

Waverley Borough Council

Housing: Numbers, Site Assessments and Allocations Topic Paper - Addendum

October 2021



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1. Introduction

- 1.1 Following the consultation on the Pre-Submission Local Plan Part 2, the Council is now proposing changes to the site allocations in Haslemere, and has therefore produced an Addendum to the Pre-Submission Local Plan Part 2, which is subject to a further consultation.
- 1.2 As a result, this Addendum to the Housing: Numbers, Site Assessments and Allocations Topic ~~Paper~~ Paper has been produced to provide supporting evidence to accompany the LPP2 Addendum.

2. Housing Numbers (1st April 2021)

- 2.1 As detailed within the Housing: Numbers, Site Assessments and ~~Topic~~ Allocation Topic Paper (November 2020), Local Plan Part 1 Policy ALH1 sets a specific minimum housing target for each settlement within Waverley. In order to ensure delivery of sufficient housing over the plan period, the residual housing requirement will be met through the allocation of housing sites in Local Plan Part 2 and a number of neighbourhood plans.
- 2.2 The Council has used the methodology used for Local Plan Part 1 to calculate the number of dwellings required to be allocated for in Local Plan Part 2. To support the Addendum to the Local Plan Part 2 Pre-Submission Plan, the Council has updated housing numbers for Haslemere and Witley (including Milford) to show the number of dwellings required to be allocated in Local Plan Part 2 as of 1st April 2021.

Haslemere

Parish	Completions (1 April 13 - 1 April 2021)	Outstanding Permissions (including resolutions to permit)	Windfalls	Total ¹	Minimum Local Plan Allocation (ALH1)	Minimum dwellings to be allocated in LPP2
Haslemere	230	328	116	674	990	316

- 2.3 As shown in the above table, as of 1st April 2021, the minimum number of dwellings which needed to be allocated in Haslemere in Local Plan Part 2 is 316.

Witley (including Milford)

Parish	Completions (1 April 13 - 1 April 2021)	Outstanding Permissions (including resolutions to permit)	Windfalls	Total ¹	Minimum Local Plan Allocation (ALH1)	Minimum dwellings to be allocated in LPP2
Witley	72	207	N/A	279	480	201

2.4 As shown in the above table, as of 1st April 2021, the minimum number of dwellings which needed to be allocated in Witley in Local Plan Part 2 is 201.

3. Site Assessments

Witley (including Milford)

3.1 The updated housing supply position shows that as of 1st April 2021, the minimum number of dwellings which needed to be allocated in Witley in Local Plan Part 2 is 201. This figure is close to the figure used within the Pre-Submission Local Plan Part 2 (204 dwellings) which used a 1st April 2020 base date. The Pre-Submission Local Plan Part 2 allocated sites in Witley which are anticipated to deliver 204 additional dwellings.

3.2 The Council is not ~~proposing~~ proposing any changes to the Witley housing site allocations that are subject to consultation in the Addendum to the Pre-Submission Local Plan Part 2.

Haslemere

3.3 The updated housing supply position shows that as of 1st April 2021, the minimum number of dwellings which needed to be allocated in Haslemere in Local Plan Part 2 is 316. This figure is close to the figure used within the Pre-Submission Local Plan Part 2 (320 dwellings) which used a 1st April 2020 base date. The Pre-Submission Local Plan Part 2 allocated sites in Haslemere which are anticipated to deliver 320 additional dwellings.

3.4 Following the consultation on the Local Plan Part 2 Pre-Submission Plan, newly promoted sites for residential development were identified in Haslemere. Evidence also showed that that the proposed yields on some sites proposed for allocation need to be revised. As a result, the Council consider it is necessary to revise the evidence regarding the assessment of proposed housing allocations that is set out in the Housing: Numbers, Site Assessments and Allocations Topic Paper (November 2020).

3.5 An Addendum to Land Availability Assessment (LAA) has also been produced to assess housing sites in Haslemere against the LAA methodology against an updated base date of 1st April 2021. The LAA Addendum has assessed the suitability, achievable and availability of the newly promoted sites, and has also taken into account changes to previously promoted site (e.g. changes to yield, site size or planning permissions).

Assessment of Sites

3.6 The assessment of housing sites following the approach set out in the Housing: Numbers, Site Assessments and Allocations Topic Paper (November 2020). In line with national planning policy and the emerging Haslemere Neighbourhood Plan the Council has sought to firstly identify sites suitable, achievable and availability for residential development within the existing settlements of Haslemere.

Sites within the existing settlements of Haslemere

3.7 This Addendum updates the table overleaf which provides the assessment of sites identified within the existing settlements of Haslemere against a number of different assessment variables, excluding sites sieved out in accordance with the methodology prescribed in the Housing: Numbers, Site Assessments and Allocations Topic Paper (November 2020).

3.8 There have been no new sites identified within the existing settlements of Haslemere. However, since the Council consulted on its Pre-Submission version of LPP2 evidence shows that that the proposed yields on some sites proposed for allocation need to be revised. These sites are:

- Haslemere Key Site, West Street, Haslemere – The site was previously assessed as suitable for at least 40 dwellings; in light of some of the concerns raised regarding the proposed yield for this site, it is considered that a reduction of the yield to at least 30 dwellings is appropriate.
- Land at Weyhill Youth Campus - Since the Pre-Submission version of LPP2 it has been confirmed that the lease of the scout hut to the Scouts has been extended. Therefore, the site area is reduced to take account of this. Accordingly, the proposed yield for this site reduced to 34 dwellings to reflect the reduced area of the proposed allocation.
- Haslemere Preparatory School, The Heights, Hill Road, Haslemere –In June 2021, the site gained planning permission via appeal (WA/2018/1771) for the erection of 25 dwellings following the demolition of the existing school buildings and existing dwelling (net 24 dwellings). Accordingly, the net yield for this allocation has been amended to 24 dwellings.
- Fairground Car Park, Wey Hill, Haslemere - In the Pre-Submission version of LPP2 the site was allocated for at least 55 dwellings. In light of some of the concerns raised regarding the proposed yield for this site it is considered that a reduction of the yield to at least 20 dwellings is appropriate to acknowledge the site's potential for mixed-use development and the need to retain parking spaces on it where possible.

3.9 The updated assessment continues to find the following sites within the existing settlements of Haslemere were suitable, available and achievable for residential development:

- Haslemere Key Site, West Street, Haslemere
- Central Hindhead, London Road, Hindhead
- Land at Andrews, Portsmouth Road, Hindhead

- Land at Wey Hill Youth Campus, Haslemere
- Haslemere Preparatory School, The Heights, Hill Road, Haslemere
- Fairground Car Park, Wey Hill, Haslemere
- Hatherleigh, Tower Road, Hindhead
- 34 Kings Road, Haslemere (LAA ID: 1067)

3.10 As of 1 April 2021, the number of dwellings which needed to be allocated in Haslemere was 316. The total potential capacity of the suitable sites identified within the existing Haslemere settlement is 191 dwellings: representing a shortfall of 125 dwellings against the outstanding requirement of 316 dwellings for Haslemere. As a result, all the above urban sites continue to be proposed for allocation and it is also necessary to assess sites outside of the existing settlements to identify sites which are suitable, available and achievable for residential development.

Sites within the existing settlements of Haslemere

Site Address	LAA ID	Site Size (Ha)	Proposed Yield	Typology	Settlement		Green Belt	Landscape		Nature Conservation			Sustainability			Flooding		Heritage	Notes
					Proximity	Connectivity		AONB	AGLV	WH I SPA	WH II SPA	Identified avoidance/mitigation	Access to services and facilities	Health and Wellbeing	Sustainable transport use	Zone	Surface water		
Land at West Street including Haslemere Key Site	141	2.10	30	Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Beneficial (+)	Minor Beneficial (+)	Major Beneficial (+++)	FZ1	Part Low/Medium risk	Adjoins Conservation Area, surrounded by a number of listed buildings	<ul style="list-style-type: none"> Existing allocation within Local Plan 2002 Within defined Town Centre area Potentially contaminated land
Hatherleigh, Tower Road	143	0.77	6 (net 5)	Partially Brownfield	Within	Well connected	No	No	No	5km	1km	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	Site close to Grade II listed buildings	<ul style="list-style-type: none"> In May 2021, a smaller portion of the site gained planning permission (WA/2020/0171) for the erection of six dwellings following the demolition of the existing dwelling.
Central Hindhead, London Road, Hindhead	144	1.64	38	Brownfield	Within	Well connected	No	No	No	5km	400m	Yes	Moderate Adverse (--)	Minor Adverse (-)	Minor Adverse (-)	FZ1	Small part Medium risk	No	<ul style="list-style-type: none"> Site is located within the Hindhead Concept Area the proposed yield for the site are within the remaining capacity of the Hindhead Avoidance Strategy. The site is currently in employment use-use; however it is understood that the existing business is relocating to new premises.
Land at Oakdale (Andrews of Hindhead), Portsmouth Road, Hindhead	145	0.60	37 (net 35)	Brownfield	Within	Well connected	No	No	No	5km	Part within 400m, all within 1km	Yes	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	Site close to Grade II listed building	<ul style="list-style-type: none"> A yield of 35 is presented on the basis that a 67 bed67-bed care home is proposed, which equates to 35 additional dwellings. If the site is developed as a high-dependency, palliative care home for; Natural England have advised that in principle, NE would not consider there would be a Likely Significant Effect on the SPA from development.
Land at 34 Kings Road, Haslemere	603	0.20	6 (net 5)	Partially Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Not Assessed (See LAA ID:1067)			Part FZ2/FZ3	Low risk	No	<ul style="list-style-type: none"> In May 2021, the site gained planning permission (WA/2020/0881) for the erection of a building to provide six flats following the demolition of the existing dwelling.
Land at Wey Hill, Haslemere	697	0.88	34	Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Major Beneficial (+++)	FZ1	Small part Low Risk	No	<ul style="list-style-type: none"> Within defined Town Centre area Asset of Community Value Potentially contaminated land Within 20m of river bankriverbank
Haslemere Preparatory School, The Heights, Hill Road	980	0.97	25 (net 24)	Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	No	<ul style="list-style-type: none"> Haslemere Hillsides In June 2021, the site gained planning permission via appeal (WA/2018/1771) for the erection of twenty fivetwenty-five dwellings following the demolition of the existing school buildings and existing dwelling.
The Fairground Car Park, Wey Hill, Haslemere	1004	0.60	20	Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Beneficial (+)	Minor Beneficial (+)	Major Beneficial (+++)	FZ1	No	No	<ul style="list-style-type: none"> Considered suitable for mixed-use redevelopment Within defined Town Centre area Potentially contaminated land
34 Kings Road, GU27 2QG	1067	0.04	6 (net 5)	Partially Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Minor Beneficial (+)	FZI	Small part Low risk	No	<ul style="list-style-type: none"> This site is a smaller portion of the site promoted under LAA ID: 603 and excludes the areas of the site located in Flood Zones 2 and 3. In May 2021, the site gained planning permission (WA/2020/0881) for the erection of a building to provide six flats following the demolition of the existing dwelling.

Brownfield sites outside of the existing settlement of Haslemere

- 3.11 Following the approach set out in the Housing: Numbers, Site Assessments and Allocations Topic Paper (November 2020), as there is a shortfall of dwelling identified within the suitable, available and achievable sites within the existing settlement of Haslemere, it is necessary to consider suitable brownfield sites outside of the existing settlement of Haslemere.
- 3.12 The Housing: Numbers, Site Assessments and Allocations Topic Paper (November 2020) assessed that two brownfield sites outside of the existing settlement of Haslemere were suitable for allocation in the Pre-Submission Local Plan Part 2: The Old Grove and the National Trust Land off Hindhead Road (LAA ID: 890 and 1105).
- 3.13 The Old Grove site (LAA ID: 890) is proposed for an allocation in the Pre-Submission version of LPP2 for 18 dwellings on part of the site. However, since the consultation on the Pre-Submission Local Plan Part 2 was carried out, more of the site is now available which currently provides specialist residential care accommodation and a range of specialist services. The site is now being promoted for 40 dwellings as a result of the proposed intensification and reconfiguration of the existing C2 accommodation. As a result, the Council has assessed the suitability of the site for a higher level of residential development, further detail is shown in the table overleaf and within the LAA Addendum. The Council has concluded that the site is suitable, available and achievable for 40 dwellings.
- 3.14 As a result of the Pre-Submission consultation a number site was identified as being promoted for residential development The Royal Junior School site in Hindhead subject to the relocation of the existing school. The site is within the AONB and AGLV but is also previously developed land, albeit that the buildings and hard surfaces tend to be concentrated on the northern and eastern parts of the site. As shown overleaf and within the LAA Addendum, the potential suitability of the site has been assessed. Additionally, the implications in planning terms of the Junior School being relocated to Royal Senior School site in Farnham Lane have been considered. It is a very well screened site, particularly from the A3 to the west. The Council's landscape consultant has also assessed the site and concluded that the overall sensitivity in landscape terms is 'Low to Medium Sensitivity'. Having regard to the existing uses and the existing degree of screening, the Council are of the view that, in principle, the site is suitable for residential development in place of existing uses. As a result of the assessment undertaken, it is considered that an appropriately designed development of approximately 90 dwellings that would respect the landscape character of the area and provides mitigation for the impact on the Wealden Heaths SPA would be achievable and is deliverable within the Plan period
- 3.15 The table overleaf has been updated to add the additional site and to reflect the relevant changes to existing sites. It shows that three of the sites were assessed are suitable, achievable and available: The Old Grove, the National Trust Land off Hindhead Road, and The Royal Junior School (LAA ID: 890, 1105, and 1144). For further detail on the assessment of sites against the suitability, availability, and achievability see the Land Availability Assessment (2020).

- 3.16 As a result, the Council has identified potential capacity for 143 dwellings on rural brownfield land. Together with the sites within the settlement boundary this totals 334 dwellings on suitable, achievable and available urban and rural brownfield sites.
- 3.17 As a result of identifying three appropriate rural brownfield sites the minimum number of dwellings which needed to be allocated in Haslemere in Local Plan Part 2 can be met.

Brownfield sites outside the existing settlements of Haslemere

Site Address	LAA ID	Site Size (Ha)	Proposed Yield	Typology	Settlement		Green Belt	Landscape			Nature Conservation			Sustainability			Flooding		Heritage	Notes
					Proximity	Connectivity		AONB	AGLV	Sensitivity to Development	WH I SPA	WH II SPA	Identified avoidance/mitigation	Access to services and facilities	Health and Wellbeing	Sustainable transport use	Zone	Surface water		
The Old Grove, High Pitfold, Hindhead	890	2.46	40	Brownfield	Within 100m (Brownfield)	Loosely Connected	No	Yes	Yes	Low	5km	5km	Unknown	Minor Beneficial (+)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	Site close to Grade II listed building	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • No loss of existing C2 units as part of proposed redevelopment
Land adjacent Royal Oak Public House	1005	0.22	6	Partially Brownfield	Within 100m (Brownfield)	Loosely Connected	No	No	Yes	Medium to High Sensitivity	No	5km	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	No	No	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • AGLV treated as AONB • Development would propose loss of existing public house
National Trust Land off Hindhead Road, Haslemere, GU27 3PN	1105	0.44	13	Brownfield	Over 100m (Brownfield)	Disconnected	No	Not subject to Policy	No	Low	No	1km	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	No	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • AGLV treated as AONB
The Royal Junior School, Portsmouth Road, Hindhead	1144	9.6	Approx. 90	Brownfield	Over 100m (Brownfield)	Disconnected	No	Yes	Yes	Medium to Low	5km	1km	Unknown	Minor Beneficial (+)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	Small parts of High, Medium and Low risk	Non-Designated Heritage Asset within site, site close to Grade II listed building	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Redevelopment would require relocation of the Royal Junior School

Greenfield sites outside of the existing settlement of Haslemere

- 3.18 In the Pre-Submission Local Plan Part 2 the Land at Red Court (LAA ID: 1124) was proposed as a housing allocation for 50 dwellings. This site was proposed as a housing allocation in the Pre-Submission Local Plan Part 2 because the housing requirement set out in LPP1 for Haslemere could not be met on suitable urban and rural brownfield sites. Of the greenfield sites promoted at the time, the land at Red Court was considered to be the most suitable site for inclusion within the Pre-Submission Local Plan Part 2. The land at Red Court was the only greenfield site proposed for allocation in Haslemere within the Pre-Submission Local Plan Part 2.
- 3.19 Circumstances have changed since the previous consultation because the Council considers that there are now enough urban or rural brownfield sites available that are considered to be more suitable for allocation than the land at Red Court to meet the minimum housing allocation for Haslemere within the Plan period.
- 3.20 In July 2021 a planning application (WA/2020/1213) for residential development on the land at Red Court site was refused by the ~~Council~~ [Council on](#) 'in principle' grounds of harm to the AGLV and setting of the AONB. As it stands, therefore, the Council does not consider that the site is suitable for inclusion within Local Plan Part 2.

4. Site Allocations

Haslemere

- 4.1 As a ~~result~~[result](#), detailed site assessment analysis, the Addendum to the Pre-Submission Local Plan Part 2 proposes the following housing allocations for the parish of Haslemere:
- Haslemere Key Site, West Street, Haslemere – 30 additional dwellings
 - Central Hindhead, London Road, Hindhead – 38 dwellings
 - Land at Andrews, Portsmouth Road, Hindhead – equivalent of 35 additional dwellings
 - Land at Wey Hill Youth Campus, Haslemere – 34 additional dwellings
 - Haslemere Preparatory School, The Heights, Hill Road, Haslemere – 24 additional dwellings
 - The Royal Junior School, Portsmouth Road, Hindhead – approximately 90 dwellings
 - Fairground Car Park, Wey Hill, Haslemere – 20 dwellings
 - The Old Grove, High Pitfold, Hindhead – 40 dwellings
 - National Trust Car Park, Branksome Place, Hindhead Road, Haslemere – 13 dwellings
 - Hatherleigh, Tower Road, Hindhead – 5 additional dwellings
 - 34 Kings Road, Haslemere – 5 additional dwellings
- 4.2 These sites are anticipated to deliver 334 additional dwellings, against an outstanding requirement of 316.