

Slyfield, Guildford



Overview

Slyfield Area Regeneration Project (SARP) is designated as a Housing Zone by the Homes and Communities Agency. It is a major urban regeneration scheme with a gross development value of circa £500 million, set to deliver 1,500 new homes on a brownfield site and make a significant contribution to meeting Guildford's acute housing need.

The SARP site is located within the urban area of Guildford extending to 41 hectares adjacent to the A3 and close to the town centre. The land falls principally under the ownership of Guildford Borough Council and Thames Water who are working together to deliver this major project. The site is adjacent to the Slyfield Industrial Estate (which is a major employment area for Guildford) and the Weyfield and Bellfields housing areas.

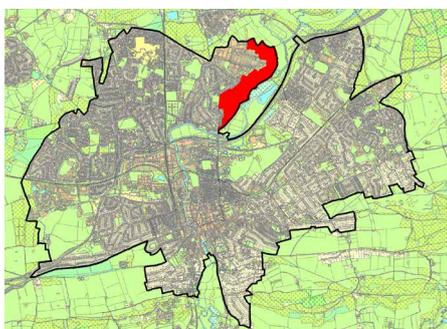
The council, along with its partners, has prepared an indicative masterplan, in consultation with the adjoining residents and businesses. The masterplan includes the following:

- Relocation of Thames Water Sewage Treatment Works
- Relocation of council's depot
- Relocation of Surrey County Council's waste facilities
- Development of 1,500 new homes with community and recreational facilities.

Development of the site requires substantial upfront capital to fund land remediation, infrastructure, and relocations of the sewage works and council's depot prior to any residential development. To assist the project, the site has secured loan funding up to £90 million (subject to contract) from the Homes and Communities Agency.

Location

The site is located to the north of Guildford with close proximity to the A3 and River Wey.



Site Location Plan



Artist impression of SARP residential development
Image courtesy: Scott Brownrigg Ltd

Key Features

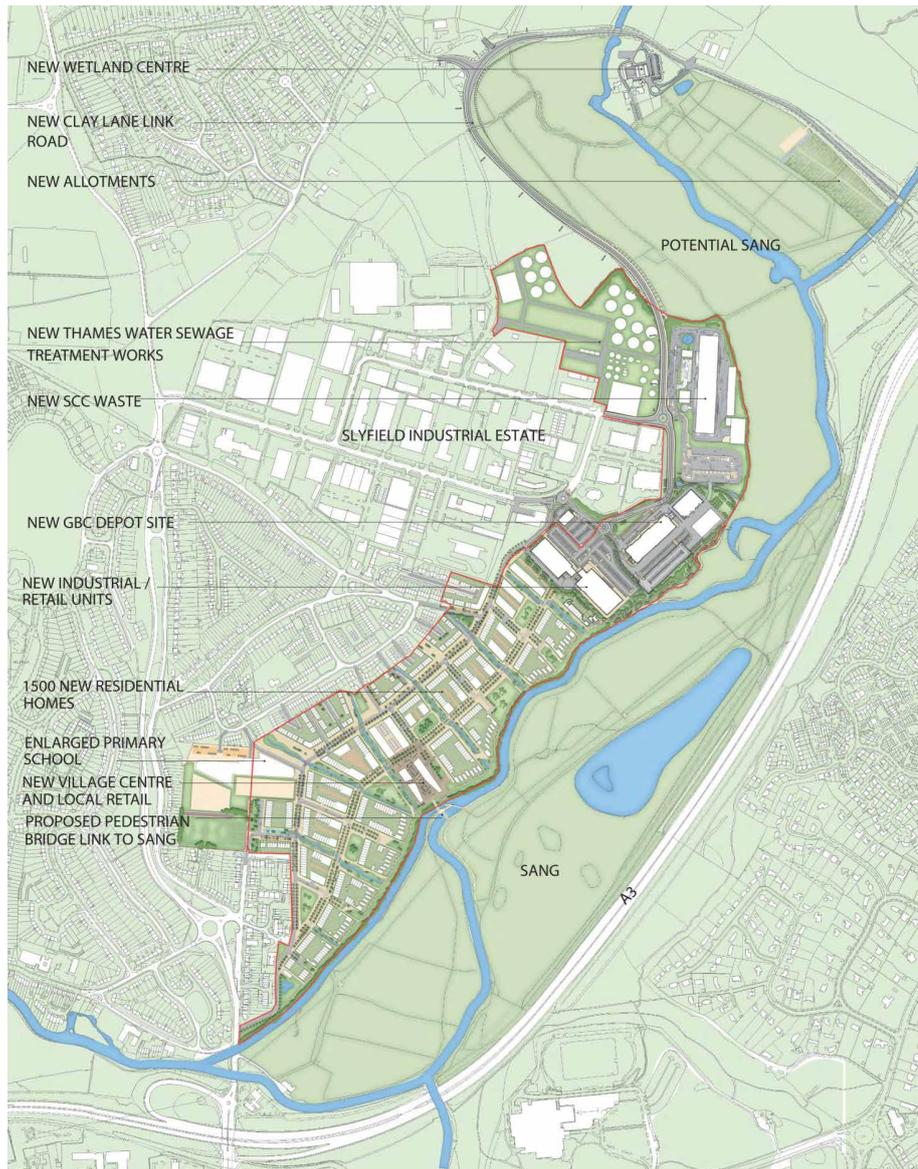
- Redevelopment of brownfield site.
- Council using its assets to deliver housing.
- 1500 new homes including affordable with community and recreational uses.
- New modern sewage treatment works.
- New modern purpose built council depot.
- New Surrey County Council waste facilities.
- Old landfill site brought back into economic use.

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Specification

The council is looking to undertake a soft market testing exercise later this year to consider its options on how to develop the site.

The council is keen to bring forward a planning application for the site in the next two years.



Indicative Masterplan (October 2014). Image courtesy: Scott Brownrigg Ltd

Terms

Please contact the SARP Project Manager for a discussion.

Contact Details

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