	Normandy	1244	85-89 Christmas Pie Avenue, Normandy	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Within village	Shalford	1015	Chantry Cottages, Chantry Road, Chilworth	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Green Belt	Clandon and Horsley	1436	Land rear of Glebe Cottages, Clandon	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Within village	Effingham	1324	Land at Norwood Road, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Green Belt	Effingham	2108	Land at Effingham Common Road, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Ash and Tongham urban area	Ash South and Tongham	2169	Garages off Attfield Slow and land to the rear, Ash	traveller accommodation	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns
1	F21	Guildford urban area	Merrow	1087	Land adjoining 176 Epsom Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns: land assembly
1	F21	Within village	Shalford	1178	Chantry Cottages and land to the rear of 74-88 New Road, Chantry Road, Chilworth	housing	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns: access and land assembly issues
1	F21	Within village	Clandon and Horsley	retail C	surface car park, rear of 16-22 Station Parade, Ockham Road South, East Horsley	retail	1	Y	Y	Y	Y	Y	Y	Y	Deliverability concerns: GBC covered currently needed for car parking
1	F21	Green Belt	Clandon and Horsley	2158	High Clandon Farm, High Clandon	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	281	One Tree Cottage, One Tree Hill Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	344	Land to the rear of, Warren Road/One Tree Hill, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	386	Cowley's, One Tree Hill Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	682	Pergrines, White Lane, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	782	Gardeners Cottage, White Lane, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	783	The Red House, One Tree Hill Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Holy Trinity	2108	Land South of Warren Road, Guildford	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Shalford	5	Compton Sewage Treatment Works, Spicell, Compton	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Shalford	56	land off Priorsfield Road, Godalming	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Shalford	160	Arlington Court, Old Portsmouth Road	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Shalford	262	Rushy Platts Farm, Old Portsmouth Road, Arlington	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Shalford	846	Bunker Hill Farm, Munstead Heath Road, Unstead, Godalming	housing	1	Y	Y	Y	Y	Y	Y	Y	in the ACNB and not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Shalford	809	Watt's Gallery, Deane Lane, Compton	housing	1	Y	Y	Y	Y	Y			



1	F21	Green Belt	Worplesdon		1014	Land behind Sutherland Avenue, Sutherland Avenue, Jacobs Well	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1191	Jacobs Hill Village Hall & Rose Cottage, Jacobs Well Road, Jacobs Well	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1192	Land at and to the rear of 35, Wood Street Green, Wood Street	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1193	Hillside, Pink Hill, Wood Street	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1293	Land opposite Burgham Court Farm, Clay Lane	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1410	Hokers, Fairlands Farm	housing, education	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1416	Land East of Russell Place Farm, Frog Grove Lane	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1500	The boma centre and adjoining garden, Perry Hill	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		1578	Land at the White House, Woking Road	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2012	Land to the rear of White Hart Lane, Wood Street Village	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2013	Land to the south of Frog Grove Lane, Frog Grove Lane	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2085	Land at Greenacre, Perry Hill	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2090	Burgham Cottage, Clay Lane, Guildford	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2197	3 Springflower Cottages, Broad Street Common	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2274	Worplesdon Rifle Club, Pitch Place	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2282	Hill Place Farm, 132 Oak Hill, Wood Street Village	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2297	Hydes Hill Lodge, Aldershot Road	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2302	Land at Whitley Manor Farm	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2309	Pinks Hill House, Pinks Hill	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Worplesdon		2310	Russell Place Farm, Frog Grove Lane	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study
1	F21	Green Belt	Send		25	Hillside Farm, Sandy Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Not identified in the Green Belt and Countryside Study. Also unsuitable for self-build and custom housebuilding.
1	F21	Ash and Tongham urban area	Ash South and Tongham		2137	Garages at Carfax Avenue, Tongham	traveller accommodation	1	Y	Y	Y	Y	Y	N	Not known to be seeking further capacity on site
1	F21	PDL in the Green Belt	Clandon and Horsley		2250	Land at Thebarn Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Not sufficient evidence base to demonstrate that it is Previously Developed Land (PDL)
1	F21	PDL in the Green Belt	Shalford		2295	Chinthurst Farm, Chinthurst Lane, Shalford	housing	1	Y	Y	Y	Y	Y	N	Not sufficient evidence base to demonstrate that it is Previously Developed Land (PDL)
1	F21	Green Belt	Clandon and Horsley		139	Land off Ripley Lane, Ripley Lane, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Clandon and Horsley		1037	Land off Silkmore Lane, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Clandon and Horsley		2025	Land to the east of Shere Road, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Clandon and Horsley		2026	Land to the west of Silkmore Lane, West Horsley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Clandon and Horsley		2175	Land to the south of West Horsley, Shere Road	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Effingham		2029	Land to the north east of Effingham, Effingham Lodge Farm	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Effingham		2061	Howard of Effingham School, Lower Road	housing, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Effingham		2117	Land to the East of, The Street	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Marrow		2184	Land adjacent to Marrow Park and Ride, A25	housing, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Normandy		48	Rear of Allriston House, Guildford Road, Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Normandy		2007	Land at north wyke Farm, Normandy	housing, burial ground	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Normandy		2009	land to the south east of Hunts Hill Farm, north of Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Normandy		2010	land to the north east of flexford, Brickfields	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Normandy		75	Land at, Beech Lane, Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Normandy		302	Hazeldene, Westwood Lane, Normandy	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Normandy		989	Land at Tyhak Farm, Westwood Lane, Flexford	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Normandy		990	Land behind Beech Lane and Westwood Lane, Beech Lane, Flexford	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Normandy		2008	land between Beech Lane and Westwood Lane, Flexford	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Send		72	Land at Polesden Lane and Send Marsh Road, Ripley	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Send		263	Papercourt Plot 'A' B D and E, Polesden Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Send		1443	Land at, Tannery Lane	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Send		29	Land at Aldertons Farm, Send Marsh Road	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Send		152	Land around Burnt Common warehouse, London Road, Send	employment, housing, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Send		2280	Land on the south side of, Send Barns Lane, Send	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Shalford		12	Land at Hornhatch Farm, New Road, Chilworth	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Shalford		2032	Land to the south of New Road, New Road	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Shalford		2034	Land to the east of Shalford, Chinthurst Lane	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within medium sensitivity Green Belt.
1	F21	Green Belt	Worplesdon		78	Liddington Hall, Liddington New Road, Guildford	housing, burial ground, traveller accommodation, education	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Worplesdon		2014	Land to the west of Fairlands, Fairlands	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Worplesdon		2072	Land south west of Hunts Farm, Broad Street Common	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	Worplesdon		2190	land to the west of, Dunmore Farm	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Guildford urban area	Westborough		1581	Garages at Pond Meadow, Guildford	traveller accommodation	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in the Green Belt and Countryside Study but is located within high sensitivity Green Belt.
1	F21	Green Belt	The Pilgrims		2254	Land south of Halfway House at Aaron's Hill, Upper Eashing	housing	1	Y	Y	Y	Y	Y	N	Our spatial strategy and site allocations have been considered through the Sustainability Appraisal and this site no longer accords with the proposed spatial strategy in the Local Plan. The site was identified in Waverley Borough Council's Green Belt review but is located within high sensitivity Green Belt.
1	F21	Guildford urban area	Onslow		874	Land between 6 Cathedral Close and 1 Cathedral Cottages, Ridgemount, Guildford	housing	1	Y	Y	Y	Y	Y	N	Part of site 50
1	F21	Green Belt	Shalford		1210	Guildford Law College, Portsmouth Road	housing	1	Y	Y	Y	Y	Y	N	Part of the proposed site not identified in the Green Belt and Countryside Study, part proposed to be inset and could potentially accommodate some development in the future, subject to AONB
1	F21	Countryside	Ash South and Tongham		2335	Land west of Ash Green Road and Land between Guildford Road and Wyke Lane, Ash	housing	1	Y	Y	Y	Y	Y	N	Part of the site is within LAA site 2247. The remainder of the site is Green Belt and is not identified in the Green Belt and Countryside Study.
1	F21	Green Belt	Ash South and Tongham		2335	Land west of Ash Green Road and Land between Guildford Road and Wyke Lane, Ash	housing	1	Y	Y	Y	Y	Y	N	Part of the site is within LAA site 2247. The remainder of the site is Green Belt and is not identified in the Green Belt and Countryside Study.
1	F21	Guildford urban area	Onslow		2290	land at Stag Hill, Guildford	housing	1	Y	Y	Y	Y	Y	N	Protected open space
1	F21	Town Centre	Holy Trinity		retail A	Tungate Square, Guildford	retail	1	Y	Y	Y	Y	Y	N	Refurbishment and extension of the centre, resulting in reduction of 1,455sqm A1 comparison retail was approved in 2015.
1	F21	Guildford urban area	Christchurch		92	Boxgrove County Primary School, Boxgrove Lane, Guildford	housing	1	Y	Y	Y	Y	Y	N	Required for current use
1	F21	Guildford urban area	Christchurch		1237	84 Epson Road, Guildford	housing	1	Y	Y	Y	Y	Y	N	Required for current use
1	F21	Green Belt	Effingham		217	Land at Salmons Road, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm
1	F21	Green Belt	Effingham		238 and 239	Land at Home Farm, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm
1	F21	Green Belt	Effingham		267	Land west of Calvert Road, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm
1	F21	Green Belt	Effingham		276	Land adjacent to Sylcot, Chester Road, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm
1	F21	Green Belt	Effingham		2121	Formerly Lazy Lynn, Home Farm, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm
1	F21	Green Belt	Effingham		2141	Land south of Chester Road, Home Farm, Effingham	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm
1	F21	Green Belt	Effingham		2153	115 to 117 Calvert Road Effingham, Home Farm	traveller accommodation	1	Y	Y	Y	Y	Y	N	See LAA for information regarding site assessment at Home Farm





# Appendix 1

(Stage 3)

Rank	Proposed Submission Local Plan	LAA ref	Site name	Location	Proposed use	Net quantity (no of homes/floor space)	Total site area (ha)	FZ1		FZ2		FZ3a		FZ3b developed		FZ3b undeveloped		Climate change Potential?	Surface Water flooding	Surface Water flooding information	Highest risk flood zone	Appropriate uses					Site status
								Area	% of site	Area	% of site	Area	% of site	Area	% of site	Area	% of site					Highly vulnerable	More vulnerable	Less vulnerable	Water compatible	Essential infrastructure	
5		1006	51, 53, 55 Summersbury Drive, Shalford	Within village	housing (C3)	5	0.85	0.7	81.2	0.16	18.8	0.13	15.3			0.082	9.6				3b	Exception test	N	N	N	Y	Realistic candidate for development (LAA)
4	A9	8	77 to 83 Walnut Tree Close, Guildford	Town Centre	offices (B1a)	3,000	0.37					0.37	100	0.19	51.2	0.36	98.3	Yes	limited	3b developed	Exception test	N	N	N	Y	Proposed Submission Local Plan site allocation	
4	A2	2229	Guildford Cinema, Bedford Road, Guildford	Town Centre	cinema (D2) & food and drink (A3-A5)	1,000	0.8					0.8	100	0.19	23.9	0.64	79.5	Yes	limited	3b developed	Exception test	N	N	N	Y	Proposed Submission Local Plan site allocation	
4	A34	2186	Broadford Business Park, Shalford	PDL in the Green Belt	housing (C3)	100	1.5	0.5	32.4	0.98	65.5			0.03	2.1			Yes	limited	3b developed	Exception test	N	N	N	Y	Proposed Submission Local Plan site allocation	
3	A6	205	North Street redevelopment, Guildford	Town Centre	Retail (A1, A3, A4), residential (C3), gym (D2)	48,000, 200	3.47	2.6	75.2	0.77	22.3	0.09	2.5					Yes	limited	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A14	2226	Wey Corner, Walnut Tree Close, Guildford	Guildford urban area	housing (C3)	35	0.38	0.3	71.7	0.06	16.4	0.05	11.9						low risk	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A39	240	Land near Horsley Railway Station, Ockham Road North, West Horsley	Green Belt	housing (C3)	100	5.7	3.9	69.1	0.15	2.7	1.6	28.2					Yes	limited	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A40	975	Land to the north of West Horsley	Green Belt	housing (C3)	120	8	6.4	80.2	0.2	2.4	1.4	17.4					yes	limited	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A35	53	Land at former Wisley airfield, Ockham	Green Belt	strategic development site, including housing (C3)	2100	71	69	97	0.2	0.3	2.1	2.9					Yes	limited	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A35	54	Land at former Wisley airfield, Ockham	Green Belt	strategic development site, including housing (C3)	2100	15	14	96.5	0.5	3.5							yes	Yes	limited	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation
3	A46	368	Land to the south of Normandy and north of Flexford	Green Belt	strategic development site, including housing (C3)	1100	67	65.7	98	0.34	0.5	1.0	1.5					yes	medium	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A43	2258	Land at Garlick's Arch, Send Marsh	Green Belt	housing (C3) and employment (B1c, 400, 7000)	38.1	30.5	80	3.6	9.5	1.5	4		2.5	6.5			yes	low/at risk	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A54	2106	Lakeview, Lakeside Road, Ash Vale	Countryside beyond the Green Belt	traveller pitches	4	0.55	0.4	72.7	0.05	9.6	0.1	17.7					yes	low	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A50	241	Land at Whittles Drive, Aldershot Road, Normandy	Green Belt	travelling showpeople plots	14	2.8	2.1	73.7	0.57	20.3	0.17	6					yes	majority of site	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3	A24	245	Slyfield Area Regeneration Project, Guildford	Guildford urban area	strategic development site, including housing (C3)	1000	40	34.4	85.9	4.56	11.4	0.12	0.3		1.0	2.4		yes	low to medium	3	Exception test	N	Exception test	Y	Y	Proposed Submission Local Plan site allocation	
3		1265	Land at Wisteria, Glaziers Lane, Normandy	Within village	housing (C3)	7	0.47	0.235	50	0.235	50	0.11	23							3	Exception test	N	Exception test	Y	Y	Realistic candidate for development (LAA)	
2	A1	134	The Plaza, Portsmouth Road, Guildford	Town Centre	housing (C3)	70	0.38	0.36	93.9	0.02	6.1							yes	yes	low	2	Y	Exception test	Y	Y	Y	Proposed Submission Local Plan site allocation
2	A7	171	Land and buildings at Guildford Railway Station, Guildford	Town Centre	mixed use: housing (C3), retail (A1 and A3), gym (D2)	350, 2700	2.2	2.1	95.9	0.09	4.1							yes	yes	half of site	2	Y	Exception test	Y	Y	Y	Proposed Submission Local Plan site allocation
2		1275	Hall, Weston Lea, East Lane, West Horsley	Within village	housing (C3), community use	5	0.18	0.18	97.6	0.004	2.4							yes			2	Y	Exception test	Y	Y	Y	Realistic candidate for development (LAA)
1	A3	2181	Land between Farnham Road and the Mount, Guildford	Town Centre	housing (C3)	70	0.64	0.64	100										yes	half of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A4	230	Telephone Exchange, Leapale Lane, Guildford	Town Centre	housing (C3)	100	0.6	0.6	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A5	1107	Jewsons, Walnut Tree Close	Town Centre	housing (C3)	125	0.64	0.64	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A12	174	Bright Hill Car Park, Sydenham Road, Guildford	Town Centre	housing (C3)	60	0.47	0.47	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A11	178	Guildford Park Car Park, Guildford Park Road, Guildford	Town Centre	housing (C3)	160	2.12	2.12	100										yes	half of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A8	2332	Land to the west of Guildford Station	Town Centre	platform scheme		1.02	1.02	100										yes	half of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A10	n/a	Land for Sustainable Movement Corridor Town Centre Phase 2, off Walnut Tree Close, Guildford	Town Centre	sustainable movement corridor		0.3	0.3	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A18	2323	Land at Guildford college, Guildford	Guildford urban area	housing (C3) and D1	100, 500	0.7	0.7	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A13	2183	Kernal Court, Walnut Tree Close, Guildford	Guildford urban area	housing (C3)	100	0.55	0.55	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A15	50	Land at Guildford Cathedral, Alresford Road, Guildford	Guildford urban area	housing (C3)	100	3.28	3.28	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A16	2331	Land between Gill Avenue and Rosalind Franklin Close, Guildford	Guildford urban area	housing (C3)	450	2.36	2.36	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A19	34	Land at Westway, off Aldershot Road, Guildford	Guildford urban area	housing (C3)	38	0.56	0.56	100										no		1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A20	1584	Former Pond Meadow School, Pond Meadow, Guildford	Guildford urban area	D1 and housing (C3)	1600, 10	0.6	0.6	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A21	176	Land at Westborough allotments, Guildford	Guildford urban area	allotments		3	3	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A17	131	Land south of Royal Surrey County Hospital, Rosalind Franklin Close, Guildford	Guildford urban area	hospital related development		1.3	1.3	100										yes	limited	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A27	2001	Warren Farm, White Lane, Ash Green	Countryside	housing (C3)	58	2.87	2.87	100										yes	quarter of site	1	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation

1	A28	2002	Land to the east of White Lane, Ash Green	Countryside	housing (C3)	62	1.9	1.9	100									yes	half of site	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A29	2247	Land to the south and east of Ash and Tongham	Countryside	housing (C3)	1200	67	67	100									yes	considerable in various locations	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A31	2341	Land north east of Spoil Lane, Tongham	Countryside	allotments		0.76	0.76	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A30	n/a	Land for new road bridge and footbridge scheme to enable level crossing closure on A323 Guildford Road adjacent to Ash railway station, Ash	Ash and Tongham urban area	road and footbridge		2.7	2.7	100									yes	majority of site	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A36	2044	Hotel, Guildford Road, East Horsley	Within village	housing (C3)	48	1.3	1.3	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A37	16	Land at and to the rear of Bell and Colvill, Epsom Road, West Horsley	inset from Green Belt	housing (C3)	1.4	1.4	1.4	100									yes	half of site	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A45	1440	Land at the rear of the Talbot, High Street, Ripley	inset from Green Belt	housing (C3), retail (A1-A5)	18,200	0.72	0.72	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A42	2082	Clockbarn Nursery, Tannery Lane, Send	inset from Green Belt	housing (C3)	45	2.4	2.4	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A32	1164	Surrey Police Headquarters, Mount Browne, Sandy Lane, Guildford	PDL in the Green Belt	housing (C3)	116	5.9	5.9	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A33	1210	The University of Law, Guildford	PDL in the Green Belt	student accommodation (sui generis)		0.7	0.7	100									no		1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A25	46	Godsen Hill Farm, Merrow Lane, Guildford	Green Belt	strategic development site, including housing (C3)	2000	89	89	100									yes	limited/moderate	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A38	15	Land to the west of West Horsley	Green Belt	housing (C3)	135	8.4	8.4	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A41	2063	Land to the south of West Horsley	Green Belt	housing (C3)	90	4.8	4.8	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A47	2011	Land to east of The Paddocks, Flexford	Green Belt	housing (C3)	50	2	2	100									yes	half of site	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A44	2081	Land west of Winds Ridge and Send Hill, Send	Green Belt	housing (C3), traveller pitches	40,2	1.9	1.9	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A26	311	Blackwell Farm, Hogs Back, Guildford	Green Belt	strategic development site, including housing (C3)	1800	78	78	100									yes	half of site	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A22	126	Land north of Keens Lane, Guildford	Green Belt	housing (C3), care home (C2)	140	5.25	5.25	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A23	2018	Land north of Salt Box Road, Guildford	Green Belt	burial ground		7.88	7.88	100									no		1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A48	164	Land at Home Farm, Effingham	Green Belt	traveller pitches	6	0.62	0.62	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A49	2343	Palm House Nurseries, Normandy	Green Belt	traveller pitches	6	0.61	0.61	100									no		1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A56	2120	Valley Park Equestrian Centre, East Shalford Lane, Shalford	Green Belt	traveller pitches	5	0.49	0.49	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A55	2118	The Orchard, Puttenham Heath Road, Puttenham	Green Belt	traveller pitches	2	0.17	0.17	100									no		1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A53	2114	Roundoak, White Hart Lane, Wood Street Village	Green Belt	traveller pitch	1	0.07	0.07	100									no		1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A52	2119	Four Acre Stables, Aldershot Road, Worplesdon	Green Belt	traveller pitches	6	0.39	0.39	100									yes	third of site	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A57	2125	The Paddocks, Rose Lane, Ripley	Green Belt	traveller pitches	4	0.28	0.28	100									no		1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1	A51	165	Land at Cobbetts Close, Worplesdon	Green Belt	traveller pitches	20	1.6	1.6	100									yes	limited	1	Y	Y	Y	Y	Y	Y	Proposed Submission Local Plan site allocation
1		2216	Finance House, Park Street, Guildford	Town Centre	housing (C3)	6	0.04	0.04	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		817	1 Ward Street, Guildford	Town Centre	housing (C3)	8	0.02	0.02	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		525	York House, Chertsey Street, Guildford	Town Centre	housing (C3)	12	0.06	0.06	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		236	Old Reservoir, Oxford Terrace off Sydenham Road, Guildford	Town Centre	housing (C3)	5	0.1	0.1	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1309	Kingdom Hall, 236 High Street, Guildford	Town Centre	housing (C3) and D1	6	0.03	0.03	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		2276	Land at Coltsfoot Drive, 1 Bryony Road and garages, Guildford	Guildford urban area	housing (C3)	18	0.64	0.64	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		615	Land rear of 144 London Road, Guildford	Guildford urban area	housing (C3)	8	0.25	0.25	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		512	117 and 119 Epsom Road, Guildford	Guildford urban area	housing (C3)	8	0.3	0.3	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1103	121 and 121a Epsom Road, Guildford	Guildford urban area	housing (C3)	7	0.5	0.5	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		129	Land adjacent to Farnham Road Hospital, Farnham Road, Guildford	Guildford urban area	housing (C3)	14	0.11	0.11	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1		1454	Hitherbury House, 97 Portsmouth Road, Guildford	Guildford urban area	housing (C3)	10	0.12	0.12	100											1	Y	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)



1	82	Land rear of Wanborough Station, Flexford, Normandy	inset from Green Belt	housing (C3)	8	0.46	0.46	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	58	Land off Send Hill, Send	inset from Green Belt	housing (C3)	10	0.55	0.55	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	1183	Land rear of 6 Send Barns Lane, Send	inset from Green Belt	housing (C3)	20	0.81	0.81	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	2286	Land at Old Manor Farm, Old Manor Lane, Chilworth	inset from Green Belt	housing (C3)	20	2	2	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	115	Land at 148 Broad Street, Wood Street Village	inset from Green Belt	housing (C3)	12	0.32	0.32	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	1502	Former Tyrrell site, Long Reach, Ockham	PDL in the Green Belt	housing (C3)	12	5.7	5.7	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	1582	The Shed Factory, Portsmouth Road, Ripley	PDL in the Green Belt	housing (C3)	12	0.4	0.4	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	2115	Builders Yard (Elms Garden), Glaziers Lane, Normandy	PDL in the Green Belt	housing (C3)	15	1.25	1.25	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	2118	Treetops Kennels and Loxhill Nursery, Old Portsmouth Road, Guildford	PDL in the Green Belt	housing (C3)	12	2	2	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	35	Land at Oak Hill, Wood Street Village	PDL in the Green Belt	housing (C3)	22	4.4	4.4	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)
1	1363	Former scrap yard, Aldershot Road, Worplesdon	PDL in the Green Belt	housing (C3)	10	1.7	1.7	100												1	Y	Y	Y	Y	Y	Realistic candidate for development (LAA)