Appendix 7

Selected Rural Brownfield Sites:

Potential housing site forms and plans
Site Ref:
10

Site Address:
Dunsfold Aerodrome/Park

Settlement
Dunsfold

Source of Site
Rejected in original first SHLAA, Housing Options Call for

Existing Use
Industrial/Commercial

Size of Site (Ha)
245.06

Site Description and Surroundings
This large site lies to south of Dunsfold within the open countryside. It comprises of Dunsfold Aerodrome and is presently used for industrial and commercial use.

Accessibility to Services
The site lies about 7km south west of Cranleigh

Suitability
The site is located within the countryside beyond the Green Belt. It is poorly related to the services, facilities and employment located within existing settlements. Although it contains previously developed land, it lies within open countryside in a less sustainable location than other development options.
In 2009 an appeal was dismissed in relation to a proposal to build a new settlement of 2601 dwellings together with industrial and commercial development (WA/2008/0788).

Availability
The owners of the site have expressly requested that the site should be considered as a potential site within the SHLAA.

Achievability
Until late-2007 the market for housing in this area was buoyant, with high sales values. Land values reached between £3.4 and £5.2 million per hectare in the borough (current values may be 30% less). Schemes may be delayed due to the economic downturn but the site is likely to be achievable with a medium/long-term demand.

Summary (including reason for exclusion/inclusion in Stage 3)
Although this site contains previously developed land, it is not considered the most appropriate location for further residential development due to the poor accessibility to existing settlements, employment or community facilities.
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## Site Ref:
16

## Site Address:
Tanshire Park and Weyburn Works, Shackleford Road

## Settlement
Elstead

## Source of Site
Rejected in original first SHLAA, Housing Options Call for

## Existing Use
Industrial/Commercial

### Site Description and Surroundings
The site is in a rural location and comprises Weyburn Works and Tanshire Park. These are separate parcels of land, both of which are existing employment sites. The site is presently accessed from Elstead Road.

### Accessibility to Services
The site lies approximately 1km east of Elstead.

### Suitability
The site is an existing employment site that is covered by Policy IC2 of the adopted Local Plan. The Council will need to be satisfied that any loss of employment accords with that policy. The site is located close to the River Wey and the northern section of the site is within Flood Zones 2 and 3. The site lies within the Green Belt, the Surrey Hills AONB and the AGLV. The site does not relate well to existing local services within the centre of Elstead. Whilst PDL, the site represents development within the open countryside in a less sustainable location than other development options. The site is not considered suitable for inclusion in the SHLAA.

### Availability
The sites have been promoted through the LDF process.

### Achievability
Until late-2007 the market for housing in this area was buoyant, with high sales values. Land values reached between £3.4 and £5.2 million per hectare in the borough (current values may be 30% less). Schemes may be delayed due to the economic downturn but the site is likely to be achievable with a medium/long-term demand.

### Summary (including reason for exclusion/inclusion in Stage 3)
Although the site contains previously developed land it is not considered the most appropriate location for further residential development due to its location and poor proximity to existing facilities.

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<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
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Settlement
Milford

Site Address:
Milford Hospital, Milford

Source of Site
Rejected in original first SHLAA

Existing Use
Health

Site Description and Surroundings
Milford Hospital is a previously developed site comprising of 19th and 20th century hospital buildings, only some of which are still in use. It is located within the Green Belt and the Surrey Hills AONB and an AGLV. As it is outside the built up areas of Milford and Godalming it is surrounded mainly by open fields and opposite Tuesley Farm.

Accessibility to Services
Although located away from built up areas, the site lies about a mile north east of Milford Railway Station.

Suitability
The site is designated in the adopted local plan as a Major Developed site in the Green Belt and in principle redevelopment is acceptable. It presents an opportunity to regenerate a large redundant site. The Plan states that the site is suitable primarily for housing purposes rather than employment because of the narrow country roads that make up the surrounding road network.

The site could be accessed from Tuesley Lane or Portsmouth Road. However, because of the narrow country lanes, proposals must mitigate any traffic impact. There is an opportunity to improve links from the site to Milford Station.

Availability
The Homes and Community Agency are actively promoting the site for development.

Achievability
Until late-2007 the market for housing in this area was buoyant, with high sales values. Land values reached between £3.4 and £5.2 million per hectare in the borough (current values may be 30% less). Schemes may be delayed due to the economic downturn but the site is likely to be achievable with a medium/long-term demand.

Summary (including reason for exclusion/inclusion in Stage 3)
As identified in the Local Plan, the site is suitable for housing development. It is considered that a yield of 120 dwellings is deliverable but given the scale of development, it estimated that completions would occur in both the first and second five year periods.

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