



Revision:	Date:	Drawn:	Check:
A	Updated to Client comments.	23/09/25	MGA LBU
B	Amended to open space requirements.	23/09/25	LBU
C	Amended to open space requirements, mis amended to include M4(2) units	28/10/25	MGA LBU
D	Affordable denotation added, WIP area of additional units added	30/10/25	MGA LBU
E	Roads amended, additional units added	07/11/25	LBU RTM
F	Plot numbers added, secondary road connection to middle parcel added	13/11/25	LBU LBU
G	Landscape information per landscape architect added to layout	02/02/26	JAC B/W
H	Units amended to bungalow type along eastern boundary, plot numbers amended, SOA updated	12/02/26	LKB B/W
J	Drawing model policed, amended to ref line boundary as per Title Plan	05/03/26	LKB B/W
K	Red line boundary amended, site layout amended, Landscape removed for clarity	10/04/26	LKB B/W
L	Schedule of Accommodation amended, Affordable units noted	14/04/26	RTM B/W
M	Addition of proposed landscape	16/04/26	LKB B/W
N	Addition of units	21/04/26	RTM B/W
O	Amendment to layout, incorporation of roundabout design, Landscape removed for clarity	13/05/26	LKB B/W
P	Amendment to layout, following transport consultant review, Landscape design removed for clarity	01/06/26	LKB B/W
Q	Amendment to layout, pumping station moved out of flood zone, Additional dwellings along spine road, indicative access road denoted to south, Compact roundabout position amended, Red line boundary amended.	05/06/26	LKB B/W
R	Amendment to Portsmouth Rd access path and red line boundary	09/06/26	LKB B/W
S	Amendment to emergency access road to east, Gateway amended in response to flood risk - additional unit added	12/06/26	LKB B/W
T	Amended affordable housing mix to increase number of 3 bed & 4bed dwellings.	07/07/26	DML B/W

Total						
103-297 Portsmouth Road, Send Marsh						
12/06/2026						
HOUSE TYPE						
	Beds	NUMBER	SQM	SGFT	SQM TOTAL	SGFT TOTAL
EBSP D (Maisonette)	2	18	61.00	655.80	1098.00	11800.30
EBSP C (Maisonette)	2	0	61.00	656.80	0.00	0.00
EBSP A (Maisonette)	2	24	79.00	850.36	1696.00	20406.54
EBSP A (Bungalow)	3	6	72.00	778.84	0.00	0.00
EBSP A	3	20	63.00	1001.05	1860.00	20261.04
EBSP B	3	51	86.00	1022.58	4645.00	51751.58
EBSP C	3	22	84.00	1011.82	2068.00	22259.85
EBSP D	3	49	93.00	1101.05	4557.00	49051.55
EBSP A	4	17	116.00	1248.82	1972.00	21228.61
EBSP B	4	10	116.00	1248.82	1160.00	12486.24
EBSP A	4	6	125.00	1345.50	1000.00	10764.00
EBSP B	4	25	129.00	1388.58	3225.00	34713.91
SUB TOTALS:		244		23691.00	254884.21	100%
AFFORDABLE						
	Beds	NUMBER	SQM	SGFT	SQM TOTAL	SGFT TOTAL
EBSPAFF A (Maisonette)	1	6	50.00	538.20	0.00	0.00
EBSPAFF C (Maisonette)	1	6	50.00	538.20	300.00	3222.20
EBSPAFF D (Apartment)	1	42	50.00	538.20	2100.00	22504.40
EBSPAFF E (M4(2) Apartments)	1	23	61.00	656.80	1403.00	15101.80
EBSPAFF B (Maisonette)	2	5	61.00	656.80	305.00	3283.00
EBSPAFF C (Maisonette)	2	17	61.00	656.80	1037.00	11162.20
EBSPAFF D (Maisonette)	2	22	61.00	656.80	1242.00	14445.20
EBSPAFF E (Apartment)	2	4	61.00	656.80	244.00	2625.40
EBSPAFF A	2	34	79.00	850.36	2686.00	28912.10
EBSPAFF A (Bungalow)	3	6	72.00	778.84	578.40	6225.40
EBSPAFF C	3	0	63.00	1001.05	0.00	0.00
EBSPAFF D	3	13	93.00	1101.05	1200.00	13013.68
EBSPAFF B	4	12	107.00	1151.75	1284.00	13820.98
TOTALS:		252		18026.40	220404.20	100%
Total Affordable Units:		51%				
Total M4(2) Units:		14%				
Total M4(3) Units:		3%				
Total Site Area:	24.58	Hectares				
Total Site Area:	56.14	Acres				
Site Density:	20.18	DPH				
Developable Site Area:	11.2	Hectares				
Developable Site Area:	27.67	Acres				
Developable Density:	44.29	DPH				
Soil Fertiliser Coverage:	10455.61	Sq Feet/Acre				
Ground Floor Commercial Space	SQM	240				
First Floor Commercial Space	SQM	312				
Total Commercial Space	SQM	652				

Key

- Planning Application Boundary
- Ownership Boundary
- Existing Trees - Retained
- See Landscape Layout for further information
- Existing Public Right of Way



Project: 103-297/001
Land at Grove Heath, Guildford
Feasibility
Client: Green Kite Homes
Package: /
Drawn: JER
Scale: 1:1000 @ A0
Date: 29/08/2025
Drawn by: JER
Checked by: JER
Drawing reference: 103-297/001
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