Appendix 5

Sites within settlements:

Potential housing site forms and plans
## Settlement

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>259</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settlement</td>
<td>Chiddingfold</td>
</tr>
</tbody>
</table>

## Site Address
Chiddingfold Ex Servicemen's Club, Woodside Road

## Source of Site
Pre Application

## Site Description and Surroundings
The site is located on the north side of Woodside Road. The site is reasonably flat and is made up of the club building and an extensive area of hardstanding. The club building is set behind the strong line of residential buildings that front Woodside Road. To the east are the rear gardens of 15 - 18 Queen's Mead. Open fields lie to the north. On the western side there are a group of garages behind a significant tree belt.

## Accessibility to Services
The site is within walking distance of local shops and a regular weekday and Saturday bus service that runs between Haslemere, Godalming and Guildford

## Suitability
The site was granted planning permission for 13 dwellings on 25/10/10.

## Availability
The site has been granted planning permission.

## 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
Although the site has been granted planning permission it is included in the SHLAA as a potential site because it was given after the base date of the SHLAA which was 01/04/10. It is anticipated with the permission the houses will be completed within the first five year period.

## Size of Site (Ha) | Density (dph) | Overall Yield | Delivery 0-5 yrs | Delivery 6-10 yrs | Delivery 11-15 yrs
---|---|---|---|---|---
0.49 | 29 | 13 | 13 | 0 | 0
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**Settlement**
Cranleigh

**Site Ref**
129

**Site Address**
Park Mead Junior School, Park Drive

**Source of Site**
Original first SHLAA Site

**Original SHLAA Ref**
CRAN002

**Existing Use**
Education

### Site Description and Surroundings
The site is part of the Park Mead Junior School, which according to discussions with Surrey County Council officers, currently has empty classrooms available for redevelopment to fund school improvements.

Surrounding land uses are the remainder of school (in use) including playing fields and buildings. The majority of nearby housing are short terraces of two storey homes, with a few three storey blocks. All the housing is of a similar style and appears to date from the 1960s or 1970s.

### Accessibility to Services
Approximately 500m from regular bus route to Guildford and central Cranleigh.

### Suitability
The site is suitable for residential redevelopment and there are no physical constraints to this. Access is easily attainable as the site has road frontage. The site is currently in a community use and therefore covered by Local Plan Policy CF1 ‘Retaining Existing Community Facilities’. Therefore, for the site to be developed as housing it is likely the site will have to be shown to be surplus to current needs or community uses should be retained on at least part of the site.

### Availability
The site is promoted on behalf of the school, and therefore assumed to be available. The site has been included in the study following discussion with Surrey County Council officers.

### 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. Historically strong land values mean it is unlikely that any competing uses, community gain costs, s106 and abnormal development costs would impact on site viability.

### Summary
Suitable for high density redevelopment as flats, the site needs to be formally surplus prior to redevelopment. Development could be at medium to high densities given the character of the surrounding area. It is likely that part of the site will need to be retained for a community use.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
<th>Delivery 11-15 yrs</th>
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</table>
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<table>
<thead>
<tr>
<th>Site Ref</th>
<th>130</th>
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</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Cranleigh Infants School, Church Lane</td>
</tr>
<tr>
<td>Settlement</td>
<td>Cranleigh</td>
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<tr>
<td>Source of Site</td>
<td>Original first SHLAA Site</td>
</tr>
<tr>
<td>Original SHLAA Ref</td>
<td>CRAN008</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Education</td>
</tr>
</tbody>
</table>

### Site Description and Surroundings

The site is currently Cranleigh Infant School. The majority of surrounding land uses are medium to high density residential development, most of which are two storey semi detached homes. To the south west of the site is the church and churchyard. Current access to the school is off The Malthouses at the end of Church Lane.

### Accessibility to Services

The site is located in central Cranleigh with good access to the shops and services of this area. There is also a regular bus service linking to Guildford.

### Suitability

The site was included in the original first SHLAA following the decision of the Surrey County Council to merge the school with St Nicholas CofE Junior School. A small part of the site is within an Area of High Archaeological Potential (Local Plan Policy HE14) that will need to be taken into account in redevelopment. The site is currently a community use and therefore falls under Local Plan Policy CF1 'Retaining Existing Community Uses' therefore it will have to be shown it is surplus to requirements.

### Availability

The site was originally included in the original first SHLAA based on the indication that the school would be merged with St Nicholas C of E Junior School on Parsonage Road a short distance from this site. This would leave Cranleigh Infants School site surplus to needs with redevelopment for housing helping to fund the new combined school.

### 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. Historically strong land values mean development costs, including any costs towards school improvement, are unlikely to impact on site viability.

### Summary

This site is suitable for development at a medium to high density, given the location close to central Cranleigh. The buildings will have to be of a style appropriate to this setting in close proximity to the church. The site is likely only to come forward in the longer term given the need for the redevelopment of the school at the St Nicholas C of E site, and residential development with some retained community use is likely to be suitable.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
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<tr>
<td>Site Ref</td>
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<tr>
<td>---------</td>
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<tr>
<td>Settlement</td>
<td>Cranleigh</td>
</tr>
<tr>
<td>Site Address</td>
<td>Rowland House, Rowland Road</td>
</tr>
<tr>
<td>Source of Site</td>
<td>Original first SHLAA Site</td>
</tr>
<tr>
<td>Original SHLAA Ref</td>
<td></td>
</tr>
<tr>
<td>Existing Use</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**Site Description and Surroundings**

Rowland House is a two-storey, Waverley Borough Council sheltered accommodation. Surrounding land uses include schools to the north and east, terraced housing to the south and larger semi-detached homes to the west. The majority of surrounding buildings are only two-storey in height.

**Accessibility to Services**

The site is located in central Cranleigh with good access to the shops and services. There is also a regular bus service linking to Guildford.

**Suitability**

39 new affordable homes and planning permission was granted on 17/06/10 (WA/2010/0432).

**Availability**

The site is owned by Waverley Borough Council. Planning Permission has now been granted.

**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. This site is anticipated for 100% affordable housing and because it is already owned by the Council it should be that the site remains viable for this use.

**Summary**

Although planning permission has been granted the site is still included in the SHLAA as a potentially suitable site because it was given after the base date for the SHLAA of 01/04/10. Given its recent permission it is considered that development will take place in the first five year period.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
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</table>
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Site Description and Surroundings
The site is a vacant garage that lies on the edge of the settlement boundary comprising of a garage building and its forecourt. Badshot Lea Road is a principal route connecting Farnham and Aldershot, comprising different uses. The site itself is surrounded to the south and east by a mixture of different types of residential properties. To the north runs a public footpath and open space which is the start of the open gap between the built up areas of Aldershot and Badshot Lea.
There has been no previous planning applications for housing on the site.

Accessibility to Services
The site lies near to local shops in Badshot Lea and close to a stop on a route that runs between Aldershot and Farnham via Badshot Lea.

Suitability
The site is suitable for residential development in principle subject to the Council being satisfied with the loss of employment use in line with Policy IC2 of the Local Plan. As it lies within a predominantly residential area housing development would be in keeping with the character of the area.
The site is level, with no trees and other buildings that would need to be retained. However, there is possible contamination being a former garage and the site lies within flood zone 2. These will need to be investigated further. Furthermore it lies within the Thames Basin Heaths SPA 5 km buffer zone.
The site was previously rejected in the SHLAA for being too small with poor access. However, it is considered that the site does have potential for eight additional dwellings and that the impact on highway safety would be no greater than the site’s use as a garage.

Availability
The site has been promoted through pre application discussions.

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 and there may be costs associated with dealing with any potential contamination. However, the site is likely to be achievable with a medium/long-term demand.

Summary
The site is suitable for residential development in principle subject to overcoming the constraints set out above. It is considered that a high density of about 70 dph is appropriate given the relatively high density of properties that the site lies within. This will give a yield of 8 dwellings. As the site is vacant it is considered that redevelopment for housing could take place in the first five year period.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
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Site Ref: 33
Site Address: Badshot Lea Service Station, 131 Badshot Lea Road
Settlement: Farnham

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Site Address
Land rear of Viners Mead and Colemans, Wrecclesham Road

Source of Site
Original first SHLAA Site

Original SHLAA Ref
FA021

Existing Use
Industrial/Commercial

Site Description and Surroundings
The site is part of a former builders yard and a walled garden containing derelict greenhouses. To the rear of the site are 2-storey terraced housing of a medium to high density. Adjacent land uses include various employment uses, including a scrap metal collection yard.

There have been several planning applications on the site, including WA/2006/2551, none of which have been granted permission. More recently application WA/2007/1137 was withdrawn and application WA/2007/2192 was refused in October 2007, with a subsequent appeal dismissed in May 2008 for 5 homes and 4 flats.

Accessibility to Services
The site is close to local shops in Wrecclesham and the site is on a frequent bus route.

Suitability
The site is suitable for residential redevelopment in principle, subject to the Council being satisfied with any loss of employment in line with policy IC2 of the Local Plan. Mixed use development to maintain employment on the site may need to be considered.

The site is partly in Wrecclesham conservation area (Local Plan Policy HE8) and is near Grade II listed buildings (Local Plan Policy HE1). The most recent use of part of the site was for employment, although this is not necessarily a constraint to redevelopment for only residential uses. The site also contains mature trees.

The access to the site is off a busy junction of Wrecclesham Road and School Hill, with a shared entrance to the adjacent scrap metal recycling yard.

The site lies within 5km of the Thames Basin Heaths and Wealdens Health SPA.

Availability
Previous applicant was a potential purchaser of the site and therefore the site is likely to be available 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. Historically strong land values mean it is unlikely that overcoming constraints on the site meeting s106 costs would impact on site viability.

Summary
Development, as recent refusals have shown, would need to be carefully designed to respect the character, appearance and setting of the conservation area and listed buildings. Although 9 new dwellings on the site is likely to be too high this site remains suitable for redevelopment and 8 new homes is considered appropriate (net 7).

Size of Site (Ha) 0.25
Density (dph) 28
Overall Yield 7
Delivery 0-5 yrs 7
Delivery 6-10 yrs 0
Delivery 11-15 yrs 0
Site Ref: 133
Site Address: Land rear of Viners Mead and Colemans, Wrecclesham Road
Settlement Farnham

Site Map

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LA 100025451


**Site Ref**
134

**Site Address**
Tattingstone, 70 Frensham Road

**Settlement**
Farnham

**Site Ref**
Original first SHLAA Site

**Source of Site**
Original SHLAA Ref
FA028

**Existing Use**
Residential

**Site Description and Surroundings**
The site is a three storey building previously used as a school (converted from a house) situated in a large wooded garden. The application area does not include the part of the site with dense tree coverage, as many of these are protected by tree preservation order (note: the location plan shows the full site). The application (WA/2007/0505) for the demolition of the existing building and redevelopment as a new building accommodating 10 flats, was refused permission in June 2007 on grounds that included that the development fails to protect and enhance the environment and is out of character and loss or trees. A subsequent application was submitted for 10 flats (WA/2008/0261) and refused in April 2008. An appeal against the refusal of application WA/2007/0505 was dismissed in June 2008.

**Accessibility to Services**
There are no local amenities to this site. The site is on the route of a regular bus linking to central Farnham, although this is only hourly and does not run in the evenings or Sundays.

**Suitability**
The site is suitable for residential redevelopment, as this was its former use prior to conversion to a school. However, the site lies within the South Farnham Area of Special Environmental Quality, designated under Local Plan Policy BE3, indicating that low densities might be most suitable here. The site lies within 5 km of the Thames Basin Heaths SPA and the Wealden Heaths SPA.

**Availability**
The recent applications were on behalf of the owners, and therefore demonstrates that the site is available for redevelopment.

**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. Historically strong land values mean it is unlikely that any competing uses, community gain costs, s106 and abnormal development costs would impact on site viability.

**Summary**
There is the potential for redevelopment of this site however development will need to take into account the reasons for refusing planning permission. A scheme for this site will have to reduce the overall footprint from this so that it is more in keeping with the existing building, including a possible conversion. The indicative yield is considered appropriate and it is estimated that development will take place in the first five year period. The densities shown are for the whole site area, whereas the developable area will be smaller.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
<th>Delivery 11-15 yrs</th>
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</tr>
<tr>
<td>Site Address:</td>
<td>Tattingstone, 70 Frensham Road</td>
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<td></td>
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<tr>
<td>Settlement:</td>
<td>Farnham</td>
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Site Address
Land at Portland Terrace and Portland House

Source of Site
Original first SHLAA Site

Site Description and Surroundings
This site consists of a large ‘locally listed’ building of three storeys in height plus roof, known as ‘Portland House’. It is in a poor state of repair, and has been vacant for over 9 years, the most recent use being ancillary offices for Farnham Hospital. A structural survey has shown that the building is in urgent need of restoration. The site also includes the locally listed ‘Portland Terrace’, consisting of three terraced houses, also previously in hospital use although now vacant. Surrounding land use includes the newly redeveloped hospital buildings to the south and high density residential development on all other sides. The site is on the busy Hale Road.

The last planning application for 9 dwellings (WA/2009/1814) was refused on 3rd March 2010 on grounds that include being detrimental to the character and appearance of the street scene and the adjacent locally listed building. An appeal was consequently lodged and is awaiting a decision.

Accessibility to Services
The hospital is in central Farnham, with good access to local amenities and bus routes service the central area and Railway Station.

Suitability
Given the surrounding residential land uses the site is in principle suitable for housing use. There are, however, constraints to development including local listing of the buildings, that will need to be taken into account in redevelopment and/or refurbishment.

The site falls within the 5km buffer zone of the Thames Basin Heaths Special Protection Area, as defined by Natural England.

Availability
The current application has been made by the owners of the site, demonstrating the site is surplus to requirements and therefore available.

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/ha (current values may be 30% less). Development at this site is likely to be achievable with a medium/long-term demand. It is likely that a scheme involving restoration and conversion is preferable to demolition of Portland House. This will add to redevelopment costs but the scheme could still be viable in the medium term.

Summary
The site is suitable for housing in principle. It is anticipated the site could deliver 8 new homes but should take account of the recent reasons for refusing planning permission. There is no reason that these could not be delivered in the first five year period if an appropriate design and layout can be achieved.

Size of Site (Ha) | Density (dph) | Overall Yield | Delivery 0-5 yrs | Delivery 6-10 yrs | Delivery 11-15 yrs
--- | --- | --- | --- | --- | ---
0.25 | 32 | 8 | 8 | 0 | 0
Site Ref: 135

Site Address: Land at Portland Terrace and Portland House

Settlement: Farnham
Site Ref
136

Site Address
35 - 42 East Street

Source of Site
Other Submission, Original first SHLAA Site

Existing Use
Industrial/Commercial

Site Description and Surroundings
This is a former car showroom, offices and workshops with frontage on East Street and Dogflud Way. The site is a ‘gateway’ to central Farnham and is largely surrounded by the town’s gyratory system. Levels vary across the site with the northern part of the site higher than the southern. Surrounding land uses include other employment sites, housing and various town centre uses such as shops and offices. Housing in this area is at medium to high densities.

The site has been subject of some pre application enquiry, including proposals to redevelop it as sheltered housing. A planning statement has been produced by Rapleys Planning Consultants stating that the site should be a mixed-use scheme with employment floorspace and other uses including residential.

Accessibility to Services
The site is within Farnham central area and adjacent to the Farnham East Street redevelopment area and therefore has good access to a range of shops and services. The site is under 800m walking distance from Farnham Railway Station.

Suitability
This site is suitable for a mixed use development, incorporating residential uses. The redevelopment would result in loss of part of the site’s current employment use, therefore a mixed use scheme would most suitable to retain job numbers. There are no policy constraints on the site.

The site is within 5km of the Thames Basin Heaths SPA and in Farnham Air Quality Management Zone. As a former showroom and workshops there potentially could be contamination.

Availability
A Planning Statement has been prepared for the site indicating the intention for redevelopment as a mixed use scheme.

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. Historically strong land values mean it is unlikely that any competing uses, community gain costs, s106 and abnormal development costs would impact on site viability.

Summary
Development in this location is suitable for sheltered housing, flats or high density family homes, given the location in the town centre with good access to shops and services. There is a commitment of the Council to see the site redeveloped but this should be a mix of uses in order to continue to provide commercial uses in this central location. Therefore only 30 dwellings is estimated despite the potential to accommodate more. As this is a large development site where a mix of uses would be expected it may not come forward for development in the first 5-year timeframe.

Size of Site (Ha) | Density (dph) | Overall Yield | Delivery 0-5 yrs | Delivery 6-10 yrs | Delivery 11-15 yrs
--- | --- | --- | --- | --- | ---
0.65 | 46 | 30 | 0 | 30 | 0
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Site Ref
137

Site Address
Bourne Mill, Guildford Road

Settlement
Farnham

Source of Site
Original first SHLAA Site

Existing Use
Industrial/Commercial

Site Description and Surroundings
The site is partially out of the urban boundary, and currently consists of scrubland with a watercourse dissecting the site north/south. Much of the vegetation on the site has been previously cleared, however there are existing mature trees on the perimeters which the Planning Inspector at Local Plan inquiry requested are maintained. During the public inquiry on the existing Local Plan the Planning Inspector stated the site should be included in the Local Plan as being reserved for 60% affordable housing.

The site is adjacent to Bourne Mill, a Grade II listed building of 3/4 storeys dating from the 17th Century, in use as retail outlets/restaurant. Surrounding housing is a mix of detached and semi-detached dwellings and flats. These are of low architectural quality, dating from the 1970s and are of 2/3 storeys. To the south lies a small industrial estate and retail park off Guildford Road. Farnham Hospital is located to the west of the site.

An outline planning application on the site for residential development and wildlife conservation area was refused in July 2005 (WA/2005/0508). An application on the site for 58 new homes (11 houses and 47 flats) (WA/2008/0845) which was disposed of in July 2010.

The Council are currently dealing with an outline application for 16 dwellings and a 70 bedroom care home (WA/2010/1967).

Accessibility to Services
The site is near several bus routes none of which are very frequent and run in the evenings or Sundays. However there are local shops and amenities including a superstore “right on its doorstep”, and the site is about a mile from Farnham town centre.

Suitability
The site has several policy and physical constraints. It is partly in Flood Zone 3 (high risk) and development would have be in accordance with Environment Agency advice. The Planning Inspector required that due to the prominence of the site there is a need to preserve a ‘green sward’ along the road boundary. There are 2 Tree Preservation Orders and a Forestry Commission Restoration Order on the larger site. Wildlife habitats need to be retained on site, limiting developable area. Policy H5 of the Local Plan stipulated 60% affordable housing on the site. It is within the 5km buffer zone of the Thames Basin Heaths Special Protection Area and mitigation measures will require consultation with Natural England.

Availability
The site is identified as an allocated housing site in the Local Plan. The agent acting for the owners have confirmed its availability.

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). The abnormal costs of developing this site including mitigating flood risk and nature conservation impact, as well as affordable housing provision may impact on site viability, although alternative and future values mean the site is still likely to be developed.

Summary
Residential development is suitable on part of the site. The earlier application for 58 dwellings may have been too high. However, lower yields that are more compatible with quality and constraints in this location could be appropriate. 35 dwellings has therefore been estimated for the site. These could be delivered within the first five year period. The site will need to comply with the affordable housing requirement set out in the local plan covering this site.

<table>
<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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</table>
**Settlement**
Farnham

**Site Address**
54/55 Southern Way, Farnham

**Source of Site**
Refused planning application

**Size of Site (Ha)**
0.06

**Site Description and Surroundings**
The site adjoins Farnham railway station, lying in between its southern car park and the residential properties that make up Southern Way. These are mainly detached two storey houses and surround the site to the south and west. The site is presently used as a van hire centre and comprises of a single storey building and an area of hardstanding. The site is level and does not contain any significantly attractive buildings or trees.

An application for 14 residential studio units was refused on 1st June 2009 on the grounds that included over development and impact of neighbours, the loss of suitably located employment premises and the lack of car parking (WA/2009/0358).

**Accessibility to Services**
The site has excellent access to services as it adjoins Farnham railway station, bus routes and is walking distance from the Town Centre.

**Suitability**
Given its central location next to the railway station and close to the town centre, and lack of physical constraints to development, the site is suitable for housing in principle subject to the Council being satisfied with the loss of employment use in line with Policy IC2 of the Local Plan. The loss of the existing buildings to residential would not be detrimental to the character of the area. New housing would be in keeping with the surrounding area although the size of the site means that if five dwellings were to be achieved they would have to be of a different type and size than those that surround it. New development would need to avoid any detrimental impact on neighbouring properties by way of overlooking and loss of daylight as well as ensure that amenities for future occupiers of the properties are provided. The development would result in the loss of commercial premises, contrary to Policy IC2 of the Local Plan. Therefore this issue and any potential contamination would need to be resolved. The site lies within the 5 km buffer zone of the Thames Basin Heaths SPA.

**Availability**
Since the planning application was refused the applicants have continued to discuss with the Council the potential for housing on the site.

**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**
Development for housing on this site would be appropriate given its location and physical characteristics, subject to the constraints mentioned above. However, the size of the site and its relationship with adjoining residential properties means that the design and layout of any development for at least five dwellings would need to be innovative to ensure there is no impact on neighbours or the character of the area.

As the site has relatively little constraints it is estimated that development will take place in the first five year period.
Site Ref: 190
Site Address: 54/55 Southern Way, Farnham
Settlement: Farnham

Site Map

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Site Description and Surroundings

Victoria House is a red brick Victorian office and retail building within Farnham Town Centre. At 3/4 storeys it is a prominent landmark building located at the corner of South Street and Union Road. To the front and side of the building there is a limited amount of hard standing for car parking. The site is surrounding by a mixture of different uses that includes terraced residential dwellings, large and small office premises and a range of retail outlets which reflects its town centre location.

Accessibility to Services

The site has excellent access to services as it lies within the Town Centre and is very close to Farnham railway station.

Suitability

The site is suitable for flats given its central location close to all amenities and facilities within a high density mixed use area. The building itself is worthy of retention, reflecting the historical character of Farnham and its landmark position on the corner of Farnham’s one way system. Although the site is small and there is very little space for parking or residential amenity it may be acceptable to make an exception to providing these given its central location. On the other hand, mitigation such as noise protection will be needed.

The Council will need to be satisfied that any loss of the office floorspace is in line with Policy IC2 of the Local Plan. The ground floor retail will need to be maintained if the site is to contribute to the vitality and viability of the Town Centre.

The site lies within a conservation area, Flood zones 2 and 3 and the Thames Basin Heaths SPA 5 km buffer zone. These will all need to be considered in any conversion to residential.

Availability

The agents for the freeholder have confirmed its availability.

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. However as the site is likely to be a conversion of the existing building, it could be achievable with a medium/long-term demand.

Summary

The site is suitable for residential use in principle subject to the above constraints. Housing may need to be part of a mixed use development in order to retain some employment and all of the retail floorspace in a town centre location. The site contributes to the character of this part of the town centre and conversion of the building is considered more appropriate.

An indicative yield of 8 is deemed appropriate because of the need to retain some of the commercial floorspace. Conversion could take place within the first five year period.
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**Site Ref**

| Site Ref | 284 |

**Site Address**

Former Toyota Garage, Burnt Hill Road

| Settlement | Farnham |

**Source of Site**

Pre Application, Housing Options Call for Sites

<table>
<thead>
<tr>
<th>Original SHLAA Ref</th>
<th>Existing Use</th>
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<tr>
<td></td>
<td>Industrial/Commercial</td>
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**Site Description and Surroundings**

This former garage lies on the corner of Burnt Hill Road and Frensham Road. The site itself slopes up to the west along Burnt Hill Road but runs level above Frensham Road that runs down to the north. The site contains a showroom building that fronts Frensham Road, a garage building that fronts Burnt Hill Road and areas of hardstanding and open space in between the buildings. The site is now derelict. The site is surrounded by different types and sizes of residential properties on all sides. A planning application for 14 dwellings was submitted on 16/11/10 (WA/2010/1996).

**Accessibility to Services**

The site lies close to a number of local shops and is very close to a bus route.

**Suitability**

The site is suitable for residential redevelopment on the grounds that the site lies in a predominantly residential area. Although the site is not strictly level there is no reason to suggest that the site can not be levelled or stepped to achieve a housing development. As the site is derelict, housing could improve the street scene but the design and layout will need to ensure that the development takes into the account the dual frontage and the higher level of the site in relationship to Frensham Road as well as minimise the impact on neighbouring properties given their different levels. Although the site appears to have been derelict for a considerable period, any loss of employment premises to housing will need to be justified. The site lies within 5km of the both the Thames Basin Heaths and Wealden Heaths SPA. There is also potentially contaminated land as a result of its former garage use.

**Availability**

The agents for the owners have confirmed availability through the submission of a planning application.

**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 and there may be costs associated with dealing with any potential contamination and site levels. However, the site is likely to be achievable with a medium/long-term demand.

**Summary**

The site is suitable for housing subject to taking into account the physical and policy constraints of developing the site set out above. The site is well located near to local shops and on a good bus route between Farnham and Aldershot. An indicative yield of net 15 dwellings at approximately 43 d p ha is considered appropriate, although this is more than the recent planning application. The Council will need to closely monitor the site. Given that the site is vacant and an application has been submitted, delivery is anticipated in the first five year period.

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Site Ref: 284
Site Address: Former Toyota Garage, Burnt Hill Road
Settlement: Farnham
**Site Ref**
285

**Site Address**
The Bush Hotel, The Borough

**Settlement**
Farnham

**Source of Site**
Pre Application

**Existing Use**
Built Tourism/Leisure/Recreation

**Site Description and Surroundings**
Bush Hotel occupies a prominent position within Farnham Town Centre, fronting the Borough, and extending southwards towards Victoria Road. It is a Grade II Listed Building and comprises ancillary hotel buildings gardens and car parking that is accessed from Victoria Road.
The Hotel is surrounded by a mixture of different types and uses including housing, offices and retail, reflecting its town centre location.
The site itself is the parking area at the rear of the site that fronts and accesses onto Victoria Road. This area lies adjacent to Farnham United Reformed Church on one side and a public car park on the other. Opposite lies rows of terraced houses and commercial premises.

**Accessibility to Services**
Excellent as the site lies within Farnham town centre

**Suitability**
The development of town centre sites should contribute to the vitality and viability as well as the environmental quality of the town centre and the conservation area. The site gives an opportunity to fill an area presently used for parking along Victoria Road provided that housing development is appropriately designed and its layout responds to the character and appearance of the area, particularly the church to the east and the two storey terraced houses that lie opposite along Victoria Road.
Development will result in the loss of car parking and could affect access for the hotel. Both of these highways issues will need to be addressed.
The site lies within the Thames Basin Heaths and Wealden Heaths 5km buffer zone. It is also within Flood Zone 2 which will need consideration.

**Availability**
The agents acting for the site have confirmed its availability.

**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**
The site is suitable for housing development in principle subject to the constraints sets out above. However, the sensitivity of its location and the size of the site means that a development must be in keeping with the historic character of the surrounding area.
Given its sensitivity only 5 dwellings is anticipated for the site. However, it is anticipated that without any significant physical constraints these can be delivered in the first five year period.

**Size of Site (Ha)**
0.10

**Density (dph)**
50

**Overall Yield**
5

**Delivery 0-5 yrs**
5

**Delivery 6-10 yrs**
0

**Delivery 11-15 yrs**
0
Site Ref: 285
Site Address: The Bush Hotel, The Borough
Settlement: Farnham

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LA 100025451
Settlement
Farnham

Site Ref
345

Site Address
Land at Stockwood Way, Hale (Parcel A)

Source of Site
Housing Options Call for Sites

Existing Use
Open Space

Site Description and Surroundings
The site is a rectangular unmanaged piece of open space that lies to the north and south of Stockwood Way that bisects the site through the middle. It presently comprises of hedgerows and trees on a gently sloping site which falls form north to south and west to east.
The site was left over from the residential cul de sac development of Lea Court, Ayling Court and Weywood Close to the west back in the 1980’s. To the east and north lies the semi detached houses that front Weybourne Road and Brook Avenue.
An application for 14 dwellings together with associated access and parking was withdrawn in December 2010 (WA/2010/1578).

Accessibility to Services
The site lies approximately a mile form the centre of Aldershot. However, it is well connected by frequent bus services to both Aldershot and Farnham.

Suitability
Given its location in between two existing areas of residential development, the use of the land is suitable for residential development. However proposals will need to take into account the transition from the semi detached properties in Brook Avenue to the terraced properties in Stockwood Way, Ayling Court and Lea Court as well as the need for an appropriate type and mix of dwelling houses. The loss of trees and vegetation will not be detrimental to the area given that it is a land left over from development.
The major constraint is the running of two electricity power lines across the site from north to south. These will need to be re-routed underground. The owners have indicated their intention to do this.
The site lies within Flood Zone 2 and this will require further investigation. It lies within 5 km of the Thames Basin Heaths SPA.

Availability
The site was promoted for consideration in the LDF and was recently subject to a planning application.

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 and there will be costs associated with re-routing the electricity power lines. However, the site is likely to be achievable with a medium/long-term demand.

Summary
Housing development on this site is acceptable in principle subject to the constraints mentioned above. The recent application was for 14 dwellings and this is considered an appropriate estimate for a site that will bridge two areas of different housing type, size and layout. There is no reason why the housing can not be delivered in the first five year period.

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<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
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Site Ref: 345
Site Address: Land at Stockwood Way, Hale (Parcel A)
Settlement Farnham

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Site Ref
380

Site Address
Stephensons Engineering site, 66 Wrecclesham Hill

Source of Site
Housing Options Call for Sites

Site Description and Surroundings
The site is situated at the top of Wrecclesham Hill on the very edge of the Farnham built up area. The site comprises a single storey engineering works with ancillary buildings to the rear with hardstanding at the front and back. To the east side lies residential development that runs down both sides of Wrecclesham Hill towards Farnham. To the west there is an electricity sub station with open fields and a nursery beyond it which is the start of the countryside. The properties that surround the site along Wrecclesham Hill and Echo Barn Lane are residential with a mixture of different types and sizes, at medium to low density. The houses on the same side of the road are predominantly ribbon development with a consistent building line. However this is interrupted by the Granary which lies to the rear of 56 and 58 Wrecclesham Hill.

Accessibility to Services
The site lies on a bus route that connects Farnham to Haslemere. Wrecclesham itself has a number of local shops.

Suitability
There are no site specific constraints that would affect development, although any loss or impact on trees will be an important consideration. The loss of the single storey engineering buildings on the site would not be detrimental to the character and appearance of the area. However, five or more dwellings will be of a different type, size and layout than the majority of surrounding residential properties and therefore the design will need to deal with this as well as ensure that there is no impact on the amenities of neighbouring properties. The design will also need to take into account the transition between open countryside and the built up area. The rear part of the site lies within Countryside Beyond the Green Belt and the AGLV so this is not included within the site defined by the SHLAA. As the site is a former employment site and the Council will need to be satisfied that its loss to residential is in line with Policy IC2 of the Local Plan.

Availability
The agents for the owners have confirmed that the site is available for housing.

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 and there may be costs associated with dealing with any potential contamination. However, the site is likely to be achievable with a medium/long-term demand.

Summary
The site is suitable for housing development in principle. The agents acting for the owners have indicated that they are looking for 12 dwellings. Although this will result in a residential density higher than that surrounding the site, this figure is appropriate if the layout and density are carefully considered to meet the constraints set out above. Given that the site is vacant, completion is estimated for the first five year period.

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<th>Size of Site (Ha)</th>
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Settlement
Farnham

Site Address
9 School Hill, Wrecclesham

Source of Site
Pre Application

Site Description and Surroundings
The site is a community building formerly used as Wrecclesham Club and Institute. It lies on a rectangular plot with a dual frontage along School Hill and Greenfield Road. The site itself comprises of a two storey red brick club building that lies above the level of School Hill that it fronts and an area of hardstanding that is accessed from Greenfield Road at the side.
The site is surrounded by residential properties, mainly semi detached and terraced dwellings. To the south is a cemetery and to the east St Peter's Church.
A planning application was submitted for the erection of 8 flats on 19/10/10(WA/2010/1809)

Accessibility to Services
The site lies close to the centre of Wrecclesham which has a range of local shops and facilities. It is also close to bus routes that serve the centre of Farnham.

Suitability
The site is suitable for housing. Although the site is in a prominent location within the Wrecclesham conservation area and the site lies above street level, a redevelopment or conversion of the existing building would not be detrimental to this designation given its relationship with the road and adjoining properties. However, any development would need to ensure that it enhances the character and appearance of the conservation area, the church opposite and the open setting of the cemetery to the south.
Any redevelopment would also need to take into account the amenities enjoyed by those properties that the site backs onto.
The site's existing use is for community purposes. As such residential will be appropriate if it has been shown that the reasonable efforts had been made to retain the community use on this site in line with Policy CF1 of the Local Plan. There may be contaminated land issues. The site lies within 5km of the Thames Basin Heaths and Wealden Heaths SPA.

Availability
The agents acting for the owners have confirmed its availability for housing

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
The site is suitable for housing in principle. An application for 8 dwellings has been submitted and this may be appropriate provided that development takes into account the constraints mentioned above and is sensitive to its prominent location: on a corner plot, at a level above the road, in a conservation area, adjacent to a cemetery and opposite a church. As the building is no longer used it is considered that completion could take place within the first five year period.

Size of Site (Ha) 0.11  Density (dph) 42  Overall Yield 8  Delivery 0-5 yrs 8  Delivery 6-10 yrs 0  Delivery 11-15 yrs 0
Site Ref: 382
Site Address: 9 School Hill, Wrecclesham

Settlement Farnham

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Settlement
Farnham

Site Address
The Bishops Table Hotel, West Street

Source of Site
Pre Application

Site Description and Surroundings
The site is a 2 storey 18th Century Listed Building comprising of a hotel building that is built right up to the front of West Street with ancillary hotel buildings and a walled garden to the rear. The site is adjoined by the library and its gardens to the west and offices, the Adult Education Centre and residential properties to the east. The area proposed for development lies to the rear of the main hotel building within the walled garden. Residential development has taken place to the rear of other buildings fronting West Street.

Accessibility to Services
The site is within the town centre, close to all services and facilities.

Suitability
The site is a Grade II Listed Building and lies within the Farnham Conservation Area. It also is a site of High Archaeological Potential under policy HE14 of the Local Plan. Housing would result in the loss of open space, although any development will be significantly screened by the walls and the hotel building itself. The site lies partially within the Green envelope and under policy TC10 new development is resisted. Any development that takes place in the Green Envelope would be an exception to policy. Access to the site would have to take place under the archway that fronts onto West Street which would be very sensitive given the historic character of the site. As a result of the access highway safety will need to be considered. Other considerations include the proximity of neighbours. The site lies within 5 km of the Thames Basin Heaths and Wealden Heaths SPA.

Availability
The contracting purchaser acting on behalf of the owner has confirmed its availability

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
Although there are a number of constraints mentioned above that will affect development, it is considered that these issues could be resolved and the site is suitable for housing in principle. An estimate of 5 new dwellings is considered appropriate but this will need to be monitored by the Council closely given the sensitivity of the site. Delivery is anticipated for the first five year period.

<table>
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<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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Site Ref: 415
Site Address: The Bishops Table Hotel, West Street
Settlement: Farnham

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Site Address
Garages at Silo Road, Farncombe

Source of Site
Rejected in original first SHLAA

Original SHLAA Ref
GOD006

Existing Use
Garages

Site Description and Surroundings
The site comprises 75 flat roofed garages arranged into two lines running parallel to the rear of the residential properties 37 to 55 Silo Road, Farncombe. The site is completely surrounded by residential properties, mainly semi-detached.

Accessibility to Services
The site is walking distance from local shops in Farncombe and Binscombe, the railway station at Farncombe and bus stops.

Suitability
As it is within a suburban residential area with no specific planning constraints, the site is suitable for housing. The garages are underused and unattractive, particularly as there is a large amount of them arranged in two lines. This present arrangement can encourage antisocial behaviour because the garages are not visible at all times. Housing would therefore improve the character and appearance of the area.

The main issue is whether the shape of the site is suitable for at least five dwellings. In terms of area, five houses can be accommodated on the site. However, given that the depth of the site is only about 17m, the layout and design would need to be particularly innovative to ensure that there is sufficient amenity space for future occupiers and that they would not be detrimental to neighbouring properties, particularly those properties 13 to 20 Silo Close, by way of loss of privacy and loss of daylight.

Availability
This site was promoted in the first 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
The site was rejected in the first SHLAA on the grounds that its shape and size was not felt its shape and access could take at least 6 dwellings. However, it is considered that there is scope for a development of 5 dwellings provided that the design deals appropriately with all the issues mentioned above. As there are little constraints on the site itself it is considered that development could take place in the first five year period.

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<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
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Site Ref: 54
Site Address: Garages at Silo Road, Farncombe
Settlement: Godalming

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**Site Description and Surroundings**

The site comprises two blocks of garages lying opposite each other with an area of open space to the south behind. Adjacent to the site on the same side of the road to the west and east are residential properties. Over the road to the north are offices that are part of the Catteshall Lane commercial area.

**Accessibility to Services**

The site lies in close proximity to Godalming Town Centre and adjacent to Catteshall business area.

**Suitability**

The site got planning permission for 5 residential units (WA/2010/1106) on 24/10/10

**Availability**

The site has got planning permission.

**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**

Although planning permission has been granted the site is still included in the SHLAA as a potentially suitable site because it was given after the base date for the SHLAA of 01/04/10. Given its recent permission it is considered that development will take place in the first five year period.
Site Ref
61

Settlement
Godalming

Source of Site
Rejected in original first SHLAA

Original SHLAA Ref
GOD013

Existing Use
Industrial/Commercial

Site Address
22 Lower Manor Road, Farncombe

Site Description and Surroundings
The site is a single storey building formerly used as car parts centre located on the junction of Lower Manor Road, St John’s Street and Hare Lane opposite the Freeholders public house.

Accessibility to Services
The site lies in the centre of Farncombe with its local shops and railway station

Suitability
Planning permission was granted for 7 flats on 07/05/10 (WA/2010/0300)

Availability
Planning permission has now been granted.

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
Although planning permission has been granted the site is still included in the SHLAA as a potentially suitable site because it was given after the base date for the SHLAA of 01/04/10. Given its recent permission it is considered that development will take place in the first five year period.

Size of Site (Ha)
0.05

Density (dph)
156

Overall Yield
7

Delivery 0-5 yrs
7

Delivery 6-10 yrs
0

Delivery 11-15 yrs
0
Site Ref: 61
Site Address: 22 Lower Manor Road, Farncombe
Settlement: Godalming

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### Settlement

| Site Ref | 138 |
| Settlement | Godalming |

### Site Address

| Site Address | Godalming Key Site |
| Source of Site | Original first SHLAA Site |
| Original SHLAA Ref | GOD014 |
| Existing Use | Mixed |

### Site Description and Surroundings

The site is located to the east of Godalming town centre with Flambard Way and Woolsack Way situated to the south. Victoria Road forms the south-eastern boundary of the site and to the east is the already developed part of the site, ‘The Atrium’. The site slopes down east to west. The current uses include light industrial in Catteshall Lane, garage, coach works, police station, nursery school, car parking, and gas valve site. Most the site is developed at two storeys although some parts are three. Surrounding uses include supermarkets, retail parks and warehousing.

An application (WA/2007/1390) for demolition of existing buildings and redevelopment for a mix of uses including 225 homes was refused. The appeal was dismissed. An application for a mixed use development including 182 dwellings (WA/2009/1674) was refused on 24/02/10 for reasons including: not meeting urban design and architectural requirements, a detrimental impact on attractive views and amenities of neighbours, insufficient crossing facilities, flooding and inappropriate scale bulk and massing.

### Accessibility to Services

The site is in Godalming town centre with good access to the shops and services in this location. Godalming Railway Station is less than 1km from the site.

### Suitability

The site is adjacent to the Godalming Conservation Area. The site is identified in the Local Plan (2002) as a strategic site suitable for redevelopment, although this policy only includes a limited amount of residential development. Due to Secretary of State decisions and the sensitivity of the site, only a reduced yield on the site from the 225 dwellings previously put forward in 2007 will be appropriate.

### Availability

The majority of the site is owned by Flambard Developments - the applicants and the agents for the owners has confirmed its availability. Agreements are in place with Surrey County Council, Waverley Borough Council and Surrey Police Authority to redevelop their site and car parking. However, the site is not in their sole ownership leading to issues of deliverability in the short term.

### 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. Historically strong land values mean it is unlikely that any competing uses, s106 and abnormal development costs would impact on site viability.

### Summary

Development for housing on this site is acceptable in principle. It is considered that an estimate of 182 dwellings is used as it is in line with the latest application. However, in the light of the recent refusal this will need to be carefully monitored.

The appeal and site deliverability issues means that it is estimated that the development will span both the first and second five years period.

### Size of Site (Ha) | Density (dph) | Overall Yield | Delivery 0-5 yrs | Delivery 6-10 yrs | Delivery 11-15 yrs
---|---|---|---|---|---
1.62 | 113 | 182 | 91 | 91 | 0
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Site Ref
139

Site Address
Garage at Charterhouse and Borough Road, Farncombe

Source of Site
Original first SHLAA Site

Existing Use
Industrial/Commercial

Site Description and Surroundings
This site was previously used as a garage. However the site is now vacant and has been cleared, including demolition of all buildings. The site is on a crossroads, opposite the Charterhouse Arms public house. Residential areas to the north are modern (70s/80s) terraced housing and on the opposite side of Charterhouse Road late 19th century/early 20th century terraced and semi-detached homes. To the southern side, outside the settlement boundary, is a Thames Water depot. Directly east of the site is Lammas Lands open space, designated an Area of Strategic Visual Importance. An application was submitted in July 2009 for 8 dwellings (WA/2009/1092) but was withdrawn.

Accessibility to Services
The site is around 500m from Godalming Railway Station and is on the route of a bus that links to central Godalming and Guildford, although this does not run in the evenings or Sundays.

Suitability
The site is within Flood Zone 2 and is therefore suitable for residential development subject to advice of the Environment Agency. To the east of the site is the Lammas Lands Area of Strategic Visual Importance and quality of new construction will need to take this into account. The site is also located on a junction which may raise issues of safe access. Although the site has been vacant for several years, questioning the viability of this site for this use, the Council will need to be satisfied that the loss of employment land was in line with Policy IC2 of the Local Plan. There may also be some buried fuel storage tanks on the site as a result of its previous use and therefore potential for contamination must be investigated. The site lies within 5km of the Wealden Heaths SPA.

Availability
The agents for the site have confirmed that the site is available 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. Historically strong land values mean it is unlikely that abnormal development costs including removal of the existing petrol filling station infrastructure would impact on site viability.

Summary
The site is suitable for redevelopment as residential use although details will need to be considered. It is estimated that 8 dwellings can be delivered because it is the yield promoted in a recently withdrawn planning application and there are a number of constraints as mentioned above. Even though this is still a relatively high density it would not be out of keeping with the surrounding area. The site is long-term vacant and there is nothing to indicate that the site could not be delivered in the first 5-year time period if permission is granted.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
<th>Delivery 11-15 yrs</th>
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</thead>
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<td>78</td>
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</tr>
</tbody>
</table>
The site is located in Godalming town centre and was previously used as a builders yard. Temporary permission was granted to use part of the site as a car park in 1988. Although this has now lapsed it is still used as a contract car park. Priory Orchard lies in the northern part of the site. It is a detached dwelling house that has been used as temporary accommodation for a homeless hostel.

In 1990 planning permission was granted for the erection of 31 elderly people flats with 2 garages but this permission was never implemented (WA/1990/0812).

The site lies within the Godalming (central) Conservation Area that is characterised by residential and commercial buildings, mainly offices. The Victorian buildings are mainly two storeys, some with rooms in the roof.

Excellent access to services as it is within walking distance of the High Street, supermarkets, and Godalming Railway station.

As a previously developed site that is close to facilities and services it is suitable for housing subject to preserving and enhancing the character of the Conservation Area it lies within. The northwest of the site also lies within the Flood Zone 2/3 and therefore a flood risk assessment may be required for new development. Development for housing will result in the loss of car parking in the town centre. However, consent for this use has now lapsed. It is considered that redevelopment for housing will add to the vitality and viability of Godalming Town Centre. The site lies within 5km of the Wealden Heaths SPA. It is also a site and an area of high archaeological potential.

The site is owned by Waverley Borough Council who intend to develop the site solely for affordable housing.

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. The site is anticipated for affordable housing and because it is already owned by the Council it should be that the site remains viable for this use.

The site is suitable for residential development at a high density given its town centre location and excellent access to services and amenities. The principle of redevelopment housing was established when planning permission was granted for residential development in 1990. Waverley Borough Council owns the site and they are committed to delivering the site in the first five-year period.
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Settlement
Godalming

Site Address
139 - 143 High Street

Source of Site
Refused planning application

Site Description and Surroundings
The site lies on the southern end of the High Street close to its south western end. It comprises two A3 premises which are single storey. The site is surrounded by a mixture of offices, restaurants and retail which reflects its town centre location. To the rear of the site lies a yard for storage and beyond that access to a public car park.

Accessibility to Services
The site lies within Godalming Town Centre and has excellent access to facilities, services and public transport.

Suitability
The site was granted planning permission for 6 flats above two A3 units on 07/10/10 (WA/2010/1384)

Availability
The site has planning permission.

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
Although the site has now got planning permission, it is in the SHLAA as a potential housing site because it was granted after the base date of the SHLAA 01/04/10.
It is anticipated that development will take place within the first five year period.

Size of Site (Ha) | Density (dph) | Overall Yield | Delivery 0-5 yrs | Delivery 6-10 yrs | Delivery 11-15 yrs
---|---|---|---|---|---
0.04 | 15 | 6 | 6 | 0 | 0
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Settlement
Godalming

Site Address
Land at Keys Cottage & Wedgewood, Holloway Hill

Source of Site
Pre Application, Refused planning application

Existing Use
Residential

Site Description and Surroundings
The site is located on the western side of Holloway Hill in between St Hilary's School and Braemar Close. The site is presently occupied by 2 linked detached dwellings, one a bungalow, the other a chalet style bungalow. The site lies in a bowl which drops down to a lower level from Braemar Close. The site is well screened by trees and other vegetation.
With the exception of the school to the north of the site the site is surrounded predominantly by detached and semi detached dwellings.

Accessibility to Services
The site is in walking distance from Godalming Town Centre, bus services and Godalming railway Station.

Suitability
Although planning permission was refused for ten dwellings on 09/06/10 (WA/2010/0374) it was considered that the principle of new housing development was acceptable for the site. The application was refused on the grounds that included that the scale layout and form of the development would be inappropriate and out of keeping with the area and detrimental to amenities of neighbouring properties.
It is considered that 7 dwellings (net increase of 5) could be achieved particularly as there are a range of plot sizes in the vicinity and that the site is well screened. However, the development will need to be sensitively designed to overcome the recent reasons for refusal.
The site lies within 5 km of Wealden Heaths SPA.

Availability
A planning application was submitted for development in 2010. The agents acting for the owner have confirmed the site's availability.

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
The site is suitable for intensification in principle provided that the reasons for refusal under planning application WA/2010/0374 are overcome. Given the planning history on the site it is considered that the maximum amount of dwellings that can be accommodated is 7 giving a net increase of 5 dwellings. They can all be delivered in the first five year period.

Size of Site (Ha) | Density (dph) | Overall Yield | Delivery 0-5 yrs | Delivery 6-10 yrs | Delivery 11-15 yrs
---|---|---|---|---|---
0.26 | 20 | 5 | 5 | 0 | 0
Site Address
22 Hare Lane

Source of Site
Pre Application

Site Description and Surroundings
The site lies in a back land location between Hare Lane and Kings Road. The site is accessed via a narrow track access to the north east of Hare Lane and the sight is slightly elevated from the road. The site is occupied by a number of two storey buildings used for commercial use and a dwelling. It also comprises of a single storey building, a covered storage area and hardstanding.

Accessibility to Services
The site is in very close proximity to the centre of Farncombe and its railway station.

Suitability
Planning permission was granted for 11 dwellings on 06/12/10 (WA/2010/1025).

Availability
Planning Permission has now been granted.

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
Although planning permission has been granted the site is still included in the SHLAA as a potentially suitable site because it was given after the base date for the SHLAA of 01/04/10. Given its recent permission it is considered that development will take place in the first five year period. Although 11 dwellings has been approved, the demolition of the existing dwelling gives a net yield of 10.

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</tr>
</tbody>
</table>

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**Site Map**

![Site Map Image](image-url)
Site Ref | 356
---|---
Site Address | Land at Badgers Close, Farncombe
Settlement | Godalming
Site Description and Surroundings
The site comprises of a rectangular piece of land that fronts Badgers Close, with five rows of garages, hardstanding, open space and an electricity sub station in the middle. On both adjoining sides to east and west lies a terrace of bungalows. To the south at the rear are the gardens of semi detached residential properties on Oak Mead.
The site lies within a residential area.

Accessibility to Services
The site lies within walking distance of local shops and services including schools and health facilities. Farncombe railway station is about a mile's walk away.

Suitability
The site lies within a residential area and housing would be in keeping with the area. The loss of garaging would not detrimentally increase on-street parking and a change from the existing garage buildings would probably be an improvement to the locality's appearance.
The design and layout of any new housing would need to consider the amenities presently enjoyed by the occupiers of neighbouring properties particularly those bungalow that directly adjoining the site to the side.
The main constraint is the electricity sub station which will need to be considered in any design. However, even with its presence the site appears to be large enough to accommodate 5 or more dwellings of a size and type that would in keeping with the immediate surroundings.

Availability

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 and there may be costs associated with mitigating any impact from the electricity sub station. However, the site is likely to be achievable with a medium/long-term demand. This site is owned by the Council and it should be that the site remains viable for this housing.

Summary
The site is suitable for housing provided that the issues mentioned above are taken into account. As there is an electricity sub station in the middle of the site, a conservative estimate of 5 new dwellings is indicated although more could be achieved. Without any significant policy and physical constraints there is no reason why these can not be delivered in the first five year period.

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<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
<th>Delivery 11-15 yrs</th>
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</tbody>
</table>
**Site Description and Surroundings**

Part of the site includes Haslemere Key Site as defined in the Local Plan (Policy TC7), although this has been extended to include additional land. The majority of the site is the main car park for central Haslemere (164 spaces), other uses include, buildings to the southern side of West Street, several dilapidated backland buildings of poor quality and in need of either replacement or large scale refurbishment. The site also extends to Tanners Lane Car Park and Haslemere Fire Station. From Lower Street there is a drop in level to the car park and the site slopes gently to the north to West Street.

The site is included in Waverley Borough Council Local Plan Policy TC7, to ensure any development takes account of the potential of the whole site in a co-ordinated approach to redevelopment, and retention and enhancement of character.

The boundary shown is for indicative purposes only.

**Accessibility to Services**

The site has good access to all the town centre uses of Haslemere and is also in close proximity to Haslemere Railway Station.

**Suitability**

There are several Local Plan policies covering parts of the site including the Key Site Policy TC7. A small area on the east of the site is in a conservation area, and development of the whole site must take this into account. Over a third of the site is in an area of High Archaeological Potential (Policy HE14) and therefore redevelopment must make allowance for this. There is also a need to provide better rear servicing to the shops on the High Street under Local Plan Policy TC15.

This site falls within the 5km buffer zone of the Wealden Heaths Special Protection Areas. A net increase in dwelling units will need mitigation measures and will require consultation with Natural England.

**Availability**

A property development company, The Haslemere Development Company Ltd, was established to deliver a mixed use redevelopment of land at and around West Street indicating potential availability subject to agreement with the landowners and interested parties.

**Achievability**

The site is only to be developed in part for housing, therefore the financial viability of redevelopment is based on more than the land value for housing. However, some element of market housing will help in making the scheme viable, despite recent downturn peak land values were between £3.4 and £5.2 million per hectare.

**Summary**

Subject to land assembly and addressing the issues and constraints identified in Local Plan policies a mixed use scheme including some residential could be acceptable.
Site Ref: 141

Site Address: Land at West Street including Haslemere Key Site

Settlement Haslemere

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Site Description and Surroundings
The site is a triangular piece of land situated between the railway line, the road and 25 Weyhill. The site formerly comprised of retail outlets and work buildings. However the site has now been cleared.

The site lies in a mixed use area fronting the main road that connects the commercial centre of Weyhill to Haslemere Station and the Town Centre. To the north opposite the site lies mainly two storey buildings that front Weyhill, including a public house and dwelling houses. Adjacent to the southern boundary is the London/Portsmouth railway line. To the west is the car park and Majestic wine warehouse.

The site is subject to a planning application for 39 apartments that was part of a mixed use development. It was refused in December 2010 (WA/2010/1568).

Accessibility to Services
Access to services is excellent. The site is within walking distance of local shops, main supermarkets and Haslemere station.

Suitability
The site lies within the Haslemere Town Centre area. Although redevelopment of the site for housing will result in the loss of retail and commercial premises it is considered that it will not affect the viability and viability of the town centre. This is because the site is a "peripheral" one that lies in between the two main areas where town centre uses are concentrated; in Weyhill and Haslemere town centre itself. Housing will be in keeping with those residential properties that lie across the road to the north and gives an opportunity to improve the appearance of the area.

As a commercial site there may be risk of contamination. The site also lies within 5 km of the Wealden Heaths and East Hants SPA. It is within Flood Zones 2 and 3 and within 20 metres of the river bank.

Noise from the main road and the railway line will need to be mitigated.

Availability
The site is subject to a planning application and the agents for the owner has confirmed its availability.

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 and there may be costs associated with dealing with any potential contamination. However, the site is likely to be achievable with a medium/long-term demand.

Summary
The site is suitable for housing subject to the constraints mentioned above. As it is a site in the town centre a higher density of development is deemed appropriate. Furthermore the site lies adjacent to the railway line that is at a higher level than the site, and that the houses that lie on the opposite side of Weyhill are located at least 19 m away from the site boundary.

It is considered that the site could yield the same amount and types of dwelling that have been applied for under WA/2010/1568 - 39 apartments. Although the application was refused on the grounds of highways, design, the provision of affordable housing and infrastructure contributions, the principle of housing is considered appropriate.
<table>
<thead>
<tr>
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<tr>
<td>Site Address:</td>
<td>Settlement</td>
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<tr>
<td>Land at 5 - 21 Weyhill</td>
<td>Haslemere</td>
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Settlement
Haslemere

Site Address
14 High Street

Source of Site
Pre Application

Site Description and Surroundings
This site lies at the “top” of Haslemere High Street. It is a locally listed brick and tile hung building which was formerly used as Woolworths. On the ground floor is the retail floorspace that fronts the High Street. Above this was the staff room and offices. To the rear lies a second floor that was used for storage. Because of the steeply sloping site this storage area is at ground level at the rear where it is accessed from College Hill via a rear servicing and storage area. The site lies within the Town Centre and is surrounded by town centre uses. The western part of the frontage building is still used as a retail unit and this is not part of the assessment. Beyond that is Lloyds Bank. A Listed Building used as a shop lies attached to the east. Over the road to the north are shops. To the rear, along the access road from college Hill to the rear servicing area lie residential properties.

Accessibility to Services
As a town centre site it has excellent access to all facilities and public transport

Suitability
As a locally listed building, within the Haslemere conservation area and adjoining a listed building any development of the frontage building must contribute to the town centre’s vitality and viability as well as its appearance. As such it is considered that both the frontage building and the retail use must be retained in any redevelopment for housing under Policies TC2 and TC3 of the Local Plan. The rear building is less attractive. However, along with the frontage building, it lies within the Haslemere Hillsides Area of Special Environmental Quality which seek to control development that affects the verdant appearance of the hillside and the setting and appearance of the conservation area.

Availability
The agent for the owners have confirmed that the site is available for housing 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
The site is suitable for housing in principle as part of a mixed use development, subject to the constraints set out above being taken into consideration. Pre application discussions have proposed to keep the ground floor shop space and turn them into smaller units whilst the first floor will be converted into 2 flats with access from the High Street. The rear building will then be replaced by a new two storey block for 5 flats with access, parking and servicing from the rear. As this provides an opportunity for a more attractive rear building, in a high density town centre location, it is considered that this site may be suitable for the amount of housing the owner is proposing. It is considered that this could be achieved within the first five year period.
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### Site Description and Surroundings

Undershaw is located to the south of the Hindhead crossroads. The former hotel is located at the northern end of the site together with a detached stable building. The building is largely screened from Hindhead Road and Portsmouth Road by a bank of trees and is at a lower level than the roads. The building is Grade II Listed and is important because of its association with Sir Arthur Conan Doyle.

### Accessibility to Services

The site is close to local shops in Hindhead and on a regular bus route that links Hindhead with central Haslemere.

### Suitability

The site was granted planning permission for the conversion and alterations of the building to 8 dwellings on 14/09/10 (WA/2010/0172).

### Availability

The site has been granted planning permission.

### 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

Although the site has been granted planning permission, it is included in the SHLAA as a potential site because it was given after the base date of the SHLAA which was 01/04/10. It is anticipated with the permission, the houses will be completed within the first five year period.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
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**Site Ref**
142

**Site Address**
Highways, Tilford Road

**Settlement**
Hindhead/Beacon Hill

**Source of Site**
Original first SHLAA Site

**Existing Use**
Residential

**Original SHLAA Ref**
HIND001

### Site Description and Surroundings
A large detached house formerly in use as a homeless hostel by Waverley Borough Council. The house is within a triangular plot on the A287 Tilford Road, north of the Hindhead crossroads and opposite the recent Royal Huts development of 3 storey flats and houses. It is well screened from the road and surrounding properties by trees and hedges.

The site is close to the Central Hindhead site (Ref:144) a large proposed regeneration area following the diversion of the A3. This site at 'Highways' could be developed as part of the wider Hindhead regeneration.

The site is currently owned by Waverley Borough Council who are investigating the future use of the site. The site is likely to be suitable for redevelopment with a high proportion, or possibly 100%, affordable homes.

### Accessibility to Services
Within central Hindhead with access to essential local shops. There is the potential for improvements in services following regeneration of central Hindhead following downgrading of the London Road. On the route of an hourly bus but not Sunday.

### Suitability
The site is suitable for residential intensification. The site is within 400m of the Wealden Heath Special Protection Area and any development will be subject to advice from Natural England or will need avoidance measures. The site also contains mature trees and shrubs that are characteristic of gardens in this location, and will need to be taken into account in the design of new development.

### Availability
Waverley Borough Council own the site and it is available 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. This site is a owned by the Council it should be that the site remains viable for housing.

### Summary
The site does have good potential for development, although the exact number coming forward should be monitored given the constraints on the site. There is also the possibility of the site being incorporated into a larger redevelopment scheme for Central Hindhead.

This assessment has assumed a yield of 10 units on the site and it is considered that these can be delivered in the first five years of the plan, particularly if the site is developed independently.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
<th>Density (dph)</th>
<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
<th>Delivery 11-15 yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.33</td>
<td>30</td>
<td>10</td>
<td>10</td>
<td>0</td>
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</table>
This is a house in a large garden on Tower Road, Hindhead. The current building is three storeys and was proposed for demolition in application WA/2007/1180, with the construction of 20 retirement flats. This application was withdrawn in August 2007. A similar application WA/2007/2103 was refused in December 2007 and the subsequent appeal withdrawn.

The site is well screened from the road and the surrounding residential development by high hedges and mature trees. All surrounding land uses are residential, on three sides this is low density detached homes in large gardens, although to the south there are small medium density houses in small gardens.

Accessibility to Services
There is access to a local shop in Hindhead. On the route of a regular bus linking to Haslemere and Farnham, although this does not run evenings and Sundays.

Suitability
The site is suitable for residential redevelopment for individual homes or small buildings of flats rather than a single large block. The site is suitable for residential intensification as there are no significant physical constraints on the site. The site lies within 1km of the Wealden Heaths SPA and 5km of the East Hants SPA. Development will have to take into account the many mature trees on the site, and this may require a tree survey prior to development. Consideration will also need to be given to other nature conservation interest on the site, with previous application including a bat and ecological survey.

Availability
Planning Agents for the site have confirmed its availability.

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. Historically strong land values mean it is unlikely that any competing uses, community gain costs, s106 and abnormal development costs would impact on site viability.

Summary
This site is suitable for intensification. However, officer comments on previous plans for the site identified that due to the nature of the site, proximity to neighbours and the number of mature trees, the development of 20 units may be too great, with only part of the site suitable for redevelopment. It is therefore suggested that the overall yield be reduced to a gross gain of 12 family homes (net gain of 11) all to be delivered in the first five years.
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Settlement
Hindhead/Beacon Hill

Site Ref
144

Site Address
Central Hindhead, London Road

Source of Site
Original first SHLAA Site

Original SHLAA Ref
HIND006

Existing Use
Mixed

Site Description and Surroundings
This is a large site currently in a mix of uses that could be redeveloped after the construction of the Hindhead bypass and tunnel. The majority of existing uses are largely reliant on the passing London Road (A3) traffic, and therefore are likely to relocate following downgrading. This includes a petrol station, and Drummonds buildings architectural salvage on which there was a refused application in June 2007 for 95 new dwellings (WA/2007/0480) for reasons including prematurity. A more recent application has been submitted on this site for 22 houses and 238 sq m of commercial floorspace (WA/2010/1630).

There are also several houses with shops on the ground floor (mainly vacant). The types of building on site are varied, and include a large warehouses, garages, areas of hardstanding. There are also older, late 19th/early 20th century, buildings and residential buildings. Surrounding land uses include residential development. To the east is the car park for the Hindhead Common and the Devil's Punchbowl Site of Special Scientific Interest (SSSI), which is also in the Area of Outstanding Natural Beauty (AONB).

The site coming forward is entirely dependent on the construction of the A3 bypass and tunnel. The 'Hindhead Together' group are currently working on plans for the area and have prepared a concept statement for regeneration of central Hindhead. This includes the indicative site boundary and these have helped inform anticipated residential yield for the site.

Accessibility to Services
Due to the likely changing nature of Hindhead following the closure of the A3 it is difficult to say what services will be available locally, and mixed use development including retail may be part of the new development. Several bus routes serve the site with links to central Haslemere.

Suitability
The site is suitable for mixed use redevelopment, including residential uses, to create a new centre for Hindhead. Redevelopment will not be suitable until the close of the A3 through Hindhead. Lower traffic levels will mean the site can be developed to its full potential. This is currently a constraint with average traffic flow of 30,000 vehicles per day (8% HGV).

The site is within 400m of Wealden Heaths Special Protection Area and therefore development will be subject to satisfying advice from Natural England or will need avoidance measures. This may be a constraint on overall housing numbers.

Availability
A planning application has been submitted for part of the site.

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. Historically strong land values mean it is unlikely that any competing uses, community gain costs, s106 and abnormal development costs would impact on site viability.

Summary
The site will only be suitable for development following downgrading of the London Road, after opening of the Hindhead A3 tunnel. Current figures for the site are based on the ‘Hindhead Together’ concept statement and discussion. However, a slightly higher figure than these discussions identified has been chosen for the site, to reflect the size of the area and the potential for housing in this location. Therefore, the site needs to be carefully monitored to check if it is coming forward for development as specified here as well as if this level of development is possible given the site's proximity to the SPA. The site could come forward within the first five year period as the tunnel is due to open in 2011.

<table>
<thead>
<tr>
<th>Size of Site (Ha)</th>
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<th>Overall Yield</th>
<th>Delivery 0-5 yrs</th>
<th>Delivery 6-10 yrs</th>
<th>Delivery 11-15 yrs</th>
</tr>
</thead>
<tbody>
<tr>
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</table>
### Site Map

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<table>
<thead>
<tr>
<th>Site Ref</th>
<th>145</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>Land at Oakdale, Portsmouth Road,</td>
</tr>
<tr>
<td>Settlement</td>
<td>Hindhead/Beacon Hill</td>
</tr>
<tr>
<td>Source of Site</td>
<td>Pre Application, Original first SHLAA Site</td>
</tr>
<tr>
<td>Original SHLAA Ref</td>
<td>HIND007</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Industrial/Commercial</td>
</tr>
</tbody>
</table>

### Site Description and Surroundings

This is a building currently in use for conservatory and garden equipment sales as well as a grassed area used for shed show space and car parking. In 2008, the Council had discussions on the potential of the site for housing development, with a total of 41 or 42 new homes.

To the north of the site, on Royal Huts Avenue, is an area of recent residential redevelopment as three storey block of flats and townhouses. To the south of the site are late 19th/early 20th century housing of three storeys, and the northwest there are smaller detached houses.

The A3 diversion with the construction of the Hindhead tunnel should radically alter the character on this stretch of road, making it much more suitable for residential development. It will be important to consider the relationship of this proposed development site with a possible larger site, following re-routing of the A3.

### Accessibility to Services

Due to the likely changing nature of Hindhead following the closure of the A3 it is difficult to say what services will be available locally, and mixed use development including retail may be part of the new development. Several bus routes serve the site with links to central Haslemere.

### Suitability

At the moment, the site is constrained by proximity to the busy A3 (average traffic flow 30,000 vehicle per day (8% HGV)), although when the bypass and tunnel are constructed this should fall and no longer be any constraint to residential development. The site is around 400m from the Wealden Heaths SPA and therefore this will need to be taken into account in new development, following consultation with Natural England.

### Availability

There are no details of site ownership, however the site is currently underused and therefore may be available for development. Recent discussions on the potential of this site for development indicate interest in residential development in this location.

### 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. Historically strong land values mean it is unlikely that any competing uses, community gain costs, s106 and abnormal development costs would impact on site viability.

### Summary

This site has good potential for housing with the opening of the Hindhead tunnel bypass, when the current use may no longer be viable in this location. As the tunnel is intended to be opened in 2011 the timeframe for this site is in the first five year time period. A mix of market and affordable housing is suggested to provide 41 homes on the site. The site will need monitoring as no application has yet been submitted and there is the potential for the actual yield to differ from the projected yield.

| Size of Site (Ha) | 0.62 |
| Density (dph) | 73 |
| Overall Yield | 41 |
| Delivery 0-5 yrs | 41 |
| Delivery 6-10 yrs | 0 |
| Delivery 11-15 yrs | 0 |
Site Ref: 145
Site Address: Land at Oakdale, Portsmouth Road,
Settlement: Hindhead/Beacon Hill

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