

Large Site Permissions

As set out in Appendix 2 of Council's HLS Assessment - October 2023

Table A2 - Review of Large Site Permissions

Site Address	Parish	Reference	Category A or B	Council Delivery for 5-year Period						Total in Syrs	Neame Sutton Delivery for 5-year period						Comments
				2023/24	2024/25	2025/26	2026/27	2027/28	2023/24		2024/25	2025/26	2026/27	2027/28	Total in Syrs		
Land adj Brockhurst Farm, Alfold Crossways, Alfold	Alfold	WA/2017/1947 WA/2020/0474	Cat A	0	6	17	0	0	23	0	6	17	0	0	23		
Alfold Garden Centre, Horsham Road, Alfold	Alfold	WA/2018/2264	Cat A	0	0	56	0	0	56	0	0	56	0	0	56		
Land East of Loxwood Road, Alfold	Alfold	WA/2019/0745 WA/2022/01604	Cat A	0	0	64	16	0	80	0	0	64	16	0		Since the base date RM Approval has been granted for all 80 no. dwellings. This 80 is a Neame Sutton scheme on behalf of Bewley Homes Plc	
																Currently the site does not benefit from an implementable consent. Less evidence this year than with either of the 01 April 2020 or 01 April 2021 or February 2023 position statements. There is currently no developer on board. New SPD has come forward indicating need for new Outline Application. Significant advance infrastructure required, which although some work has started on site is insufficient to justify the delivery anticipated by the Council. Condition discharges still required. Delivery rate proposed by the Council is unrealistic and unsupported by tangible evidence. Not Annex 2 compliant. Other uncertainties include the presence of the Loxeley Well Oil Exploration Consent on the boundary of the site.	
Dunsfold Park, Stovolds Hill, Cranleigh	Alfold	WA/2015/2395	Cat B	0	0	50	120	204	374	0	0	0	0	0			
Hollyoak and land to the rear coords 503762 135006 Loxwood Road, Alfold	Alfold	WA/2020/1684	Cat A	0	31	31	37	0	99	0	31	31	37	0	99		
Churt Place Nursery, Tilford Road, Churt	Churt	WA/2017/1962	Cat A	4	0	0	0	0	4	4	0	0	0	0	4		
Land South of High Street bewteen Alfold Road and Knowle Lane, Cranleigh	Cranleigh	WA/2014/0912 WA/2017/1511	Cat A	50	50	50	50	26	226	50	50	50	50	26	226		
Land at West Cranleigh Nurseries and North of Knowle Park	Cranleigh	WA/2016/2207	Cat A	43	43	43	43	29	201	43	43	43	43	29	201		
Land at West Cranleigh Nurseries and North of Knowle Park (Phase 3 uplift in housing numbers)	Cranleigh	WA/2022/00195	Cat A	0	0	0	16	20	36	0	0	0	16	20	36		
Cranleigh Brick and Tile Works, Knowle Lane	Cranleigh	WA/2013/1947	Cat A	0	0	19	0	0	19	0	0	19	0	0	19		
Rear of David Mann and Sons Limited, 101 High Street, Cranleigh	Cranleigh	WA/2022/00657	Cat A	0	0	0	0	38	38	0	0	0	0	38	38		
Former Weyburn Works, Shackleford Road, Elstead	Elstead	WA/2015/0789	Cat A	0	0	33	0	0	33	0	0	33	0	0	33		
Land at Firethorn Farm and 44-45 Larkfield, The Green	Ewhurst	WA/2017/2362 WA/2021/01509	Cat A	5	15	19	0	0	39	5	15	19	0	0		Note: The Council has an error in its table with a total delivery of 49 dwellings 39 from this site, but the total should be 39 dwellings.	
Land at East Street, Farnham (Brightwells)	Farnham	WA/2012/0912	Cat A	84	0	0	0	0	84	84	0	0	0	0	84		
Land at Farnham College, Morley Road, Farnham	Farnham	WA/2014/2119	Cat A	7	7	0	0	0	14	7	7	0	0	0	14		
Land at Waverleys Folly, St George's Road, Badshot Lea	Farnham	WA/2014/2119 & WA/2021/01937	Cat A	0	0	22	0	0	22	0	0	22	0	0	22		
16B West Street, Farnham	Farnham	PRA/2021/01346	Cat A	0	0	0	16	0	16	0	0	0	16	0	16		
80-84 East Street, Farnham	Farnham	WA/2021/02891	Cat A	0	0	0	23	0	23	0	0	0	23	0	23		
Site C Regeneration Area, Ockford Ridge, Godalming	Godalming	WA/2018/1853 WA/2021/0122	Cat A	0	12	0	0	0	12	0	12	0	0	0	12		
Land between New Aarons Way and Aarons Hill, Godalming	Godalming	WA/2018/1239	Cat A	40	17	0	0	0	57	40	17	0	0	0	57		
Westbrook Mills, Borough Road, Godalming	Godalming	CR/2018/0017	Cat A	32	32	32	32	0	128	32	32	32	32	0	128		
Woodside Park, Godalming	Godalming	WA/2016/1416	Cat A	44	9	0	0	0	53	44	9	0	0	0	53		
Riverview House, Weyside Park, Catteshall Lane, Godalming	Godalming	CR/2020/0009	Cat A	15	18	3	0	0	36	15	18	3	0	0	36		
Mole Country Stores, Brighton Road, Godalming, GU7 1NS	Godalming	WA/2020/2123	Cat A	0	0	0	29	0	29	0	0	0	29	0	29		
Ockford Water, Portsmouth Road, Godalming	Godalming	WA/2019/0983	Cat A	0	0	0	13	0	13	0	0	0	13	0	13		
																LPA has this in for 132 dwellings by only 102 dwellings are showing in its trajectory - Therefore trajectory has been amended to reflect the 102 no. 102 dwellings outstanding on the site.	
Land at Sturt Road, Haslemere	Haslemere	WA/2014/1054 WA/2018/0275	Cat A	30	30	42	0	0	102	30	30	42	0	0			
Chapman House, Meadoway, Haslmere	Haslemere	CR/2021/0004 WA/2021/02448	Cat A	0	0	21	0	0	21	0	0	21	0	0	21		
The Heights, 5 Hill Road, Haslemere, GU27 2JP	Haslemere	WA/2018/1771	Cat A	0	0	10	14	0	24	0	0	10	14	0	24		
Land off Scotland Lane, Scotland Lane, Haslemere, GU27 3AN	Haslemere	WA/2020/1213	Cat A	0	0	0	50	0	50	0	0	0	50	0	50		
Andrews of Hindhead, Portsmouth Road, Hindhead	Haslemere	WA/2022/00498	Cat A	0	0	0	39	0	39	0	0	0	39	0	39		
Wheeler Street Nurseries, Wheeler Lane, Godalming	Witley	WA/2021/02078	Cat A	0	7	10	0	0	17	0	7	10	0	0	17		
TOTALS				354	277	522	498	317	1968	354	277	472	378	113	1594		

Sites with a Resolution to Permit at the Base Date

As set out in Appendix 3 of Council's HLS Assessment - October 2023

Table A3 - Review of Sites with Resolution to Permit at the Base Date

Site Address	Parish	Reference	Category A or B	Council Delivery for 5-year Period					Total in 5yrs	Neame Sutton Delivery for 5-year period					Total in 5yrs	Comments
				2023/24	2024/25	2025/26	2026/27	2027/28		2023/24	2024/25	2025/26	2026/27	2027/28		
Land at Coxbridge Farm, Farnham	Farnham	WA/2019/0770	Cat B						60							After a protracted application process Outline Consent was finally granted on 29 June 2023 (Application originally submitted on 13 May 2019). Since that time there has been no activity on the application file. The Council only seeks to rely on the grant of Outline Consent, for which there are numerous condition requirements to address along with the requirements in the S106 Agreement. Furthermore Vivid (the Applicant) has previously stated that it will not be delivering the site and will be putting it out to the market once consent was granted. The developer that buys the site will then be responsible for the delivery of the dwellings. The level of uncertainty in terms of delivery goes 0 nowhere near to meeting the Annex 2 test.
Former Barons of Hindhead, London Road, Hindhead	Hindhead	WA/2021/01950	Cat A						38						38	
Land at 33 Aveley Lane, Farnham	Farnham	WA/2022/02046	Cat A						1						1	
TOTALS	TOTALS			0	0	0	0	0	98	0	0	0	0	0	38	

Draft LPP2 Site Allocations

As set out in Appendix 4 of Council's HLS Assessment - October 2023

Table A4 - Review of LPP2 Site Allocations

Site Address	Reference	Council's Delivery for 5yr Period					Total in 5yrs		Neame Sutton Delivery for 5yr Period					Total in 5yrs	Comments
		2023/24	2024/25	2025/26	2026/27	2027/28			2023/24	2024/25	2025/26	2026/27	2027/28		
Land at Wey Hill Youth Campus, Haslemere							34								0 No Planning Application. No delivery evidence presented.
The Old Grove, High Pitfold, Hindhead							18								0 Outline application pending with outstanding objections
Land at Highcroft, Milford							7								0 No Planning Application. No delivery evidence presented.
															Resolution to grant consent subject to completion of Legal Agreement, which is still outstanding as at 13/11/23. Given the site set up, clearance, preparation and infrastructure to be undertaken completions will be unlikely to commence in the first 12 months of construction even assuming implementable consent by January 2024. Therefore only 3 years of build/completions in the current 5-year period. Bewley build to a max of 50 dpa in line with most other single outlet development sites and therefore only 150 dwellings in the current 5-year period.
Land at Secretts, Hurst Farm, Milford							168							110	
The National Trust Car Park, Hindhead							13								0 No Planning Application. No delivery evidence presented.
TOTALS		0	0	0	0	0	240		0	0	0	0	0	110	