

Building for our Borough

Where should Waverley's new housing go?

Local Development Framework Core Strategy Housing Options Consultation: January 27th – March 10th 2010

Waverley is preparing its plan to guide where new homes and other forms of development should go. We are required by the South East Plan to provide for at least 5,000 new homes in Waverley in the period from 2006 to 2026. The challenge for us is deciding where these new homes should go and this is where we would like your help.



We think there are five options and would like to know which you prefer. If you do not agree with any of these options and have an alternative idea, please do let us know.

Some information you might find helpful:

- The Government says that new housing should be located where there is good access to jobs and services etc. It also encourages the use of previously developed land. The South East Plan says that the prime focus for development in the south east should be urban areas. Therefore, in Waverley, the main focus for new housing development should still be on the main settlements (Farnham, Godalming, Haslemere and Cranleigh). Therefore, all the options assume that a proportion of the new housing will continue to be built in these settlements.
- The options are about how to deal with any **shortfall** between what can be provided in these settlements and the overall target of 5,000 new homes.
- One of the key pieces of evidence that will help us to decide where new homes should go is the Strategic Housing Land Availability Assessment (SHLAA). This is an evidence document that provides information on potential sites and broad locations for new housing, both within settlements and around the towns and larger villages.
- The current version of the SHLAA indicates that the Council may not be able to deliver the 5,000 new homes without releasing some land outside the existing settlements.
- It should be stressed that the SHLAA is an evidence document, indicating **possible** locations for housing. It will be for the Council to decide whether or not any of these sites are actually allocated for new housing.
- In the past, most of the new homes built in Waverley have been on what are known as "windfall sites". These are sites (mostly small in size) that the Council has not previously identified or allocated for building.
- The Government does not allow us to rely on windfall sites as much as we did in the past. Instead we are expected to identify sites or locations where new homes can be built.
- Although there is limited scope to include an allowance for windfall sites in advance, these sites will still come forward. If they are acceptable to the Council and receive planning permission they may count towards the 5,000 target and may reduce the shortfall and the need to allocate sites outside settlements.



- As our Plan is developed further, supporting evidence, like the SHLAA, will be kept under review. More sites within settlements with potential for housing may come forward and reduce any potential shortfall.
- Whatever option is chosen, the Council is still likely to have a policy that allows for

affordable housing schemes within and around the villages, where there is a clear local need.

- If some of the required housing is to be provided within or around villages, the general expectation is that this would take account of the size and function of the village, local needs and the availability of local services and infrastructure.

You can respond online through Waverley's consultation portal and we would encourage you to register to use this facility, by using the following link <http://consult.waverley.gov.uk/portal>

If you would like more information about the Housing Options, then a more comprehensive, technical background paper is available to view or download from our website www.waverley.gov.uk/ldf and the consultation portal. You will also find a glossary of terms used in the various documents.

If you would prefer to fill in a paper copy of the questionnaire, copies of this leaflet are available at the Council Offices in Godalming and at the Locality Offices in Farnham, Haslemere and Cranleigh. You can also view the more comprehensive paper and other evidence documents including the SHLAA, SHMA (Strategic Housing Market Assessment), Employment Land Review and the second draft of the Settlement Hierarchy at these locations.

OPTION 1: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh



+ any shortfall being met by selected releases of land around these settlements

Advantages

- Potentially the most sustainable option in terms of locating development where there is the best access to jobs, services etc.
- Could be more deliverable as potential “available” sites have been put forward through the Strategic Housing Land Availability Assessment (SHLAA)
- More flexible and easier to control the release of land, including phasing, compared to Options 4 or 5.

Disadvantages

- Impact of new development more concentrated than in an option that distributes development more widely.
- Less scope to meet the local market demand for private housing in the villages.



OPTION 2: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh



- ✚ with any shortfall being met by selected releases of land around these settlements and within and potentially around Beacon Hill and Hindhead and the five largest villages of Bramley, Chiddingfold, Elstead, Milford and Witley



Advantages

- It could provide additional development to sustain and support the local services that exist in these large villages.
- More scope to meet the local market demand for private housing in these larger villages than with Options 1, 4 or 5.



- Some potential “available” sites have been identified in the Strategic Housing Land Availability Assessment (SHLAA).
- More flexible and easier to manage the release of land, including phasing, compared to Options 4 or 5.

Disadvantages

- Potentially less sustainable than Option 1 in terms of access to services, jobs etc. particularly for those villages without a rail link.
- Potential impact on the Green Belt if the villages in question were identified for limited expansion.
- Could have a negative impact on the delivery of affordable housing only schemes if landowners chose not to release sites on the edge of villages in the hope that they could sell or develop them for private housing.
- Less scope to meet the local market demand for private housing in the smaller villages than with Option 3.

OPTION 3: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh



with any shortfall being met by selected releases of land around these settlements and within and potentially around the villages generally

Advantages

- Impact of new development less concentrated.
- More scope to meet the local market demand for private housing in the villages than with other options.
- Depending on scale/location of development, could assist in supporting the retention of local services.
- More flexible and easier to manage the release of land, including phasing, compared to Options 4 or 5.



Disadvantages

- Depending on the amount of development, this is potentially a less sustainable option than either Option 1 or Option 2 in terms of access to jobs, services etc. Even if it helps to support the limited local services, the need to travel to access other services would increase. None of the additional villages in this option have rail access, so in terms of public transport they are more reliant on local bus services.
- Could have a negative impact on the delivery of affordable housing only schemes if landowners chose not to release sites on the edge of villages in the hope that they could sell or develop them for private housing.
- Depending on size/location, it may be more difficult to introduce new development in/around smaller settlements without impact on the countryside than with development in/around larger settlements.

OPTION 4: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh



+ any shortfall being met by a single urban extension to one of the main settlements

Advantages

- The potential benefits arise principally from the scope to maximise economies of scale in terms of new infrastructure and services to support the development. There is also an opportunity to address climate change and sustainability issues on a larger scale by, for example, the use of renewable/low carbon technology.



Disadvantages

- Potential impact of a single large development on an area's character and existing infrastructure.
- Could be difficult to identify a single location suitable for this amount of development.
- Makes management of housing supply more difficult because it is an "all or nothing" option.
- Less responsive to wider social and economic needs across the Borough than Options 1-3.

OPTION 5: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh



+ any shortfall being met by a new freestanding settlement

OPTION 5: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh and any shortfall being met by a new freestanding settlement *(continued)*

Advantages

- As with Option 4, the potential benefits arise principally from the scope to maximise economies of scale in terms of new infrastructure and services to support the development. There is also an opportunity to address climate change and sustainability issues on a larger scale by, for example, the use of renewable/low carbon technology.



- In the planning appeal decision concerning the proposed new settlement at Dunsfold Park, the appeal inspector and the Secretary of State acknowledged that there were some advantages with that specific proposal, such as the low carbon lifestyle, the level of affordable housing proposed and the conclusion that the development would not materially harm the character and appearance of the countryside.

Disadvantages

- Potential impact of a single large development on an area's character and existing infrastructure.
- The Dunsfold Park scheme failed on appeal due to the unsustainable location of the site in transport terms, the impact of traffic on the local road network, and the conflict with planning policy arising from the siting of a major housing and industrial development in a rural area.
- It may be difficult to identify a sustainable location for a new settlement in Waverley.
- If the objective were to avoid development of this scale in the Green Belt, then the options in terms of location are very limited.
- Makes management of housing supply more difficult because it is an "all or nothing" option.
- Less responsive to wider social and economic needs across the Borough than with Options 1-3.

OPTION 6: Other

Is there any other option or combination of options that you think we should consider? Please let us know in the box provided in the questionnaire.

As part of this consultation, we are also taking the opportunity to update our information on sites that might have the potential for housing. If you know of any sites within the existing towns and villages that you believe may have potential for at least five additional dwellings please provide details in the space provided in the questionnaire.



If you have any other comments on the options for housing or the supporting documents and evidence, please let us know in the box provided in the questionnaire.



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Where should Waverley's new housing go?

Please indicate your preferred option and return to us at the **Planning Policy Section, Waverley Borough Council, The Burys, Godalming, GU7 1HR by 10th March 2010.**

Alternatively, you can submit your preferred option online at <http://consult.waverley.gov.uk/portal>

At the same time you can register your details so that we can tell you about other consultations on the Local Development Framework that take place. Please note that we cannot accept anonymous comments.

If you have any questions please email us on ldf@waverley.gov.uk or telephone 01483 523291.

OPTION 1: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh, with any shortfall being met by selected releases of land around these settlements.

OPTION 2: Development within the main settlements of Farnham, (including (including Badshot Lea), Godalming, Haslemere and Cranleigh, with any shortfall being met by selected releases of land around these settlements and within and potentially around Beacon Hill and Hindhead and the five largest villages (Bramley, Chiddingfold, Elstead, Milford and Witley).

OPTION 3: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh with any shortfall being met by selected releases of land around these settlements and within and potentially around the villages generally.

OPTION 4: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh with any shortfall being met by a single urban extension to one of the main settlements.

OPTION 5: Development within the main settlements of Farnham, (including Badshot Lea), Godalming, Haslemere and Cranleigh with any shortfall being met by a new freestanding settlement.

OPTION 6: Other Option
Is there any other option or combination of options that you think we should consider?

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Do you have any other comments on the options for housing or the supporting documents and evidence?

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If you know of any sites within the existing towns or villages that you believe may have potential for at least five additional dwellings, please provide brief details here:

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Title.....Surname.....Initials.....

Job Title (if applicable).....

Organisation (if applicable).....

Address

.....

Postcode.....Email address.....

Declaration

I understand that any comments submitted will be considered by Waverley Borough Council in line with this consultation, that my comments will be made publicly available and that they may be identifiable to my name or organisation if provided.

Signature.....Date.....

Please complete these optional questions. The information you give us helps us improve services by targeting them at the right people. All the information you give in this section will be kept completely confidential.

Gender

Male Female

Age Group

Under 18 18-24
25-34 35-44
45-54 55-64
65-74 75+

Which best describes what you are doing at present?

Working Sick/disabled
Retired Student/ training
Unemployed Other

Do you have any long-standing illness, disability or infirmity?

Yes No

To which of these groups do you consider you belong? Please tick one box or write your answer

White

British

Irish

Gypsy or Traveller

Any other White background (please write in)

Mixed

White & Black Caribbean

White & Black African

White Asian

Any other mixed background (please write in)

Chinese

Black or Black British

Caribbean

African

Any other Black background (please write in)

Asian or Asian British

Indian

Pakistani

Bangladeshi

Any other Asian background (please write in)

Any other ethnic background (please write in)

Please return your completed questionnaire by 10th March 2010