

Strategic Housing Land Availability Assessment

1st April 2014



WAVERLEY BOROUGH COUNCIL
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
2014

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. It does not allocate sites to be developed. The Council will decide the allocation of sites for future housing development through the Local Plan.
- 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 development plan 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 that may be suitable for residential development that has not been identified in the SHLAA.
- Where it is set out, any estimation of when development may come forward 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 2014 and the findings are a 'snap-shot' of information held at this time although in some cases the information has been updated to the end of June 2014 where it was readily available. 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.

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1. Introduction

- 1.1 This is the fifth Waverley Borough Council Strategic Housing Land Availability Assessment (SHLAA). This update uses a base date of 1st April 2014.
- 1.2 The SHLAA identifies a future supply of land which is suitable, available and achievable for housing uses over the plan period covered by the Local Plan. This assessment is being carried out to provide evidence for Part 1 of the new Waverley Local Plan, which will set out the overall spatial strategy and strategic policies, as well as any strategic site allocations considered to be needed.
- 1.3 National guidance on producing SHLAAs is given in the National Planning Practice Guidance section on 'Housing and Economic Land Availability Assessment' (2014). This replaces the previous national guidance on SHLAAs produced in 2007. The new guidance sets out a five stage methodology which is based on identifying sites and broad locations with potential for development, assessing their development potential and assessing their suitability for development and the likelihood that they will come forward.
- 1.4 The geographical area covered by the assessment is the local planning authority area, which is the Waverley Borough Council area. Although the housing market area also includes Guildford and Woking, for practical reasons each authority is assessing sites within their own area.
- 1.5 Previous SHLAAs have focused on sites within settlements and brownfield sites outside of settlements. The level of housing need identified in the recent SHMA is informing the SHLAA process. Recent evidence from the draft Strategic Housing Market Assessment (SHMA) October 2013 indicates that there is a need for about 470 market and affordable homes per year in Waverley. Over 18 years (2013-31) this equals about 8,450 market and affordable homes. This is far higher than the number of homes the Council was planning for in its Core Strategy (now withdrawn). It would not be possible to meet these needs in full solely using sites within the settlements. It is therefore necessary to carry out a more detailed assessment of greenfield and brownfield sites outside of settlements suggested by landowners and others through "call for sites" exercises as being available and potentially suitable for development. This assessment will then inform the Local Plan process, and help demonstrate that the spatial strategy in the plan, in particular the proposed quantity and distribution of housing, is both realistic and deliverable during the period to 2031.
- 1.6 This SHLAA is structured in three Parts:
 - Part 1: Capacity for new housing within settlements and windfall contributions
 - Part 2: Potential housing sites outside of settlements
 - Part 3: Sites submitted for development other than for housing

2. Part 1 - Capacity for new housing within settlements and windfall contributions

2.1 This part of the SHLAA estimates the potential amount of new homes that potentially could be delivered from 2013 to 2031 as of the base date for the assessment: 1st April 2014 from sites with planning permission and under existing local plan policies. It therefore assesses the contribution to housing supply from the following sources:

- a) New houses that have been completed since 1st April 2013
- b) New homes that have outstanding planning permission
- c) Sites identified within settlement boundaries for five or more new homes
- d) Small and large windfall sites

2.2 This part of the SHLAA sets the context for considering the amount of new homes that will need to be delivered on sites outside the settlements that are identified in Part 2 of the SHLAA.

a) Completions of new homes since 1st April 2013

2.3 Table 1 below shows that **137** net new homes have been completed on small (sites of less than five net new homes) and large sites (sites of five or more net new homes) since 1st April 2013.

Table 1 – New homes completed on small and large sites in Waverley from 01/04/13 to 31/03/14

Parish	Small sites	Large sites	Total
Farnham	21	32	53
Godalming	2	23	25
Haslemere	20	11	31
Cranleigh	4	4	8
Alfold	0	0	0
Bramley	2	0	2
Busbridge	0	0	0
Chiddingfold	4	0	4
Churt	0	0	0
Dockenfield	0	0	0
Dunsfold	0	0	0
Elstead	2	0	2
Ewhurst	0	0	0
Frensham	2	0	2
Hambledon	0	0	0

Hascombe	0	0	0
Peper Harow	0	0	0
Thursley	0	0	0
Tilford	0	1	1
Witley	2	5	7
Wonersh	2	0	2
Total	61	76	137

- 2.4 Further details of the new homes that have been completed from 01/04/13 to 31/03/14 can be found on the Council's website at (http://www.waverley.gov.uk/downloads/download/1784/housing_completions_data_2013_-2014).

b) Outstanding planning permissions

- 2.5 Table 2 below demonstrates that **1313** net new homes had an unimplemented planning permission at 1st April 2014.

Table 2 – New homes with planning permission in Waverley at 01/04/14

Parish	Small sites	Large Sites	Total
Farnham	74	378	452
Godalming	55	405	460
Haslemere	36	110	146
Cranleigh	13	54	67
Alfold	5	0	5
Bramley	12	0	12
Busbridge	2	104	106
Chiddingfold	3	0	3
Churt	6	0	6
Dockenfield	2	0	2
Dunsfold	0	0	0
Elstead	9	0	9
Ewhurst	5	0	5
Frensham	3	0	3
Hambledon	1	0	1
Hascombe	5	0	5
Peper Harow	0	9	9
Thursley	1	0	1
Tilford	2	0	2
Witley	12	0	12
Wonersh	7	0	7
Total	253	1060	1313

- 2.6 A list of all the small sites (sites that can deliver less than five net new dwellings) that have planning permission and an assessment of the deliverability of the large sites (sites that can deliver five or more net new dwellings) that had outstanding planning permission on 1st April 2014 can be found in the Council's statement on its Five Year Housing Land Supply as of 1st April 2014.
http://www.waverley.gov.uk/info/1004/planning_policy/1560/five_year_housing_supply

c) Potential Sites identified within Waverley's settlements

- 2.7 The methodology for identifying potential sites within Waverley's settlements follows the stages set out in the National Planning Practice Guidance (NPPG) on SHLAAs.

Stage 1 – Identification of sites and broad locations

- 2.8 *Stage 1a) Assessment area and site size*

Part 1 of the SHLAA assesses sites that:

- are within the four main settlements of Farnham, Godalming, Haslemere and Cranleigh as well as the nineteen rural settlements identified under Policy RD1 of the adopted Local Plan 2002 where a settlement boundary has been defined. Potential housing sites outside these settlements are assessed through the Part 2 of the SHLAA.
- can potentially deliver five or more new dwellings (net). This threshold accords with the threshold suggested in the NPPG.

- 2.9 *Stage 1b) Desktop Review of Existing Information*

Since the last SHLAA in April 2012 over 500 potential sites have been reviewed from the following sources:

- sites that have been the subject of pre application discussions for housing
- sites that have been the subject of planning applications for housing but were withdrawn
- sites that have been subject to a planning application for housing but a decision is still pending
- sites that have been refused planning permission for housing but housing was considered acceptable in principle
- sites that were previously identified in earlier versions of the SHLAA.

- 2.10 *Stage 1c) Call for Sites*

The Council also initially assessed 27 sites within settlement boundaries that were promoted to the Council as being available for at least five new additional houses through the "call for sites" exercise that was carried out in the winter of 2013/2014 (including from public sector agencies and town and parish councils). The call for sites submission form sets out the key information required, such as

- Site location
- Suggested type of development
- Scale of development (yield)
- Timescales for the development and
- Constraints to development.

2.11 *Stage 1d) Site Survey*

As a result of the high number of potential sites collated for assessments from Stages 1b) and 1c), a filtering process was undertaken to ensure that only sites that had realistic potential should be assessed in more detail. This approach is in line with the NPPG that states that sites surveys should be proportionate to the detail required for a robust appraisal. All the 500 plus sites were therefore initially surveyed to remove those sites that were:

- clearly not large enough to deliver five or more new additional dwellings (as advised in the NPPG)
- clearly unavailable for potential housing development
- granted planning permission for housing as of 1st April 2014
- already been identified for assessment through a different potential source
- outside a main settlement or a RD1 settlement boundary as identified on the proposals map for the adopted Waverley Borough Local Plan 2002.

2.12 Any site that was promoted to the Council through a “call for sites” exercise or was included in the previous SHLAA 2012 as a potential housing site was not removed from the assessment at this stage even if it did satisfy the criteria set out in paragraph 2.11.

2.13 As a result of the large number of sites considered at this stage sites that were rejected for further consideration for potential housing sites are not listed in this document.

Stage 2 - Site Assessment

2.14 *Stage 2a) Detailed assessment*

Following the filtering process at Stage 1d) 135 sites remained. Further assessment of these sites was then carried out in accordance with the NPPF and NPPG taking into account whether the site is:

- in a suitable location for housing or is suitable for housing with regard to existing and emerging planning policy
- available for housing development without any issues such as landownership/confidentiality
- financially viable for development
- clearly able to deliver five net new dwellings or more
- deliverable after physical constraints to development are taken into account.

- 2.15 After the detailed assessment set out in this stage, 103 sites were considered not to have potential for housing and were therefore rejected for further consideration. A list of the sites that were rejected and the reason for their rejection is attached as Appendix 1. This only lists those sites that since April 2012 were:
- promoted to the Council through a “call for sites” exercise
 - the subject of a formal planning application that has been refused, pending or withdrawn.
 - were previously included in the 2012 SHLAA as a potential site
- 2.16 Due to the sensitivity of pre-application discussions any site that had only been promoted for development to the Council through this source but was subsequently rejected is not listed in this document.
- 2.17 *Stage 2b) Assessing deliverability and developability*
32 sites met the criteria in stage 2a) and were therefore considered for inclusion as potential sites that could contribute to the Council’s housing supply. Further detailed assessment of the 32 sites was then carried out to indicate:
- The potential number of new homes that could be delivered on the site. The yield has been estimated on a site by site basis using the information available to the Council from developers or by using an appropriate density for the site taking into account its location and its characteristics.
 - When the site is likely to be built (within first five years/6 to 10 years/over 10 years) and the number of homes that could realistically be delivered in those time frames.
 - That in all cases it is deemed that there is a reasonable prospect that the development of the site would be achievable because the market for housing in Waverley is buoyant. The draft West Surrey SHMA October 2013 found that market demand has recovered comparatively more strongly than the rest of the housing market area, Surrey and the South East since the economic recession. Median house prices in late 2012 were around 13% up from the peak in mid/late 2007. House prices in the housing market area are substantially above the South East level.

Findings - Potential supply from identified housing sites within settlements

- 2.18 The detailed assessment of the 32 sites in Stage 2b) estimates that **870** new homes could be potentially be delivered on sites within Waverley’s main settlements or within the rural settlements defined under Policy RD1 of the Local Plan 2002.
- 2.19 Table 3 below sets out the settlements where the potential sites for housing sites are. A summary of the details of the sites assessed as having potential for new housing is attached as Appendix 2. Maps showing the location of the

sites within each settlement are attached as [Appendix 3](#). The assessments for each site and its site plan are attached as [Appendix 4](#).

Table 3 – number of net new homes on sites identified as having potential for housing by settlement

Settlement	Overall Potential Yield from identified sites
Cranleigh	201
Farnham	260
Godalming	242
Haslemere	162
Shamley Green	5
Total	870

d) Windfall Contribution

- 2.20 In accordance with paragraph 48 of the NPPF and stage 3 of the advice on preparing SHLAA in the NPPG, a contribution from small (less than five net new dwellings) and large (five or more net new dwellings) windfall sites to housing supply is justified.
- 2.21 *Small sites contribution*
Historically, sites of less than five new homes excluding residential gardens, have contributed significantly to new housing in the Borough. The contribution of the number of new homes from windfall sites to the overall supply of housing since 2003 is set out in [Appendix 5](#). As the SHLAA only identifies sites available for housing of five or more dwellings it is realistic to include a contribution from sites below this threshold to housing supply for the plan period.
- 2.22 The contribution of housing from this source is based on past trends for the Borough for new houses on windfall sites of less than five new homes since 2003. In line with the NPPF, it excludes residential gardens. Furthermore, the contribution from small windfall sites does not include any for the first three years from 1st April 2014. This is because any windfall sites contributing in the first three years will have already received planning permission and to include them would be double counting.
- 2.23 The estimated contribution from small windfall sites in the local plan period is **444** new homes from 1st April 2017 and 31st March 2031. Table 4 below shows how past completions of new homes on small windfall sites from 2003 to 2014 justifies the contribution from small windfall sites to Waverley's housing supply

Table 4 – Estimation of the number of net new homes from small windfall sites 01/04/17 - 31/03/31

	Total completions on sites of 1-4 dwellings 2003-2014 excluding garden land	Average annual completions on sites of 1-4 dwellings 2003-2014	Projected Site Supply from sites of 1-4 dwellings from 01/04/17-31/03/31¹
Farnham	103	9.4	132
Godalming	62	5.6	78
Haslemere	65	5.9	83
Cranleigh	35	3.2	45
Villages	82	7.5	106
Total	347	31.5	444

2.24 *Large Sites*

The Council considers that a contribution to housing supply from windfall sites that deliver five or more net new homes (large windfalls) is also justified. This is because all the new homes that have been identified as having potential in this part of the SHLAA are estimated to be delivered in the first 10 years apart from on one site. As such after 2024 there will be other sites that will deliver five or more net new homes that the Council is not currently aware of. The estimate of the amount windfall sites of five net or more new homes is based on the past contribution of large windfalls to housing supply.

2.25 The estimated contribution from large windfall sites in the local plan period is **636** new homes from 1st April 2024 to 31st March 2031. Table 5 below shows how past completions of new homes on large windfall sites from 2003 to 2014 justifies the contribution from large windfall sites to Waverley’s housing supply.

Table 5- Estimation of the number of net new homes from large windfall sites 01/04/24- 31/03/31

	Total completions on sites of 5+ dwellings 2003-2014 excluding garden land	Average annual completions on sites of 5+ dwellings 2003-2014	Projected Site Supply from sites of 5+ dwellings from 01/04/24-31/03/31²
Farnham	311	28.3	198
Godalming	225	20.5	144
Haslemere	249	22.6	158
Cranleigh	56	5.1	36
Villages	157	14.3	100
Total	998	90.8	636

¹ Rounded to the nearest whole number

² Rounded to the nearest whole number

2.26 It is estimated that in total **1080** new homes can be delivered from small and large windfall sites by 31st April 2031.

Part 1 Summary

2.27 Part 1 of the SHLAA estimates that **3400** net new homes could potentially contribute to Waverley's housing supply from 2013 to 2031 from sites that have been built, sites with planning permission, identified sites within settlement boundaries and from windfall sites. This is summarised in Table 6 below.

Table 6 – Potential number of net new homes from within settlements and windfall contribution

Source	Number of net new homes
Net new homes completed from 01/04/13 to 31/03/14	137
Net new homes with outstanding planning permission as of 01/04/14	1313
Net new homes from potential housing sites identified within the settlement boundaries of the four main settlements and the rural settlements defined in the proposals maps of the Waverley Local Plan 2002	870
An estimated contribution of net new homes from unidentified sites (windfalls)	1080
Total	3400

2.28 The draft Waverley SHMA October 2013 has objectively assessed the housing need of about 8,450 new homes for Waverley between 2013 and 2031 (470 new homes per year). **This figure of housing need is unvarnished and its potential to be sustainably delivered in the Borough will need to be tested through further gathering of evidence and assessment as part of the local plan process.** However, for the purposes of this document, this part of the SHLAA clearly shows that the number of net new homes that can potentially be delivered within settlements and under existing policies in the local plan is not enough to meet the figure of 8,450 new homes. Therefore, the potential of other sources of housing supply to make up the shortfall in meeting the objectively assessed need figure should be examined. This further work is set out in Part 2 of the SHLAA.

3. Part 2 - Potential housing sites outside settlements

- 3.1 Previous SHLAAs have mainly focused on potential housing sites within settlements and on some selected rural brownfield (previously developed) sites. This is because these sites are generally already considered to be suitable in principle as they are broadly consistent with existing policies in the adopted local plan. As stated above in Part 1 of the SHLAA, there are not enough potential housing sites within the existing settlements and from windfall contributions to meet the need for housing objectively assessed in the draft Waverley SHMA October 2013 in full.
- 3.2 Over a period of several years, a large number of sites outside the defined settlements in rural areas of Waverley have been promoted as potential housing land. Development of these sites would be contrary to existing planning policy, for example because they are in the Green Belt, Area of Outstanding Natural Beauty or for other reasons. It is likely that Local Plan Part 1 will need to allocate some strategic sites on land outside settlements for housing. Part 2 of the SHLAA therefore examines these rural sites in more detail to assess whether they have potential for housing. This part of the SHLAA also assesses rural brownfield (previously developed) sites.
- 3.3 More rural sites have been put forward for consideration than would be needed, or indeed it would be sustainable to allocate for development. The main purpose of this part of the SHLAA is therefore to set out the methodology used to assess the sites that are being actively promoted and to give an initial indication of whether they are suitable, available and achievable in principle. The sites have also been assessed against a wide range of sustainability criteria. These criteria are set out in the Interim Sustainability Appraisal Report. This can be seen at www.waverley.gov.uk/newlocalplan. Based on this assessment, an initial summary score has been given for each site, to indicate the extent to which it may meet the criteria for future allocation. These initial assessments have helped to inform the potential housing scenarios that have been produced for consultation.
- 3.4 In terms of the NPPG guidance, the methodology used to assess rural sites was as follows:

Stage 1 – site / broad location identification

The most recent 'call for sites' took place in winter 2013/14, although sites can be put forward at any time. The call for sites submission form sets out the key information required, such as

- Site location
- Suggested type of development
- Scale of development (yield)
- Timescales for the development and
- Constraints to development.

- 3.5 A database is maintained of all sites suggested and these are mapped on the Council's GIS system. Details on sites where planning permission has been refused and land in public sector ownership were also recorded. The database currently includes over 260 separate sites outside of the built up areas.
- 3.6 After a verification exercise (to remove duplicate sites and those now with planning permission), a desktop 'first sieve' exercise was undertaken in order to remove unreasonable site options and to make the assessment manageable. Sites removed at this stage were those that were
- Less than 0.2 in size, as these cannot make a meaningful contribution
 - Completely within one or more of the Special Protection Areas
 - Completely within a high risk flood zone.
 - More than 300m (five minutes walking distance) from a town or village in one of the top three tiers of the Settlement Hierarchy (http://www.waverley.gov.uk/downloads/download/802/waverley_settlement_hierarchy)
- 3.7 A list of all the sites outside settlements rejected in Stage 1 is given in Appendix 6.
- 3.8 It should be noted that outside of the narrow criteria set out above, sites were not excluded at this stage due to having policy constraints, such as being within the Green Belt or within an Area of Outstanding Natural Beauty (AONB).

Stage 2 – Sites/broad location assessment

- 3.9 The next stage of the work involved a 'second sieve' exercise, where the remaining 176 rural greenfield and brownfield sites were assessed against a wide range of factual sustainability related criteria, including
- Proximity to AONB or local landscape designation
 - The extent to which it is at risk of flooding
 - Proximity to a Special Protection Area (SPA) or other European Site
 - Whether it is within the Green Belt
 - Accessibility to different services.
- 3.10 This generated a red, amber or green (RAG) score for each site against each criterion, based on agreed thresholds. The criteria used (and the thresholds for the RAG assessment) are set out in the Interim Sustainability Appraisal report.
- 3.11 Simultaneously, the Council has carried out a review of all Green Belt land to assess the extent to which it fulfils the five purposes set out in the NPPF, as well as a landscape review of the larger settlements.

- 3.12 The sustainability assessment and the Green Belt/landscape reviews then informed the next stage of the work, an assessment of the accessibility, suitability, availability and achievability of sites. The suitability of site options was guided by the existence of environmental constraints, including those set out above, as well as the Green Belt and landscape reviews. Consistent with the high level nature of the rural sites assessment, matters such as access to the site and economic viability have not been assessed in detail. These would need to be considered in more detail in a future SHLAA to inform Local Plan Part 2 and the emerging neighbourhood plans being produced by town and parish councils, which will allocate non strategic sites.
- 3.13 Sites promoted in the winter 2013/14 “call for sites” by the landowner (or an agent acting on behalf of a landowner) are assumed to be available. Where sites were suggested in a previous call for sites, or were identified through some other means, the original promoter was contacted to check that they still had an intention to develop the land. Where sites were suggested by a third party (for example a parish council), efforts were made to identify the landowner only where the site appeared to be a reasonable option for future development. As a result, 32 of the 176 sites assessed in detail have been excluded from further consideration as they are no longer available. These rejected sites are also listed in Appendix 6.
- 3.14 As most rural sites assessed are on greenfield land and the market for housing in Waverley is buoyant, these sites were assumed to be achievable and viable unless the existence of particular constraints (such as contamination or fragmented land ownership) is known about. In such cases, this information has been recorded.
- 3.15 The Council then used this information to assess the timescale and development potential of sites (estimated yield). Where a promoter has themselves suggested a yield, we have generally used this figure. Where the promoter did not estimate a yield for their sites, we based the yield on a density calculation (30 dwellings per hectare and a 60% developable area). This is considered to be a reasonable and conservative estimate of the assumed yield, although on smaller sites the actual yield may be higher as the developable area is likely to be higher.
- 3.16 Although the NPPG methodology suggests that site surveys are undertaken as part of Stage 1, for the rural sites in Waverley, these surveys were carried out (for those sites where a survey was deemed to be necessary) as part of Stage 2. In accordance with the high level purpose of the rural sites assessment set out above, site surveys were only carried out when other desktop evidence was insufficient to enable officers to reach a view on the site’s suitability. This is consistent with the NPPG methodology, which states that surveys should be proportionate to the detail required for a robust appraisal.

Stage 3 - Windfall assessment

- 3.17 There is no windfall assessment for Part 2 of the SHLAA. As stated above, the purpose of Part 2 of the SHLAA is to inform preparation of the Local Plan Part 1. When the Proposed Submission plan is published it will indicate which (if any) of the sites shown will be allocated as strategic sites and the timescales for their delivery.

Stage 4 – Assessment review

- 3.18 The Proposed Submission Local Plan Part 1 will include a trajectory showing when sites would be expected to come forward. However, excluding strategic housing sites identified in Part 1, sites will be allocated in the Local Plan Part 2 or in neighbourhood plans.

Stage 5 – Final evidence base

- 3.19 The main output from this work is a series of proformas, one for each rural site that was subject to detailed assessment and is considered to be available. These proformas contain a wide range of information on these sites, including whether they are accessible, suitable, available and achievable, the estimated yield and when they could be delivered (should they be allocated). Each site has been given a summary rating (RAG score), based on an overall assessment of the site's potential:

- Green means the site is more likely to meet the criteria for allocation (whether as a strategic site in Local Plan Part 1, an allocation in Local Plan Part 2 or in a neighbourhood plan).
- Amber means the site may meet the criteria for allocation.
- Red means the site is less likely to meet the criteria for allocation.

- 3.20 Of the 144 available sites that were assessed in detail:

- 15 sites were given a green rating,
- 50 sites were given an amber rating, and
- 79 sites were given a red rating.

- 3.21 A summary table listing these rural sites and the summary indicative rating for each one is provided in [Appendix 7](#). Plans showing the location of sites outside each settlement are attached as [Appendix 8](#). Detailed assessments for the sites can be seen in [Appendix 9](#).

- 3.22 Subject to the results of the Local Plan consultation, the Council may need to reassess the suitability, availability and achievability of these sites. These indicative ratings have informed the scenarios that have been developed to test different distributions of development. However, this does not necessarily mean that these sites would eventually be allocated. However, the final strategy for development to 2031 needs to be based on a realistic idea of site availability to ensure that it is potentially deliverable.

Part 2 Summary

- 3.23 The assessment of sites outside of the settlements under Part 2 of the SHLAA will inform the Local Plan process. Although this assessment has closely followed the NPPG five stage methodology, the purpose for doing so is different from the assessment of sites within settlements under Part 1 of the SHLAA and it is therefore proportionate in terms of the level of detail. This work will help to demonstrate that the overall strategy set out in the proposed submission version of Local Plan Part 1 is based on a robust understanding of the suitability, availability and achievability of potential sites outside of the settlements.

4. Part 3 - Sites submitted for development other than housing

- 4.1 The SHLAA is evidence on the potential suitability of sites for housing to meet the housing need objectively assessed in the draft Waverley SHMA October 2013.
- 4.2 However, a number of sites were promoted through the “call for sites” exercise for non housing development. Where this proposed use has been promoted alongside housing development this is considered as part of the assessment of suitability for potential housing on that site. Where a site has been solely promoted for another use, Appendix 10 sets out an assessment of those sites.
- 4.3 This appendix only sets out an initial assessment with regard to the site’s accessibility, suitability, availability and achievability of the site for the promoted use. A more detailed assessment of the potential of the site will depend on further investigation and evidence of need for that specific development use.