



Waverley Borough Council Authority Monitoring Report 2016-2017

Published May 2018

Waverley Borough Local Plan

Further Information

If you would like to be kept up to date with the progress of the new Local Plan, please get in touch and your name can be added to the Council's database so the Council can let you know about events and consultations.

You can:

- Email to planningpolicy@waverley.gov.uk
- Visit the website at www.waverley.gov.uk/consult and register yourself on to the Council's Local Plan consultation database; or
- Telephone 01483 523291

Contents

	Page
Introduction	1
Summary of Key Findings	2
Part 1: Progress of the new Local Plan	
Update on the progress of the Local Plan	3
Evidence Documents	4
Unused Local Plan Policies and Saved Policies	5
Duty to Cooperate	5
Neighbourhood Development Plans	6
Part 2: Developer Contributions	
Planning Infrastructure Contributions/Section 106 Agreements	9
Community Infrastructure Levy	10
Thames Basin Heaths SPA & SANG Contributions	11
Wealden Heaths SPA (Phase I & Phase II)	14
Part 3: Housing	
Current requirements for new homes	15
New homes built on previously developed land & Brownfield Register update	16
Future new homes	16
Five year supply of deliverable housing land	17
New affordable homes	18
Self-Build and Custom Housebuilding Register	20

Introduction

1. This report monitors the period from **1 April 2016 to 31 March 2017**
2. This Authority Monitoring report is prepared in accordance with the requirements of the legislation (the Localism Act 2011 and the Planning and Compulsory Purchase Act 2004). There are specific topics the Council must report on, while others are discretionary.
3. The Authority Monitoring Report provides information on:
 - Progress with the Local Plan preparation
 - Any supplementary planning documents that have been prepared or adopted during the reporting period
 - Information on any local plan policies that are not being used, and the reasons for this
 - An indication of net additional dwellings or net additional affordable dwellings that have been permitted and completed during the reporting period
 - Any activity on duty to cooperate
 - How implementation of local plan policies is progressing
 - Information on the progress of neighbourhood plans
 - Any other information collected for monitoring purposes

Summary of Key Findings

- 321 new homes have been built this year, of which 292 are on previously developed land. Of these, 57 are affordable.
- 1,019 homes were granted planning permission this year, a slight decrease on last year but still significantly more than in 2014/15. These will provide 155 new affordable homes as part of the development.
- At the end of March 2017, there were a total of 3,107 dwellings with planning permission.
- Considerable progress has been made with the preparation of the new Local Plan, with Local Plan Part 1: Strategic Policies and Sites being adopted by the Council on 20 February 2018.
- At 1 April 2017, the Council had a 5.84 year supply of deliverable housing land which equates to approximately 889 houses per annum. Since 1 April 2017 the Council has adopted Local Plan Part 1 with a housing requirement of 590 dwellings per annum and can still demonstrate a five year housing land supply.
- Waverley designated one new Neighbourhood Plan area within the reporting period, Busbridge which was approved in October 2016. Further designations for Bramley and Dunsfold were approved in April and August 2017 respectively, outside the reporting period.
- As at 13 November 2016, unallocated Suitable Alternative Natural Greenspace (SANG) at Farnham Park amounted to 1,157 dwellings. The Avoidance Strategy was reviewed in July 2016, which resulted in an increase in capacity at Farnham Park. As at January 2018 (outside of the monitoring period) the unallocated SANG was 1061 dwellings.

Part 1: Progress of the new Local Plan

Update on the Progress of the Local Plan

4. This section of the Monitoring Report looks at Waverley's progress in preparing a new Local Plan. The new Local Plan will positively seek opportunities to meet the development needs of the area.
5. The Local Development Scheme which contained a revised timetable for the Local Plan was approved by the Council on 19 July 2016 and superseded the provisional Local Plan Timetable which was adopted on 1 September 2015. The most recently updated version of the Local Development Scheme, dated May 2018, is available [here](#).
6. The Local Plan for Waverley will be in two parts. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites sets out the strategic policies relating to the development and use of land in Waverley and development proposals for the strategic sites identified within it, for the period up to 2032. It covers a range of issues, including the Council's overall strategy for where development should be located as well as tackling issues that are of particular importance locally, such as the Council's policies for delivering affordable housing and the preservation of a healthy and attractive environment. The Plan was published for representations to be made on 19th August 2016 and then submitted to the Secretary of State for Communities and Local Government on 21st December 2016 for independent examination. The Examination Hearings took place 27 June to 6 July 2017 and the Schedule of Main Modifications was published for representations to be made on 8 September 2017, both dates are outside the reporting period. The Council received the Inspector's Report on 1 February 2018 which finds that the Plan (with modifications) meets all the tests of soundness and legal compliance. The Plan was adopted in a meeting of the full Council on 20 February 2018.
7. The new Local Plan includes a monitoring framework and the indicators within this will be used to assess whether the policies are working effectively, with the outcomes reported in future AMRs.
8. Local Plan Part 2 (LPP2): Site Allocations and Development Management Policies forms the second stage of Waverley's new Local Plan. This will provide the more detailed day-to-day planning policies and will allocate sites needed for housing and other land use needs, alongside the Neighbourhood Plans in the Borough. LPP2 will also review the boundaries of the town centres, existing settlement boundaries and important local landscape designations. The Council held the first of three public consultations, called the 'Issues and Options' consultation in June 2017, outside of the reporting period. The comments

received are being used to inform the next stage which is the 'Preferred Options' stage planned for May-July 2018. More information on the proposed timescales can be found on www.waverley.gov.uk/lpp2 and in the [Local Development Scheme](#).

Evidence Documents

9. Waverley has been working on a number of evidence documents and other pieces of work during the reporting period, a number of which have been commissioned and carried out by external consultants. Some of these have been published within the reporting period and some since that date, for completeness these are also listed below.

Documents published between 1 April 2016 and 31 March 2017

- The updated [Land Availability Assessment \(LAA\)](#) (base date April 2016)
- [Updated Traveller Accommodation Assessment](#) (April 2016)
- [Waverley Employment Land Review](#) (April 2016)
- [Mott MacDonald Transport Assessment Report Stages 3 and 4 \(June 2016\)](#)
- [High Level Water Cycle Study](#) (August 2016)
- [Strategic Highway Assessment](#) (August 2016)
- [Waverley Viability Study](#) (August 2016)
- [Dunsfold Aerodrome Delivery Rates Assessment](#) (November 2016)
- [Infrastructure Delivery Plan](#) (December 2016)
- [Water Quality Assessment](#) (December 2016)
- [Strategic Flood Risk Assessment Level 2 Report and Sites](#) (December 2016)
- [Green Belt Topic Paper](#) (December 2016)
- [SANG Topic Paper](#) (December 2016)
- [Housing Implementation Topic Paper](#) (December 2016)
- [Transport Topic Paper](#) (December 2016)

Documents published after the reporting period but up until December 2017

- [Assessment of Sites for the Waverley Housing Trajectory](#) (April 2017)
- [Housing Land Supply and Housing Trajectory Contextual Note](#) (May 2017)
- [Water Quality Assessment](#) (June 2017)
- [Gypsy and Traveller Accommodation Assessment](#) (June 2017)
- [Waverley Viability Study Update](#) (June 2017)

In addition, a number of documents were produced for the Local Plan Part 1 Examination.

Unused Local Plan Policies and Saved Policies

10. From 28 September 2007, some of the policies in the 2002 Local Plan ceased to have effect. The remaining policies continued to be part of the development plan and are known as 'Saved Policies'. View the [schedule of saved policies](#) and the [list of policies which have been removed](#) from the plan. Of the saved policies, the Council has no evidence to show which, if any, are unused.
11. On the adoption of Local Plan Part 1 in February 2018, a number of other 2002 Local Plan policies were not retained. Appendix B in Local Plan Part 1 indicates which of the 2002 Local Plan policies have been replaced by Local Plan Part 1 policies and which have been retained until the adoption of Local Plan Part 2.

Duty to Co-operate

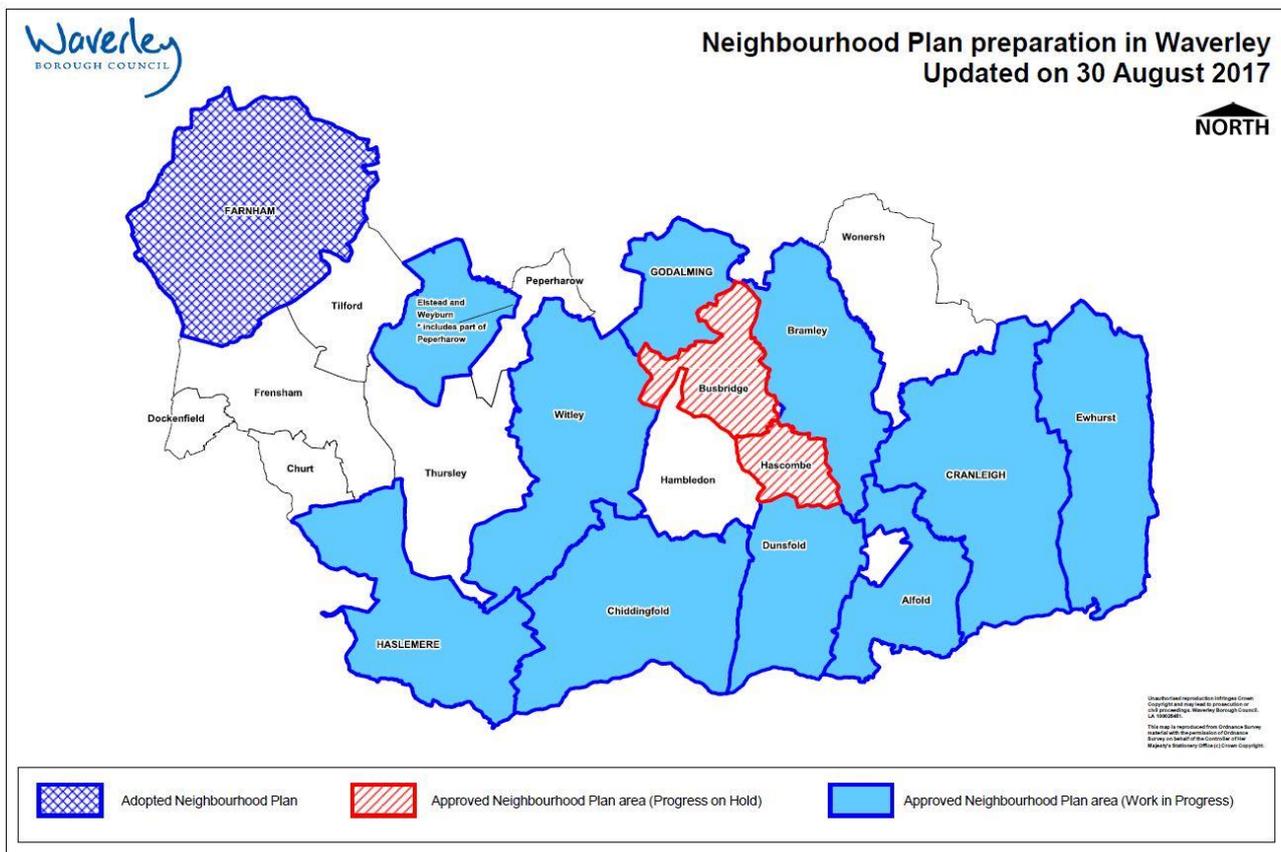
12. The 'Duty to Co-operate' became a legal requirement under the provisions of the Localism Act, which came into force in November 2011. In essence it requires local planning authorities and other prescribed bodies to co-operate on strategic matters so as to maximise the effectiveness of preparing development plan and other local development documents.
13. The AMR should include details of any activities undertaken in relation to the Duty to Co-operate. In practice the 'duty to co-operate' affects Waverley in the following ways:-
 - Working with neighbouring local authorities to identify and address strategic cross-boundary issues;
 - Working with the County Council to identify and address strategic issues both within Waverley and those affecting more than one local authority area;
 - Working with other public bodies and infrastructure providers to ensure that relevant strategic planning matters are identified and addressed.
14. Waverley Borough Council has sought to liaise and work jointly with neighbouring authorities and other relevant organisations to deal with strategic issues that either extend across local authority boundaries or involve a number of different agencies. During the monitoring period this has included:
 - Consultation with Duty to Co-operate bodies during the Regulation 19 pre-submission consultation for the Waverley Borough Council Local Plan Part 1, which ran from 19 August to 3 October 2016.

- The Council signed a Statement of Common Ground with the Environment Agency and Natural England
- Working with Surrey County Council and neighbouring authorities to produce the Strategic Highway Assessment Report (August 2016) which assesses cross boundary impacts.
- Extensive liaison with Surrey County Council and other infrastructure and service providers on infrastructure related work to support the Local Plan Part 1
- Working with Guildford Borough Council and Woking Borough Council to agree a joint statement on the Functional Economic Market Area (FEMA) (published August 2016).
- Ongoing liaison with Guildford and Woking Borough Councils on addressing housing needs within the Housing Market Area, including working on a Memorandum of Understanding.
- Continuing work with the Thames Basin Heaths SPA Joint Strategic Partnership Board (JSPB) to provide an updated Thames Basin Heaths SPA Avoidance Strategy (published July 2016).
- Continuing work with East Hampshire District Council and Natural England to maintain a common approach to addressing the potential impact of new development on the Wealden Heaths Special Protection Area (SPA).
- Representatives from Waverley Borough Council attended meetings with the Surrey Planning Officers Association, the Planning Working Group and the Waverley Cycle Forum.
- Continued involvement in the preparation of plans in adjoining areas through the consultation and engagement process.
- Continuing work with Parish Councils and Neighbourhood Plan groups to provide them with support in the development of their Neighbourhood Plans. This has involved meetings and email communication.
- Meetings with Parish and Town Councils between February and April 2017 to discuss the interaction between Local Plan Part 2 and Neighbourhood Plans.
- Consulting Surrey County Council, neighbouring local authorities, town and parish councils and other relevant bodies (Thames Water, Historic England, Natural England, Highways England and the Environment Agency) on the scope and content of Local Plan Part 2.

15. The above provides evidence that Waverley has undertaken regular and on-going co-operation with its neighbouring authorities and with other organisations active in the borough to address strategic issues. A [Statement of Compliance with the Duty to Co-operate](#) was published at the time of Local Plan Part 1 submission in December 2016.

Neighbourhood Development Plans

16. As of 31 March 2017, the end of the current reporting period, eleven neighbourhood plan areas had been approved, with one of these (Busbridge) being in the current monitoring year. Beyond the reporting period, a further two areas have been approved (for Bramley and Dunsfold parishes).



Area	Date designated
Farnham	19 February 2013 (outside reporting period)
Haslemere	19 February 2013 (outside reporting period)
Godalming	16 July 2013 (outside reporting period)
Cranleigh	16 July 2013 (outside reporting period)
Alfold	3 June 2014 (outside reporting period)
Chiddingfold	3 June 2014 (outside reporting period)
Hascombe	8 July 2014 (outside reporting period)
Ewhurst & Ellen's Green	4 November 2014 (outside reporting period)
Witley	4 November 2014 (outside reporting period)

	period)
Elstead and Weyburn	9 June 2015 (outside reporting period)
Busbridge	21 October 2016
Bramley	10 April 2017 (outside reporting period)
Dunsfold	2 August 2017 (outside reporting period)

17. Since the area designations were approved, each neighbourhood planning body has been working on its plan. Some are more advanced than others. Two plans (Busbridge and Hascombe) have been put 'on hold' whilst the Local Plan progresses. The Farnham Neighbourhood Plan has advanced the most. The plan was submitted to Waverley on 21 July 2016, with statutory consultation undertaken between 19 August and 3 October 2016. In September 2016 the Council appointed an independent examiner to undertake an Examination of the Neighbourhood Plan to review whether it met the Basic Conditions required by legislation and should proceed to referendum. Hearings took place on Friday 25 November 2016. The Council received the Examiner's 'Report on 22 February 2017, in which the Examiner found that subject to a number of modifications, the plan meets the Basic Conditions and other legal requirements and could proceed to Referendum. On 10 March 2017 the Council published a Decision Statement confirming that the Plan, modified as recommended by the Examiner, meets the basic conditions and can proceed to referendum. Outside of the reporting period, the Farnham Neighbourhood Plan was subject to a referendum (4 May 2017) and was 'made' (adopted) by Waverley Borough Council on 28 July 2017.
18. More details for each neighbourhood plan can be found on the relevant town or parish council's website.
19. The Council is continuing to work with the qualifying bodies to assist when requested, in the production of their neighbourhood plans. There is a webpage for [Neighbourhood Planning](#) which provides details of those that have been designated and includes resources and guidance for qualifying bodies to assist them with the process.

Part 2: Developer Contributions

PIC and Section 106 agreements

20. Between April 2008 and April 2015 Waverley collected developer contributions through ‘Section 106’ legal agreements, as well as for smaller ‘windfall’ schemes through Planning Infrastructure Contributions (PIC) as set out in a Supplementary Planning Document (SPD). The SPD extended infrastructure contributions on a standard basis to every scheme involving any additional dwelling or commercial space.
21. With effect from 6th April 2015, however, no more contributions may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL. Pending the introduction of CIL in Waverley, the Council will continue to secure Section 106 contributions as appropriate and in accordance with national policy and guidelines.
22. Since 6 April 2015, and until the Council adopts its CIL Charging Schedule (see section below), infrastructure contributions will only be requested:
- (i) on a site-specific basis at the request of the infrastructure provider
 - (ii) where the infrastructure provider can confirm that the request meets the pooling limit of no more than five permissions/obligations since 6 April 2010; and
 - (iii) in accordance with the following thresholds:

Schemes of more than 10 dwellings	Schemes of 6 to 10 (net) dwellings	Schemes of 5 or fewer dwellings
Affordable housing provision and tariff-style payment can still be sought in accordance with existing policies	Affordable housing and tariff-style contributions can still be sought in the following circumstances: 1. Where the combined gross floor space of the development exceeds 1,000sqm, affordable housing provision and tariff-style payments can still be sought in accordance with existing policies.	Affordable housing provision and tariff style payments can only be sought if the combined gross floor space of the development exceeds 1,000 sq.m

2. If the gross floor space of the development is 1,000 sq.m or less, then contributions can only be sought for sites that are within the AONB. In such cases, affordable housing and tariff-style contributions can still be sought in the form of a cash payment that is commuted until after completion of units within the development.

Note:

It will still be possible to seek planning obligations for developments below the 5 or 10 unit thresholds in the following circumstances:

- 1. For site specific infrastructure, where appropriate to make the scheme acceptable in planning terms.*
- 2. For contributions to fund measures with the purpose of facilitating development that would otherwise be unable to proceed because of regulatory or EU Directive requirements.*

Section 106 and PIC Contributions 2016-17

Year	Amount (£)
2016-2017	1,703,235.46*

Source: Waverley Borough Council

*Money invoiced and therefore 'due'. This figure includes some monitoring fee income and monies due to Surrey County Council and Natural England. It includes financial contributions for avoidance measures in relation to the Thames Basin Heath Special Protection Area (SPA) (see later section).

Community Infrastructure Levy

23. The Community Infrastructure Levy (CIL) is a levy that councils can choose to charge on new developments to raise funds to provide infrastructure. The money raised could be used towards improvements to transport, schools, parks, playgrounds and other community facilities.

24. The CIL will largely replace the existing system of 'Section 106' developer contributions. However, such agreements will still be used for site-specific infrastructure and to provide affordable housing.

25. The Council has to prepare a CIL Charging Schedule, which will outline what it is proposing to charge. This has to go through two stages of consultation, before being considered at an independent examination.
26. Although work started on CIL in 2012, this work was put on hold whilst the new Local Plan was developed. Local Plan Part 1 has now been adopted and work on CIL has recommenced.
27. In 2016 the Council commissioned consultants to produce a Viability Study to provide the Council with evidence to assist in drawing up the Local Plan, affordable housing policies and a revised CIL Preliminary Draft Charging Schedule. The study was published in August 2016.
28. Outside of the reporting period, the Council consulted (in June and July 2017) on a revised Preliminary Draft Charging Schedule (PDCS). A total of 38 responses were received. The consultants have reviewed and updated the viability evidence and the consultation on the next version, the Draft Charging Schedule, ran from 15 December 2017 to 26 January 2018. On 24 April 2018 the Council approved the Draft Charging Schedule for examination. The Draft Charging Schedule was formally submitted for Examination on 11 May 2018. The provisional timetable for the examination and adoption of CIL are set out in the [Local Development Scheme](#).

Thames Basin Heaths Special Protection Area (SPA) / SANG Contributions

Thames Basin Heaths SPA

29. Natural England is consulted on all applications for new housing in a 5 km 'Zone of Influence' of the boundary of the SPA. In order for such applications to be permitted, the developer will need to ensure that significant impacts on the SPA can be mitigated.
30. The SPA is of international recognition for three species of rare birds, the nightjar, the woodlark and the Dartford warbler. These three species are heathland specialists and nest on the ground. New housing can cause a number of impacts, but primarily there is concern about recreational disturbance from an increased number of people visiting the SPA. Closer to the SPA, new housing can also result in increased numbers of cats which prey on the heathland birds. Avoiding and mitigating the effects of development on the habitats of these SPAs is a legal requirement of the EU Directive.

31. In order to avoid residents of new housing in the Farnham area having an adverse impact on the SPA, the Council adopted an Avoidance Strategy on 15th December 2009 which was updated in May 2013. Consultation on a further review took place in March/ April 2016 and the revised strategy was adopted by the Council on 19 July 2016.

32. The Strategy provides guidance to developers on the level of avoidance measures that the Council expects to see incorporated within planning applications. In this instance, “avoidance measures” means providing or contributing towards Suitable Alternative Natural Greenspace (SANG), and contributing towards a programme of strategic access management and monitoring (SAMM) of the SPA. Contributions are collected from all residential developments within 5 km of the SPA in accordance with the Strategy.

SANG in Waverley

33. The Council’s only current SANG resource is Farnham Park. The notional area of the park designated as SANG has been gradually increased since 2009 to its current size of 34.6ha, as advised by Natural England (adopted as part of the Avoidance Strategy Review July 2016). The developer tariff was also reviewed in 2016 to reflect this change. The table below shows how the varying SANG capacity has been taken up by planning permissions. It should be noted that the park area designated as SANG between 2013 and 2016 was 21.25ha. An increase in the dwellings capacity in March 2016 followed a review of occupancy rates.

Farnham Park SANG Capacity

The remaining capacity in the table below is based on an occupancy rate of 2 ppd.

Date	Area (ha)	Total Capacity (no. of dwellings)	Dwellings Permitted	Unallocated capacity (dwellings)
31.10.08	10.9	567	271	296
27.05.09	10.9	567	306	261
31.03.10	10.9	567	558	9
08.04.11	14.35	746	579	167
05.04.12	14.35	746	635	111
27.03.13	21.25	1104	672	432
26.03.14	21.25	1104	760	344
30.03.15	21.25	1104	876	228
02.03.16	21.25	1341	1043	298

13.11.16	34.6	2173	1016	1157
03.07.17*	34.6	2163	1069	1094
19.10.17*	34.6	2163	1094	1069
26.01.18*	34.6	2163	1102	1061

Source: Waverley Borough Council

*outside of the reporting period

34. The Council closely monitors the amount of SANG allocated to housing developments as they occur to ensure that for the foreseeable future, sufficient capacity is available at Farnham Park. Updates on the SANG capacity are provided on the Council's website [here](#).

Implementation and Monitoring

35. Alongside the Avoidance Strategy, the TBH Delivery Framework (February 2009) gives further guidance to all local authorities within the buffer zones of the SPA on how to deal with development proposals within the 'Zone of Influence' of the SPA. The Framework was produced by the Joint Strategic Partnership Board (JSPB) on behalf of the member local authorities and other stakeholders.

36. Information relating to planning applications received, Section 106 agreements made and the financial contributions is regularly recorded and monitored by the Council's Planning Policy Team.

37. The monies collected from approved developments have been spent on various measures, as set out in the Avoidance Strategy, as well as providing funding for the long term maintenance of the land as SANG.

	Received	Expenditure
2007/2008	£241,055.71	£41,995.23
2008/2009	£178,952.71	£150,965.76
2009/2010	£59,739.79	£98,026.50
2010/2011	£4,949.00	£103,378.28
2011/2012	£25,491.00	£54,109.27
2012/2013	£85,725.00	£52,000.00
2013/2014	£114,171.69	£55,900.45
2014/2015	£181,974.14	£65,655.00
2015/2016	£128,170.97	£55,320.00
2016/2017	£289,086.09	£56,820.00

Total	£1,032,541.1	£ 677,350.49
--------------	---------------------	---------------------

Source: Waverley Borough Council

38. In 2016/2017 the SPA monies spent were:

- £52,000 on revenue costs for the ranger team at Farnham Park
- £4820 – ancillary costs relating to managing Farnham Park e.g. procurement materials to collect dog waste and maintaining the footfall counters.

Wealden Heaths Special Protection Area (SPA) Phase I and Phase II

39. The issues for this SPA are similar to that for Thames Basin Heaths SPA, in that an increased number of people can cause disturbance to specific species of ground nesting birds, which support the sites' designation as being of international importance. The Phase I site also supports populations of all six native reptile species at the Thursley, Ash, Pirbright and Chobham SAC.

40. The [Hindhead Avoidance Strategy](#) (2011) identifies avoidance measures in the Hindhead area (an area within 400m of Wealden Heaths Phase II). The Strategy relates to a defined area covered by the Hindhead Concept Statement. Development in this area is required to make appropriate contributions in accordance with the Avoidance Strategy unless it can be demonstrated that the proposal will not have a likely significant adverse effect on the ecological integrity of the Wealden Heaths Phase II SPA. The Hindhead Avoidance Strategy accommodates mitigation for 100 homes. To date, three developments for a total of 49 units have been implemented (outside of the reporting period).

41. More generally, where new development is proposed that would result in a net increase in residential accommodation within 400m of either phase of SPA, the Council will require a project-level Habitats Regulations Assessment (HRA) and potentially an Appropriate Assessment if likely significant effect is predicted, to be agreed with Natural England. Within the 400m buffer zone for Phase 1, there have been 28 net permissions since 2013. There is no 'quota' for development in this area but a figure of 40 units is considered likely within the Local Plan period to 2032, including allocations and windfalls.

42. Housing proposals outside of this zone will be considered on a case-by-case basis as to whether an HRA is required. Contributions towards avoidance measures, or the provision of SANG may be required although there is no automatic requirement as per Thames Basin Heaths.

Part 3: Housing Monitoring

Current requirement for new homes

43. The version of Local Plan Part 1 (the 'Plan') that was submitted for Examination in December 2016 required 519 new homes per annum for the Plan period. The figure of 519 homes per annum was the objectively assessed need (OAN) for housing identified for Waverley in the West Surrey SHMA (September 2015).
44. During the Examination of the Plan, the Inspector appointed by the Secretary of State to carry out the Examination considered that the housing requirement needed to be revised in order for the Plan to be found 'sound'. In September/October 2017 the Council publically consulted on a revised housing requirement of 590 new homes per annum as part of the Main Modifications Consultation.
45. The revised housing requirement is based on an initial OAN of 396 new homes per annum (calculated using household projections from 2014 and vacancy rates from the 2011 Census) with an uplift of an additional 111 homes per annum to tackle affordability, increase the provision of affordable homes and to take into account anticipated changes to migration from London to Waverley. A further uplift of an additional 83 homes per annum is required to 2032 to account for half of the unmet need for housing not being provided by Woking's Core Strategy which seeks to deliver 292 homes per annum to 2027 against its OAN of 517 homes per annum. The West Surrey Housing Market Area is made up of Woking, Waverley and Guildford and therefore, in accordance with Paragraph 47 of the NPPF, Waverley and Guildford are expected, where possible, to meet Woking's unmet housing need. This brings the total requirement for new dwellings in Waverley to 590 per annum.
46. In February 2018 the Planning Inspectorate published the Inspector's report of the Examination which concluded that the Plan with the Main Modifications (which included the revised housing requirement of 590 homes annum) was 'sound'.
47. Local Plan Part 1 was adopted by the Council on 20 February 2018 (outside of the monitoring period for this AMR) and has a housing requirement of 590 new homes per annum and 11,210 new homes over the Plan period (2013-2032).

Completions of new homes

Year	Net completions	Annual Housing Requirement	Source of Housing Requirement
2010/11	141	250	South East Plan 2009
2011/12	120	250	South East Plan 2009
2012/13	230	250	South East Plan 2009
2013/14	143*	590	Local Plan Part 1
2014/15	242*	590	Local Plan Part 1
2015/16	342	590	Local Plan Part 1
2016/17	321	590	Local Plan Part 1

Source: Waverley Borough Council

*These figures have been updated to reflect the fact that since the publication of the previous AMR the Council has become aware of more completions during these periods.

48. The number of completions in 2016/17 is lower than the number in 2015/16 but still higher than any other year since 2010/11.

New homes built on previously developed land

49. National planning policy encourages the re-use of land that has been developed before.

- Of the 321 new homes completed this year (2016/2017) 292 were on previously developed ('brownfield') land (91%).
- Of the new homes completed 12 were on garden land (3.8%).

50. Waverley will continue to monitor the use of previously developed land.

51. Waverley published a Pilot Brownfield Register in July 2016. Waverley's [Brownfield Land Register](#) was published in December 2017 (outside of the monitoring period), as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Future New Homes

52. Councils are required to demonstrate a five year supply of housing land against their requirements under Paragraph 47 of the National Planning Policy Framework.
53. Councils are also required to illustrate the expected rate of delivery of new homes for the period of the Local Plan, and set out a housing strategy to show how they will maintain a five-year supply of deliverable housing land.

Number of new homes granted planning permission

Year	Number of new homes granted planning permission (net)
2010/11	239
2011/12	199
2012/13	468
2013/14	404
2014/15	697
2015/16	1289
2016/17	1019

Source: Waverley Borough Council

54. A large number of new homes were granted planning permission during the monitoring period, including:-
- 120 new homes on Hewitts Industrial Estate, Elmbridge Road, Cranleigh
 - 96 new homes on The Woolmead, East Street, Farnham
 - 75 new homes on Little Meadow, Alfold Road, Cranleigh
 - 69 new homes on Former Weyburn Works, Shackleford Road, Elstead
 - 65 new homes on Garden Style Nursery, Wrecclesham Hill, Wrecclesham.
55. The number of homes with planning permission that have not yet been built is 3,107 as at 1st April 2017, which is an increase on 1st April 2016 (2,579).
56. The number of homes permitted steadily increased from 2011/12 to 2015/16 but has decreased slightly in the current monitoring year 2016/17. However the number permitted in 2016/17 is still significantly higher than in the years preceding 2015/16. The number of completions in comparison to permissions remains relatively low. This is possibly due to the fact that there are a number of large sites that have received outline planning permission, and as such further work is needed before the physical implementation of these permissions.

Five-year supply of deliverable housing land

57. A five-year supply statement set out the position in Waverley on 1 April 2017. At the time of the statement the published West Surrey SHMA (September 2015) indicated an OAN for housing in Waverley for 519 new homes per annum from 2013 to 2033. Based on this evidence, the five year supply statement demonstrated that, as at 1st April 2017, the Council had approximately 5.84 years worth of housing which equates to approximately 889 dwellings per annum.
58. In July 2017 (outside of the monitoring period for this AMR) the council updated the position on the five year housing supply. This was based on the Local Plan Inspector's provisional findings of the Local Plan Examination that the OAN for housing was 507 dwellings per annum. Therefore it did not include any housing that was considered to be required to meet some of Woking's unmet housing need. The updated position demonstrated that at 1st April 2017 the Council had approximately 6.28 years worth of housing which equates to approximately 927 dwellings per year.
59. As set out in the section above titled 'Current requirement for new homes', the adopted Local Plan Part 1 has a housing requirement of 590 new homes per annum. The Council's five year housing land supply position is set out in the housing trajectory in Appendix C of Local Plan Part 1 and demonstrates that the housing requirement will be delivered and that there will be a rolling five year supply of housing.

New affordable homes

60. Affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with consideration of local incomes and local house prices. More information is available in the NPPF, in Annex 2 (Glossary).
61. The 2015 West Surrey SHMA estimated that the net affordable housing need in Waverley is 314 homes per year which amounts to approximately 64% of the overall housing needed (519 as the unvarnished SHMA figure) in the Borough each year. As at 1 April 2017 there were over 1,500 households in housing need on Waverley's Housing Register with connection to the Borough via family, residence or employment.
62. Waverley granted permission for 155 affordable units during the 2016-17 monitoring year.

63. Of these 155 dwellings, 36 are at Hewitts Industrial Estate, Cranleigh; 26 are at Garden Style Nursey, Farnham; 24 are at Wey Court House, Godalming; and the remainder are on smaller sites across the Borough.

64. In the 2015-16 Authority Monitoring Report it was incorrectly reported that 175 affordable units had been granted permission during the monitoring period but the correct figure is 316. A number of permissions had not been accounted for, including an appeal for application WA/2014/0912 (land south of High Street, between Alfold Road and Knowle Lane, Cranleigh) which included 128 affordable homes which was allowed on the last day of the monitoring period.

65. There were 57 new affordable homes completed this year (2016/2017, gross).

66. Of these, 14 were on College Green, Ashstead Lane, Godalming; 14 were on Station Road, Godalming; 11 were on Milford Green, Milford Hospital site; and the remainder were on smaller sites across the borough.

Number of new affordable homes completed by year

Year	Number of new affordable homes (gross)
2009/10	27
2010/11	0
2011/12	24
2012/13	83
2013/14	10
2014/15	39
2015/16	82
2016/17	57

Source: Waverley Borough Council

67. The Council recognises the need for new affordable homes, and is working to provide new affordable homes on land it owns where possible. In the longer term, however, the amount of suitable land owned by the Council is limited, so securing affordable housing via planning obligations on private development sites will be essential to meeting affordable housing need.

68. The West Surrey SHMA has shown that there is a high need for affordable homes in the Borough; this can also be seen from the number of applicants on the Council's housing register. Recent delivery is relatively low, but has increased in recent years, and the new Local Plan will address how more affordable homes

can come forward. Seeking a proportion of affordable homes from large development sites will help to provide many new affordable homes in Waverley.

Self-Build and Custom Housebuilding Register

69. Since January 2016, as required by The Self-Build and Custom Housebuilding Act 2015, the Council has kept a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in Waverley, details of which are publicised on its [website](#).

70. From March 2018 (outside of the monitoring period) the Self-Build and Custom Housebuilding Register has been divided into Part 1 and Part 2. Individuals or associations who apply for entry on the Register and meet all the eligibility criteria will be entered on Part 1. Those who meet all the eligibility criteria except for the local connection test will be entered onto Part 2. From 1 April 2018 (outside of the monitoring period) an entry fee of £25 is payable for first time applications as well as a £10 annual renewal fee (due on 31 October annually) for those wishing to remain on Part 1 of the Register.

71. In order to be entered onto the Waverley Self-Build and Custom Housebuilding Register each individual applicant and every member of an association of individuals must be:

- aged 18 years or older;
- a British Citizen, a citizen of a European Economic Area (EEA) country other than the United Kingdom or national of Switzerland; and
- seeking to acquire a serviced plot of land in the borough of Waverley to build a house to occupy as that individual's sole or main residence. In the case of associations, all individuals within the association must meet all of the criteria specified above.

From March 2018 for entry onto Part 1 of the Register individual applicants and every member of an association must also meet at least one criteria of the local connection test.

72. The first base period started in January 2016, when the Council initiated its Register, and concluded on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year.

73. At the time of writing this report:

- 54 applicants were successfully placed on the Register during the first base period
- 68 applicants were successfully placed on the Register during the second base period*

- No applications have been received to date from any 'Group' or 'Association'

*Note: part of this base period falls outside the monitoring period for the AMR

74. The Council will continue to maintain the Self-build and Custom Housebuilding Register and will monitor planning applications for such use to ensure this demand is being met.