

Appendix 3

Discounted Sites

Guildford Borough Council

2025

Guildford Town Centre

Site ID	Site address	Ward	Reason
2498	77-101 Walnut Tree Close, Guildford, GU1 4UH.	Stoke	Site not suitable for development due to high flood risk.
2509	Riverside Business Centre, Walnut Tree Close, Guildford, GU1 4UG	Stoke	Site not suitable for development due to high flood risk.

Guildford Urban Area

Site ID	Site address	Ward	Reason
2415	18 Trodds Lane, Guildford, GU1 2XR	Merrow	Site not suitable for development due to capacity concerns.

Ash and Tongham

Site ID	Site address	Ward	Reason
336	Land on the Corner of Poyle Road and White Lane, Ash Green, GU10 1BS	Pilgrims	Site not suitable for development due to Countryside designation.
79	Land north of Poyle Road, Tongham, Surrey	Ash South and Pilgrims	Site not suitable for development due to Countryside designation.
2481	Manor Farm, The Street, Tongham	Pilgrims	Site not suitable for development due to Countryside designation.

Villages

Site ID	Site address	Ward	Reason
1210	University of Law car park	Shalford	Site not suitable for development due to major development in the Surrey Hills National Landscape.
2286	Land at Old Manor Farm, Chilworth.	Shalford	Site not suitable for development due to access concerns.

Suitable Alternative Natural Greenspace (SANG)

Site ID	Site address	Ward	Reason
2424	Westwood Lane, Normandy, GU3 2JF	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.

Green Belt Sites

Site ID	Site address	Ward	Reason
2457	Shortlands Farm, Guildford Road, Ash, GU12 6BL	Ash Wharf and Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2413	Wix Hill House, Epsom Road, West Horsley, KT24 6DY	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2421	Land to the east of Church Cottage, 10 East Lane, West Horsley, KT24 6HL	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2423	Blakes Lane Farm, East Clandon	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2425	Land and buildings on the south west side of Lollesworth Lane, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2427	Land adjacent to Cerrig, West Clandon	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2428	Norrels Meadow, Norrels Drive, East Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2432	Tunmore Cottage, Butlers Hill, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2436	Land to the north of Pincott Farm, West Horsley bounded by Ripley Lane	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2452	Orchard Farm, Chalk Lane	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2458	Foxbury, Epsom Road, West Horsley, Kt24 6AR	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2459	Broom Cottage, Broom House, Spring Reach Nursery and land to the rear of Spring Reach Nursery, Long	Clandon & Horsley	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2462	Land adjoining Foxbury, Epsom Road, West Horsley, Surrey, KT24 6AR	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2467	Land lying to the southeast of East Lane, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2471	Land off Dedswell Drive, West Clandon	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2473	Land at Wix Hill, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2474	Land to the East of Clandon Road (A247) including 'Little Meadow', West Clandon, Guildford GU4 7TL	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2487	Land to the West of Waterfields, West Clandon	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2492	Land south of Tithebarns Lane and east of Clandon Road, West Clandon, GU23 7LE	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
139	Land east of Ripley Lane, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2506	Land at Shere Road, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2511	Land off Epsom Road, West Horsley	Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2508	Land adjacent to Merrow Park and Ride, A25	Clandon & Horsley and Merrow	Site not suitable for development due to Green Belt designation.
2296	Land known as Lyons Field, Effingham Common Road	Effingham	Site not suitable for development due to Green Belt designation.
2453	Land adjacent and to the East of Beech Avenue, between Conyngham House and Long Meadow, Effingham	Effingham	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2484	Land to the north of Lutyens Close, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
2494	Land at Guildford Road, Effingham	Effingham	Site not suitable for development due to Green Belt designation.
2416	Fairoaks Smallholding Aldershot Road Normandy Guildford Surrey GU3 2BE	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2418	Land off Rowe Lane, Pirbright	Normandy & Pirbright	Site not suitable for development as site within 400m of SPA and Green Belt designation.
2412	Stanley Hill, Pirbright, GU24 0DN	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2433	Land adjacent to Gibbs Acre, Pirbright	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2437	Land west of Westwood Lane, Flexford	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2441	Land at Normandy and Flexford, Westwood Lane	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2454	Land on the west side of Pirbright Terrace, Guildford Road, Pirbright,	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2455	Land at Stanley Hill, Pirbright, GU24 0DN	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2461	Land at Church Field, Pirbright	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2497	Land east of Glaziers Lane, Flexford, Normandy, Surrey	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
2361	Land off Sunnybrook Farm, off Ash Green Lane, Ash Green	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.
368	Land east of Westwood Lane, Guildford	Normandy & Pirbright	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2414	Land at end of Beechcroft Drive next to No.20, Guildford	Onslow	Site not suitable for development due to Green Belt designation.
2505	Land west of Manor Farm, Guildford	Onslow, Shalford and Westborough	Site not suitable for development due to Green Belt designation.
2254	Land at Eashing Lane, Godalmin	Pilgrims	Site not suitable for development due to Green Belt designation.
2501	Land at Hurst Farm, Milford	Pilgrims	Site not suitable for development due to Green Belt designation.
2408	Land at junction of Send Barnes Lane and London Road, Send	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2417	Send Hill studios, Send Hill, Send, GU23 7HT	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2419	Land off Vicarage Lane, Send, GU23 7JN	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2426	Land at Send Barns Lane, Send	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2431	Cedar Cottage, Old Lane, Ockham	Send & Lovelace	Site not suitable for development as site within 400m of SPA and Green Belt designation.
2438	Land at Grove Heath, Send	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2439	Land at Alderton's Farm, Send Marsh	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2442	Hillside Farm, Sandy Lane, Send	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2440	Land at Valentines Farm, Rose Lane	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2444	The Tyrrell Building, Longreach, Ockham	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2456	Land at Wisley Vilage	Send & Lovelace	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
22	Land at, Polesdon Lane and Send Marsh Road, Send Marsh, GU23 6LS	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2472	Land at Ripley Court School, Rose Lane, Ripley GU23 6NE	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2477	Land at Georgelands, Ripley	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2488	Land at Sandy Lane, Send	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2489	Land rear of 120-130 Potters Lane, Send, GU23 7AL	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2490	Land to the Southeast of Tannery Lane GU23 7EF	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2496	Land at Tannery Lane, Send	Send & Lovelace	Site not suitable for development due to Green Belt designation.
2429	Land at New Pond Farm, New Pond Road, Compton	Shalford	Site not suitable for development due to Green Belt designation.
2430	Land at New Pond Farm, New Pond Road, Compton	Shalford	Site not suitable for development due to Green Belt designation.
2465	Chinthurst Farm, Shalford	Shalford	Site not suitable for development due to Green Belt designation.
2470	Coneycroft Farm, Down Lane, Guildford, Surrey, GU3 1DN	Shalford	Site not suitable for development due to Green Belt designation.
2495	The Stables, Down Place, Hog's Back, Guildford GU3 1DE and Badgers Copse, Hog's Back, Guildford GU3	Shalford	Site not suitable for development due to Green Belt designation.
12	Land at Hornhatch Farm, Chilworth	Shalford	Site not suitable for development due to Green Belt designation.
2507	Land south of driveway, University of Law, Guildford	Shalford	Site not suitable for development due to Green Belt designation.
78	Liddington Hall, Guildford	Stoughton South and Worplesdon	Site not suitable for development due to Green Belt designation.
2445	Land north of Tillingbourne (Albury Site 1)	Tillingbourne	Site not suitable for development due to Green Belt designation.
2446	Malcolms Field (Albury Site 2)	Tillingbourne	Site not suitable for development due to Green Belt designation.
2447	Land at Birmingham Farm (Albury Site 3)	Tillingbourne	Site not suitable for development due to Green Belt designation.
2448	Land off Church Lane (Albury Site 4)	Tillingbourne	Site not suitable for development due to Green Belt designation.
2449	The Old Sawmill (Albury Site 5)	Tillingbourne	Site not suitable for development due to Green Belt designation.
2450	Weston Farm (Albury Site 7)	Tillingbourne	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2464	59 Station Road, Gomshall GU5 9NP	Tillingbourne	Site not suitable for development due to Green Belt designation.
2485	Land to the east of Albury House, Albur	Tillingbourne	Site not suitable for development due to Green Belt designation.
2491	Land to the south of Weston Lodge, The Street, Albury, GU5 9AE	Tillingbourne	Site not suitable for development due to Green Belt designation.
2510	Land to the north of Albury Mill, Albury	Tillingbourne	Site not suitable for development due to Green Belt designation.
49	Tangley Place Farm and and to the east of Tangley Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
2297	Rydes Hill Lodge, Aldershot Road, Guildford. GU33AG	Worplesdon	Site not suitable for development due to Green Belt designation.
2085	Land at Greenacre, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
2443	Land west of Fairlands	Worplesdon	Site not suitable for development due to Green Belt designation.
2451	Whipley Farm, Aldershot Road	Worplesdon	Site not suitable for development due to Green Belt designation.
2463	Hooks Farm / Hunts Farm Land to the south of Fairlands Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
2468	Land of Worplesdon Road, Worplesdon	Worplesdon	Site not suitable for development due to Green Belt designation.
2469	Land at Clay Lane, Jacobs Well	Worplesdon	Site not suitable for development as site within 400m of SPA and Green Belt designation.
2475	Land to the east of Aldershot Road, Fairlands Farm, Fairlands, Worplesdon, Guildford, GU3 3PB	Worplesdon	Site not suitable for development due to Green Belt designation.
2476	Land at Fairlands Farm, Fairlands Farm, Fairlands, Worplesdon, Guildford, GU3 3PB	Worplesdon	Site not suitable for development due to Green Belt designation.
2190	Land at Dunmore Farm, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
2482	Land at Hesters Yard, Woodstreet Village	Worplesdon	Site not suitable for development due to Green Belt designation.
2483	Hill Place Farm, Wood Street Village	Worplesdon	Site not suitable for development due to Green Belt designation.
2486	Land at the junction of Woking Road and Jacobs Well Road, Jacobs Well	Worplesdon	Site not suitable for development due to Green Belt designation.
2499	Land to the west of Tangley Lane, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.

Site ID	Site address	Ward	Reason
2500	Land west of Frog Grove Lane, Wood Street Village, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.
2502	Land west of Wood Street, Wood Street Green	Worplesdon	Site not suitable for development due to Green Belt designation.
2410	Land at Jacobs Well, Guildford	Worplesdon	Site not suitable for development due to Green Belt designation.

Traveller Accommodation

Traveller accommodation - Borough wide

Site ID	Site address	Ward	Reason
N/A	N/A	N/A	N/A

Traveller accommodation - Garage sites, Borough wide

Site ID	Site address	Ward	Reason
N/A	N/A	N/A	N/A

Employment Uses

Site ID	Site address	Location	Reason
392	Burnt Common Auction Rooms, London Road, Woking, Surrey, GU23 7LN	Out of Town Send & Lovelace	Site not suitable for development due to Green Belt designation.
279	Land at Nuthill Farm, A3, West Clandon, GU23 7LW.	Out of Town Clandon & Horsley	Site not suitable for development due to Green Belt designation.
2440	Land at Valentines Farm, Rose Lane	Out of Town Send & Lovelace	Site not suitable for development due to Green Belt designation.
2450	Weston Farm, Albury	Out of Town, Tillingbourne	Site not suitable for development due to Green Belt designation.
2460	Land adjoining Dennis Way, adjacent to Slyfield Industrial Estate	Out of Town Worplesdon	Site not suitable for development due to Green Belt designation.
2504	Land off Down Lane, Compton, Guildford, GU3 1DQ	Out of Town Shalford	Site not suitable for development due to Green Belt designation.

Retail Uses

Retail comparison

Site ID	Address	Location	Reason
N/A	N/A	N/A	N/A

Retail convenience

Site ID	Address	Location	Reason
N/A	N/A	N/A	N/A

Food and drink

Site ID	Address	Location	Reason
N/A	N/A	N/A	N/A

Leisure

Site ID	Address	Location	Reason
2504	Land off Down Lane, Compton, Guildford, GU3 1DQ	Out of Town Shalford	Site not suitable for development due to Green Belt designation.