

STRATEGIC LAND

INFORMATION DOSSIER

PLANNING | INFRASTRUCTURE | SITE CONTEXT

SITE INFORMATION

FIVE-PAGE
SUMMARY

GUILDFORD

STRATEGIC LAND INVESTMENT OPPORTUNITY

Compton, Surrey

LOCATION



PRIME LOCATION

Adjacent to the A3 corridor with excellent regional connectivity



SIGNIFICANT SCALE

Approximately 159 acres under single ownership



LONG TERM VALUE

Compelling strategic promotion and investment opportunity



FLEXIBLE DELIVERY

Suitable for phased or comprehensive development



SUSTAINABLE FUTURE

Opportunity to deliver high quality, sustainable growth

PLANNING & STRATEGIC POSITION

PLANNING OVERVIEW

The site lies within the jurisdiction of Guildford Borough Council. It is not allocated in the current Local Plan and is therefore considered a strategic promotion opportunity.

The location, scale and context of the site provide a strong basis for a comprehensive masterplan capable of delivering high quality residential led development with supporting infrastructure, open space and environmental enhancement, subject to planning permission.

PLANNING TIMELINE



Local Plan Strategy 2025 - 2034

Guildford Local Plan adopted 2019.
Next review underway.
Ongoing monitoring.



Call for Sites

Ongoing opportunity to promote land for future plan making.



Planning Promotion

Engagement with officers and stakeholders to build the case for allocation.



Future Allocation

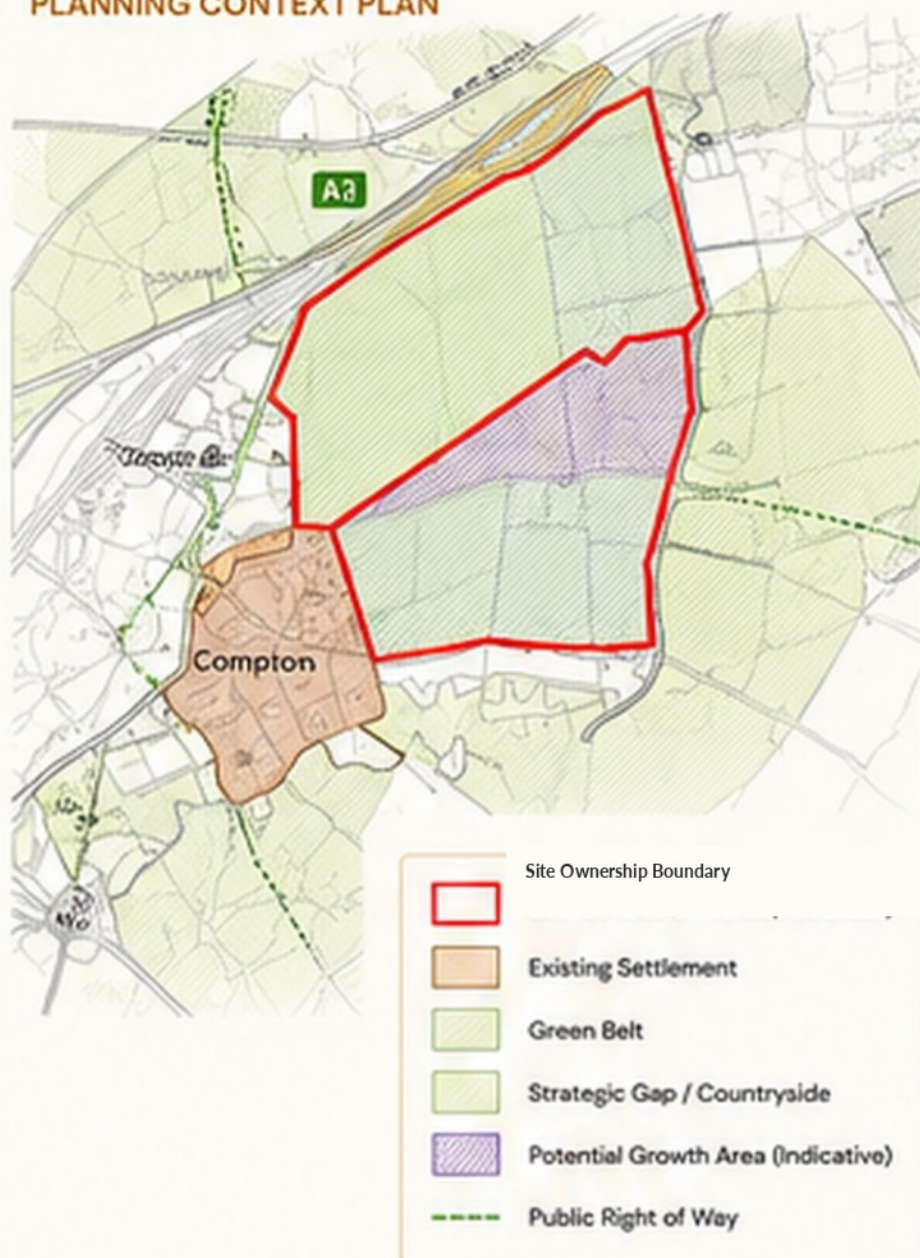
Potential inclusion in emerging plan and site allocation.



Planning Permission

Comprehensive planning application and delivery.

PLANNING CONTEXT PLAN



SITE FACTS

LOCATION	Compton, Guildford, Surrey
SITE AREA	1.5 hectares
OWNERSHIP	Private ownership
CURRENT USE	Agricultural
PLANNING STATUS	Strategic Promotion Opportunity
ACCESS	Direct access to A3 corridor
GRID REFERENCE	TQ 038 451 (approx.)

PLANNING COPORTUNITIES

- Strategic scale capable of accommodating substantial residential-led development.
- Opportunity for new primary infrastructure including green, open space and environmental enhancements.
- Potential to deliver substantial biodiversity net gain and landscape-led green infrastructure.
- Close proximity to Guildford supports sustainable growth and infrastructure investment.

INFRASTRUCTURE & CONNECTIVITY



ROAD CONNECTIVITY

- Direct frontage to the A3 London-Portsmouth strategic corridor.
- Guildford town centre approx. 2 miles to the west.
- M25 Junction 10 approx. 4 miles.
- Excellent access to the South Coast and London.



RAIL CONNECTIVITY

- Guildford Mainline Station approx. 2 miles.
- Fast services to London Waterloo in approx. 33 minutes.
- Access to CrossRail 1 services via Surbiton.



UTILITIES

- Mains water available in surrounding network.
- Foul drainage: nearby capacity subject to assessment.
- Gas available in vicinity.
- Surface water: sustainable drainage strategy required.



DIGITAL INFRASTRUCTURE

- Fibre broadband available in local area.
- Strong mobile coverage.
- Future-ready for next generation digital networks.

STRATEGIC CONTEXT MAP



POWER NETWORK ASSESSMENT

The site benefits from proximity to strong electrical infrastructure with multiple substations within a reasonable distance.

NEAREST SUBSTATIONS

SUBSTATION	VOLTAGE	DISTANCE
Guildford	132 / 33kV	~2.6 km
Shalford	132 / 33kV	~4.2 km
Worplesdon	33kV	~4.1 km
West Clandon	33kV	~6.1 km

* Distances are approximate (straight line). Connection feasibility, capacity, reinforcement requirements and costs to be confirmed by DNO (UK Power Networks).

INFRASTRUCTURE SCORECARD

CATEGORY	ASSESSMENT
Road Connectivity	★★★★★
Rail Connectivity	★★★★★
Utilities Availability	★★★★★
Digital Infrastructure	★★★★★
OVERALL INFRASTRUCTURE RATING	★★★★★

INVESTMENT CASE

WHY GUILDFORD?

- ✓ One of the strongest performing residential markets in the South East.
- ✓ Prime location adjacent to the A3 corridor with excellent connectivity.
- ✓ Significant scale under single ownership.
- ✓ Strategic promotion opportunity with long-term allocation potential.
- ✓ Potential to deliver high quality, sustainable development.
- ✓ Attractive to housebuilders, promoters and institutional investors.

TARGET INVESTORS

-  National Housebuilders
-  Strategic Land Promoters
-  Institutional Investors
-  Infrastructure & Energy Investors
-  Data Centre Developers
-  International Investment Funds

INVESTMENT SCORECARD

CRITERIA	RATING
Strategic Location	★★★★★
Accessibility	★★★★☆
Site Scale	★★★★☆
Planning Potential	★★★★☆
Infrastructure	★★★★☆
Power Network	★★★★☆
Long-Term Value	★★★★☆
OVERALL INVESTMENT RATING	★★★★★

SWOT ANALYSIS

STRENGTHS

- Prime South East location
- Exceptional connectivity
- Significant scale
- Single ownership
- Strong market backdrop

WEAKNESSES

- Not allocated in current Plan
- Planning process timeframes
- Infrastructure upgrades may be required

OPPORTUNITIES

- Future Local Plan allocation
- Infrastructure-led growth
- Biodiversity net gain
- Phased or comprehensive development

THREATS

- Policy and plan changes
- Infrastructure capacity constraints
- Economic headwinds
- Competing land supply

DELIVERY STRATEGY & NEXT STEPS

PLANNING PROMOTION ROADMAP



TECHNICAL WORK PROGRAMME

- Topographical Survey
- Environmental Assessment
- Landscape & Visual Appraisal
- Heritage Assessment
- Flood Risk Assessment
- Transport & Access Appraisal
- Utilities & Drainage Study
- Ecological Survey
- Ground Conditions Assessment

COMMERCIAL ENGAGEMENT STRATEGY

- Targeted engagement with national and regional housebuilders.
- Dialogue with institutional investors and family offices.
- Explore joint venture and forward funding opportunities.
- Phased approach to maximise value and reduce risk.

RECOMMENDED NEXT

- Agree instruction and objectives.
- Commence technical work programme.
- Engage with key stakeholders.
- Prepare planning promotion strategy.
- Report back with progress and findings.

PROFESSIONAL NOTICE

This document is provided for general information only. Plans are indicative and not to scale. Any development potential remains subject to planning permission, technical assessment and statutory consents. No representation or warranty is given as to completeness or accuracy.

GUILDFORD / COMPTON

PROJECT INFORMATION DOSSIER

Compton, Surrey

DOCUMENT CODE

SITE-GFD-2026

EDITION

NEUTRAL

STATUS

PUBLIC INFORMATION