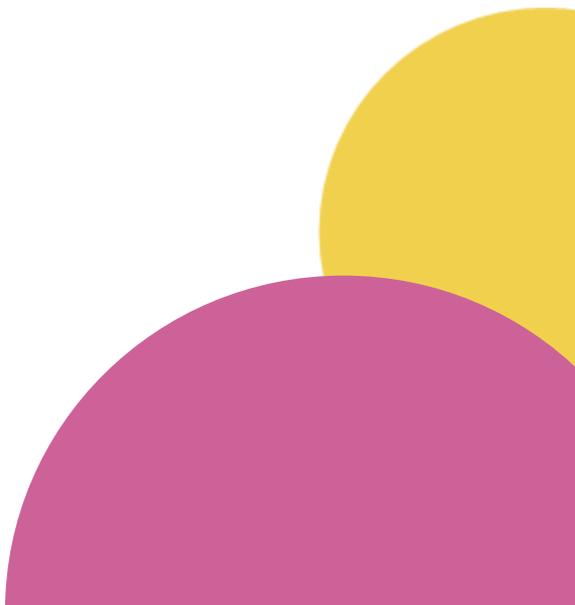


Waverley Borough Council

Housing: Numbers, Site Assessments and Allocations Topic Paper

November 2020

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1. Housing Numbers

- 1.1 Local Plan Part 1 Policy ALH1 sets a specific minimum housing target for each settlement within Waverley. Developments which have already been completed since 2013, have an outstanding planning permission or have already been allocated through Local Plan Part 1 or the Farnham Neighbourhood Plan make up a significant proportion of this requirement. Based on past trends, housing on sites which are not allocated in the Local Plan, otherwise known as windfalls, will also continue to contribute to the housing requirement.
- 1.2 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. In relation to the housing allocations needed to meet the Local Plan Part 1 requirement, Local Plan Part 2 will deal with Haslemere, and Witley (including Milford). Neighbourhood plans will deal with the housing allocations in Bramley, Chiddingfold, Cranleigh, Dunsfold and Elstead. In all other Waverley parishes the minimum housing allocation set in Local Plan Part 1 has already been met, therefore there is no need to allocate housing for these areas in either Local Plan Part 2 or neighbourhood plans.
- 1.3 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. The methodology used to calculate housing windfalls is outlined in the Land Availability Assessment (LAA). The tables below provide details of the components of the housing numbers.

Godalming

Parish	Completions (1 April 13 - 1 April 2020)	Outstanding Permissions (including resolutions to permit)	Windfalls	Total ¹	Minimum Local Plan Allocation (ALH1)	Minimum dwellings to be allocated in LPP2
Godalming	828	738	173	1739	1520	-219

- 1.4 During the initial preparation of Local Plan Part 2, it was also envisaged that the Plan would deal with housing allocations in Godalming. However, the minimum housing target of 1,520 set in Local Plan Part 1 has been exceeded by 219 dwellings². As a result, housing allocations for Godalming are no longer required in Local Plan Part 2.

¹ Total of completions, outstanding permissions, new permissions granted, and windfalls.

² Please note there have been minor amendments to the housing supply numbers and this has impacted the outstanding housing requirement slightly; for further detail refer to the note produced in November 2020: Housing Numbers in Local Plan Part 2 (LPP2).

Haslemere

Parish	Completions (1 April 13 - 1 April 2020)	Outstanding Permissions (including resolutions to permit)	Windfalls	Total¹	Minimum Local Plan Allocation (ALH1)	Minimum dwellings to be allocated in LPP2
Haslemere	218	299	153	670	990	320

1.5 As shown in the above table, as of 1st April 2020, the minimum number of dwellings which needed to be allocated in Haslemere in Local Plan Part 2 is 320³.

Witley (including Milford)

Parish	Completions (1 April 13 - 1 April 2020)	Outstanding Permissions (including resolutions to permit)	Windfalls	Total¹	Minimum Local Plan Allocation (ALH1)	Minimum dwellings to be allocated in LPP2
Witley	64	213	N/A	277	480	203

1.6 As shown in the above table, as of 1st April 2020, the minimum number of dwellings which needed to be allocated in Witley in Local Plan Part 2 is 203³.

³ Please note there have been minor amendments to the housing supply numbers and this has impacted the outstanding housing requirement slightly; for further detail refer to the note produced in November 2020: Housing Numbers in Local Plan Part 2 (LPP2).

2. Site Assessments

2.1 Local Plan Part 2 will only be allocating sites for housing within Haslemere and Witley, the latter also includes the village of Milford. A detailed assessment process has been completed for all sites identified or promoted to the Council within the aforementioned settlements, detail of the process undertaken is given as part of this topic paper.

Identifying Sites

2.2 The Council identify sites for consideration of assessment through a variety of sources, further detail of the identification process is set out in the Land Availability Assessment (LAA) (2020). The sources of site identification, include but are not limited to:

- Sites promoted through the Call for Sites process
- Other promoted sites in urban and rural locations, including sites in and adjoining villages
- Refused, withdrawn and pending planning applications
- Sites that have been the subject of pre-application discussions, with promoters consent
- Existing housing and economic development allocations, carried forward from the adopted Local Plan
- Sites submitted to the Brownfield Land Register
- Sites previously included or rejected in the LAA
- Land in public ownership

Sieving of Promoted Sites

2.3 After the identification of sites, a sieving process was conducted whereby sites are excluded which:

- Are deemed as unavailable (for example currently in active employment use)
- Are completely within a Special Protection Area (SPA) or are within 400m.
- Are completely within a Site of Special Scientific Interest (SSSI) or Special Area of Conservation (SAC)
- Are completely within the functional floodplain (Environment Agency Flood Zone 3b)
- Are greenfield land that is entirely more than 100m from a settlement boundary for a settlement in one of the top three tiers of the Waverley Settlement Hierarchy (2012) or a settlement in a neighbouring authority

Further Assessment of Sites

2.4 Following the sieving process, all remaining sites were assessed in accordance with the LAA methodology, further detail of these assessment are given in the Land Availability Assessment (LAA) (2020). To further assist with the allocation of sites within Haslemere and Witley/Milford a summary was produced to assess the sites against a number of different variables, including:

a) Typology

Stating the land typology of the site, for example, identifying whether the site comprises greenfield or brownfield land, accordance in the NPPF definition for previously developed land⁴.

b) Settlement: Proximity and Connectivity

Within the tables in this topic paper, two terms are used to refer to the relationship between the existing settlement and the assessed site, 'proximity' and 'connectivity':

- 'Proximity' has been used to refer to how the site physically relates to the existing settlement. Sites have been assessed as either being: within the existing settlement, adjoining the existing settlement, or within 100m of the existing settlement or over 100m of the existing settlement. For a site to be deemed as adjoining the existing settlement, only a part of the site need to touch the existing settlement boundary, hence in some circumstances a very small portion of a large site may adjoin the settlement but overall the site may be poorly connected.
- As a result, the Council deemed it appropriate to assess the site's relationship, as a whole, with the existing settlement. Hence the term 'connectivity' has been used to assess how sites as a whole connect to existing settlements. The term 'disconnected' has been used whereby the site is disconnected from the existing settlement and/or surrounding development and if the site were to be developed then the site or a large portion of the site would be disconnected to the existing settlement, facilities and services. The term 'loosely connected' has been used whereby the site may only adjoin the existing settlement and/or surrounding development at one point, or on one side, and is it envisaged that if the entire site were to be developed a portion of the site may be poorly connected to the existing settlement and/or surrounding development, facilities and services. The term 'well connected' has been whereby the site adjoins the existing settlement well, on multiple sides, and is it envisaged that if the entire site were to be developed then the development as a whole would be well connected to the existing settlement, facilities and services.

⁴ NPPF (2019), Annex 2: Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

c) Green Belt:

The assessments of sites table will state whether the site is currently located in the Green Belt. For the purpose of sites within the parish of Witley, the table will detail whether the site is in an area which was identified as an area as having potential for removal from the Green Belt in Local Plan Part 1, as a result of the recommendations presented in the Green Belt Review (2014). The table will also state the degree of harm to the Green Belt which has been assessed to arise from development as per the assessments conducted in the Green Belt Site Appraisals (2020).

d) Landscape

Identifying and stating any landscape designations that may be impacted by development on the site being assessed. Presenting the findings of the Landscape Study (2020) which gives an overall judgement on sensitivity to development combining scores for the landscape and visual sensitivities. It is important, to note that this Study only assess sites which are designated as Areas of Outstanding Natural Beauty (AONB) and/or Areas of Great Landscape Value (AGLV) which are or have previously been proposed as potential allocations in Local Plan Part 2.

e) Nature Conservation

Identifying proximity to Special Protection Areas (SPAs) and understanding, if necessary, whether any avoidance or mitigation measures have been identified.

f) Sustainability

The Sustainability Appraisal of Waverley Borough Local Plan Part 2 (2020) has been produced to ensure that social, environmental and economic effects are considered when formulating planning policies and proposals, including for site selection and allocations. The result of the assessment is a series of positive or negative marks recorded against each identified objective for all assessed sites, which enables comparisons to be made between sites. It will be noted that not all sites have been assessed within the Appraisal; the approach for identifying and sieving sites for assessment, is detailed within the produced Sustainability Appraisal (2020). The tables within the topic paper present the site assessment rationale and scoring within the Appraisal for the following objectives:

- Objective 11: Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities;
- Objective 13 Improve the health and wellbeing of Waverley Borough's residents; and
- Objective 14: Promote sustainable transport use and reduce the need to travel.

The table has presented aspects specifically, to show how the sites relate and connect to existing services, facilities and transport networks. It is also noted that many physical and environmental constraints also detailed within the Sustainability Appraisal (2020) have already been detailed.

g) Flooding

Detailing the Flood Zone(s) the assessed site is located within, in accordance with the definitions are set out in the National Planning Policy Guidance, as per the designated maps produced by Environment Agency which indicate flood risk for rivers and the sea. Risk of surface water flooding has also been identified, which considers where flooding happens when rainwater does not drain away through the drainage systems or soak into the ground, but lies on or flows over the ground instead.

h) Heritage

Identifying and stating any heritage assets, archaeological sites and historic landscapes, designated and non-designated assets that may be impacted by development on the site being assessed.

i) Notes

The notes section of the table details where there are any other relevant matters or constraints that should be taken into consideration when assessing the suitability, availability and achievability of each site.

- 2.5 It is important to note that the assessed variables are not equally weighted, and it may be that some identified constraints can be overcome to allow a site to be assessed as suitable for development, e.g. where a site is within a 5km proximity to a SPA.

Witley

Assessment of Sites - Witley

- 2.6 In line with the NPPF to prioritise development within settlements and on previously developed land the selection of sites focussed on this. However, no suitable, available, and achievable sites were identified wholly within the existing settlement boundaries of Witley or Milford. The Limes, Milford (LAA ID: 1104) was promoted as a site wholly within the existing settlement but as it is current employment use, and no evidence has been provided that continued employment use is unsuitable or unviable and the site has been rejected as unsuitable for housing.
- 2.7 It was recognised in Local Plan Part 1 that Green Belt releases in the parish of Witley would be necessary to meet the minimum housing allocation set within ALH1 in Local Plan Part 1. To assist in the production of Local Plan Part 1, the Green Belt Review (2014) was undertaken to review the Green Belt boundary in Waverley. The purpose of the Review was to assess the performance of the Green Belt designation against NPPF criteria and to then consider specific areas of search for boundary adjustments. As a result of the Review, the defined settlements of Milford and Witley were removed from the Green Belt in Local Plan Part 1, alongside the strategic allocation of SS6: Land opposite Milford Golf Course. The Review also made a number of recommendations including:
- the removal of an area of land to the northwest of Milford around Lower Mousehill Lane and north of Manor Fields, Amberley Road and the A3.
 - the removal of the area west of Petworth Road, which is surrounded by development in Wheeler Lane and several residential developments in Cramhurst Lane and Oxted Green.
- 2.8 Local Plan Part 1 concluded that in order to meet anticipated needs within Witley and Milford, it was not considered that the whole of the areas shown broadly within the Green Belt Review should be removed from the Green Belt but rather that the precise boundaries for change in these areas, along with any other minor adjustments to the settlement boundary, should be undertaken in Local Plan Part 2. As a result of this, in previous iterations of Local Plan Part 2 the approach taken was to allocate sites in Milford/Witley that were within the broad areas for potential adjustment of the Green Belt boundary as indicated by an asterisk in Policy RE2 of Local Plan Part 1. The approach taken in the 2018 'Preferred Options' consultation document was to allocate sites in Milford/Witley that lie in the broad areas for potential adjustment of the Green Belt boundary as indicated by an asterisk in Policy RE2 of LPP1. These were the broad areas that had been first identified in the 2014 Green Belt Review. These allocations included four sites in Milford, namely: Land at Mousehill Mead (LAA ID: 364), Land at Manor Lodge (LAA ID: 449), Land at Coneycroft (LAA ID: 703) and Land at Old Elstead Road (LAA ID: 875). All of these sites are located within the Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV).
- 2.9 In addition to the above, the Preferred Options document proposed the allocation of Land at Wheeler Street Nurseries, Witley (LAA ID: 368 and 1122) and a small

amendment to the Green Belt boundary to allow for an additional 7 dwellings within the existing site at Highcroft, Milford (LAA ID: 467).

- 2.10 Witley Parish Council's response to the Preferred Options consultation in 2018 raised a concern that allocating the four sites in Milford in close proximity to each other would result in over-development. There were also objections that the development of the four sites would be detrimental to the AONB and AGLV. As a result of housing commitments and the availability of alternative sites, an earlier draft Pre-Submission version of Local Plan Part 2 that was considered by the Council's Environment Overview and Scrutiny Committee in October 2018 removed two of the four sites for allocation (Land at Mousehill Mead and Land at Old Elstead Lane) and replaced it with two new sites (Land West of Petworth Road (LAA ID: 930) and additional land at Wheeler Street Nurseries (LAA ID: 368 and 1122), Witley; (extending the site that was proposed for allocation in the Preferred Options consultation) in order to meet the assessed housing requirement set out in Local Plan Part 1. It should be noted that this this draft Pre-Submission document was deferred to allow more work to take place on the allocations in Haslemere and Witley which has been fed into the current version of the Pre-Submission Local Plan Part 2.
- 2.11 However, through the preparation of the Pre-Submission Local Plan Part 2 the Council has been mindful of strong representations from Witley Parish Council favouring consideration of land that was being promoted at the Secretts Garden Centre, which is located on the north eastern side of Milford. The emerging Witley Neighbourhood Plan, for which a Decision Statement was published in September 2020 and states that the Plan may now proceed to referendum, also expresses that the preferred location for residential-led development is the land associated with Secretts. Given the strong local community support for Secretts to be considered for allocation, the Council sought bespoke legal advice on whether any Green Belt sites lying outside the Local Plan Part 1 'asterisked' areas could be considered for removal from the Green Belt in Local Plan Part 2. The obtained advice stated that there is nothing in law to prevent the Council from considering sites outside the broad areas identified in Local Plan Part 1. However, if the Council were to consider a site outside of these areas then there would need to be clear and cogent reasons for doing so.
- 2.12 In the light of this advice the Council decided to review sites around Milford and Witley that are both within and outside the broad asterisked areas shown in Local Plan Part 1. A key part of this review, was that the Council procured the consultant that undertook the Green Belt Review (2014) to conduct the Green Belt Site Appraisals (2020). This was a more detailed piece of Green Belt assessment work, undertaken on a site-by-site basis rather than just looking at broad areas. The document appraised all sites adjoining the existing settlement and rural brownfield sites, with the exception of sites which would not be suitable for allocation for other reason (for example, sites falling below the minimum allocation threshold of 5 net units or where they were entirely located within 400m of the Wealden Heaths Special Protection Area (SPA)). The Green Belt Site Appraisal (2020) considered how the specific sites identified contribute to Green Belt purposes and assessed the potential impact that the development of these sites would have on the Green Belt. As a result, this work has gone far beyond the work undertaken

in the Green Belt Review (2014), which considered larger segments of Green Belt land and the contribution that those segments were considered to make to the purposes of including the land within the Green Belt.

2.13 The following table sets out the assessment of the sites which were assessed in Green Belt Site Appraisals (2020) against a number of different variables: previously developed; its physical relation to the settlement; Green Belt etc. as set out in paragraph 2.4 of this Topic Paper. It should be emphasised that the assessed variables are not equally weighted, and it may be that some identified constraints can be overcome to allow a site to be assessed as suitable for development. For further detail on the assessment of sites against the tests of suitability, availability, and achievability see the Land Availability Assessment (2020):

Assessed Sites in Witley

Site Address	LAA ID	Site Size (Ha)	Proposed Yield	Typology	Settlement		Green Belt			Landscape			Nature Conservation			Sustainability			Flooding		Heritage	Notes
					Proximity	Connectivity	Green Belt	Area for removal from GB in LPP1	Degree of Harm	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		
Land at Moushill Mead, Portsmouth Road, Milford	364	6.08	30	Partially Brownfield	Adjoins	Well connected	Yes	Yes	Moderate	Yes	Yes	Medium	1km	No	Unknown	Minor Adverse (-)	Minor Adverse (-)	Minor Adverse (-)	FZ1	Parts High, Medium and Low	Site adjoins Buildings of Local Merit, also close to Grade II listed building.	<ul style="list-style-type: none"> Site not supported by WPC. No support or opposition noted for the site in LPP2 Preferred Options consultation Majority Grade 3 Agricultural Land
Land at Hurst Gate, Portsmouth Road	365	3.14	6-15	Partially Brownfield	Within 100m	Disconnected	Yes	No	Moderate to Significant	No	No	Not assessed	2km	No	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Minor Beneficial (+)	Small part FZ2/3, majority FZ1	Small parts Low and Medium	Adjoins Conservation Area	<ul style="list-style-type: none"> Grade 4 Agricultural Land
Land west of George Eliot Close,	366	1.84	24	Greenfield	Adjoins	Loosely connected	Yes	No	Moderate	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Major Adverse (---)	FZ1	No	No	
Land at Wheeler Street Nurseries, Wheeler Lane	368	1.30	20	Partially Brownfield	Adjoins	Well connected	Yes	Yes	Moderate to Limited	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	Small parts Medium and Low	Grade II listed building in close proximity; site adjoins Conservation Area.	<ul style="list-style-type: none"> No support or opposition noted for the site in LPP2 Preferred Options or WNP consultations. Majority Grade 3 Agricultural Land Half of site has permission for 18 dwellings (WA/2018/1688)
Land to the rear of 10 & 11 Busdens Close, Witley	448	0.48	10	Greenfield	Within 100m	Disconnected	Yes	No	Moderate	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Minor Beneficial (+)	FZ1	High, Medium and Low	No	
Land at Manor Lodge, Milford	449	1.73	30	Greenfield	Within 100m	Loosely Connected	Yes	Yes	Moderate to Limited	Yes	Yes	Medium	1km	No	No	Minor Beneficial (+)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	No	No	<ul style="list-style-type: none"> Site not supported by WPC. No support or opposition noted for the site in LPP2 Preferred Options consultation Grade 3 Agricultural Land.
Land at Petworth Road, Witley	452	3.63	120	Greenfield	Within 100m	Disconnected	Yes	No	Moderate	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Minor Beneficial (+)	FZ1	High and Medium	No	

Land at Highcroft, Petworth Road, Milford	467	0.89	7-18	Partially Brownfield	Majority within	Well connected	Partially	No	Limited	No	No	Not assessed	1km	No	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	Small areas of Low	No	<ul style="list-style-type: none"> No support or opposition noted for the site in LPP2 Preferred Options consultation, despite proposed allocation. Majority of site within the existing settlement of Milford
Land East of Petworth Road and South of Mill Lane, Witley	561	2.39	83	Greenfield	Adjoins	Loosely Connected	Yes	No	Significant	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	Adjoins Grade II listed building	
Land west of Petworth Road, Witley	618	4.33	-	Greenfield	Within 100m	Disconnected	Yes	No	Significant	Yes	Yes	Not assessed	1km	5km	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	Adjoins Conservation Area	
Land adjacent to Oakwood, Witley	636	0.65	-	Greenfield	Within 100m	Disconnected	Yes	No	Moderate	No	No	Not assessed	Part within 400m	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	Low	No	
Land at Busdens Lane, Witley	643	6.01	50	Greenfield	Adjoins	Loosely connected	Yes	No	Moderate to Significant	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	Parts High, Medium and Low	No	<ul style="list-style-type: none"> Majority Grade 3 Agricultural Land
Land to the East of Petworth Road, Witley	672	2.13	15	Greenfield	Adjoins	Loosely connected	Yes	No	Moderate	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	Low	Adjoins Grade II listed building	<ul style="list-style-type: none"> Grade 3 Agricultural Land
Land south of Franklin Court, Brook Road, Wormley	676	0.34	6	Brownfield	Over 100m (Brownfield)	Disconnected	Yes	No	Limited	Yes	Yes	Not assessed	2km	5km	Unknown	Minor Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	No	<ul style="list-style-type: none"> Public opposition noted for the site during the LPP2 Preferred Options consultation. Currently four dwellings on the site
Land at Coneycroft, Milford	703	3.72	100	Greenfield	Adjoins	Loosely connected	Yes	Yes	Limited	Yes	Yes	Low to Medium	2km	No	Yes	Minor Adverse (-)	Minor Adverse (-)	Minor Adverse (-)	FZ1	Small areas of Low	No	<ul style="list-style-type: none"> Site unsupported by WPC. No support or opposition noted for the site in LPP2 Preferred Options consultation Grade 3 Agricultural Land Potential Noise Issues due to proximity to the A3.
Land Adjacent Petworth Road, Milford	847	3.00	9	Greenfield	Within 100m	Disconnected	Yes	No	Moderate	No	No	Not assessed	400m/ 1km	No	Unknown	Moderate Adverse (--)	Minor Adverse (-)	Minor Adverse (-)	FZ1	High and Medium	No	<ul style="list-style-type: none"> Potential additional benefits of transferring land to Rodborough School for school expansion and sports facilities
Land adjacent to Petworth Road (South of Milford)	871	0.62	15-20	Greenfield	Within 100m	Disconnected	Yes	No	Moderate	No	No	Not assessed	400m	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Minor Adverse (-)	FZ1	High and Medium	No	

Land at Old Elstead Road, Milford	875	2.28	43	Greenfield	Within 100m	Disconnected	Yes	Yes	Moderate	Yes	Yes	Medium	1km	No	Yes	Minor Adverse (-)	Minor Adverse (-)	Minor Adverse (-)	FZ1	No	Adjoins Grade II listed buildings	<ul style="list-style-type: none"> Site unsupported by WPC. No support or opposition noted for the site in LPP2 Preferred Options consultation. Opposition noted during the WNP consultations. Grade 3 Agricultural Land
Land at Secretts, Hurst Farm, Milford	923	15.6	150-200	Partially Brownfield	Adjoins	Well connected	Yes	No	Moderate to Limited	No	No	Not assessed	2km	No	Yes	Neutral (0)	Major Beneficial (+++)	Minor Beneficial (+)	FZ1	Very small areas of High, Medium and Low	Adjoins Grade II listed building.	<ul style="list-style-type: none"> Site strongly support by WPC. Community and public support noted for the site in LPP2 Preferred Options and WNP consultations. Additional benefits proposed including local community facilities, sports facilities, a business hub, and potentially a heath centre and/or care home. Majority Grade 3 Agricultural Land
Land to the West of Petworth Road	930	8.97	70-164	Greenfield	Adjoins	Well connected	Yes	Yes	Moderate	No	No	Not assessed	1km	No	Yes	Neutral (0)	Minor Adverse (-)	Minor Adverse (-)	FZ1	High, Medium and Low	No	<ul style="list-style-type: none"> Potential additional benefits of provision of heath centre and/or care home. Majority Grade 3 Agricultural Land
Beaufield, Petworth Road, Witley	1070	1.60	10-12	Partially Brownfield	Adjoins	Well connected	Yes	No	Moderate to Significant	No	No	Not assessed	1km	No	Unknown	Minor Beneficial (+)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	High, Medium and Low	Adjoins Conservation Area	
Land to the West of West Cottage, Milford,	1102	1.00	6	Greenfield	Within 100m	Loosely Connected	Yes	Yes	Moderate	Yes	Yes	Not assessed	1km	No	Unknown	Minor Adverse (-)	Minor Adverse (-)	Moderate Adverse (--)	FZ1	No	No	
Land at Hurst Gate, Milford	1107	1.34	6-15	Partially Brownfield	Within 100m	Disconnected	Yes	No	Moderate	No	No	Not assessed	2km	No	Unknown	Minor Adverse (-)	Minor Beneficial (+)	Minor Beneficial (+)	Small part FZ2/3, majority FZ1	No	No	<ul style="list-style-type: none"> Grade 4 Agricultural Land
Land at Wheeler Street Nurseries (northern part),	1122	0.74	20	Partially Brownfield	Within 100m	Loosely Connected	Yes	Yes	Moderate to Limited	No	No	Not assessed	1km	No	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	Small parts Medium and Low	Grade II listed building in close proximity; site adjoins Conservation Area.	<ul style="list-style-type: none"> Smaller part of LAA ID: 368 Grade 3 Agricultural Land.

Site Selection – Witley

2.14 As of 1 April 2020, the number of dwellings which needed to be allocated in Witley was 203.

2.15 Given the importance and weighting of considering Green Belt impacts, the Council considered, in the first instance, it was necessary to start by weighing up the relative merits of the sites from a Green Belt perspective. It is important to note that this acted as a starting point for selecting sites for allocation and the assessment of other planning variables came after.

2.16 The Green Belt Site Appraisals (2020), has been an important consideration in the assessment of sites for allocation in Local Plan Part 2. The Appraisals (2020) assessed all the sites included within the above table and the conclusions from this study have produced a 'shortlist' of the sites assessed reflecting the lesser inherent degree of harm to the Green Belt resulting from the potential development of these sites combined with the potential for mitigation, compared to sites judged to result in Moderate, Moderate to Significant and Significant harm arising from development. The sites shortlisted were:

- LAA ID **676** - Land south of Franklin Court, Brook Road, Wormley
- LAA ID **363** - Land at Wheeler Street Nurseries, Wheeler Lane
- LAA ID **1122** - Land at Wheeler Street Nurseries (northern part), Witley
- LAA ID **467** - Land at Highcroft, Petworth Road, Milford
- LAA ID **449** - Land at Manor Lodge, Milford
- LAA ID **703** - Land at Coneycroft, Milford
- LAA ID **923** - Land at Secretts, Hurst Farm, Milford

2.17 It is noted that this 'shortlist' excludes the following sites which have been allocated in previously consulted upon in previous iterations of Local Plan Part 2:

- LAA ID **364** - Land at Moushill Mead, Portsmouth Road, Milford
- LAA ID **875** - Land at Old Elstead Road, Milford

2.18 These sites were assessed in the Green Belt Site Appraisals (2020) as having a Moderate degree of harm to the Green Belt arising from development. As identified in the assessment table the sites also have a number of other constraints, including being designated as Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV). The Landscape Study (2020) assessed that development on both sites would have a 'Medium' overall sensitivity to development.

2.19 It should also be noted that another site not included in this 'shortlist' was 'Land to the West of Petworth Road, Witley' (LAA ID: 930) which was a proposed allocation in an earlier draft Pre-Submission version of Local Plan Part 2 that was considered by the Council's Environment Overview and Scrutiny Committee in October 2018, but this draft was deferred to allow more work to take place on the allocations in Haslemere and Witley. In the Green Belt Site Appraisals (2020) this site was assessed as having a

'Moderate' degree of harm to the Green Belt arising from development. The site was not assessed in the Landscape Study (2020) as the site is located outside the AONB and AGLV.

- 2.20 As per the NPPF, where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. The sites at Highcroft and Wheeler Street Nurseries are both partially brownfield and well connected to the existing settlement, in the Green Belt Site Appraisals (2020) they were assessed as having a 'limited impact' and a 'moderate to limited impact' arising from development respectively. As a result of these sites being assessed as suitable, available and achievable for residential development they are both proposed for allocation in Local Plan Part 2. The Land South of Franklin Court is not proposed for allocation, as it is considered that the site would only deliver a very modest contribution towards the outstanding housing requirement for Witley, and unlike the Land at Highcroft and Wheeler Street Nurseries it is considered that the site could come forward for development without being allocated in Local Plan Part 2, as no Green Belt release is required. The total potential capacity of the land at Highcroft and Wheeler Street Nurseries is 27 dwellings; representing a shortfall of 176 dwellings against the outstanding requirement of 203 dwellings for Witley.
- 2.21 Three 'shortlisted' sites remain in consideration for site selection: Land at Secretts, Land at Manor Lodge, and the Land at Coneycroft. The former two sites were considered to have 'moderate to limited' impact on the Green Belt arising from development, whilst the latter was considered to have a 'limited' impact. In weighing up the relative merits of each site to determine site selection it is also necessary to consider other variables.
- 2.22 The Land at Secretts is not within the Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV), unlike a number of other promoted sites including the shortlisted sites of the Land at Coneycroft and the Land at Manor Lodge. Given the AONB and AGLV designations Land at Coneycroft and the Land at Manor Lodge were assessed in the Landscape Study (2020), in which it was determined that the former site would have a 'Low to Medium' overall sensitivity to development and the latter a 'Medium' overall sensitivity to development. As well as not being within the AONB or AGLV, the Land at Secretts, unlike the shortlisted sites and sites in the asterisked areas, it is well enclosed by existing screening and by existing adjoining development, hence, helping to mitigate the impact of development on this site to the environment. It is also important to note that Land at Secretts and Land at Coneycroft are sited further away from the SPA than a number of other promoted sites, including Land at Manor Lodge.
- 2.23 As per the previous reference to the NPPF, first consideration has to be given to land which has been previously-developed and/or is well-served by public transport. The Land at Secretts contains a number of buildings and structures that represent previously developed land. In sustainability and accessibility terms, the site is located close to existing shops and other services in the village and is also well connected to the existing public transport network. As stated within the Sustainability Appraisal (2020) "the site is 0.1km from a bus stop, 0.1km from a town centre and is 0.9km of a railway station. It is

anticipated that development here would therefore promote sustainable transport use and reduce the need to travel". The development also provides the opportunity for enhancing services and facilities.

- 2.24 In comparison the Sustainability Appraisal (2020) states for Land at Manor Lodge that *"The site is 0.1km from a bus stop, 0.5km from a town centre and is within 1.3km of a railway station. It is anticipated that development here would therefore detract somewhat from sustainable transport use and result in a slight increase in the need for the private car"*. Likewise for Coneycroft it stated that *"The site is 0.1km from a bus stop and is 0.8km from a local centre and is 1.7km of a railway station. It is anticipated that development here would therefore result in a slight increase in the need for private car use."* Hence the Sustainability Appraisal (2020) demonstrates that from the perspective of connecting to the existing transport network – in line with NPPF prioritisation for Green Belt releases - the Land at Secretts demonstrates clear benefits over the other shortlisted sites.
- 2.25 Finally, it is important to note that the Land at Secretts has a very strong measure of community support expressed by Witley Parish Council. Land at Coneycroft and the Land at Manor Lodge are both unsupported as potential allocation by Witley Parish Council.
- 2.26 These important considerations, taken together with the findings of the Green Belt Site Appraisals (2020), the Council are of the view that there are now clear and cogent reasons for proposing the allocation of the Secretts site in Local Plan Part 2 instead of other promoted sites around these villages. The Council are mindful of the fact that one of the sites previously identified for allocation, Land at Coneycroft, performs better than the Secretts site in the Green Belt Site Appraisals (2020), in that development of this site has been judged as having 'limited harm' as opposed to 'moderate to limited harm' on the Green Belt. Notwithstanding this, the Council consider that the Land at Secretts site performs significantly better overall than other promoted sites, including those that were proposed for allocation in earlier draft versions of Local Plan Part 2. As a result the Council consider that the other benefits of the Land at Secretts, as summarised above, do materially outweigh the potential benefits of the Land at Coneycroft in Green Belt terms to the extent that there is clear and cogent justification for its inclusion as an allocation in Local Plan Part 2, despite it not being one of the sites in the asterisked areas identified in the adopted Local Plan Part 1.

Haslemere

Assessment of Sites

Sites within the existing settlements of Haslemere

- 2.27 As stated within the NPPF the Council should give “great weight to the benefits of using suitable sites within existing settlements for homes”⁵. The Council has identified a number of sites that are located within the existing settlements of Haslemere.
- 2.28 Haslemere Town Council and the local community have expressed a clear preference that wherever possible the Council should only allocate sites within the existing settlement of Haslemere, or on brownfield sites. Although, the emerging draft Haslemere Neighbourhood Plan is not proposing to deal with site allocations it expresses a preference that development should be located within existing settlement boundaries.
- 2.29 In recognition of the requirement of the NPPF to make effective use of land, the Council have reviewed all the urban and brownfield sites that have been proposed for allocation to see to wherever possible increase the yields to maximise the amount of homes. In order to fully exhaust all potential opportunities for development the Council conducted a “Targeted Call for Sites” in June and July 2020 to assist with the preparation of housing allocations in both Witley and Haslemere. The Call for Sites emphasised that the Council was particularly interested in identifying any suitable sites within the settlement boundaries or on brownfield land. A number of potential sites within the urban area were suggested.
- 2.30 The table overleaf provides the assessment of sites identified within the existing settlements of Haslemere against a number of different assessment variables, excluding sites sieved out. A number of sites in current employment use were also excluded from further assessment as no evidence has been provided that continued employment use is unsuitable or unviable. It should be emphasised that the assessed variables are not equally weighted, and it may be that some identified constraints can be overcome to allow a site to be assessed as suitable for development. For further detail on the assessment of sites against the suitability, availability, and achievability see the Land Availability Assessment (2020).
- 2.31 The assessment of identified and promoted sites within the existing settlement of Haslemere found the following sites 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)

⁵ NPPF (2019) Paragraph 68

2.32 As of 1 April 2020, the number of dwellings which needed to be allocated in Haslemere was 320. The total potential capacity of the suitable sites identified within the existing Haslemere settlement is 239 dwellings; representing a shortfall of 81 dwellings against the outstanding requirement of 320 dwellings for Haslemere. As a result all the above urban sites are proposed for allocation and it is also necessary to assess sites outside of the existing settlements 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	40	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	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	
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, 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	35	Partially 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 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	8	Partially Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Not Assessed (See LAA ID:1067)			Part FZ2/FZ3	Low risk	No	
Land at Wey Hill, Haslemere	697	0.98	40	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 bank
Georgian House Hotel	973	0.25	18	Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Beneficial (+)	Major Beneficial (+++)	Major Beneficial (+++)	FZ1	No	Within Conversation Area, Grade II listed building, surrounded by listed buildings. Area of High Archaeological Potential	<ul style="list-style-type: none"> Within defined Town Centre area Planning permission has been granted for 18 dwellings since the base date.
Haslemere Preparatory School, The Heights, Hill Road	980	0.97	21	Brownfield	Within	Well connected	No	No	No	No	5km	Unknown	Minor Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	Non-Designated Heritage Asset within site	<ul style="list-style-type: none"> Haslemere Hillside
The Fairground Car Park, Wey Hill, Haslemere	1004	0.60	55	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"> Within defined Town Centre area Potentially contaminated land
34 Kings Road, GU27 2QG	1067	0.04	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.

Brownfield sites outside of the existing settlement of Haslemere

- 2.33 The NPPF encourages that “the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.” Given this, and in order to address the identified shortfall, the next step was to consider rural brownfield sites which are suitable, available and achievable for residential development.
- 2.34 Excluding sites sieved out and sites in current employment use which had not provided evidence that continued employment use is unsuitable or unviable, three sites outside of the existing settlement of Haslemere were identified as containing previously developed land in accordance with the NPPF definition⁶.
- 2.35 The table overleaf shows the assessment of these sites against a number of different assessment variables. It should be emphasised that the assessed variables are not equally weighted, and it may be that some identified constraints can be overcome to allow a site to be assessed as suitable for development. Two of the sites were assessed as suitable, achievable and available: The Old Grove and the National Trust Land off Hindhead Road (LAA ID: 890 and 1105). However, the Land adjacent to the Royal Oak Public House (LAA ID: 1005) was not assessed as suitable as there was insufficient evidence to justify the loss of the existing public house and the site was deemed to have an overall Medium to High Sensitivity to development in the Landscape Study (2020). For further detail on the assessment of sites against the suitability, availability, and achievability see the Land Availability Assessment (2020).
- 2.36 As a result, the Council identified potential capacity for 31 dwellings on rural brownfield land. Together with the sites within the settlement boundary this totals 270 dwellings on suitable, achievable and available urban and rural brownfield sites. Therefore, despite identifying two suitable, available, and achievable rural brownfield sites there is still a shortfall of 50 dwellings to meet the outstanding requirement for Haslemere, and as a result it is also necessary to assess greenfield sites which are suitable, available and achievable for residential development.

⁶ NPPF (2019), Annex 2

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	18	Brownfield	Within 100m (Brownfield)	Loosely Connected	No	Yes	Yes	Low	5km	5km	Unknown	Minor Beneficial (+)	Minor Beneficial (+)	Moderate Adverse (--)	FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt No loss of existing C2 units as part of proposed development
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

Greenfield sites outside of the existing settlement of Haslemere

- 2.37 As previously stated, as of 1 April 2020, the number of dwellings which needed to be allocated in Haslemere was 320. Taking into account the total potential capacity (270 dwellings) of the urban and brownfield sites identified as being suitable, achievable and availability on sites within the existing settlement and on brownfield land there is a shortfall of 50 dwellings against the outstanding requirement of 320 dwellings for Haslemere.
- 2.38 The table overleaf shows the assessment of these sites against a number of different assessment variables. It should be emphasised that the assessed variables are not equally weighted, and it may be that some identified constraints can be overcome to allow a site to be assessed as suitable for development.
- 2.39 Given Local Plan Part 1 did not recommend any changes to the Green Belt within the parish of Haslemere, sites within the Green Belt are not included in the table below. For further detail on the assessment of sites against the suitability, availability, and achievability see the Land Availability Assessment (2020).

Greenfield sites outside of the existing settlement 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		
Land at Woolmer Hill, Woolmer Hill Road	352	18.59	-	Greenfield	Within 100m	Disconnected	No	Yes	Yes	Not Assessed	No	5km	Unknown	Not assessed			FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt
Land East of Longdene House, Hedgehog Lane	563	1.99	30	Greenfield	Adjoins	Loosely Connected	No	Yes (partial)	Yes	Medium to High	No	5km	Unknown	Minor Beneficial (+)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Most of the site is AONB and AGLV, other part is AGLV treated as AONB Part Grade 4 Agricultural Land
Kingfisher Farm, Sandy Lane	628	9.82	600	Greenfield	Adjoins	Disconnected	No	Yes	Yes	Not Assessed	No	5km	Unknown	Minor Adverse (-)	Minor Adverse (-)	Moderate Adverse (--)	FZ1	Parts High, Medium and Low	Area of High Archaeological Potential (Part)	<ul style="list-style-type: none"> Countryside Beyond the Green Belt
Land along Midhurst Road, Haslemere	630	1.34	25	Greenfield	Within 100m	Disconnected	No	Yes	Yes	Not Assessed	No	5km	Unknown	Not assessed			FZ1	Part High and Medium	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Grade 4 Agricultural Land
Land at Oak Tree Lane, Haslemere	664	0.73	10	Greenfield	Adjoins	Well connected	No	No	Yes	Not Assessed	No	5km	Unknown	Not assessed			FZ1	Medium	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Waste Tip Site – potentially contaminated land AGLV treated as AONB
Land surrounding Longdene House, Hedgehog Lane, Haslemere	667	12.35	30	Greenfield	Adjoins	Loosely Connected	No	Yes	Yes	Not Assessed	No	5km	Unknown	Minor Adverse (-)	Minor Adverse (-)	Major Beneficial (+++)	FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Encompasses LAA ID: 955 and 957 Majority Grade 4 Agricultural Land
Land South East of Haslemere Water Treatment Works, Sturt Road, Haslemere	674	0.78	25	Greenfield	Within 100m	Disconnected	No	No	Yes	Medium to High	No	5km	Unknown	Moderate Adverse (--)	Minor Beneficial (+)	Minor Beneficial (+)	FZ1	No	Adjoins Grade II listed buildings	<ul style="list-style-type: none"> Countryside Beyond the Green Belt AGLV treated as AONB Majority Grade 4 Agricultural Land
Land North of Haslemere Saw Mills, Sturt Road	714	0.79	21	Greenfield	Within 100m	Disconnected	No	Yes	Yes	Medium	No	5km	Unknown	Moderate Adverse (--)	Minor Adverse (-)	Minor Adverse (-)	FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Grade 4 Agricultural Land
Longdene Field, Hedgehog Lane, Haslemere	955	1.62	25	Greenfield	Adjoins	Loosely Connected	No	Yes (partial)	Yes	Medium to High	No	5km	Unknown	Moderate Adverse (--)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	No	<ul style="list-style-type: none"> Smaller part of LAA ID: 667 and 957 Majority of the site is AONB and AGLV, small part is AGLV treated as AONB Part Grade 4 Agricultural Land

Longdene House and field adjoining, Hedgehog Lane, Haslemere	957	4.81	25	Greenfield	Adjoins	Loosely Connected	No	Yes	Yes	Not Assessed	No	5km	Unknown	Moderate Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	No	<ul style="list-style-type: none"> Encompasses LAA ID: 955 Countryside Beyond the Green Belt Majority Grade 4 Agricultural Land
Red Court, Scotland Lane, Haslemere	987	36.70	250	Greenfield	Adjoins	Loosely connected	No	Yes (partial)	Yes	Medium	No	5km	Unknown	Moderate Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	Part FZ2 & FZ3	No	Grade II listed building on site	<ul style="list-style-type: none"> Site includes a smaller promoted site LAA ID: 1124 Countryside Beyond the Green Belt Majority of the site is AONB and AGLV, small part is AGLV treated as AONB Part Grade 4 Agricultural Land
Land at Deerwood, Woolmer Hill Road, Haslemere	1069	0.23	7	Greenfield	Within 100m	Disconnected	No	No	Yes	Not Assessed	No	5km	Unknown	Not assessed			FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt AGLV treated as AONB
West Field, land adjoining Sturt Farm, Haslemere	1110	1.58	40	Greenfield	Within 100m	Disconnected	No	Yes	Yes	Not Assessed	No	5km	Unknown	Minor Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Majority Grade 4 Agricultural Land
Land at Whitwell Down Estate, Haslemere	1111	1.70	8-10	Greenfield	Within 100m	Disconnected	No	Yes (partial)	Yes	Not Assessed	No	5km	Unknown	Moderate Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	Parts Low/Medium risk	No	<ul style="list-style-type: none"> Countryside Beyond the Green Belt Part AGLV treated as AONB and part AGLV and AONB.
Red Court (2)	1124	4.90	50	Greenfield	Adjoins	Well connected	No	No	Yes	Medium	No	5km	Unknown	Moderate Adverse (-)	Minor Adverse (-)	Minor Beneficial (+)	FZ1	No	Site close to Grade II listed building	<ul style="list-style-type: none"> Countryside Beyond the Green Belt AGLV treated as AONB

Site Selection – Haslemere

- 2.40 As previously stated taking into account the total potential capacity (270 dwellings) of the urban and brownfield sites identified as being suitable, achievable and availability on sites within the existing settlement and on brownfield land there is a shortfall of 50 dwellings against the outstanding requirement of 320 dwellings for Haslemere. Therefore, following the assessment of the suitability, achievability and achievability of greenfield sites in Haslemere, it was necessary to compare the sites in order to assess which site would be most appropriate for residential development to meet the shortfall.
- 2.41 The NPPF encourages use of “sites that are physically well-related to existing settlements” as a result a number of sites immediately were excluded from further consideration for site selection due to their poor physical proximity and connectivity to the existing settlements of Haslemere.
- 2.42 The parish of Haslemere is heavily constrained in landscape terms, as demonstrated by all the greenfield sites being either within the Area of Great Landscape Value (AGLV) and/or Area of Outstanding Natural Beauty (AONB). There were a small number of sites assessed that were not within the AONB, but were in areas designated as AGLV treated as AONB, which included the: Land South East of Haslemere Water Treatment Works (LAA ID: 674) and Land at Red Court (LAA ID: 987 and 1124). The Land at Oak Tree Lane (LAA ID: 664), is also in this area, however this site was excluded from being assessed as suitable, achievable and available due to its use as a waste tip, and potential contamination issues.
- 2.43 A number of AONB and AGLV sites were assessed in further detail in the Landscape Study (2020) due to their relative proximity to existing settlement, existing public transport infrastructure and services, this assessment included two previously mentioned sites (Land South East of Haslemere Water Treatment Works and Land at Red Court). Other sites assessed included: Land East of Longdene (LAA ID: 563), Land North of Haslemere Saw Mills (LAA ID: 714), Longdene Field (LAA ID: 955), Longdene House and field adjoining (LAA ID: 957). The Study found that for LAA ID 563, 674, 955 development would have a ‘Medium to High’ overall sensitivity to development whilst Land North of Haslemere Saw Mills and the Land at Red Court are assessed to have a ‘Medium’ overall sensitivity to development. However, although the two sites rate the same in regards to overall landscape impact, the Land at Red Court is well connected to the existing settlement, unlike the Land North of Haslemere Saw Mills which is not physically connected.
- 2.44 In relation to the greenfield sites assessed the Sustainability Appraisal (2020) assessed that only one of the sites (Land East of Longdene, LAA ID: 563) did not score as having ‘Moderate Adverse’ effects in relation to access to services and facilities. Considering the two sites that performed best from a landscape perspective, the Land North of Haslemere Saw Mills presented a singular minor beneficial objective, with all other objectives scoring adversely to different degrees. In comparison, the Land at Red Court scored positively on three variables. In assessing the variables presented in the above table, discarding the Land North of Haslemere Saw Mills, it is considered that Red Court scores as favourably as other greenfield sites in relation to sustainability.

2.45 Taking into account all of the above considerations, and weighing up the relative merits of each greenfield site, the Council are of the view that the land being promoted at Red Court (LAA ID: 1124) is the most suitable greenfield site for allocation, and also meets the required availability and availability criteria.

3. Site Allocations

Witley

3.1 As a result of detailed site assessment analysis, the Pre-Submission Local Plan Part 2 proposes the following housing allocations for the parish of Witley:

- Land at Highcroft, Milford – 7 additional dwellings
- Land at Wheeler Street Nurseries, Witley – 20 dwellings
- Land at Secretts, Hurst Farm, Milford – equivalent to 177 dwellings

3.2 These sites are anticipated to deliver 204 additional dwellings, against an outstanding requirement of 203⁷.

Haslemere

3.3 As a result detailed site assessment analysis, the Pre-Submission Local Plan Part 2 proposes the following housing allocations for the parish of Haslemere:

- Haslemere Key Site, West Street, Haslemere – 40 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 – 40 additional dwellings
- Haslemere Preparatory School, The Heights, Hill Road, Haslemere – 21 additional dwellings
- Red Court, Scotland Lane, Haslemere – 50 dwellings
- Fairground Car Park, Wey Hill, Haslemere – 55 dwellings
- The Old Grove, High Pitfold, Hindhead – 18 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

3.4 These sites are anticipated to deliver 320 additional dwellings, against an outstanding requirement of 320⁷.

⁷ Please note there have been minor amendments to the housing supply numbers and this has impacted the outstanding housing requirement slightly; for further detail refer to the note produced in November 2020: Housing Numbers in Local Plan Part 2 (LPP2).