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PRESS RELEASE – FOR IMMEDIATE RELEASE

Planning permission given green light for Guildford Park Road car park redevelopment

Guildford Borough Council's Planning Committee last night unanimously approved plans to redevelop the Guildford Park Road car park, unlocking an £86 million investment to deliver 248 new homes in the town centre.

The scheme, which will be delivered by Wates in partnership with the Council, will transform the underused site into a new residential neighbourhood, with 40% of the homes provided as Council owned and managed housing.

The approved plans include four apartment buildings ranging from four to six storeys and 15 townhouses of two to three storeys housing a range of households, including families, and will contribute to meeting local housing need. The Council homes for rent will be allocated to those on the Council's housing register.

Designed as a place fit for the future, the homes will have high levels of energy efficiency to reduce carbon emissions and help keep energy bills affordable for residents. The homes will be arranged around a central landscaped Living Street designed to create an attractive and sociable environment for residents. The scheme also incorporates green infrastructure and sustainable materials, ensuring low environmental impact.

Alongside the new homes, the project includes a significant social value programme to support the local community. This will create 40 new local jobs and deliver training and upskilling opportunities. The programme also includes 39 work experience placements, 200 hours of volunteering, a Green Schools Project and environmental improvement initiatives.

Leader of the Council and Lead Councillor for Housing and Corporate Service, Councillor Julia McShane, said:

"I'm delighted that the proposals for the Guildford Park Road development have been approved. We can now move forward with transforming this underused Council owned site into much-needed new homes for Guildford.

"With 40% of these homes owned and managed by the Council, this major investment will enable more local people to live in good quality homes they can afford. Whether renting or buying, we want this new neighbourhood to be a place where residents feel proud to call home."

Lee Bushell, Regional Managing Director, Wates Residential, said:

"We welcome the progress made on the Guildford Park Road proposals, which marks an important and very exciting step toward transforming this key town centre site. The plans

would deliver up to 248 high quality homes right next to the station and at the heart of Guildford.

“As we move into the next phase of work, we look forward to collaborating with our local partners to shape how we deliver our social value commitment. This will ensure the benefits of the scheme extend well beyond the new homes themselves — from creating local jobs and apprenticeships to supporting community initiatives and environmental improvements. Our ambition is to create a lasting, positive impact for the people of Guildford.”

Construction is expected to begin in Summer 2026, with completion anticipated towards the end of 2028.

To learn more about the plans, please visit www.guildfordparkroad.com

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Notes to editors

- These proposals align with Guildford Borough Council’s key priorities. Discover how the council is working towards a Greener, Fairer, Thriving Guildford: www.guildford.gov.uk/corporatestrategy
- Guildford Park Road car park is a Council-owned site that is allocated for redevelopment in Guildford Borough Council’s Local Plan. Guided by planning policies adopted in its Local Plan, the Council wants to make better use of this car park by using the land for residential development. This development is part of a wider programme for housing-led regeneration of sites that Guildford Borough Council owns.
- Guildford Borough Council selected Wates as its development partner for the Guildford Park Road car park site in July 2024, via a competitive dialogue, tender and procurement process that began in June 2023.
- Wates was established in 1897 and is one of the UK’s leading family-owned, construction, development and property services companies. Wates employs almost 6,000 people, working with a range of clients and partners from across the public and private sectors.