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# Guildford Urban Capacity Study

## Draft Stage 1 Report

Iceni Projects Limited, Urban  
Intelligence and Maccreanor  
Lavington on behalf of Guildford  
Borough Council  
March 2026

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Guildford Urban Capacity Study  
DRAFT STAGE 1 REPORT



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# 1. Introduction

1.1 Maccreeanor Lavington (“ML”), along with Iceni Projects (“IP”) and Urban Intelligence (“UI”), was appointed by Guildford Borough Council (“the Council”) to undertake an Urban Capacity Study.

1.2 The purpose of the Urban Capacity Study (UCS) was to identify suitable sites for housing or mixed-use schemes, and the scale of housing that could potentially be delivered in Guildford Town Centre and surrounds.

## **Background**

1.3 Through their Local Plan Strategy and Site (“LPSS”), the Council had previously committed to meet the borough’s identified housing need (562 dpa) in full, as well as an appropriate buffer to ensure sufficient flexibility that the housing requirement would still be met in changing circumstances.

1.4 The Council allocated several sites within the Guildford urban area; however, there was insufficient land to accommodate all development needs, which has now significantly increased to 1,168 dpa.

1.5 To meet the previous target, this necessitated having to allocate a significant amount of Green Belt land including a number of ‘strategic sites’. This includes two urban extensions to Guildford and a new settlement at the former Wisley Airfield.

1.6 The LPSS also allocates several smaller extensions to some of the larger villages that were inset from the Green Belt and an urban extension to Ash and Tongham on land which was previously designated Countryside Beyond the Green Belt.

1.7 To meet the revised need, the Council anticipated that it would have to identify further housing allocations to supplement future housing delivery.

- 1.8 To avoid or minimise the need to allocate further sites in the Green Belt, the Council has commissioned this UCS to fully assess potential development opportunities within the Guildford urban area, with a focus on the town centre and surrounds.
- 1.9 This study is a proactive approach to identifying potential opportunities for development rather than just relying on a traditional 'call for sites' exercise.

### **Aims**

- 1.10 The UCS will form a crucial part of the evidence base for the new Local Plan. It has been prepared in accordance with national policy and guidance and reflects best practice.
- 1.11 This report provides Stage 1 and 2 of the commission. Stage 1 was to identify a range of sustainable sites that can help meet the housing requirement in the new Local Plan.
- 1.12 The site threshold for inclusion within the UCS is 25 or more (gross) dwellings as per the Council's instructions. This meets the scale of sites which the Council would normally allocate rather than rely on as a windfall, either as a smaller or larger windfall, as set out in the land availability assessment.
- 1.13 The rationale for this is to allow a more manageable basket of (potentially allocatable, larger) sites that the council might seek to approach their owners more proactively (e.g. in terms of attempt at direct contact).
- 1.14 The threshold is however also sufficiently low to ensure that the study contributes to the Council seeking opportunities to accommodate its housing need on small/medium size sites to support the identification of diverse mix of sites (see also section 2 regarding site size) within the new Local Plan.

- 1.15 Once agreed, the second stage was to identify the initial sift of potential sites to identify Suitable and potentially Developable sites. This is a 'policy off' assessment, so it includes sites that are currently protected for other uses, such as employment sites.
- 1.16 As part of the new Local Plan, there is the opportunity to reconsider existing designations and, if appropriate, whether specific sites should be de-designated and allocated for housing.
- 1.17 This report sets out our proposed methodology for identifying and assessing site suitability and achievability. It draws on the best available guidance for Urban Capacity Studies, "Tapping the Potential," produced in 1999 by Urbed for the Department for Environment, Transport and the Regions, and the current Planning Practice Guidance for Housing Supply and Delivery<sup>1</sup> and Assessing Sites<sup>2</sup>.

### **Further Stages**

- 1.18 After these stages, the council are to proactively engage with relevant stakeholders/landowners to assess whether sites identified by the study are available for development.
- 1.19 To better understand capacity and help shape development proposals prior to the planning application process, the site allocations in the new plan will include more detailed design codes/requirements/parameters. This is to be undertaken by Maccreanor Lavington.
- 1.20 The aim of providing more detailed design parameters is to ensure that there is efficient use of land with no unacceptable impact on local character and heritage

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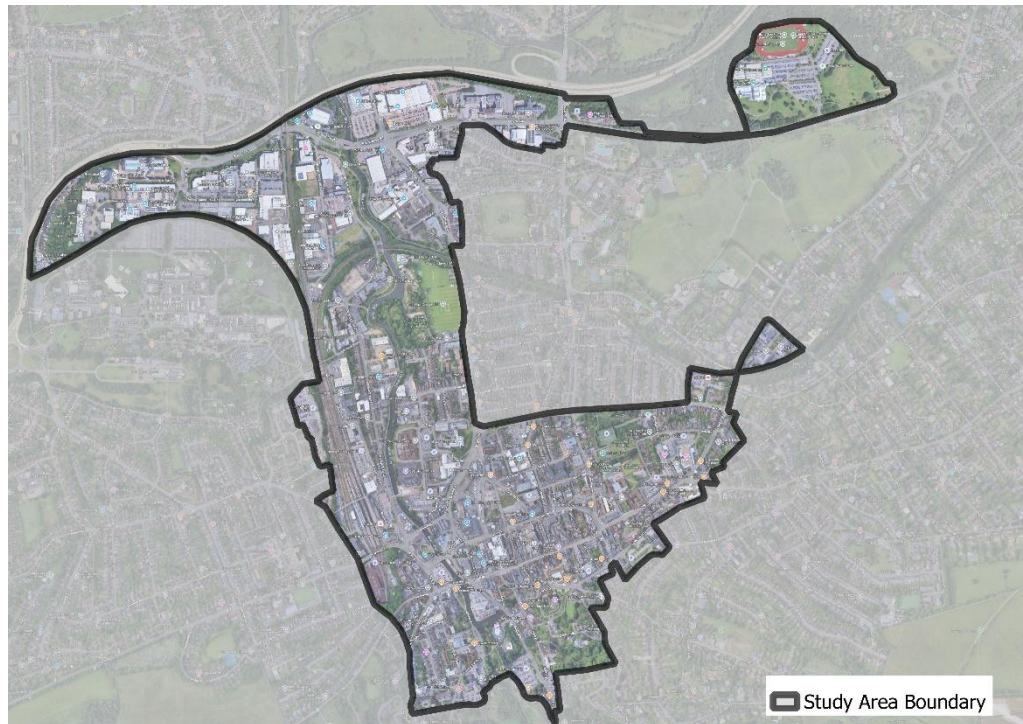
<sup>1</sup> Available online at: <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>2</sup> Available online at: <https://www.gov.uk/guidance/assessing-sites-for-local-plans-stage-2>

**Area of Search**

- 1.21 This study is not intended to examine all potential housing sites in the borough, but only those in the Guildford Urban Area, and within this, areas which are considered most likely to reflect the potential for significant change / scope for intensification.
- 1.22 Although the Guildford Town Centre as defined on the Local Plan policies map is the most obvious area of focus, this study widens the area of search.
- 1.23 For the UCS, we have identified a town centre and surrounds search area that incorporates both the previous town centre definition and the Shaping Guildford Future (SGF) study area.
- 1.24 In addition, we have expanded the areas to the North to encompass the commercial areas along the A3 as well as the Guildford Spectrum Leisure Complex. In defining this area, we have been careful to avoid principally residential areas.
- 1.25 This is not to preclude the Council's identification of suitable, available and achievable brownfield sites elsewhere, including within urban areas, through their LAA/brownfield register processes, but reflects a proportionate, targeted, and proactive approach within the area considered to have the most potential for intensification.

**Figure 1.1** Urban Capacity Study - Area of Search



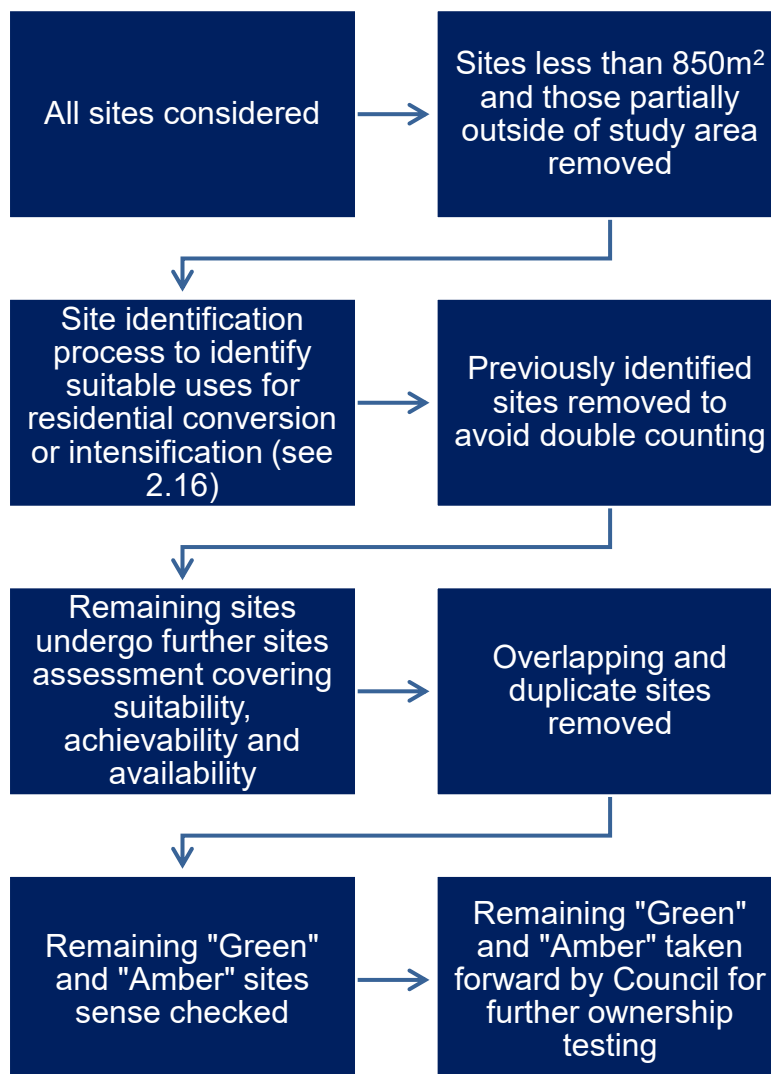
Source: Iceni Projects based on OS Data



## 2. Site Identification

- 2.1 This chapter of the report sets out the process to identify a long list of sites within the study area that would be capable of delivering at least 25 units. Although all sites were initially identified regardless of size.

**Figure 2.1** Flow Chart of Site Identification and Assessment Process



Source: Iceni Projects

### Site Size

- 2.2 Maccreeanor Lavington undertook an analysis to determine the minimum plot size that could feasibly deliver at least 25 residential units within

Guildford Town Centre. Initially, a review of planning approvals for schemes of over 24 units was undertaken.

2.3 However, these were mainly for low-density suburban housing and therefore not relevant to understanding the minimum requirements for compact urban development.

2.4 To better understand the minimum area required for a compact residential development in compliance with space standards and supporting liveability and sustainability principles, a 'model' typology has been developed for a town centre infill condition.

2.5 The criteria and indicative layouts have been set out below. A Town Centre infill development condition criterion include:

- A mix of 1+2+3-bedroom apartments
- Compact rear gardens
- Minimum defensible zone and plot offsets
- Maximum six storeys

**Figure 2.2** Indicative Town Centre layout C (mix: 4x3b5p, 12x2b4p, 9x1b2p)



Source: Maccleanor Lavington

2.6 The following assumptions have been used as the basis for developing the 'model' infill typologies:

- Layouts align to the National Space Standards
- All units include private amenity spaces.
- Internal and external wall dimensions allow for façade articulation and to meet sustainability best practice (based on recently delivered projects).
- An idealized plot: no allowance has been made for irregular plot shapes nor existing constraints, including trees, utilities, adjacent development, ground conditions, etc.
- A minimum of two sides of the plot that constitute at least 50% of the plot perimeter should have direct access (i.e. not a party wall condition)
- No in-curtilage parking provided.
- An allowance has been made on the ground floor for bins/bikes.
- No provision for shared amenity space
- A maximum of 6 storeys

2.7 As illustrated above, to support compact residential development, in line with best practice and National Space Standards, plots should be a minimum of 800-900sqm gross, with a recommended minimum of 850sqm.

### **Site Identification Process**

2.8 To identify a long list of sites which are greater than 850m<sup>2</sup>, potentially suitable for residential uses, we identified several typologies. As per the guidance, these included but are not limited to:

- Existing Allocations (non-housing);
- Site subject to a planning application (withdrawn, refused or lapsed);

- Surplus and likely to become surplus public sector land identified through engagement with the assets and regeneration teams in the Council, Surrey County Council, and Surrey Police;
- Site on the brownfield land register;
- Vacant and derelict land and buildings,
- Potential permitted development changes, e.g. offices to residential;
- Low-density usages such as storage areas or service yards in commercial use, as well as garage blocks/lockups, parking courts and surface car parks (residential and commercial and scrubland;
- Redevelopment opportunities, including poor-quality commercial premises.
- Other Green Space
- Employment Land; and
- Sites rejected in the previous LAA

2.9 It is entirely possible that these sites fall into a number of categories, and where this is the case, we have allocated the sites to just a single typology.

2.10 To ensure that “no stone was left unturned”, the project team undertook an additional Call for Sites exercise and direct engagement with several stakeholders.

2.11 This engagement included Surrey County Council and Surrey Police as major landowners. We also included sites proposed to the borough council’s assets team from the private sector, and sites identified by the Council's regeneration team.

2.12 Iceni also engaged with the Home Build Federation (HBF) and requested that they reach out to their members to promote potential housing sites through this process.

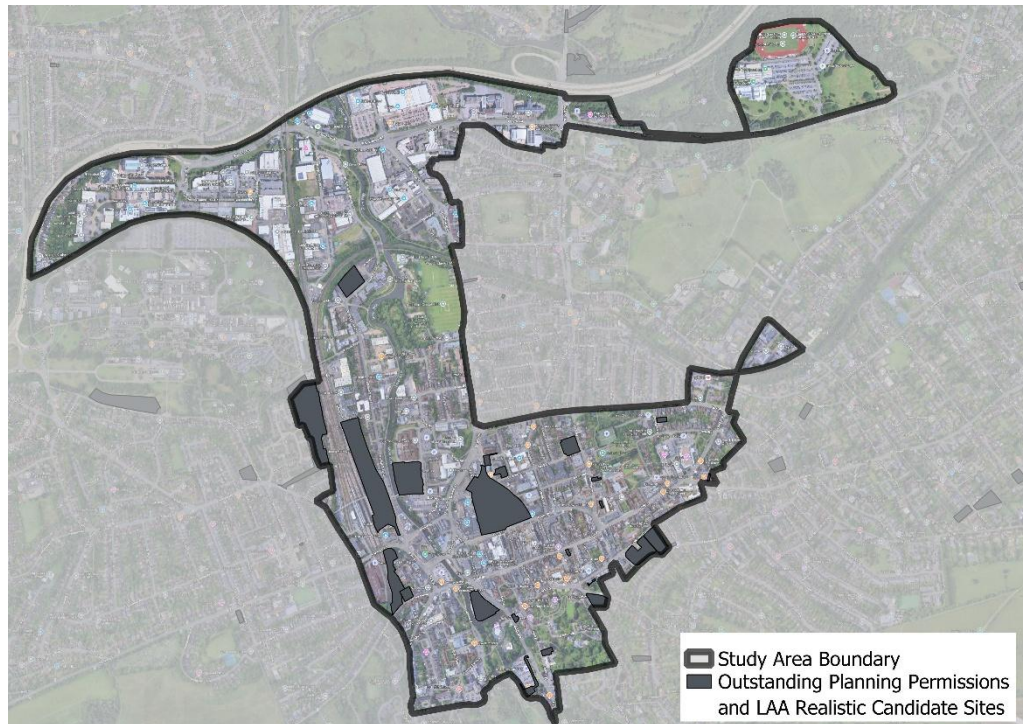
2.13 Similar requests were made to Experience Guildford and Surrey Developers Forum. We also approached local estate agents to encourage them to put forward sites, which included:

- Green Partners
- GCW
- Curchod and Co
- Lambert, Smith Hampton
- Hurst Warne
- Owen Isherwood
- Citi Centric
- Vail Williams
- Clark Gammon
- Stirling Ackroyd
- Chantries and Pewley
- Seymours Guildford

### **Excluded Sites**

2.14 To avoid double-counting, this process did not reassess sites already identified as being able to contribute to housing supply. This included sites with planning permission and those previously identified by the Council as realistic candidate sites within the Land Availability Assessment.

**Figure 2.3** Sites Already Identified

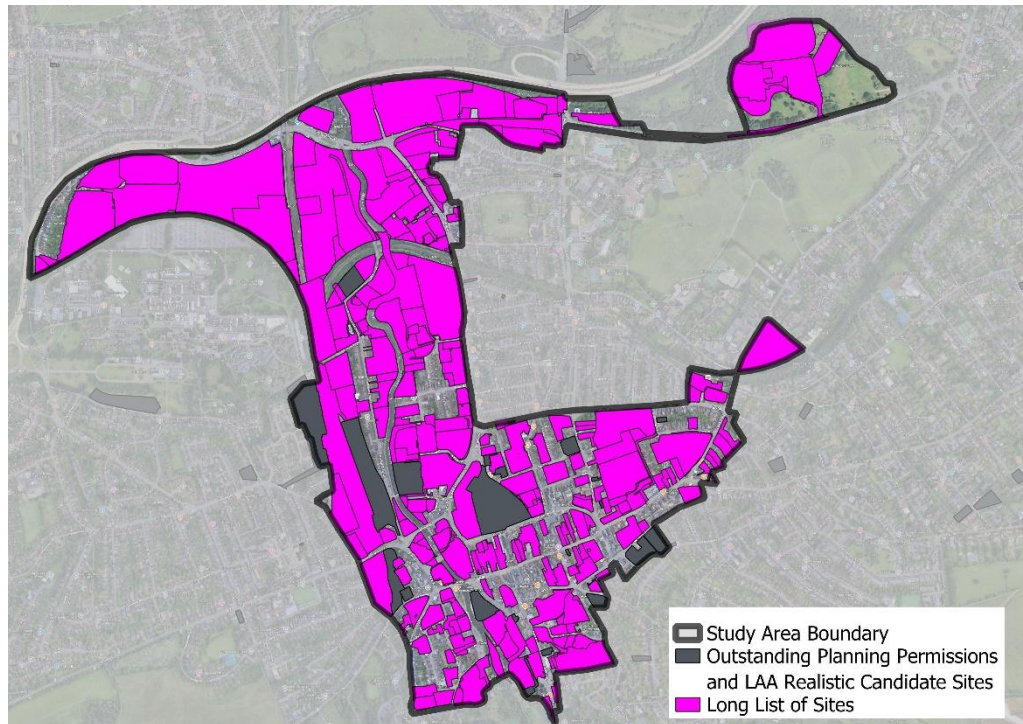


Source: Iceni Projects based on OS and GBC Data

### **Sites Identified**

- 2.15 In total, 1,922 plots were identified; however, 1,520 of these were smaller than 850sqm and were therefore removed (leaving 402 sites). We also removed 27 sites that straddled (but mostly outside) or abutted the study area (leaving 375 sites), and a further 26 sites because they were linear. This left a long list of 349 sites to be assessed, which are illustrated below.

**Figure 2.4** Long List of Sites to be Assessed.



Source: Iceni Projects based on OS and GBC Data

- 2.16 Please note that this list includes many overlapping and duplicate sites which have come forward from multiple sources. This is addressed after the sites have been assessed.

## 3. Site Assessment

3.1 Once the long list of sites was established, Iceni and Urban Intelligence, using GIS, assessed each of the sites' suitability and achievability, as well as a high-level assessment of availability.

3.2 For each of these assessments, we have tried to model a traffic light system. In most cases, these are objective, but in some instances, professional planning judgement has been applied.

### Suitability

3.3 The suitability of the site determines whether the site is suitable for residential development based on constraints. We employed a traffic light system which determined whether the sites were currently suitable for residential development (green), Suitable depending on other considerations (amber) or not suitable (red).

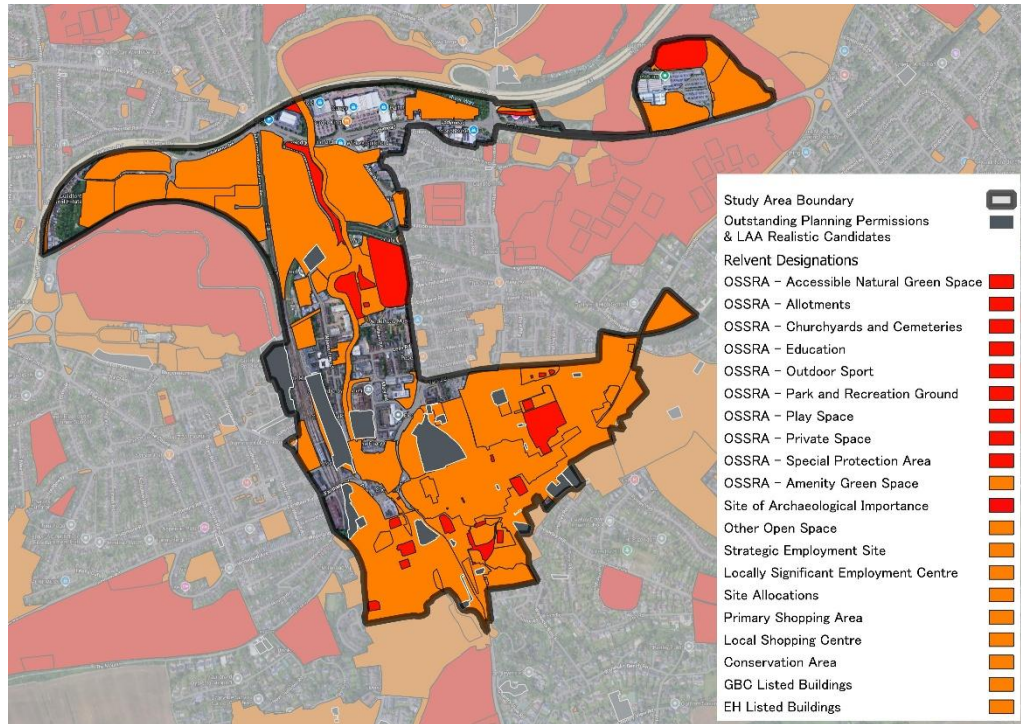
- **Green** – No constraints or principle of residential use already established (current use, allocation)
- **Amber** – Strategic and locally significant employment land (office and industrial) which could be released if necessary. Adjacent to heritage or environmental constraints or red constraints (<25m). Previously developed land in Flood Zone 3b or 3a. Other designations, including non-housing site allocations, primary shopping frontages and shopping areas, open space, local shopping centres and conservation areas, may restrict the scale of development.
- **Red** – Co-located with an absolute constraint which includes undeveloped land in Flood Zone 3b, Open Space identified in the Open Space, Sport and Recreation Assessment (except amenity green space) and sites of archaeological importance (Guildford Castle Site).

3.4 In order not to unduly exclude sites where constraints only partially cover a site, we have trimmed and reassessed such sites to remove the constrained areas.



- 3.5 The map below illustrates the extent of these constraints, or otherwise, alongside excluded sites. This excludes flood zones, which cross much of the “white land”, i.e., sites which have no designation.

**Figure 3.1** Constraints Map



Source: Iceni Projects based on OS and GBC Data

### Achievable

- 3.6 The achievable element is not an absolute constraint; as such, we have only used green and amber ratings. We have assumed that all appropriate infrastructure is in place, except for new flood alleviation infrastructure, which is under consideration, and sites may be reassessed once there is clarity on its delivery.
- 3.7 We also assume that the values are such that the housing development is viable. While there will be exceptions to this and we recognise that viability is challenging at present, this is both a long-term study and the Guildford market is one of the most buoyant in the country, based on demand and values.

- **Green** – Sites which would be a permitted development, allocated for housing or mixed-use, vacant or derelict sites, outside of flood zone 3
- **Amber** – Any other site.

### Availability

3.8 The availability assessment was only very high-level at this stage and is just a precursor to the Council undertaking a more detailed availability assessment of the suitable sites through engagement with land owners.

- **Green** – Vacant sites, sites in public sector ownership earmarked for release, and sites promoted for residential use by the owner.
- **Amber** – Site in existing use (on a short leasehold or hardstanding), sites in multiple ownerships, sites in other public sector ownership (e.g. community facilities)
- **Red** – Sites where ownership is known to be reluctant to sell or the seller is unknown<sup>3</sup>, OSSRA Open Space (except amenity space).

3.9 In addition to this criterion, ownership information for each plot was also passed to the Council to assist in their engagement programme.

### Final Assessment

3.10 We have applied these criteria to all remaining plots and sites, and sites with a green score across the board have the potential to come forward in the shorter term, sites with green and amber scores in the medium term, and sites with amber scores only in the longer term.

3.11 We have deliberately not sought to place sites in 5-, 10- and 15-year brackets, as the object of this assessment is to identify sites and potential capacity rather than produce detailed evidence regarding whether they are available for development and will allow this to be a rolling assessment.

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<sup>3</sup> No sites were excluded on this basis although full availability has not yet been assessed

3.12 For the green and amber sites, we have also collated a range of information on adjacencies and proximity to heritage and environmental constraints, which might impact the scale of delivery.

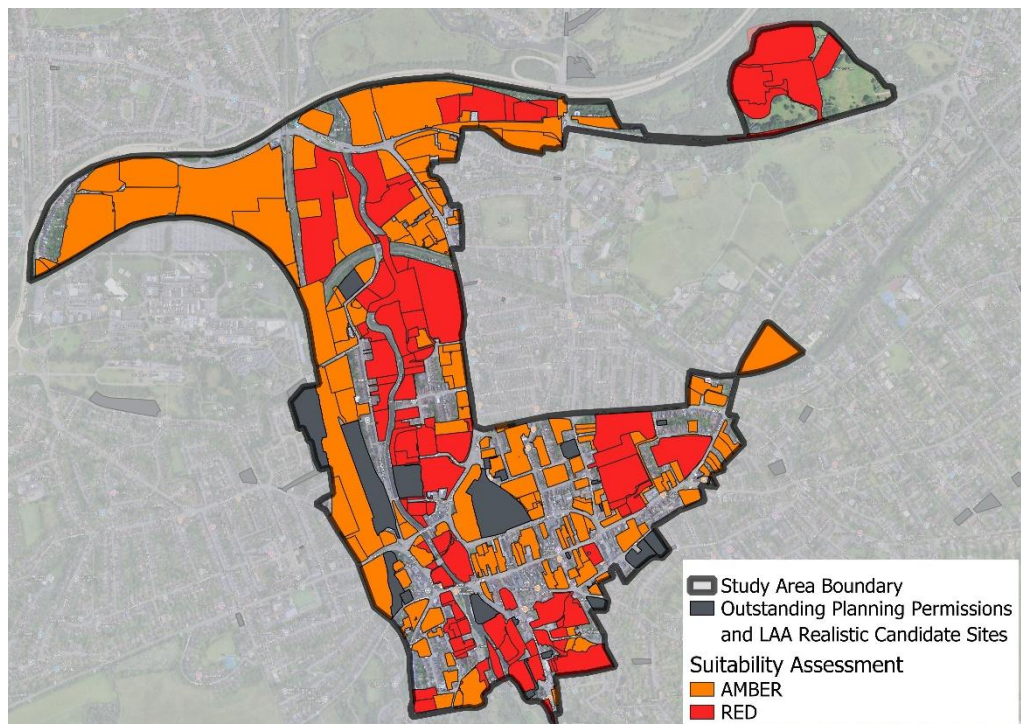
3.13 Finally, these sites were sense checked by both Iceni and then the Council. This was to remove wholly unreasonable sites, including historic buildings, churches, recent developments (within the last ~15 years), roads and railways and largely residential mixed-use sites. For the Council's review, sites were filtered out on the following basis.

- Contains supporting essential infrastructure.
- Insufficient capacity due to heritage constraints, including listed buildings and/or when the ground floor is retained for Town Centre uses.
- Already primarily in residential use, so net gain would not be adequate.
- Long-term community use or other use that is unlikely to change.

## 4. Results Summary

- 4.1 Of the 349 sites assessed, there were no sites which were wholly suitable for development, i.e. green sites. 128 sites were assessed as having red constraints and not taken forward for consideration.
- 4.2 The remaining 221 sites were assessed as having amber constraints. Of those 220 sites, 31 had no amber constraints but were adjacent to one.

**Figure 4.1** Suitability Assessment

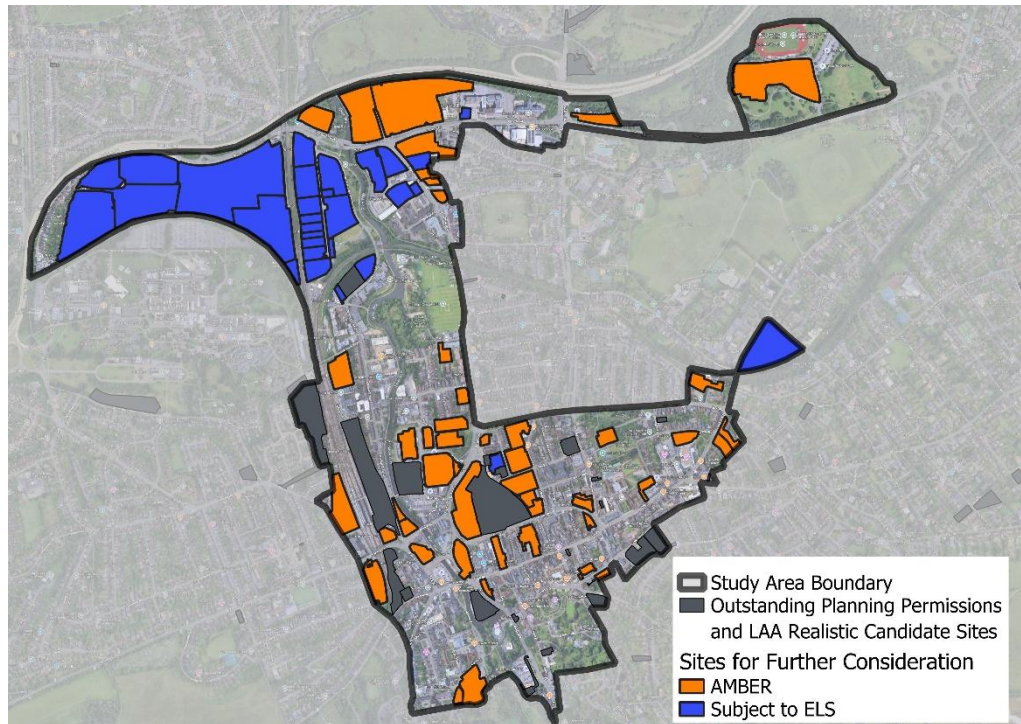


Source: Iceni Projects based on OS and GBC Data

- 4.3 Of those 221 sites, we undertook a de-duplication process, which removed 50 sites, leaving 171 amber sites, although there was a degree of overlap for around 15 of these sites.
- 4.4 After the sense check, 80 sites covering just over 52 hectares remained for consideration (although some overlap remains). These sites are illustrated below and listed in Appendix A.



**Figure 4.2** Sites for Further Consideration



Source: Iceni Projects based on OS and GBC Data

- 4.5 Of the 80 sites, around 30 are currently protected as employment sites (blue sites), either as Locally Significant or Strategic Employment Sites. These sites, however, might be removed from further consideration once the findings of the employment land assessment and subsequent Local Plan proposals make it clear whether they are surplus to requirements.
- 4.6 Only two of the sites are vacant, at least in part, and none are derelict. However, several sites operate as surface car parks and could be developed as part of a wider car parking review.
- 4.7 Finally, on achievability, 28 sites have some overlap with a flood zone, although this includes some with a tiny sliver, which may not affect suitability.
- 4.8 As mentioned earlier in this report, new flood alleviation infrastructure is being considered. This may lead to sites being reassessed once there is clarity on the delivery of this infrastructure.

- 4.9 In relation to availability, the Council are planning to approach the land owners of each of the remaining sites to gauge their appetite for residential or mixed-use development.
- 4.10 The availability assessment was only a very high-level precursor to the Council's more detailed assessment. However, from this, we know that 8 sites had at least one residential address and that the Council at least partly owns 32 of them.
- 4.11 Other major landowners include South Eastern Power Networks, Network Rail, Electronic Arts, Bunnywell, Surrey Police, National Highways, as well as several different trusts and other private sector interests.

# A1. List of Sites For Further Consideration

| Ref | Address                                                 | Area (sqm) | Category                                               |
|-----|---------------------------------------------------------|------------|--------------------------------------------------------|
| 1   | FTH HIRE GROUP                                          | 1,994      | Identified Site                                        |
| 2   | MIDLETON ENTERPRISE PARK                                | 24,699     | Assets                                                 |
| 3   | ELECTRICITY SUB STATION SHOWCASE LTD,<br>CATHEDRAL HILL | 16,909     | Identified Site                                        |
| 4   | SHOWCASE, CATHEDRAL HILL                                | 21,858     | Site subject to a<br>planning application -<br>Refused |
| 5   | GUARD HOUSE, GUILDFORD BUSINESS PARK<br>ROAD            | 3,221      | Site subject to a<br>planning application -<br>Refused |
| 6   | GUARD HOUSE, GUILDFORD BUSINESS PARK RD                 | 56,753     | Identified Site                                        |
| 7   | UNIT 4, GUILDFORD BUSINESS PARK                         | 14,342     | Site subject to a<br>planning application -<br>Refused |
| 8   | SALVATION ARMY CITADEL, WOODBRIDGE ROAD                 | 1,833      | Identified Site                                        |
| 9   | JEWSONS, WALNUT TREE CLOSE                              | 6,573      | Sites discounted within<br>the previous LAA            |
| 10  | DAPDUNE HOUSE SURGERY, WHARF ROAD                       | 1,833      | Identified Site                                        |
| 11  | CAR PARK, WOODBRIDGE MEADOWS                            | 964        | Assets                                                 |
| 12  | RESOLUTION HOUSE, RIVERVIEW                             | 3,395      | Identified Site                                        |
| 13  | COMPTON HOUSE, WALNUT TREE CLOSE                        | 971        | Identified Site                                        |
| 14  | TRANSFORMERS AND RECTIFIERS,<br>WOODBRIDGE MEADOWS      | 4,636      | Assets                                                 |
| 15  | ELECTRICITY SUB STATION, WOODBRIDGE<br>MEADOWS          | 8,348      | Site subject to a<br>planning application -<br>Refused |
| 16  | WOODBRIDGE TRADE & RETAIL PARK                          | 7,272      | Amended Sites                                          |
| 17  | WOODBRIDGE MEADOWS                                      | 884        | Assets                                                 |
| 18  | WOODBRIDGE MEADOWS                                      | 10,331     | Assets                                                 |
| 19  | MEADOWS FILLING STATION, WOODBRIDGE RD                  | 1,043      | Identified Site                                        |
| 20  | WOODBRIDGE TRADE & RETAIL PARK                          | 4,231      | Amended Sites                                          |
| 21  | VETERINARY SURGERY, STOCTON CLOSE                       | 1,383      | Identified Site                                        |
| 22  | ELECTRICITY SUB STATION, WOODBRIDGE RD                  | 9,628      | Identified Site                                        |
| 23  | FORMULA ONE AUTO CENTRES, STOCTON<br>CLOSE              | 1,004      | Assets                                                 |
| 24  | WILLWAY HOUSE, WOODBRIDGE ROAD                          | 1,718      | Identified Site                                        |
| 25  | CAR PARK, WOODBRIDGE TRADE & RETAIL PARK                | 5,069      | Identified Site                                        |
| 26  | WREN KITCHENS, WOODBRIDGE ROAD                          | 3,170      | Sites discounted within<br>the previous LAA            |
| 27  | EUROPA PARK ROAD                                        | 35,952     | Identified Site                                        |
| 28  | LAND ADJ TO ESSO, LADYMEAD                              | 1,054      | Identified Site                                        |
| 29  | LADYMEAD RETAIL PARK, WOODBRIDGE ROAD                   | 15,789     | Identified Site                                        |
| 30  | STAG HOUSE, WOODBRIDGE ROAD                             | 6,305      | Amended Sites                                          |

| Ref | Address                                        | Area (sqm) | Category                                                   |
|-----|------------------------------------------------|------------|------------------------------------------------------------|
| 31  | BENTLEY BROWN, WOODBRIDGE MEADOWS,             | 1,987      | Assets                                                     |
| 32  | MEADOW HOUSE, WOODBRIDGE MEADOWS               | 1,390      | Assets                                                     |
| 33  | PENMARK HOUSE, WOODBRIDGE MEADOWS              | 2,219      | Assets                                                     |
| 34  | GUILDFORD TYRE COMPANY, WOODBRIDGE MEADOWS     | 2,903      | Assets                                                     |
| 35  | BIG YELLOW SELF STORAGE, WOODBRIDGE MEADOWS    | 7,386      | Assets                                                     |
| 36  | BIG YELLOW SELF STORAGE, WOODBRIDGE MEADOWS    | 6,497      | Assets                                                     |
| 37  | ALBANY HOUSE, WOODBRIDGE MEADOWS               | 4,038      | Assets                                                     |
| 38  | MOTION TRAINING, WOODBRIDGE MEADOWS            | 1,992      | Assets                                                     |
| 39  | HEALTH CLINIC, BURY FIELDS                     | 1,390      | Identified Site                                            |
| 40  | MILLMEAD HOUSE, MILLMEAD                       | 7,720      | Identified Site                                            |
| 41  | CROSSWEYS, MILLBROOK                           | 1,084      | Identified Site                                            |
| 42  | M&S, WHITE LION WALK                           | 2,496      | Identified Site                                            |
| 43  | FRIARY COURT, HIGH STREET                      | 4,743      | Assets                                                     |
| 44  | WEY HOUSE, FARNHAM ROAD                        | 2,932      | Assets                                                     |
| 45  | BLACK CAT ALLEY                                | 6,686      | Assets                                                     |
| 46  | BRITISH TRANSPORT POLICE, GUILDFORD PARK ROAD  | 10,192     | Site allocations, Sites discounted within the previous LAA |
| 47  | RANGER HOUSE, STATION VIEW                     | 1,869      | Identified Site                                            |
| 48  | BRIDGE HOUSE, WALNUT TREE CLOSE                | 2,029      | Identified Site                                            |
| 49  | THE BILLINGS, WALNUT TREE CLOSE,               | 1,178      | Assets                                                     |
| 50  | HIGH STREET AND ANGEL GATE                     | 4,107      | Identified Site                                            |
| 51  | NORTH STREET                                   | 1,878      | Identified Site                                            |
| 52  | THE FRIARY SHOPPING CENTRE                     | 13,306     | Amended Sites                                              |
| 53  | MULTISTOREY CAR PARK, LEAPALE ROAD             | 2,039      | Assets                                                     |
| 54  | TELEPHONE EXCHANGE, LEAPALE ROAD               | 5,582      | Identified Site                                            |
| 55  | ONSLow HOUSE, ONSLOW STREET                    | 4,912      | Assets                                                     |
| 56  | ONSLow HOUSE, ONSLOW STREET                    | 9,269      | Assets                                                     |
| 57  | GUILDFORD CROWN COURT, BEDFORD ROAD            | 4,504      | Amended Sites                                              |
| 58  | CAR PARK, MARY ROAD                            | 1,949      | Amended Sites                                              |
| 59  | SURREY POLICE CRIME SURVEY UNIT, MARGARET ROAD | 4,049      | Call for Sites Submissions                                 |
| 60  | GUILDFORD MAGISTRATES COURT, MARY ROAD         | 3,795      | Amended Sites                                              |
| 61  | ANDREWS HOUSE, COLLEGE ROAD                    | 2,059      | Identified Site                                            |
| 62  | WAITROSE, YORK ROAD                            | 4,909      | Sites discounted within the previous LAA                   |
| 63  | WAITROSE CAR PARK, YORK ROAD                   | 4,659      | Identified Site                                            |
| 64  | LEYS HOUSE, WOODBRIDGE ROAD                    | 906        | Assets                                                     |
| 65  | SPECTRUM PARK AND RIDE                         | 27,812     | Amended Sites                                              |
| 66  | PREMIER INN, PARKWAY                           | 4,314      | Amended Sites                                              |
| 67  | CAR PARK, LONDON ROAD RAILWAY STATION          | 3,466      | Identified Site                                            |
| 68  | LONDON SQUARE, CROSS LANES                     | 18,372     | Amended Sites                                              |



| Ref | Address                                 | Area (sqm) | Category                                         |
|-----|-----------------------------------------|------------|--------------------------------------------------|
| 69  | SURREY GP, LONDON ROAD                  | 2,517      | Site subject to a planning application - Refused |
| 70  | THE MANDOLAY HOTEL, LONDON ROAD         | 2,250      | Identified Site                                  |
| 71  | FOXENDEN QUARRY CAR PARK, YORK ROAD     | 2,710      | Amended Sites                                    |
| 72  | PUBLIC CONVENIENCE, G LIVE, LONDON ROAD | 2,810      | Amended Sites                                    |
| 73  | CAR PARK, EASTGATE GARDENS              | 1,810      | Assets                                           |
| 74  | DOLPHIN HOUSE, NORTH STREET             | 2,210      | Identified Site                                  |
| 75  | NORTH STREET                            | 1,010      | Identified Site                                  |
| 76  | DOLPHIN HOUSE, NORTH STREET             | 1,833      | Identified Site                                  |
| 77  | ELECTRICITY SUB STATION, DEACON FIELD   | 26,376     | Identified Site                                  |
| 78  | 3000 CATHEDRAL SQUARE, CATHEDRAL HILL   | 9,576      | Identified Site                                  |
| 79  | CASTLE CAR PARK, SYDENHAM ROAD          | 1,290      | Assets                                           |
| 80  | THE ORIEL, SYDENHAM ROAD                | 973        | Identified Site                                  |