Strategic Housing Land Availability Assessment

1st April 2012
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WAVERLEY BOROUGH COUNCIL
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
IMPORTANT NOTICE – DISCLAIMER

In relation to the information contained within the Waverley Borough Council Strategic Housing Land Availability Assessment (SHLAA), and any other report relating to the findings of the SHLAA, the Council makes the following disclaimer without prejudice:

- The SHLAA only identifies sites with future development potential. It does not allocate sites to be developed. The Council will decide the allocation of sites for future housing development through the Local Development Framework.

- The identification of potential housing sites within the SHLAA does not imply that the Council would necessarily grant planning permission for residential development. All planning applications incorporating residential development will continue to be considered against the appropriate policies in the South East Plan 2009 and the Waverley Borough Local Plan 2002 and having regard to any other material considerations.

- The inclusion of potential housing sites within the study does not preclude them from being considered for other purposes.

- The boundaries of sites are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purpose of a planning application.

- The exclusion of sites from the study i.e. because they were not identified, does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward (particularly small sites) that may be suitable for residential development that have not been identified in the SHLAA.

- The categorisation of sites in terms of when they come forward (2012 - 2017; 2017 - 2022; 2022 – 2028) is based on an assessment at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged.

- The information that accompanies the SHLAA is based on information that was available at the time of the study. Users of the study’s findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their merits at the...
time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not/were not foreseen at the time of the assessment. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purpose of a planning application and not rely solely on the findings of the SHLAA.

- The housing capacity of a site in the study either relates to the number of dwellings granted in a planning permission (where applicable) or is an estimate based on an assessment of what could be an appropriate density for the site in question. However, the site capacities in the study do not preclude densities being increased on sites, subject to details. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the planning processes when a planning application is submitted.

- The study has a base date of 1st April 2012 and the findings are a 'snap-shot' of information held at this time. In some cases the information has been updated to the end of June 2012 where this has been easily obtainable. Therefore, some of the information held within the SHLAA will have changed. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled and published. Similarly planning permission may have lapsed on other sites.

- The Council intends to use the SHLAA as a ‘living document' that will be updated on a regular basis.
1.0 Introduction

Background

1.1 This is the third revision to the Waverley Borough Council Strategic Housing Land Availability Assessment (SHLAA). This update rolls the SHLAA forward to 1st April 2012.

1.2 It is important to appreciate at the outset that the SHLAA is not intended to be the forum to make decisions in principle about the development of specific sites. This assessment is being carried out to provide evidence for the emerging Core Strategy, which will direct specific spatial distributions. The assessment will provide part of the evidence base from which the Core Strategy can make the key strategic decisions on the distribution of housing.

1.3 In July 2007, Communities and Local Government (CLG) published the SHLAA Practice Guidance “Strategic Housing Land Availability Assessments”. The Guidance provides the government’s view on how it considers a SHLAA should be undertaken, and therefore provides the basis for conducting such studies.

1.4 All the relevant stages of the SHLAA process have been followed in this study. The study is based on the First Waverley SHLAA prepared by Baker Associates published in January 2010 and updated a year later. Having regard to national and regional policy that gives priority to locating development on previously developed land in accessible locations, this 2012 update of the SHLAA initially focuses on sites within settlements (as was the case in Phase 1 of the first Waverley Borough Council SHLAA) and on specific rural brownfield sites. Furthermore, the identification of potential sites within settlements has been brought forward to April 2012, as has the information on outstanding planning permissions. This update also includes a list of greenfield sites promoted as potential housing development in accordance with Policy CS2 of the Council’s Core Strategy: Pre Submission document.

1.5 Since the last SHLAA was undertaken the Government has published its National Planning Policy Framework (NPPF). The advice is that Councils should prepare a SHLAA (paragraph 159).

1.6 The methodology is prepared in accordance with the SHLAA Practice Guidance. The use of a standard approach ensures the findings are robust and transparently prepared.

1.7 The SHLAA Practice Guidance emphasises the importance of a partnership approach. This was achieved through the early involvement of the Stakeholder Group, comprised of homebuilders
and local agents, who were involved at the outset to help shape the approach.

1.8 Consequently, it is anticipated that the study provides a robust part of the evidence base for the LDF, based on the most recently available data.

1.9 This SHLAA:

- Identifies potential housing sites. The role of the LDF is to determine the distribution strategy and following that, which sites should be allocated;
- Enables sites to be assessed on a consistent basis;
- Does not comprise a full site appraisal;
- Allows for new sites and revised information to be added to the database as it is reviewed regularly;
- Does not prioritise sites, which is the role of the LDF.

1.10 The study has been produced using a base date of 1st April 2012 but based on the best available information at the time of publication, drawing on the professional judgement of all those involved.
2.0 Methodology

Introduction

2.1 As the methodology for this SHLAA is in accordance with the SHLAA Practice Guidance and the previous Waverley SHLAA, the methodology is not repeated in this document. Users of this SHLAA should refer back to the previous SHLAA 1st April 2010 for details of the methodology used.

2.2 The proposed approach consists of drawing together the following sources of information to help identify potential housing supply in the Borough as of 1st April 2012. These are:

- Analysis and collation of data relating to the deliverability of housing planning permissions;
- A review of specific sites within the urban areas of the identified towns and villages of the Borough, including those identified in the previous Waverley Borough Council SHLAA, to assess the potential housing yield from within settlements;
- Previously developed sites outside settlements that could potentially significantly contribute to the housing supply;
- Industrial and commercial land or premises that have been assessed as being vacant and potentially suitable for housing;
- Estimates from non site specific sources using past trends and anticipated delivery resulting from policy changes.
3.0 Sites with planning permission for housing

Introduction

3.1 The SHLAA includes sites with outstanding planning permission for housing. The figures used are taken from the borough wide total and therefore includes all available sites with permission, within all settlements and in the open countryside.

3.2 Sites with planning permission for housing are set out in Appendix 1. This comprises unimplemented permissions for five or more additional dwellings at the study base date of 1 April 2012. All sites under construction at the base date of the assessment are regarded as deliverable following a desktop analysis and the number of dwellings from this source is included in Table 3.1.

3.3 The number of dwellings on smaller sites of 1 to 4 units with unimplemented permission is also set out in Table 3.1. Each planning consent is limited by condition requiring commencement within 3 years or 5 years and therefore it is considered that all the units will come forward during the next 5 years.¹

Table 3.1 – Estimated delivery of dwellings with outstanding planning permissions on 1st April 2012

<table>
<thead>
<tr>
<th>Site size</th>
<th>Estimated delivery of dwellings 2012 - 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>5+ dwellings</td>
<td>725</td>
</tr>
<tr>
<td>&lt;5 dwellings</td>
<td>180</td>
</tr>
<tr>
<td>Total</td>
<td>905</td>
</tr>
</tbody>
</table>

Summary

3.4 Analysis indicates that a total of 905 dwellings have planning permission at 1st April 2012.

3.5 The figures provide a clear indication of the level of housing that is expected to come forward. The Council will continually monitor the provision of housing land and completions in order to confirm that the figures are being achieved.

¹ Footnote 11 of the NPPF states that “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”
4.0 Site Specific Sources

Assessment of sites within Settlements

4.1 This section of the SHLAA demonstrates when specific sites within settlements are likely to come forward, and for how many dwellings.

4.2 The methodology for identification of sites from various sources in the main towns and villages of the Borough is discussed in Section 2.

4.3 Sites for the study were identified from various sources, including those that on 1st April 2012 were:

- Previously identified in the Waverley Strategic Housing Land Availability Assessments with base dates of April 2008, April 2010 and April 2011;
- Promoted for investigation through a consultation process for the Local Plan;
- Allocations in the adopted Waverley Borough Local Plan 2002 without planning permission;
- Sites identified through desktop identification, including map characterisation, recent planning application refusals and pre-application enquiries.

Findings

4.4 A number of sites have been considered, but rejected for one or more of the following reasons:

- they are outside defined settlement boundary and therefore outside the brief for this stage of the SHLAA update;
- they are considered as being too small to accommodate a net increase of 5 dwellings;
- there are physical or policy constraints to development that make it uncertain that the sites would be deliverable or developable in accordance with the criteria set out in the NPPF and the SHLAA Practice Guidance;
- there is no evidence that the sites are available for housing. For example, the sites have not been promoted through agents or the previous SHLAA or where there have never been pre-planning application discussions with the Council.
4.5 **Appendix 2** lists those sites identified since the last SHLAA update in April 2011 but that have been rejected. The list includes the reasons for rejection.

4.6 In reaching conclusions about whether and when sites will come forward, it was essential to assess the suitability of each site taking account of the housing market, the characteristics of each individual site, alternative possible land uses, and the constraints to development.

4.7 The assessment has taken account of a variety of ‘deliverability’ factors, particularly in the first five-year period, when it should be demonstrated that sites are suitable, available and achievable. These factors include access, ownership, adjacent land uses and economic viability in the light of local market considerations.

4.8 For some sites, proposals may be sufficiently advanced that a yield will already be indicated from either a pre-application discussion, a masterplan or from a planning application. However, for some sites a yield has been estimated using density multipliers. However, every site is different and therefore the density multiplier is only an initial indication.

4.9 The approach takes into account paragraph 53 of the NPPF that states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. It also takes into account that the definition of previously developed land excludes residential garden land.

**Special Protection Areas**

4.10 Waverley Borough Council contains areas that are internationally designated for their nature conservation value. These are:

- The Thames Basin Heaths Special Protection Area;
- The Wealden Heaths Phase I and II Special Protection Areas

4.11 There is specific legislation that seeks to ensure the integrity of these areas is not harmed by inappropriately located development, unless there are overriding reasons of public importance.

4.12 A Special Protection Area (SPA) is a site that is designated under the European Habitats Directive as being of European Importance for its populations of wild birds. In the case of Special Protection Areas (SPAs) in Waverley, the Thames Basins Heaths and Wealden Heaths Phase I and II, the birds are specifically breeding populations of nightjar, Dartford warbler and woodlark. The birds nest on or near the ground and are therefore vulnerable to disturbance from cats,
dogs and humans. Therefore the potential impact of new housing in proximity to SPAs needs to be considered.

**Thames Basin Heaths SPA**

4.13 Natural England needs to be consulted on all applications for new housing in a 5 kilometre zone of the boundary of the Thames Basin Heaths SPA. In order for such applications to be permitted, the developer will need to ensure that significant impacts on the SPA are mitigated or avoided. This is secured through the provision of Suitable Alternative Natural Green Space (SANGS) and contributing towards the wider access management and monitoring of the SPA.

4.14 The Thames Basin Heaths Joint Strategic Partnership Board produced a Delivery Framework for the Thames Basin Heaths SPA in February 2009, which sets out the guidance on how developers should provide Suitable Alternative Natural Greenspace (SANG) and provide a tariff for future maintenance of the SANG. There is also a tariff for the management and monitoring of the SPA itself by Natural England. Few developers are able to provide the required amount of open space on site. Therefore, Waverley Borough Council devised the Interim Miniplan in February 2007. In this the Council had allocated land in Farnham Park so that developers could enter into a Section 106 Agreement to contribute towards the enhancement of the Park, in place of on site mitigation. On 15th December 2009 the Council resolved to adopt a new Avoidance Strategy to replace the Interim Miniplan. This allocates further SANG capacity in Farnham Park.

4.15 Natural England does not see any way of mitigating impacts within 400m of the SPA and therefore new housing development in 400m of the Thames Basin Heaths SPA is not permitted.

4.16 All of the sites in Farnham fall within the 5km zones around the Thames Basin Heaths SPA. Therefore, these will need to contribute to the SANG identified by the Council or provide sufficient alternative SANG.

**Wealden Heaths SPA**

4.17 Consultation with Natural England is required for any development within 5 km of the Wealden Heaths SPA and the impact of development needs to be considered. Most notably, the Central Hindhead and Oakdale sites are within 400m of the Wealden Heaths SPA. The Council has adopted an Avoidance Strategy for Hindhead in relation to the Hindhead Concept Statement area which includes the Central Hindhead site.
Assessment of Employment Sites

4.18 The loss of suitably located and well established employment sites are resisted under Policy IC2 and IC3 of the adopted Waverley Borough Local Plan 2002. This approach was adopted to ensure that there is sufficient employment land to meet the needs of the economy and the needs of local businesses. However, if it could be demonstrated that the sites or premises were unsuitable or no longer needed for employment use, or that it was not viable for that use to continue, then an alternative use may be acceptable.

4.19 Paragraph 22 of the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

4.20 The Council assessed all its employment sites for the previous SHLAA dated 1st April 2011. The approach to them is set out in paragraphs 4.18 to 4.29 of that document. For this update, the Council reviewed all the sites, but with the exception of one site (Trendells Print, Critchmere Lane, Haslemere), no additional sites were considered suitable as a potential site to be included in the SHLAA. In subsequent updates the Council will continue to review this assessment.

Previously developed sites beyond settlement boundaries

4.21 The last SHLAA update identified four brownfield sites beyond defined settlement boundaries that could have future potential for housing:

- Upper Tuesley (Milford Hospital);
- Weyburn Works (Federal Mogul), Shackleford Road, Elstead;
- Cranleigh Brickworks, Banyards, Rudgwick;
- Swallow Tiles, Bookhurst Road, Cranleigh.
Potential Yields from Site Specific Sources: Overall Findings:

4.22 30 sites are considered to have potential for housing from the sources mentioned in this section. The location of these sites in relation to settlement boundaries are shown in Appendix 3. A summary table of their potential yield is attached as Appendix 4.

4.23 Full details of the assessment for each individual site can be seen in Appendix 5 along with their site plans. They recognise the many different factors that will affect the amount of housing that can be estimated for each site as well as delivery.

4.24 A potential total of 1083 dwellings in the period to 2028 have been identified. All are considered likely to be delivered in the period before 2022.

4.25 Table 4.1 summarises the number of units that could potentially be provided in individual settlements and locations, grouped into specific time-periods.

Table 4.1: Potential yield from specific sites by time band

<table>
<thead>
<tr>
<th>Location</th>
<th>2012 - 2017</th>
<th>2017 - 2022</th>
<th>2022 - 2028</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alfold Crossways</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Cranleigh</td>
<td>163</td>
<td>85</td>
<td>0</td>
<td>248</td>
</tr>
<tr>
<td>Elstead</td>
<td>25</td>
<td>25</td>
<td>0</td>
<td>50</td>
</tr>
<tr>
<td>Farnham</td>
<td>167</td>
<td>50</td>
<td>0</td>
<td>217</td>
</tr>
<tr>
<td>Godalming</td>
<td>157</td>
<td>142</td>
<td>0</td>
<td>299</td>
</tr>
<tr>
<td>Haslemere</td>
<td>23</td>
<td>50</td>
<td>0</td>
<td>73</td>
</tr>
<tr>
<td>Hindhead</td>
<td>71</td>
<td>0</td>
<td>0</td>
<td>71</td>
</tr>
<tr>
<td>Milford</td>
<td>120</td>
<td>0</td>
<td>0</td>
<td>120</td>
</tr>
<tr>
<td>Total identified</td>
<td>731</td>
<td>352</td>
<td>0</td>
<td>1083</td>
</tr>
<tr>
<td>through survey</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
5.0 Non-site specific sources (windfall allowance)

5.1 One of the potential components of future housing supply is the continued contribution of ‘windfall sites’. These are sites that have not previously been identified or allocated in advance for housing. In recent years, the vast majority of new homes built in Waverley have been on windfall sites. This is a reflection of the nature of much of the new housing in Waverley. Many of the sites coming forward are small and often arise from infilling or intensification of existing residential areas. As a result, it is very difficult to identify these sites in advance through the SHLAA process.

5.2 Notwithstanding the difficulty in identifying sites in advance, the actual delivery of new homes year-on-year in Waverley has mainly exceeded the housing targets in the Surrey Structure Plan and, more recently, the South East Plan. This has been largely down to the continued delivery of windfall sites.

5.3 Paragraph 48 of the NPPF states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. For these reasons, the Council has included a modest windfall allowance in the first 10 years of the plan period for the SHLAA, although the Council is not reliant on this allowance for its five year housing supply. An allowance for windfalls is also included in the assessment of housing supply post 10 years.

5.4 This SHLAA seeks to identify specific sites capable of delivering a net increase of at least five new dwellings. In terms of the windfall component, this is based on an assessment of past delivery in the period 2001 to 2011 on sites delivering a net increase of 1 to 4 dwellings.

5.5 The SHLAA 1st April 2010 estimated a windfall allowance on sites 1 to 9 dwellings after the first 10 years based on past completion rates on sites delivering a net increase of 1 to 9 dwellings. However, it is considered that most new housing sites in the Borough are small and that the lead-in time from first identification through to actual delivery is usually less than 10 years. Therefore, it would be difficult to speculate what specific large sites over 5 dwellings might emerge in the period after 10 years. As such, it is considered that it would be unrealistic to estimate the number of houses from sites of 5 dwellings and above in this SHLAA.
Windfall Allowance in the Main Settlements

5.6 In terms of future supply from this source, a precautionary approach is taken, particularly with regard to the approach to garden land under paragraph 53 of the NPPF. Therefore, the past completion rates have been discounted by 25% to arrive at a suggested figure for annual supply from this source in the future. In addition, in order to avoid the risk of double counting with sites that already have planning permission; the allowance does not include the first three years of the period of the Core Strategy (i.e. 2012 to 2015). This gives a total of **637 dwellings** from non specific site sources in the main settlements.

Table 5.1 Projected Non specific site sources within main settlements 2015 to 2028

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Average annual completions on sites of 1 – 4 dwellings 2001 to 2012</th>
<th>Annual completions discounted by 25% (rounded to nearest unit)</th>
<th>Projected supply from sites of 1 – 4 dwellings 2015 to 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farnham</td>
<td>28.5</td>
<td>21</td>
<td>273</td>
</tr>
<tr>
<td>Godalming</td>
<td>16.5</td>
<td>12</td>
<td>156</td>
</tr>
<tr>
<td>Haslemere</td>
<td>13.5</td>
<td>10</td>
<td>130</td>
</tr>
<tr>
<td>Cranleigh</td>
<td>7.9</td>
<td>6</td>
<td>78</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>637</td>
</tr>
</tbody>
</table>

Windfall Allowance: Rural Settlements

5.7 In the past, housing on windfall sites has also been delivered within the boundaries of those rural settlements identified under Policy RD1 of the adopted Waverley Borough Local Plan 2002. Like the windfall estimates for the four main settlements, the projected windfall for the rural settlements is based on past trends from 2001 to 2012 which was an average of 15.9 dwellings per annum.

5.8 An additional amount for the rural settlements has also been estimated for rural exception sites. This is in response to paragraph 54 of the National Planning Policy Framework which states that in rural areas local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. The Council already has a policy in the adopted Local Plan on delivering rural exception sites for 100% affordable housing where a need has been identified. It is anticipated that this change in national policy will result in more schemes for rural affordable housing coming forward and, as a result, will increase the supply of housing from this source.
5.9 As with the estimate for windfalls in the main settlements, to avoid double counting the allowance, this source does not include the first three years of the plan period. It is considered that in the period 2015 to 2028, the rural settlements will contribute 221 dwellings. The windfall allowance for small rural schemes based on past trends (an average 12 per year after a 25% discount and rounded up) in these locations would be about 156. Another 65 dwellings can be delivered on sites in/around villages (an average of 5 dwellings a year) as a result of the proposed change in national policy.

Non Specific Site Sources (windfall allowances): Overall Findings

5.10 The total number of dwellings estimated for this SHLAA from non-specific site sources is 858 dwellings.

5.11 An indication of the likely delivery of sites from this source is as follows:

Table 5.2 Projected Delivery of non specific site sources 2012 to 2028

<table>
<thead>
<tr>
<th>Location</th>
<th>2012 - 2017</th>
<th>2017 - 2022</th>
<th>2022 - 2028</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farnham</td>
<td>42</td>
<td>105</td>
<td>126</td>
<td>273</td>
</tr>
<tr>
<td>Godalming</td>
<td>24</td>
<td>60</td>
<td>72</td>
<td>156</td>
</tr>
<tr>
<td>Haslemere</td>
<td>20</td>
<td>50</td>
<td>60</td>
<td>130</td>
</tr>
<tr>
<td>Cranleigh</td>
<td>12</td>
<td>30</td>
<td>36</td>
<td>78</td>
</tr>
<tr>
<td>Rural Settlements</td>
<td>34</td>
<td>85</td>
<td>102</td>
<td>221</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>132</strong></td>
<td><strong>330</strong></td>
<td><strong>396</strong></td>
<td><strong>858</strong></td>
</tr>
</tbody>
</table>
6.0 **Summary review of Housing Land Availability within Settlements and on Selected Rural Brownfield sites**

6.1 This SHLAA is intended to be part of the evidence base for the Local Plan, and therefore does not have the role of making decisions about the principle of development on specific sites.

6.2 The preceding sections have set out the estimated supply of housing from 2012 to 2028 from various different sources. Table 6.1 sets out the anticipated yield from the specific sources. These are:

- Sites with planning permission;
- Site specific sources identified:
  - i) within settlements,
  - ii) through an assessment of employment sites in the Employment Land Review,
  - iii) on previously developed sites beyond settlements,
- Non specific site sources (windfall estimates).

### Table 6.1 Estimated Site Yield

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Dwellings on Large Sites (5+)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>with outstanding planning</td>
<td>725</td>
<td>0</td>
<td>0</td>
<td>725</td>
</tr>
<tr>
<td>permissions (Table 3.1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwellings on Small Sites (&lt;5)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>with outstanding planning</td>
<td>180</td>
<td>0</td>
<td>0</td>
<td>180</td>
</tr>
<tr>
<td>permissions (Table 3.1)</td>
<td></td>
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<tr>
<td>Identified sites within</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>settlements, employment sites</td>
<td>731</td>
<td>352</td>
<td>0</td>
<td>1083</td>
</tr>
<tr>
<td>and previously developed sites</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>beyond settlements (5+ only)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Table 4.1)</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Number of dwellings estimated</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>on non specific site sources</td>
<td>132</td>
<td>330</td>
<td>396</td>
<td>858</td>
</tr>
<tr>
<td>(Table 5.2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Housing</td>
<td>1768</td>
<td>682</td>
<td>396</td>
<td>2846</td>
</tr>
</tbody>
</table>

The total figure from all sources is 2846 dwellings for the period 2012 to 2028

6.3 A key element of this study will be it’s updating “at least annually” (SHLAA Practice Guidance Paragraph 17). It is through this
monitoring that the Council should identify how specific sites progress towards development and what other sites come into the system.

6.4 This study should provide the basis for future monitoring and enable the Council to manage the future release of land as necessary.
7.0 Greenfield sites promoted for potential housing development

7.1 Policy CS2 in the Waverley Borough Council Core Strategy: Pre Submission document states that the Council will make provision for at least 3,614 net additional homes in the period from 2012 to 2028 and sets out the various sources these will be delivered by:

1) Promoting the use of land within settlements

2) Selected releases of greenfield sites on the edge of the four main settlements of Farnham, Godalming Haslemere and Cranleigh on land that is not within the Green Belt, AONB or AGLV, together with the release of the Current Reserve Housing Site at Furze Lane, Godalming

3) Small scale affordable housing schemes in accordance with Policy CS6

4) The use of suitable rural brownfield land, including the surplus land at Upper Tuesley (the former Milford Hospital Site).

7.2 It is estimated that a total of 2647 net additional dwellings can be delivered from 1), 3) and 4)\(^2\). As there have been 1446 completions between 2006 and 2012, the explanatory text to Policy CS2 therefore states that it is anticipated that 967 net additional dwellings will need to be built on greenfield sites to meet the housing requirement of 5,060 net additional homes in the Borough. These are proposed to be distributed as follows:

- Cranleigh 433
- Farnham 434
- Furze Lane, Godalming 100

7.3 Appendix 6 lists all the greenfield sites that have been promoted to the Council through the preparation of the Core Strategy to be considered as potential housing sites that are available for development.

7.4 Appendix 7 lists sites that have been promoted as potential housing sites and that are:

- Outside the Green Belt

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\(^2\) This figure is as a result of applying a discount of 10% to allow for non implementation of the number of dwellings from existing planning permissions and those specific sites within settlements and on selected brownfield sites set out in Table 6.1 of this SHLAA.
Outside the Surrey Hills AONB

Outside the AGLV

Physically adjacent to the settlement policy boundary

Related to one of the four main settlements of Farnham, Godalming, Haslemere and Cranleigh.

7.5 The list also excludes any sites within 400 metres of the Thames Basin Heaths Special Protection Area and any sites located within Minerals Safeguarding Areas, identified within the Surrey Minerals Plan (July 2011).

7.6 The greenfield sites in Appendix 7 have been listed for information only. It is the intention that specific greenfield allocations will be included in the proposed Development Management and Site Allocations DPD and the detailed assessment of these sites will form part of the preparation of that document.