

Site Details

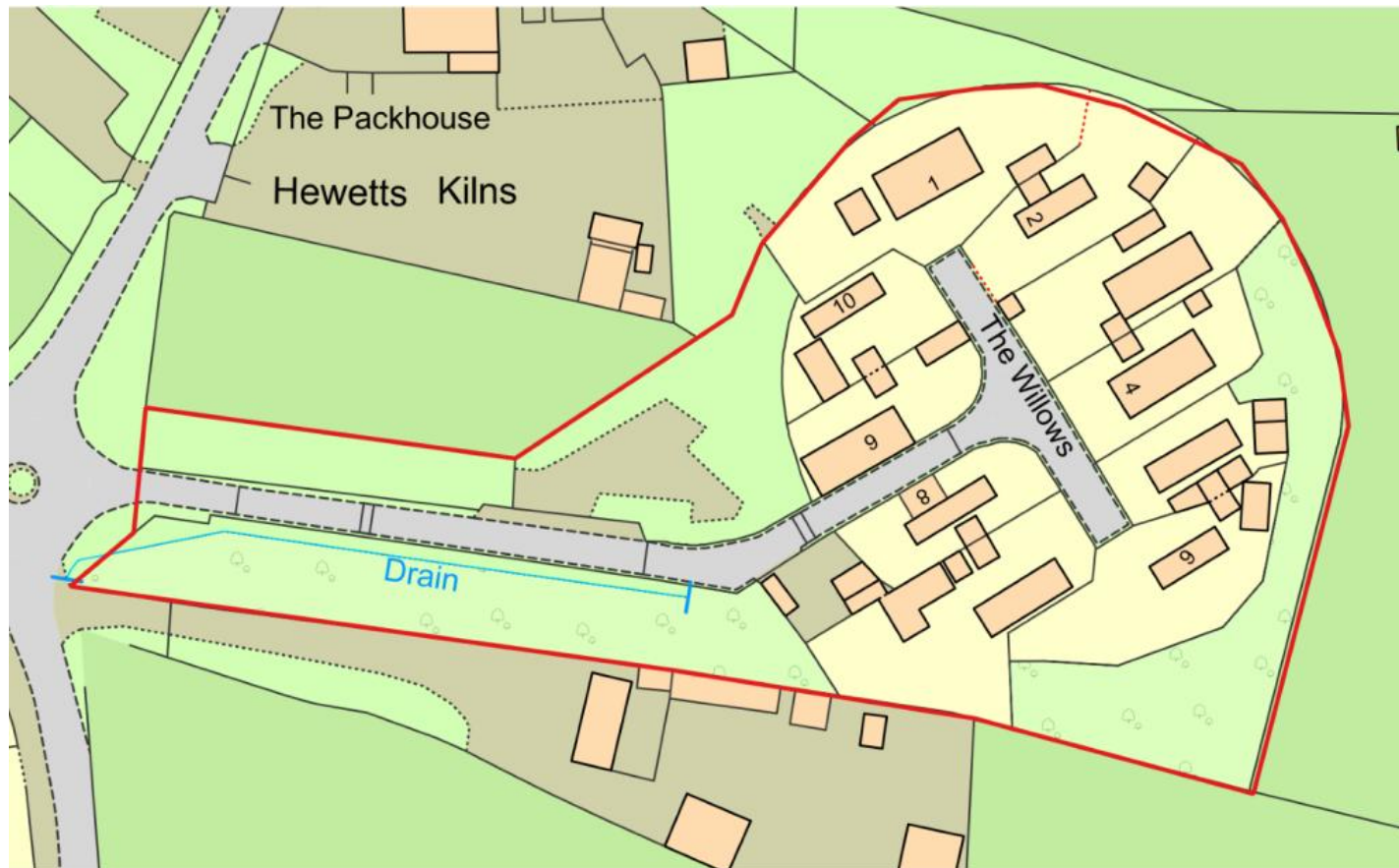
Site reference and name

WAV001 The Willows, Runfold

Ward

Farnham Moor Park

Site plan



Site area (Ha)	1.05	Site ownership	Public
Site planning status at time of GTAA	10 consented pitches		
Surrounding land uses	Agriculture Antiques shop Gypsy and traveller site		
Site planning history	WA/1988/0456 Consultation under Regulation 10. Permanent gypsy caravan site comprising 10 family pitches with amenity blocks and associated works – Grant 09/08/1988		
Current number of pitches	10		
PPTS Planning Definition of Households			
Meet definition	10		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	3	Of which how much is teenage need?	2
Total (future) pitch need 2030 and beyond	5		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Tongham Road.		
Public rights of way	None on site		
Access to education (primary and secondary)	The site is 1.1 miles from Badshot Lea Infant School, 1.9 miles from All Hallows Catholic School (secondary), 1.9 miles from William Cobbett Primary School		
Access to employment	The site is 2 miles from Farnham Trading Estate which provides a range of employment opportunities and 1.4 miles from Squires Garden Centre in Badshot Lea.		
Access to shops (retail centre)	The site is 2.9 miles from Farnham town centre which provides a range of services and facilities and 2.5 miles from the centre of Aldershot.		
Access to GP surgery	The site is 2.3 miles from the Farnham Centre for Health.		
Access to public transport (bus stop and rail station)	The site is 2.2 miles from Farnham rail station and 2.8 miles from Aldershot rail station. The nearest bus stop is 0.2 miles from the site on Guildford Road.		

Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	None on site – but two listed buildings to the north west of the site.
Landscape	
National landscape	None
Conservation area	None
Area of Great Landscape Value (AGLV)	None
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No

Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	Access into the site is in Flood Zones 2 and 3
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	21
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site and provides 10 pitches. Based on each pitch being at least 500sqm in size the site could accommodate 21 pitches (i.e. a net increase of 11 pitches). The pitches are characterised by large static caravans and areas of hardstanding with the majority of each pitch being occupied by the static caravan. This leaves limited space for an additional caravan and sufficient space to manoeuvre vehicles. Also the access road and land either side is within Flood Zones 2 and 3 and are therefore, unsuitable for gypsy and traveller accommodation. There is, however, the potential to deliver an additional pitch on an area of land currently used for storage which lies outside Flood Zones 2 and 3.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is publicly owned and is therefore, available.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.

RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 3 Total current need that evidence indicates could be met for households that meet definition: 1 Total residual current need that evidence indicates could not be met for households that meet definition: 2 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 3 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 2

Site Details

Site reference and name

WAV002 9 Burnt Hill, Dunsfold

Ward

Alfold, Dunsfold and Hascombe

Site plan



Site area (Ha)	0.62	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller site, woodland.		
Site planning history	WA/1994/1211 Variation of Condition 1 of HMR 11672 (no more than 4 caravans to be sited) to allow the siting of 6 caravans – refuse 18/11/1994 appeal dismissed 18/07/1995 WA/1994/1280 Alterations to access, retention of sheds – grant 16/12/1994 WA/1994/1667 Use of land as a private gypsy caravan site for six caravans – appeal allowed 18/07/1995 WA/1995/1665 Alterations to contours of rear part of site and laying out of site for amenity purposes – grant 16/02/1996 WA/1997/0581 Use of land as a private gypsy caravan site for seven caravans – grant 15/08/1997 WA/2000/0150 - Retention of hardstanding and extended access road; continued siting of additional mobile home – grant 18/05/2000 WA/2002/2269 - Use of land for the siting of 2 additional mobile homes and associated works. – grant 30/01/2003		
Current number of pitches	9 (WA/1997/0581 permission is for 7 pitches, condition 3 states ‘No pitch shall accommodate more than one caravan’) (WA/2000/0150 grants permission for an additional mobile on 1 existing pitch, condition 2 states ‘site shall station no more than one caravan’) (WA/2002/2269 grants an additional 2 pitches, condition 1 states ‘The application site shall station no more than two caravans’)		
PPTS Planning Definition of Households			
Meet definition	7		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	3	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	4		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Plaistow Road adjacent to the site.		
Public rights of way	No		

Access to education (primary and secondary)	The site is 4.3 miles from Chiddingfold Primary School and 6.3 miles from the secondary school in Cranleigh.
Access to employment	The site is 5 miles from Dunsfold Aerodrome and 6.3 miles from Cranleigh which has a range of businesses.
Access to shops (retail centre)	The site is 6.3 miles from Cranleigh which is the nearest centre.
Access to GP surgery	The site is 5 miles from Chiddingfold GP surgery
Access to public transport (bus stop and rail station)	The site is 5.9 miles from Witley rail station. There are no bus stops within the vicinity of the site.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: None on site – but site lies adjacent to Ancient Woodland to the north and east. TPOs: No
Priority Habitat	No Priority Habitat on site. However Priority Habitat lies adjacent to the site to the north of the site.
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No

Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	12
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site and provides 9 pitches. There is potentially space on land in the eastern part of the site to accommodate an additional 2 pitches measuring 320 sqm on the basis that communal facilities such as dayrooms and amenity space are shared.
Is the site available to accommodate any additional	The site is privately owned and occupied by gypsy and traveller households.

gypsy and traveller pitches on site	
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG Rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 3 Total current need that evidence indicates could be met for households that meet definition: 3 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 3 Total current need that evidence indicates could be met for all households: 3 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

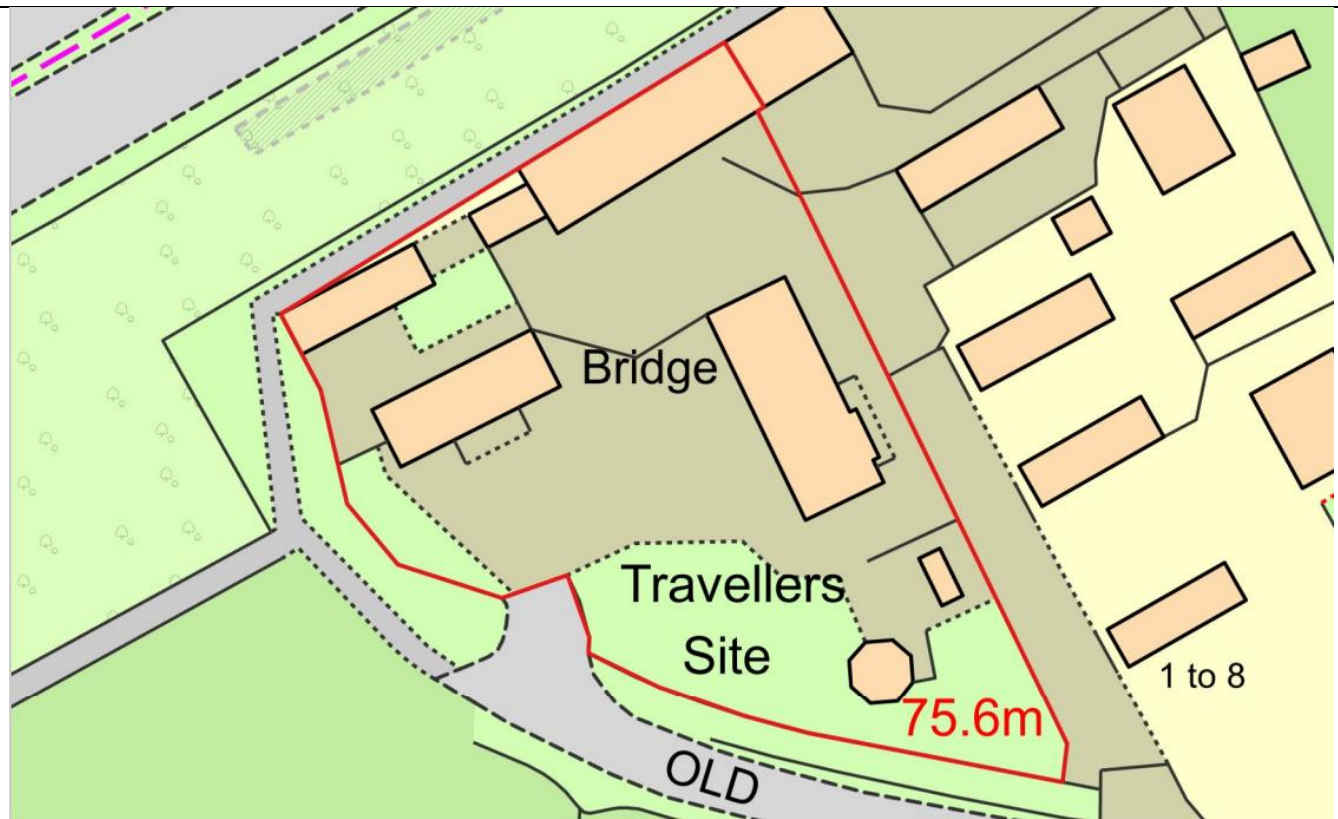
Site reference and name

WAV003 Bridge View, Runfold

Ward

Farnham Moor Park

Site plan



Site area (Ha)	0.26	Site ownership	private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller site, the A31 and woodland		
Site planning history	WA/1998/1113 Change of use of land to equestrian purposes and the erection of stables – refuse 11/09/1998 WA/2001/1331 Continued use of land for the siting of a mobile home – refuse 01/11/2001 appeal dismissed 13/02/2003 WA/2005/1140 Use of land as a gypsy caravan site together with the retention of stable block – refuse 25/11/2005 appeal allowed 24/08/2006 WA/2011/0088 Erection of a utility/day room building ancillary to existing gypsy site and revised site layout – Withdrawn 15/07/2011 WA/2011/1249 Erection of utility/day room ancillary to existing gypsy site and revised site layout (revision of WA/2011/0088) – refuse 07/09/2011		
Current number of pitches	1 (WA/2005/1140 grants permission for 1 large pitch with shared utility buildings, condition 3 states ‘No more than 6 caravans ... (of which no more than 3 shall be a static caravan or mobile home) shall be stationed on the site at any time.’)		
PPTS Planning Definition of Households			
Meet definition	2 (one static undeveloped)		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site is accessed from Old Bridge View.		
Public rights of way	Yes – running along the northern site boundary.		
Access to education (primary and secondary)	The site is 1.1 miles from Badshot Lea Infant School, 1.9 miles from All Hallows Catholic School (secondary), 1.9 miles from William Cobbett Primary School		

Access to employment	The site is 2 miles from Farnham Trading Estate which provides a range of employment opportunities and 1.4 miles from Squires Garden Centre in Badshot Lea.
Access to shops (retail centre)	The site is 2.9 miles from Farnham town centre which provides a range of services and facilities and 2.5 miles from the centre of Aldershot.
Access to GP surgery	The site is 2.3 miles from the Farnham Centre for Health.
Access to public transport (bus stop and rail station)	The site is 2.2 miles from Farnham rail station and 2.8 miles from Aldershot rail station. The nearest bus stop is 0.2 miles from the site on Guildford Road.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs:
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No

Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	No
Within groundwater protection zone?	Yes
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	5
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site and provides 1 pitch. The pitch extends across the whole site with the southern part of the site providing landscaped amenity space. Existing buildings extend across the northern part of the site. If the landscaped area on the site were reduced in size, the site could potentially accommodate an additional 1 pitch. It is considered unlikely more than 1 pitch could be accommodated because the existing buildings on site occupy a large part of the site.

Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is privately owned. The area of the site which accommodates the gypsy and traveller pitches is not considered to be available as it is fully occupied.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 1 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0

	Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details

Site reference and name

WAV004 Hazelwood, Bramley

Ward

Bramley and Womersley

Site plan

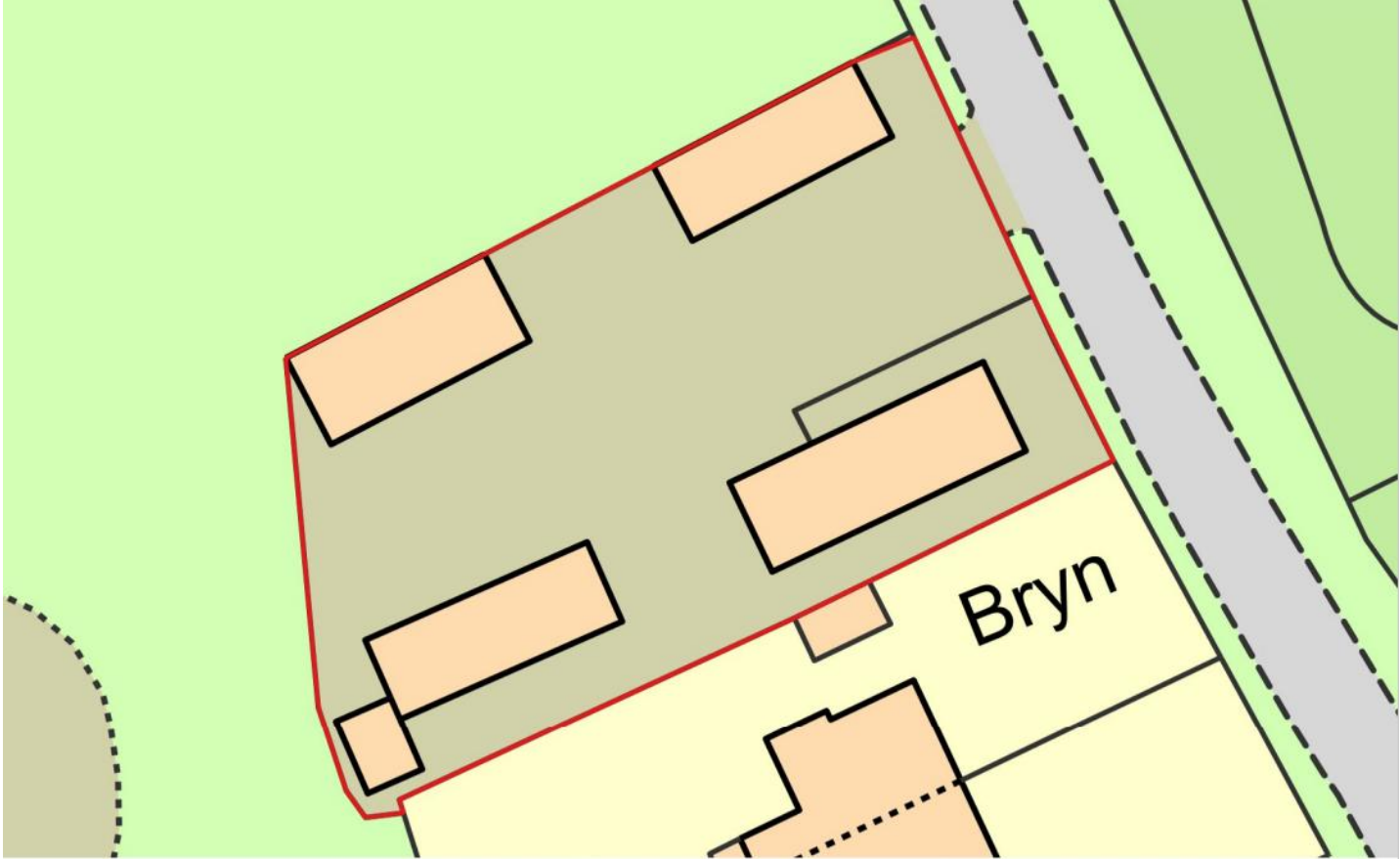


Site area (Ha)	0.67	Site ownership	Private
Site planning status at time of GTAA	1 pitch consented		
Surrounding land uses	Agricultural land and woodland		
Site planning history	WA/1994/0069 Erection of a bungalow to replace existing mobile home – refuse 18/04/1994 Appeal dismissed 24/08/1994 WA/1994/1268 Use of land as a single gypsy pitch to contain one mobile home not exceeding 600 sq ft and one mobile home not exceeding 320 sq ft; retention of 1 touring caravan and ancillary buildings – grant 18/11/1994 WA/1999/0148 Construction of a loose box/feed store and retention of an existing loose box.		
Current number of pitches	1 (WA/1994/1268 granted 1 large pitch, condition 2 of the permission restricts occupation of the site to 2 mobile homes and 1 touring caravan. In 2017, an additional mobile home was stationed on the land and investigated (enforcement case ref. C/2017/00220), in breach of condition 2 – no further action was taken in relation to this case, and the enforcement file was closed).		
PPTS Planning Definition of Households			
Meet definition	2		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	4	Of which how much is teenage need?	2
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Run Common Road.		
Public rights of way	Not on site – but there is a PROW running along the eastern site boundary.		
Access to education (primary and secondary)	The site is 1.8 miles from Bramley Infant School, 3.5 miles from Cranleigh Primary School and 3.6 miles from Cranleigh secondary school.		
Access to employment	The site is 3.6 miles from Cranleigh and 5.6 miles from Guildford.		
Access to shops (retail centre)	The site is 3.6 miles from Cranleigh town centre.		
Access to GP surgery	The site is 3.5 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 6.1 miles from Godalming rail station and 0.2 miles to the nearest bus stop on Rooks Hill.		

Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: Yes – in the northern part of the site. TPOs: No
Priority Habitat	Not on site – but Priority Habitat adjacent to the south west and north of the site.
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No

Land Constraints	
Green Belt	Yes
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	13
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site containing 1 pitch. The existing buildings on site are spread across the site. If the site were redesigned based on the requirement of 500sqm per pitch, the site could deliver 13 pitches. However, this figure is considered to be unrealistic as it fails to take into account the area of Ancient Woodland which covers the northern part of the site. Based on the current layout, an additional 3 pitches could be delivered on the site based on each pitch measuring at least 320sqm. This assumes families would share amenity space and communal facilities such as day rooms.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by a gypsy and traveller household and is therefore available.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 4 Total current need that evidence indicates could be met for households that meet definition: 4 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 4 Total current need that evidence indicates could be met for all households: 4 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV005 Hilltops, Cranleigh
Ward	Alfold, Dunsfold and Hascombe
Site plan	

Site area (Ha)	0.12	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller pitches and residential uses.		
Site planning history	HM/R17656 Erection of two chicken rearing houses – Approve 20/03/1969 HM/R20688 Construction of cesspool – Approve 20/09/1972 HM/R20689 Use of caravan for residential accommodation – refuse 20/09/1972 WA/1978/1229 Erection of pair of semi-detached houses – refused 13/10/1978 WA/1978/1848 Stationing of five residential caravans – refused 16/01/1979 appeal allowed 22/08/1979 P43/1/4A – Enforcement notice served against the material change of use of the land, 23/11/1978. Appeal allowed 22/08/1979 WA/1993/0866 Erection of a boundary wall – grant 02/08/1993		
Current number of pitches	5 (Appeal allowed 22/08/1979 granted permission for ‘5 residential gypsy caravans’)		
PPTS Planning Definition of Households			
Meet definition	5		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	4		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 3.1 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 3.1 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	There are no bus stops in the vicinity of the site. The site is 6.9 miles from Godalming train station		

Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No

Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	Yes
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	2
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site and is fully occupied with no space to accommodate any additional pitches. The site is therefore, unsuitable to accommodate any additional pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is not considered to be available as the site is currently fully occupied.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV006 Hop Meadows, Runfold

Ward

Farnham Moor Park

Site plan



Site area (Ha)	0.31	Site ownership	Private
Site planning status at time of GTAA	Consented/Unauthorised – in additional to the 5 permitted pitches there are also 4 unauthorised pitches on this site		
Surrounding land uses	Gypsy and traveller site, woodland, grazing land.		
Site planning history	WA/2015/0189 Use of land for the stationing of caravans for residential purposes to provide 5 pitches together with associated works; erection of 5 utility/day room buildings – refuse 25/03/2015 Appeal allowed 18/10/2016		
Current number of pitches	5 (WA/2015/0189 grants permission for 5 pitches, condition 10 states ‘No more than two caravans ... shall be stationed on each plot at any one time, of which no more than one shall be a static caravan or mobile home ...)		
PPTS Planning Definition of Households			
Meet definition	5 permitted / 4 unauthorised		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	7	Of which how much is teenage need?	3
Total (future) pitch need 2030 and beyond	4		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Old Bridge Road.		
Public rights of way	A PROW runs along the northern site boundary.		
Access to education (primary and secondary)	The site is 1.1 miles from Badshot Lea Infant School, 1.9 miles from All Hallows Catholic School (secondary), 1.9 miles from William Cobbett Primary School		
Access to employment	The site is 2 miles from Farnham Trading Estate which provides a range of employment opportunities and 1.4 miles from Squires Garden Centre in Badshot Lea.		
Access to shops (retail centre)	The site is 2.9 miles from Farnham town centre which provides a range of services and facilities and 2.5 miles from the centre of Aldershot.		
Access to GP surgery	The site is 2.3 miles from the Farnham Centre for Health.		
Access to public transport (bus stop and rail station)	The site is 2.2 miles from Farnham rail station and 2.8 miles from Aldershot rail station. The nearest bus stop is 0.2 miles from the site on Guildford Road.		
Environment and Heritage			

Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	

Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	Partly within Flood Zones 2 and 3
Within groundwater protection zone?	Yes
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	6-10
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site occupied by 5 pitches and 4 unauthorised pitches. The existing buildings on site spread across the site. If the existing buildings on site were rearranged there is the potential to provide 1 additional pitch at 500sqm in size or an additional 5 pitches at 320sqm in size and sharing communal facilities.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is privately owned and occupied by gypsy and travellers.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 7 Total current need that evidence indicates could be met for households that meet definition: 7 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 7 Total current need that evidence indicates could be met for all households: 7 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV007 Kilnside Place, Badshot Lea

Ward

Farnham Moor Park

Site plan



Site area (Ha)	0.40	Site ownership	private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Racetrack, allotments, residential uses, open space, Tice’s Meadow		
Site planning history	WA/1974/0965 Erection of one detached three or four bedroomed house on each of plots 1 to 9 (outline) – refused 06/12/1974 appeal 04/12/1975 WA/1989/1367 Outline application for the erection of two detached dwellings and garages – refused 10/08/1989 WA/2010/1285 Use of land for the stationing of caravans for the residential purposes for 1 gypsy pitch together with the formation of hardstanding and utility/dayroom ancillary to that use – withdrawn 08/07/2011 WA/2011/1440 Erection of a utility/day room ancillary to existing gypsy site with permission for 1 residential pitch – grant 14/10/2011 WA/2019/1022 Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works – grant 22/08/2025		
Current number of pitches	4 (WA/2011/1440 granted 1 pitch on the land, no condition restricting caravan numbers. WA/2019/1022 grants permission for an additional 3 pitches, condition 4 states ‘No more than 4 static caravans and 4 towing caravans ... shall be stationed on the site at any time.’ (this relates to 4 static caravans and 4 towing caravans across the whole site.)		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	4		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto St George’s Road.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 0.3 miles from Badshot Lea Infant School, 1.1 miles from William Cobbett Junior School and 1.2 miles from All Hallows Secondary School.		

Access to employment	The site is 1 mile from Farnham Trading Estate and 0.6 miles from Squires Garden Centre
Access to shops (retail centre)	The site is 2.9 miles from Farnham town centre.
Access to GP surgery	The site is 1.9 miles from Farnham Centre for Health.
Access to public transport (bus stop and rail station)	The site is 2.4 miles from Farnham station and 2.2 miles from Aldershot station.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	Yes
Local Green Space	No

Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	No
Within groundwater protection zone?	Yes
Archaeological potential	No
Minerals safeguarding area	No – adjacent to a former minerals site
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	8-10
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site and comprises residential accommodation in the centre and western parts of the site and a paddock in the eastern area of the site. The retention of the stable block and paddock as part of the recent planning consent for the site indicates the paddock area is required and therefore, unsuitable for development. The site is considered unsuitable to provide any additional pitches if each pitch were to measure 500sqm, however if smaller pitches of 320 sqm were provided the site could accommodate an additional 2 pitches on the undeveloped areas of the site (excluding the paddock). These pitches would measure 320sqm in size.
Is the site available to accommodate any additional	The site is privately owned and is occupied by gypsy and traveller households.

gypsy and traveller pitches on site	
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 1 Total current need that evidence indicates could be met for undetermined households: 1 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV008 Legend Acres, Farnham

Ward

Farnham Rowledge

Site plan



Site area (Ha)	0.72	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Agricultural and the A31.		
Site planning history	FAR193/56 Installation of hydraulic baling press – refused 14/05/1956 FAR304/62 Temporary site for six caravans for employee during work on dual carriageway FAR527/54 Site for two dwellings – refused 11/01/1955 WA/2010/2119 Use of land for the stationing of caravans for residential purposes for 2 gypsy pitches and 2 proposed utility/day room buildings and stable block together with the formation of additional hard standing – refuse 08/07/2011 WA/2015/1223 Erection of day room and use of land for stationing of one mobile home pitch and one caravan pitch – refused 14/10/2015 Appeal allowed 03/02/2017 WA/2020/1554 - Erection of stables and use of land for stationing of additional 4 mobile home pitches and associated hard standing (revision of WA/2019/0116). NOTE: Appeal linked with WA/2020/1809 - APP/R3650/W/22/3305098, appeal dismissed 08/06/2023 WA/2020/1809 Use of land for an additional 8 pitches for gypsy and traveller accommodation – refused 07/03/2022, appeal dismissed 08/06/2023 WA/2024/01433 Use of land for an additional 8 pitches for gypsy/traveller accommodation (part retrospective) – pending		
Current number of pitches	4 (WA/2015/1223 grants permission for 1 pitch, condition 5 states ‘no more than 2 caravans ... (of which no more than 1 shall be a static caravan) shall be stationed on the site at any time.’. WA/2019/0116 grants permission for an ‘additional 4 mobile home pitches’, condition 10 states ‘No more than 9 caravans ... (of which no more than 5 shall be static caravans) shall be stored on the site at any time. There is one double pitch on this site (Pitch 1) with 2 mobiles.		
PPTS Planning Definition of Households			
Meet definition	4		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	3		

Potential Development Constraints	
Connectivity and Accessibility	
Site accessibility	The site has direct access onto River Lane.
Public rights of way	No
Access to education (primary and secondary)	The site is 0.6 miles from St Peters Primary School, Wrecclesham and 0.2 miles from Weydon Multi Academy Trust (secondary school)
Access to employment	The site is 2.3 miles from Farnham town centre.
Access to shops (retail centre)	The site is 2.3 miles from Farnham town centre.
Access to GP surgery	The site is 2 miles from Central Surgery in Farnham.
Access to public transport (bus stop and rail station)	The site is 1.8 miles from Farnham rail station and 0.1 miles from the nearest bus stop.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No

Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 4
Within flood zone 2 or 3?	Mostly in Flood Zone 2
Within groundwater protection zone?	Yes
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	5
The suitability of the site to accommodate any additional	The site is suitable to deliver additional pitches and the current pending planning application demonstrates how this could be achieved through rearranging the existing pitches on site. The Council, however, is concerned that

gypsy and traveller pitches on site	an additional 8 pitches on the site would represent over development and provision of a number of pitches of less than 500sqm in size. An additional 5 pitches on the site are considered appropriate.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is privately owned and there is a willing landowner who has recently submitted a planning application for additional pitches on the site.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0

	Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site reference and name	WAV – 009 - Lydia Park, Cranleigh GU6 8LE
Ward	Bramley & Womersley
Site plan	The site plan map shows the Lydia Park (Travellers Site) highlighted in red. The map includes labels for Ranch Park (Travellers Site), Lydia Park (Travellers Site), Weeping Willow (Travellers Site), Thatchedhouse Planted Piece, Travellers Site, and Hilltops Caravan Park. A red line indicates the site boundary, and a dashed line shows the 0.91m ARI. A scale bar indicates 57.2m.

Site area (Ha)	3.33ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/1994/0128, Application for the continued and permanent use of the land as a residential gypsy caravan site limited to 22 pitches, Appeal Allowed 23/07/1997 <u>1 Lydia Park</u> WA/2000/0412, Variation of Condition 4 of WA94/0128 (siting of 1 mobile home & 1 touring caravan not exceeding 1240sq.ft. only) to allow siting of 1 mobile home and 4 touring caravans not exceeding 155.7sq.m. (1676 sq. ft.), Granted 18/05/2000 <u>2 Lydia Park</u> WA/2001/0677, Variation of condition 4 of WA94/0128 (no more than 1 mobile home and 1 touring caravan of aggregate floor area not exceeding 115.2 sq m (1240 sq ft)) to allow the siting of five caravans not exceeding 115.2 sq m., Granted 14/06/2021 <u>3 Lydia Park</u> WA/1997/1642, Variation of Condition 4 of WA94/0128 (no more than one mobile home and one touring caravan of aggregate floor area not exceeding 115.2 sq m (1240 sq ft) per pitch) to allow the continued siting of not more than five touring caravans not exceeding gross aggregate floor area of 115.2 sq m (1240 sq ft)., Granted 21/01/1998 <u>5a, 5b, 5c + 5d Lydia Park</u> WA/2007/1596, Variation of Condition 4 of WA/1994/0128 (one mobile home and one touring caravan only with a total floor area of 115.2 square metres) to allow three mobile homes and one touring caravan at 5 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE, Granted 15/10/2007 <u>5a + 5b Lydia Park</u> WA/2012/0241, Siting of three mobile homes and two touring caravans following sub-division of eastern part of pitch. Granted 19/03/2012 <u>5c + 5d Lydia Park</u> WA/2012/0203, Siting of two mobile homes and two touring caravans following subdivision of the western part of the existing plot. Granted 29/03/2012 <u>6 Lydia Park</u> WA/2000/0187, Variation of condition 4 of WA94/0128 (condition allows siting of one mobile home and one towing caravan only) to allow the siting of two mobile homes., Granted 18/05/2000		

	<u>7 Lydia Park</u> WA/1997/1444, Variation of Condition 4 of WA94/0128 (no more than 1 mobile home and one touring caravan with aggregate gross floor area of 115.2 sq m (1240 sq ft) on any pitch) to allow the siting of 3 touring caravans with an aggregate gross floor area of 115.2 sq m (1240 sq ft), Granted 21/01/1998 <u>10 Lydia Park</u> WA/1997/1297, Variation of Condition of WA94/0128 (no more than 1 mobile home and 1 touring caravan with aggregate gross floor area of 115.2 sq m (1240 sq ft) on any pitch) to allow the continued siting of 1 mobile home and 2 touring caravans of aggregate floor area 128.2 sq m (1384 sq ft), Granted 21/01/1998 <u>16 Lydia Park</u> WA/2000/1458, Variation of condition 4 of WA94/0128 (no more than 1 mobile home and 1 towing caravan with aggregate gross floor area of 115.2 sq.m on any pitch) to allow the siting of 1 mobile home & 3 towing caravans of aggregate gross floor area not exceeding 115.2 sq.m., Granted 02/11/2000 <u>18 Lydia Park</u> WA/1998/1782, Variation of condition 4 of WA94/0128 (no more than 1 mobile home & 1 touring caravan with aggregate gross floor area of 115.2 sq m (1240 sq ft) on any pitch) to allow the siting of 1 mobile home with 3 touring caravans of aggregate floor area not exceeding 126.8 sq m 1365 sq ft) (as amended by letter dated 09/11/98). Granted 15/01/1999		
Current number of pitches	24 Approved pitches. WA/1994/0128 granted permission for 22 pitches and subsequent permissions granted subdivision of 5 Lydia Park into 4 separate pitches. Pitch 12a/14 is a double pitch.		
PPTS Planning Definition of Households			
Meet definition	11		
Undetermined	13		
Current and Future Pitch Needs (as identified in the GTAA) – Meet PPTS Planning Definition			
Total (current) pitch need 2025-2029 (includes teenage need)	11	Of which how much is teenage need?	2
Total (future) pitch need 2030 and beyond	6		
Current and Future Pitch Needs (as identified in the GTAA) – Undetermined			
Total (current) pitch need 2025-2029 (includes teenage need)	6	Of which how much is teenage need?	3
Total (future) pitch need 2030 and beyond	5		

Potential Development Constraints	
Connectivity and Accessibility	
Site accessibility	The site has access onto Stovolds Hill.
Public rights of way	No
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3 miles from Cranleigh Secondary School.
Access to employment	The site is 3 miles from Cranleigh which offers a range of employment opportunities.
Access to shops (retail centre)	The site is 3 miles from Cranleigh which offers a range of shops and services.
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No

Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	52
The suitability of the site to accommodate any additional	The site is suitable to accommodate additional pitches through the provision of additional caravans on some of the pitches provided occupants were willing to share amenities such as a dayroom. Some parts of the site may

gypsy and traveller pitches on site	need to be redesigned to accommodate an additional caravan and careful consideration will need to be given to the amenity of existing and adjacent occupiers.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is available as it is occupied by a gypsy and traveller household.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This majority of this site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA. Two pitches on this site have been R/A/G rated as Red. All pitches that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 11 Total current need that evidence indicates could be met for households that meet definition: 11 Total residual current need that evidence indicates could not be met for households that meet definition: 0

	Total current need for undetermined households (5 year): 6 Total current need that evidence indicates could be met for undetermined households: 6 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 17 Total current need that evidence indicates could be met for all households: 17 Total residual current need that evidence indicates could not be met for all households: 0
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Site Details	
Site reference and name	WAV010 New Acres, Cranleigh
Ward	Alfold, Dunsfold, Hascombe
Site plan	

Site area (Ha)	4.02	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller sites and agricultural land.		
Site planning history	HM/R12596 Loam cutting – approve 12/06/1962 HM/R17656 Erection of two chicken rearing houses – approve 20/03/1969 HM/R20688 Construction of cesspool – approve 20/09/1972 HM/R20689 Use of caravan for residential accommodation – refuse 20/09/1972 HM/R21213 Erection of one single storey dwelling house with attached garage – refuse 21/02/1973 HM/R21705 Erection of one detached single storey dwellinghouse – refuse 20/07/1973 WA/1975/1444 Use of land for stationing 35 caravans – refused 26/01/1976 appeal decided 25/04/1978 WA/1982/1217 Stationing of a further 35 caravans and motor vehicles – refused 21/12/1982 appeal decision 14/09/1983 WA/1985/0560 Outline application for the erection of a site wardens bungalow – grant 20/06/1985 WA/1990/0029 Outline application for the erection of a bungalow for site warden, with garages, storage building and boundary fence – refuse 29/05/1990 WA/1990/0030 Erection of 20 amenity blocks (comprising shower/WC) – grant 29/05/1990 WA/1990/1763 Outline application for the erection of a bungalow for site warden with garages, storage building and boundary fence – fence 11/01/1991 appeal 16/08/1991 WA/1991/1433 Outline application for the erection of a detached dwelling with detached garage and storage building – appeal dismissed 17/08/1992 WA/1994/1671 Siting of a prefabricated dwelling – withdrawn 21/03/1995 WA/1995/0622 Siting of a prefabricated dwelling comprising two mobile home units and formation of playground area – grant 22/07/1996 WA/1998/1427 Extensions to some existing base slabs to provide 7 additional standings for caravans – 03/11/2000 WA/2001/0852 Retention of extension to existing structure for use ancillary to existing caravan – grant 12/07/2001 WA/2012/0555 The use of land for stationing of up to 85 mobile homes/caravans on 35 permanent pitches and 15 transit pitches – grant 04/06/2013		
Current number of pitches	35 (WA/2012/055 granted permission for the ‘stationing of up to 85 mobile homes/caravans on 35 permanent pitches and 15 transit pitches’, condition 4 states ‘The site shall not be occupied by more than 85 caravans on 50 pitches, comprising 35 double and 15 single/transit pitches’.		

PPTS Planning Definition of Households			
Meet definition	35 (excluding any households on transit pitches)		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 3.1 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 3.1 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	There are no bus stops in the vicinity of the site. The site is 6.9 miles from Godalming train station		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: None on site – but an area to the west of the site. TPOs: No		
Priority Habitat	Yes – around the northern, north eastern, western and south western parts of the site.		
Ramsar site	No		
Sites of special scientific interest (SSSI)	No		
Special areas of conservation (SAC)	No		
SNCI	No		
Within 400m of a SPA	No		
Within 400m – 5km of a SPA	No		
Local nature reserves (LNRs)	No		

Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	Yes
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No

Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	80-125
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site which has not been fully developed and could deliver the remaining 32 pitches consented. The consented layout avoids developed in the areas of the site designated as Priority Habitat and development is centred in the central, southern, eastern and western parts of the site. A significant area in the centre and southern part of the site has not been developed yet. Although the site could in theory accommodate between 80 and 125 additional pitches, these figures fail to take into consideration the Priority Habitat on site. It is therefore, considered the figure of 32 pitches is more realistic, however, if a proposal for a more dense development in the central and southern parts of the site which delivered more than 32 pitches but respected the amenity of existing residents, more than 32 pitches could be delivered.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is privately owned and occupied by gypsy and traveller households.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i>

	This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV011 Old Mill Farm, Thursley

Ward

Western Commons

Site plan



Site area (Ha)	0.22	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Woodland, A3 and the Old Portsmouth Road.		
Site planning history	WA/2004/2165 – Use of land for residential purposes and retention of mobile home (invalid) – 02/11/2004 WA/2004/2657 Use of land for residential purposes with retention of mobile home and siting of a touring caravan refuse 10/05/2005 WA/2012/0956 – Use of land for the stationing of caravans and ancillary domestic storage; erection of porch – grant 03/05/2013 WA/2014/1871 Application under Section 73A to remove Conditions 1 and 3 of WA/2012/0956 9temporary period and removal of site on expiry) to allow permanent use of land for the stationing of caravans and ancillary domestic storage- refuse 26/11/2014 WA/2014/2339 Application under Section 73A to remove Conditions 1 and 3 or WA/2012/0956 (temporary period and removal of site on expiry) to allow permanent use of land for the stationing of caravans and ancillary domestic storage – refuse 18/04/2016 Appeal allowed 02/03/2017		
Current number of pitches	1 (Condition 4 of WA/2014/2339 states ‘No more than one static caravan and one touring caravan ... shall be stationed on the site at any time’)		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto the Old Portsmouth Road.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 4.4 miles from Milford School (primary) and 9.1 miles from Broadwater School (secondary school).		
Access to employment	The site is 5.5 miles from Godalming.		

Access to shops (retail centre)	The site is 5.5 miles from Witley village centre and 6.1 miles from Godalming town centre.
Access to GP surgery	The site is 5.2 miles from Witley Surgery.
Access to public transport (bus stop and rail station)	The site is 6 miles from Godalming train station and 4.9 miles from Witley station.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Within 400m of a SPA	Yes
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	Yes
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	Yes
Previously developed land?	Yes
Agricultural land classification	Non Agricultural
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	4-6
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is unsuitable to accommodation any additional gypsy and traveller pitches because it lies within 400m of the SPA.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by a gypsy and traveller household.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site in the future.

RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV012 Old Stone Yard, Runfold

Ward

Farnham Moor Park

Site plan



Site area (Ha)	0.14	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller sites, residential and agricultural		
Site planning history	FAR47/59 Car park for use in connection with café – refused 18/02/1959 FAR136/64 Site for one petrol filling station – refused FAR273/52 Proposed café and living accommodation 0 full permission 07/10/1952 FAR384/72 Erection of new roof and kitchen – granted 13/07/1972 FAR452/63 Site for one dwelling – refused 17/11/1963 FAR/462/62 Bungalow for accommodation in connection with café and in replacement of Fall House (to be demolished) – grant 20/09/1962 FAR835/61 Site for two dwellings (Tall House to be demolished) FAR836/61 Site for one dwelling FAR837/61 Use of storage of stone (no sales from site) – refused 22/02/1962 FAR872/60 Site for two dwellings – refused FAR874/60 Use of land for parking of vehicles – refused FAR875/60 Use of land for storage and sale of stone – refused WA/1978/1154 Erection of single storey dwelling – refused 14/09/1978 appeal 18/05/1979 WA/1979/2060 Change of use of land to display and sale of caravans – refused 05/03/1980 WA/1988/1997 Outline application for the erection of a bungalow and garage – refuse 05/12/1988 WA/2022/1512 Erection of a detached bungalow – refuse 19/09/2002 WA/2011/1571 – Change of use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and the erection of a utility/dayroom ancillary to that use- refuse 16/12/2011 appeal allowed 13/09/2012 WA/2019/1021 Use of land for the provision of 3 additional gypsy pitches together with associated works – refused 22/11/2021 appeal allowed 16/05/2023 SC/2023/00990 Screening Opinion for appeal reference APP/R3650/W/21/3288515 planning application reference WA/2019/1021 for use of land for the provision of 3 additional gypsy pitches together with associated works – EIA Not Required 26/04/2023		
Current number of pitches	4 (WA/2011/1571 granted permission for 1 pitch, condition 3 states ‘No more than 2 caravans ... (of which no more than 1 shall be a static caravan) shall be stationed on the site at any time.’. WA/2019/1021 grants permission for an additional 3 pitches at the site, condition 4 states ‘There shall be no more than four pitches on the site and		

	on each of the 3 additional pitches hereby approved no more than two caravans, shall be stationed at any time, of which only one caravan shall be a static caravan.'		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	4		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Tongham Road.		
Public rights of way	None		
Access to education (primary and secondary)	The site is 1 mile from Badshot Lea Infant School, 1.8 miles from William Cobbett Primary School and 1.8 miles from All Hallows Catholic School (secondary school).		
Access to employment	The site is 1.7 miles from Farnham Trading Estate and 1.3 miles to Squires Garden Centre.		
Access to shops (retail centre)	The site is 2.5 miles from Farnham town centre.		
Access to GP surgery	The site is 2.1 miles from Farnham Centre for Health.		
Access to public transport (bus stop and rail station)	The site is 2.1 miles from Farnham train station and 0.1 miles from the nearest bus stop on Guildford Road.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		
Sites of special scientific interest (SSSI)	No		
Special areas of conservation (SAC)	No		
SNCI	No		
Within 400m of a SPA	No		

Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No

Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	2
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site already has planning permission for 4 pitches. It is not considered that there is space to create additional capacity. Delivery of any additional pitches on the site would have an adverse impact upon the character of the site and surrounding area through the intensification of the existing use and adversely affect the amenity of existing and future residents.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by gypsy and traveller pitches.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site in the future.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i>

	This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 1 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 1 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

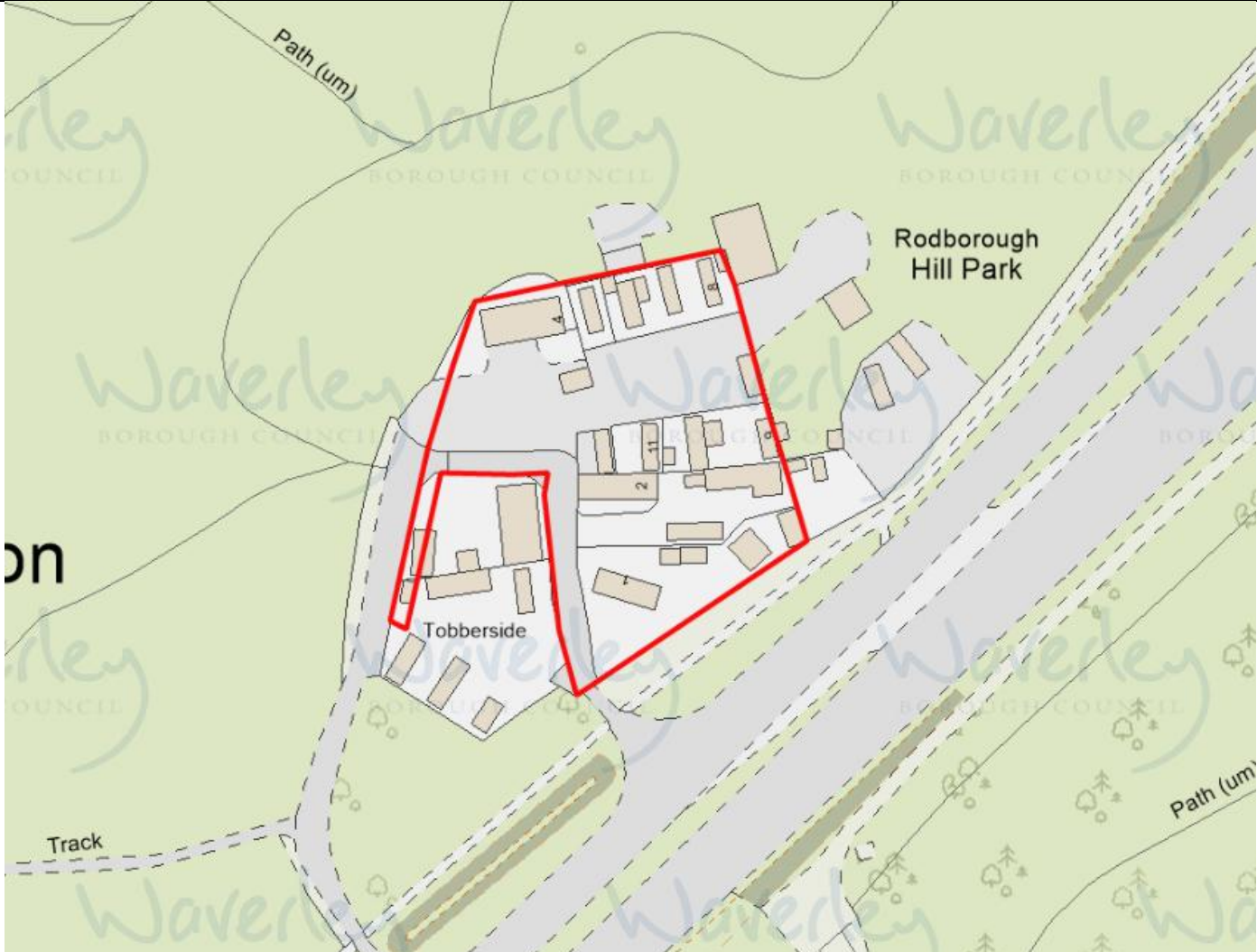
Site Details	
Site reference and name	WAV013 Pollingfold Place, Ewhurst
Ward	Ewhurst and Ellens Green
Site plan	 The site plan map shows a residential area with several buildings labeled: 'Place' at the top, 'Glenmore' in the center, 'South Lodge' below Glenmore, and 'Travellers' to the right. A red boundary outlines a specific area within the map. A road on the left is marked with a red '62.1m' and a '+' sign. A 'Track' is visible on the right side of the map. The map uses various colors to represent different land uses: yellow for buildings, green for open land, and grey for roads/paths. A dashed line runs along the left side of the map, and a dotted line runs along the right side.

Site area (Ha)	0.62	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Residential and agricultural		
Site planning history	HM/R17122 Provisions for a farmhouse for the existing farm to increase production – refuse 12/08/1968 WA/1979/1614 Erection of farmhouse for farm owners (outline) – refused 10/01/1980 Appeal 21/05/1980 WA/1985/0258 Outline application for the erection of a farmhouse – refused 23/05/1985 WA/1985/0695 Erection of a prefabricated dwelling – refused 22/08/1985 Appeal 05/11/1986 WA/1988/1894 Erection of dwelling – refuse 16/11/1988 WA/2010/1989 Application for a Certificate of Lawfulness under Section 191 of the Town and Country Planning Act 1990 for the use of land as a caravan site – certificate refused 10/01/2011 WA/2018/1474 Chage of use of land to gypsy/traveller site to provide: 7 private pitches, each including 1 dayroom and 1 mobile home; Parking area for touring caravans to also be used as seasonal transit pitches with associated hardstanding and landscaping - refuse 07/12/2018 appeal allowed 27/03/2020		
Current number of pitches	7 (WA/2018/1474 grants permission for 7 pitches at the site, condition 5 states ‘No more than 14 caravans ... (of which no more than 7 shall be static caravans or mobile homes) shall be stationed on the site at any time.’.		
PPTS Planning Definition of Households			
Meet definition	6		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	4	Of which how much is teenage need?	4
Total (future) pitch need 2030 and beyond	3		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto B2128.		
Public rights of way	None on site – but there is a PROW along the northern site boundary.		
Access to education (primary and secondary)	The site is 2.9 miles for Ewhurst Infants School, 3.9 miles from Cranleigh Primary School and 3.9 miles from Cranleigh Secondary School.		
Access to employment	The site is 3.4 miles from Cranleigh.		
Access to shops (retail centre)	The site is 3.4 miles from Cranleigh.		

Access to GP surgery	The site is 3.5 miles from Cranleigh GP surgery.
Access to public transport (bus stop and rail station)	The site is 12.6 miles from Godalming rail station. There are no bus stops within vicinity of the site.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	12
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site could provide 12 pitches (a net increase of 5 pitches) based on pitches of 500sqm. This would require the subdivision of existing pitches. The pitches on site vary in size and some pitches are considered too small to subdivide. There are also a number of transit pitches on site which are omitted from the calculation. It is considered the site could deliver an additional 4 pitches through the subdivision of the larger pitches on site and avoiding the need to remove the transit pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by gypsy and traveller pitches.
Is it achievable to accommodate any additional	There is a reasonable prospect of development taking place on the site.

gypsy and traveller pitches on site	
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 4 Total current need that evidence indicates could be met for households that meet definition: 4 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 4 Total current need that evidence indicates could be met for all households: 4 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV014 (1, 3) Rodborough Hill Park
Ward	Milford and Witley
Site plan	

Site area (Ha)	0.42 Ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller pitches, woodland and the A3.		
Site planning history	WA/1994/0591 Retention of timber dwelling and boundary walls for a temporary period of ten years - refuse 18/08/1994 WA/1994/0932 Change of use of land to provide four pitches for Romany families, each to provide siting for one mobile home and one touring caravan, together with three parking spaces; provision of ancillary parking – grant 02/11/1994 WA/1997/1545 Continued use of land to provide two pitches for gypsy families: each pitch to site 1 mobile home and 1 touring caravan and provide 3 parking spaces together with ancillary activities. – grant 23/01/1998 WA/2012/0556 - Use of land for siting of 15 caravans or mobile homes and minor works including removal of existing garage/stable building – grant 14/02/2013. See also WAV-014 (2) as the planning permission cover both sites which have now been split).		
Current number of pitches	11		
PPTS Planning Definition of Households			
Meet definition	5		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	3	Of which how much is teenage need?	3
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto the A3.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.2 miles from Milford School (primary school) and 5.3 miles from Broadwater School (secondary school)		
Access to employment	The site is 4.2 miles from Godalming town centre.		
Access to shops (retail centre)	The site is 4.2 miles from Godalming town centre.		
Access to GP surgery	The site is 2.2 miles from the nearest GP surgery.		

Access to public transport (bus stop and rail station)	There are no bus stops in the vicinity of the site. Milford train station is 2.7 miles from the site.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland – No TPOs – No
Priority Habitat	Yes – surrounding the site
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	Yes
Within 400m of a SPA	Yes
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	Partly – the access road is within the LNR and the land surrounding the site is LNR.
Local wildlife sites	
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	Yes
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	Yes
Land Constraints	
Green Belt	Yes
Previously developed land?	Yes
Agricultural land classification	
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	7
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is unsuitable to accommodate any additional pitches because there is no undeveloped land on the site. The site is surrounded by protected landscapes and therefore extending the site is not appropriate and would be contrary to national planning policy. The site lies within 400m of the SPA and therefore residential development on the site would be inappropriate development.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is unavailable as it is occupied.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect that development could take place in the future.

RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 3 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 3 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 3 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 3

Site Details

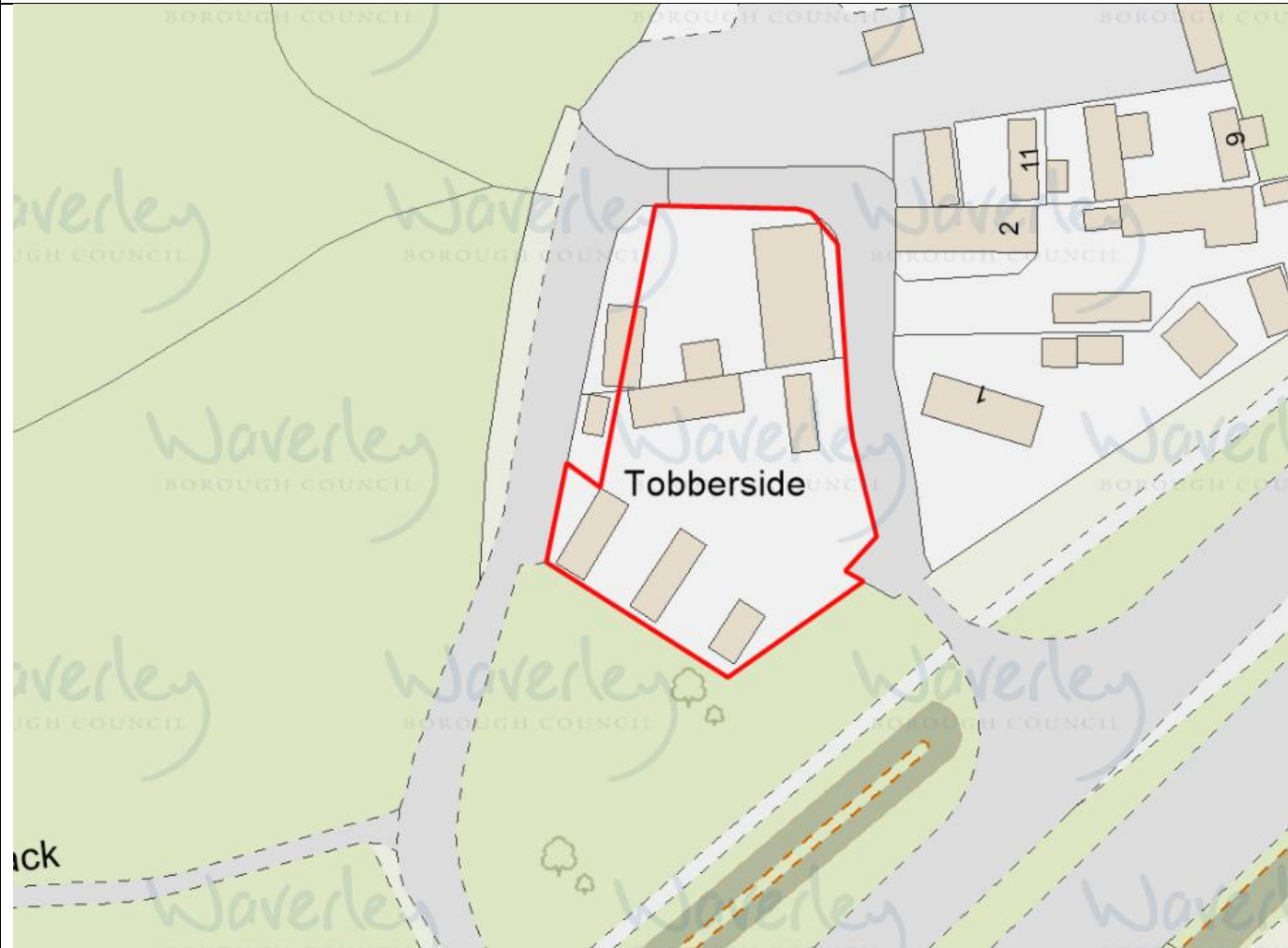
Site reference and name

WAV014 (2) Toberside Rodborough Hill Park

Ward

Milford and Witley

Site plan



Site area (Ha)	1,403.70 sq m 0.14 Ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Woodland, gypsy and traveller pitches and the A3		
Site planning history	WA/1994/0932 - Change of use of land to provide four pitches for Romany families, each to provide siting for one mobile home and one touring caravan, together with three parking spaces; provision of ancillary parking - grant 02/11/1994 WA/2001/1604 - Siting of an additional mobile home on an existing pitch together with one touring caravan – refuse 13/12/2001 WA/2012/0556 - Use of land for siting of 15 caravans or mobile homes and minor works including removal of existing garage/stable building – grant 14/02/2013. See also WAV-014 (1,3) as the planning permission cover both sites which have now been split).		
Current number of pitches	5		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	5		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	2	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto the A3.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.2 miles from Milford School (primary school) and 5.3 miles from Broadwater School (secondary school)		
Access to employment	The site is 4.2 miles from Godalming town centre.		
Access to shops (retail centre)	The site is 4.2 miles from Godalming town centre.		
Access to GP surgery	The site is 2.2 miles from the nearest GP surgery.		

Access to public transport (bus stop and rail station)	There are no bus stops in the vicinity of the site. Milford train station is 2.7 miles from the site.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland – No TPOs – No
Priority Habitat	Yes – surrounding the site
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	Yes
Within 400m of a SPA	Yes
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	Partly – the access road is within the LNR and the land surrounding the site is LNR.
Local wildlife sites	
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	Yes
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	Yes
Land Constraints	
Green Belt	Yes
Previously developed land?	Yes
Agricultural land classification	
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	2
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is unsuitable to accommodate any additional pitches because there is no undeveloped land on the site. The site is surrounded by protected landscapes and therefore extending the site is not appropriate and would be contrary to national planning policy. The site lies within 400m of the SPA and therefore residential development on the site would be inappropriate development.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is unavailable as it is occupied.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect that development could take place in the future.

RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 2 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 2 Total current need for all households (5 year): 2 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 2

Site Details

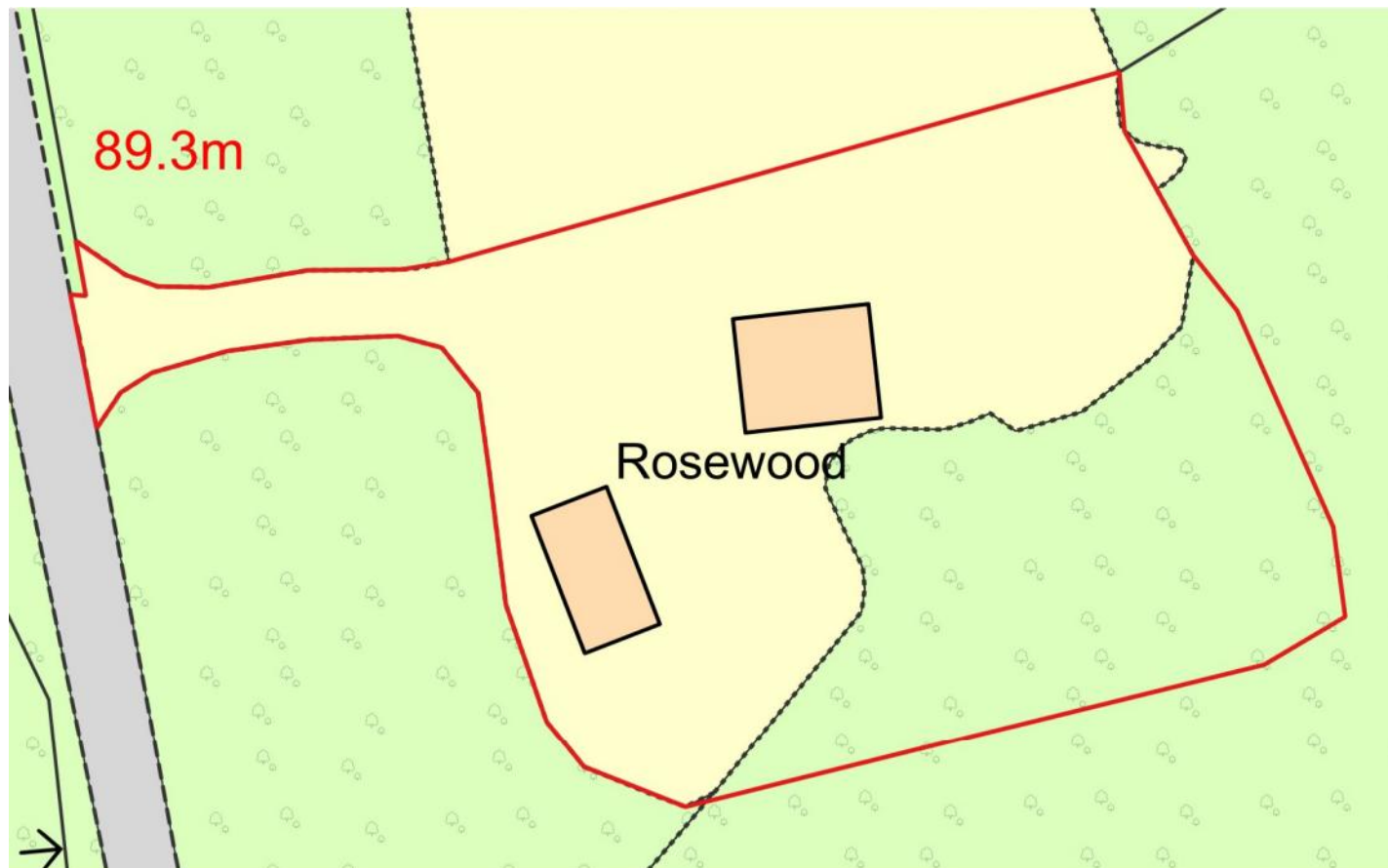
Site reference and name

WAV015 – Rosewood, Brook

Ward

Milford and Witley

Site plan



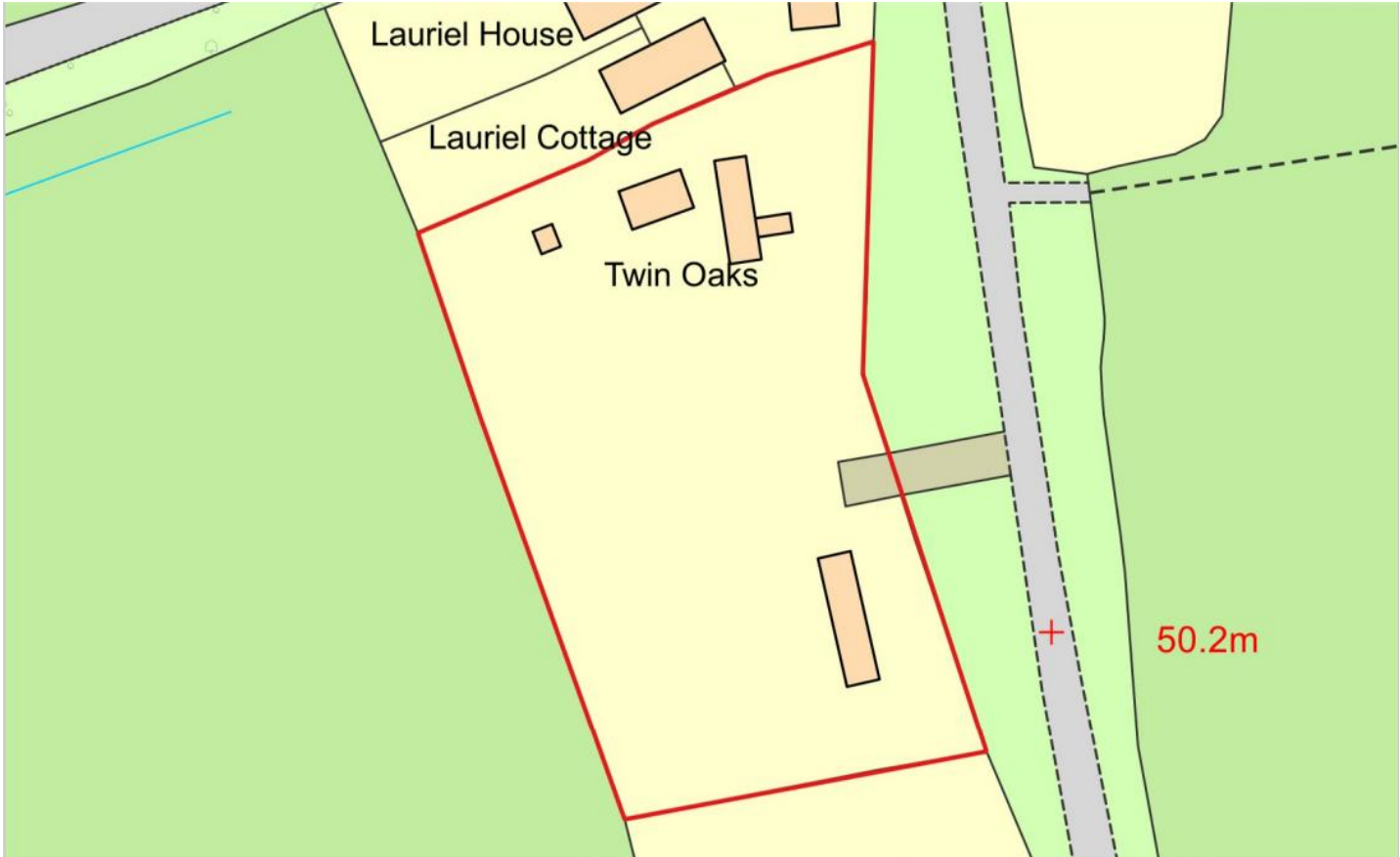
Site area (Ha)	0.38	Site ownership	private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Woodland and agriculture		
Site planning history	HM/R3927 Continuation of extension of clay and brick making – approve 01/07/1952 HM/R10589 Use of offices – approve 24/06/1959 HM/R11149 Timber sawmills, forestry and stacking areas – approve 13/12/1960 HM/R15886 Tipping of excess building materials in disused clay workings – approve 19/09/1966 WA/1990/1438 Siting of mobile home for temporary period – withdrawn 09/11/1990 WA/1990/1995 Change of use of land to private gypsy caravan site – refuse 06/02/1991 appeal dismissed 23/01/1992 WA/1992/1496 Retention of two mobile homes for a temporary period – application not required 22/12/1992 WA/1993/0334 Siting of office/storage shed for duration of tipping operations – SCC Full permission WA/1994/0326 Retention of two mobile homes for a temporary period – refuse 13/05/1994 WA/1995/1557 Variation of Condition 3 of WA93/0334 to allow the retention of office/storage shed 30/11/96 – SCC Full Permission WA/2000/1626 Siting of a mobile home for an agricultural worker for a temporary period – refuse 18/01/2001 appeal dismissed 04/07/2001 WA/2001/2046 Siting of a caravan for occupation by an agricultural worker for a temporary period – refuse 05/02/2002 appeal dismissed 27/05/2002 WA/2002/1668 Erection of an agricultural livestock building – appeal for non-determination – appeal dismissed 10/10/2003 WA/2002/1669 Erection of a building for use as a farm shop/general store – appeal for non-determination – appeal dismissed 10/10/2003 WA/2003/0057 Change of use from agriculture to agriculture and the siting of a caravan for residential purposes for an agricultural working for a temporary period – refuse 26/02/2003 appeal dismissed 04/05/2004 WA/2004/0217 Change of use of land from agriculture to agriculture and stationing of a caravan for residential purposes for a farm worker for a temporary period – refuse 28/05/2004 WA/2004/0218 Erection of an agricultural livestock building – refuse 06/05/2004 appeal allowed 15/06/2005 WA/2006/0120 Change of use from agriculture to mixed agriculture and the siting of a mobile home for a temporary period for use by an agricultural worker – refuse 25/01/2008 WA/2006/0733 Use of land as permanent gypsy site to provide for siting of 3 mobile homes – refuse 17/05/2006		

	WA/2006/2532 Change of use from agriculture to mixed agriculture and the siting of a mobile home for a temporary period for use by an agricultural work – refused 02/01/2008 appeal dismissed 04/09/2008 WA/2009/0803 Continued siting of two residential mobile homes for occupation by gypsies and travellers (as defined by Circular 01/2006). (As amplified by additional plan received 27.7.09; emails dated 21.7.09 and 22.7.09; letter dated 28.8.09; and additional information received 23.6.09). Granted 12/11/2019 WA/2012/1781 Use of land for stationing of 2 mobile homes (as amplified by emails dated 05/12/2012, 16/12/2012, 17/12/2012, 18/12/2012 and 19/12/2012). Granted 14/02/2013 WA/2014/2233 Application under Section 73A to remove Condition 1 of WA/2012/1781 (restricts permission for a temporary period only) to allow permanent use of land for stationing of 2 mobile homes. Granted 29/06/2017 WA/2021/01724 Application under Section 73A to vary Conditions 1 and 4, and remove Condition 3, of planning permission WA/2014/2233 (stationing of 2 mobile homes) to allow permanent occupation by the applicants and to reduce the number of mobile homes. Granted 13/07/2022		
Current number of pitches	1 (WA/2021/01724 grants one, permanent pitch at the site. Condition 3 states ‘Not more than one mobile home and one touring caravan ... shall be stationed on the site at any time’.		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto the A286 Grayswood Road.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3.8 miles from Milford Primary School and 6 miles from Woolmer Hill School (secondary school).		
Access to employment	The site is 2.9 miles from Haslemere		
Access to shops (retail centre)	The site is 2.9 miles from Haslemere town centre.		
Access to GP surgery	The site is 2.8 miles from Haslemere Health Centre.		

Access to public transport (bus stop and rail station)	The site is 3.6 miles from Haslemere station and
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: Yes – partly covered by Ancient Woodland TPOs: No
Priority Habitat	Yes partly covered by Priority Habitat
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	Yes
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	Yes
Previously developed land?	Partly
Agricultural land classification	Non Agricultural
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	7
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The assumption that the site could accommodate 7 pitches is based on each pitch measuring 500sqm. However it does not reflect the fact that a significant proportion of the site is designated as Ancient Woodland and Priority Habitat. The delivery of additional pitches on site would require development to be located in the areas of the site designated as Ancient Woodland and Priority Habitat. This would be contrary to national planning policy and therefore, the site is not considered suitable to accommodation any additional pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is an existing gypsy and traveller site.
Is it achievable to accommodate any additional	There is a reasonable prospect that development could take place in the future.

gypsy and traveller pitches on site	
RAG Rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV016 Twin Oaks, Cranleigh
Ward	Cranleigh West
Site plan	 The site plan map displays a yellow-colored plot of land outlined by a red boundary. Within this plot, several buildings are shown as orange rectangles. Three buildings at the top are labeled 'Lauriel House', 'Lauriel Cottage', and 'Twin Oaks'. Other unlabeled buildings are scattered within the plot. To the right of the plot, a grey vertical line represents a road or path, with a dashed line running parallel to it. A red '+' symbol is located on the grey line, and a red text label '50.2m' indicates a distance measurement from the plot boundary to this point. The surrounding areas are colored green, and a blue line is visible in the top-left corner.

Site area (Ha)	0.46	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Residential and agricultural		
Site planning history	HM/R7411 - Private housing estate – refused 10/12/1954 HM/R20949 - Erection of one detached dwelling house. – refused 24/11/1972 WA/2015/0960 - Use of land for one gypsy pitch; stationing of two caravans for residential purposes and erection of a day room together with ancillary works- refused 10/07/2015 appeal allowed 14/07/2016 WA/2017/1287 - Erection of 2 loose box stables- granted 25/08/2017		
Current number of pitches	1		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	4	Of which how much is teenage need?	2
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Knowle Lane.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 1.4 miles from Cranleigh Primary School and 1.5 miles to Cranleigh Secondary School.		
Access to employment	The site is 1.2 miles from Cranleigh.		
Access to shops (retail centre)	The site is 1.2 miles from Cranleigh town centre.		
Access to GP surgery	The site is 1.3 miles from Cranleigh Surgery.		
Access to public transport (bus stop and rail station)	The site is 10.5 miles from Witley Station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		

Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No

Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	9
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is not covered by any land use designations that would prevent any future intensification of the current use on the site. The site currently provides a single gypsy and traveller pitch. It is allocated in LPP2 under Policy DS16 for the provision of 1 additional pitch. The site could provide a total of 9 pitches (a net increase of 8 pitches) however the site would need to be sensitively designed having regard to the amenity of adjoining residential properties and the character of the landscape.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is available to accommodate an additional pitch.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect the site could accommodate an additional gypsy and traveller pitch.
RAG rating	Green

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 4 Total current need that evidence indicates could be met for households that meet definition: 4 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 4 Total current need that evidence indicates could be met for all households: 4 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV017-01 Land to the North of Lydia Park (The Homestead), Painshill Copse, Stovolds Hill, Cranleigh GU6 8LE

Ward Bramley & Womersley

Site plan



Site area (Ha)	9,622.51 sq m 0.96 Ha	Site ownership	Private
Site planning status at time of GTAA	Consented for 7 pitches		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2020/0551, Change of use of land to mixed use to provide 7 gypsy pitches comprising of 7 static caravans, 7 touring caravans with associated parking; 5 amenity buildings, fencing, hardstanding, landscaping and keeping of horses. Granted 14/07/2021		
Current number of pitches	7		
PPTS Planning Definition of Households			
Meet definition	3		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	3		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Land Constraints	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	19
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is currently occupied by three gypsy and traveller pitches and 19 mobile homes. The site has the potential to accommodate an additional 4 pitches as per planning permission WA/2020/0551 and would require the removal of the 19 mobile homes on site. If the site were redesigned and the mobile homes in the western side of the site removed, the site could accommodate 19 pitches (net of 16 pitches). However, this would contribute towards the domination of the settled community in respect of the wider Lydia Park site. The site could accommodate slightly more than 7 pitches especially if the three existing pitches were subdivided. On this basis, it is considered the site could deliver 10 pitches (a net increase of 7 pitches).
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently unavailable as part of the site is occupied by gypsy and traveller households and remainder of the site is occupied by sheds and mobile homes. However if the mobile homes were removed, the site could accommodate additional gypsy and traveller pitches.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

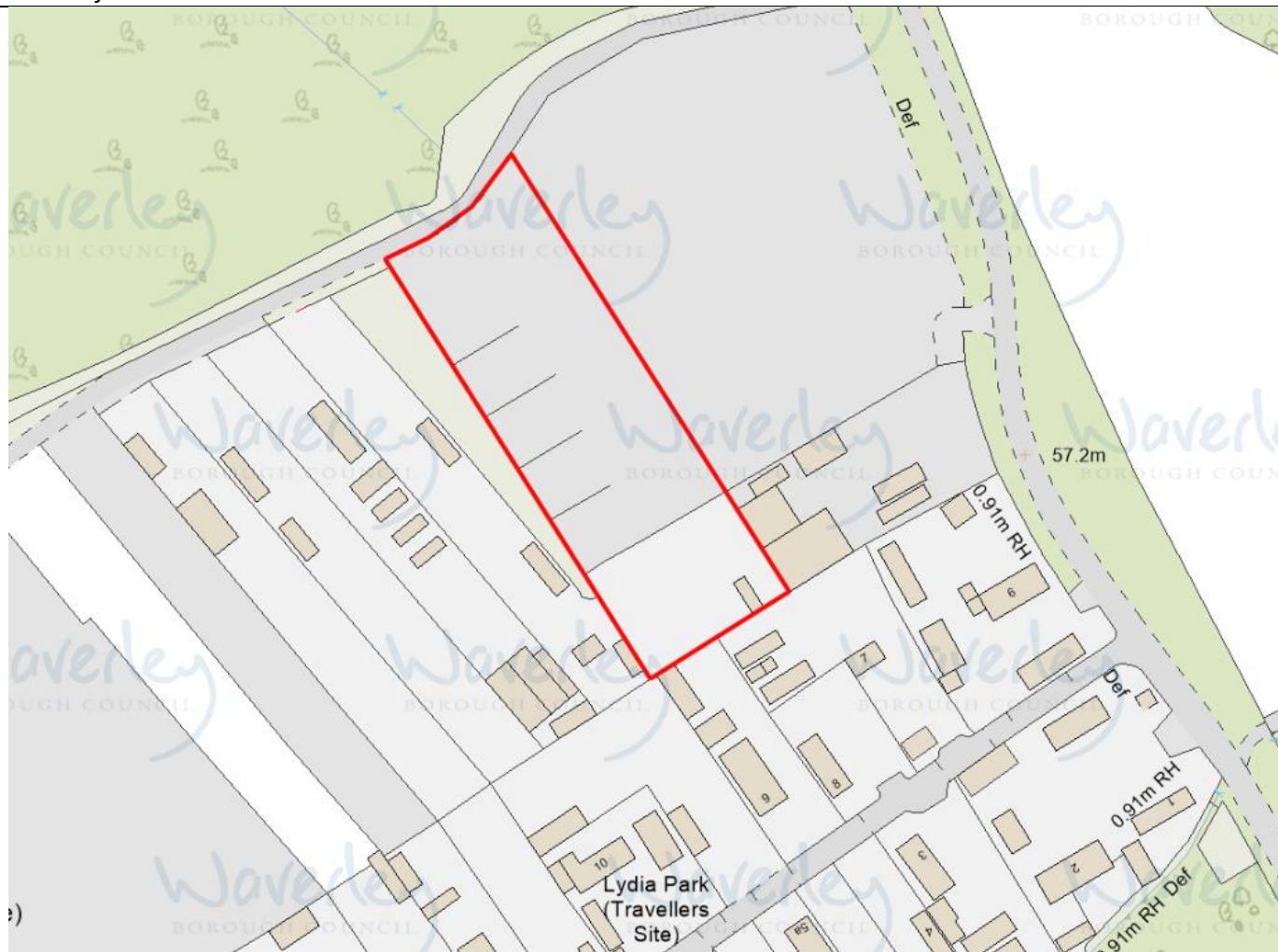
Site reference and name

WAV017-02 - Land to the North of Lydia Park, Painshill Copse, Stovolds Hill, Cranleigh

Ward

Bramley & Wonersh

Site plan



Site area (Ha)	4,642.30 sq m 0.46 ha	Site ownership	Private
Site planning status at time of GTAA	Consented for 9 gypsy and traveller pitches		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2020/0516, Change of use of land to residential use for 5 gypsy families. The site to contain 5 static caravans, 5 touring caravans with associated parking, hardstanding and associated works. Granted 01/10/2021 WA/2025/01859, Change of use of land to provide 9 gypsy pitches, boundary treatments, associated parking, access and services (part retrospective). Granted 12/11/2025		
Current number of pitches	5		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		

Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	9
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is unsuitable for accommodating more than 9 pitches – as approved under WA/2025/01859. Any further pitches on the site would result in a scale of development that would have a negative impact upon the amenity of existing and future residents of the site and the character of the site and surrounding area through the intensification of the current use on the site.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently unavailable as it is occupied by mobile homes. However, if the mobile homes were removed, the site could deliver gypsy and traveller pitches.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV017-03 - Land Coordinates 502327 137818, Stovolds Hill, Cranleigh

Ward

Bramley & Wonersh

Site plan



Site area (Ha)	842.61 sq m 0.08 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2025/00451, Change of use of land to provide 2 gypsy pitches comprising of 2 static caravans and 2 touring caravans; erection of 1 day room with associated parking, hardstanding, amenity space and septic tank. Granted 28/04/2025		
Current number of pitches	2		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	2		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is suitable for providing 2 pitches as established through planning permission WA/2025/00451. Delivery of more than 2 pitches on the site would result in the subdivision of an existing pitch which would adversely affect the amenity of existing residents on the site and on surrounding pitches. The pitches would also not meet the requirements of Policy DS37 of LPP2 in terms of site size. Onsite amenity provision would unlikely be provided to the required standard. Additional pitches on site would also have an adverse impact on the character of the surrounding area through the intensification of the existing use.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is available, with one pitch having been built.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG Rating	Red

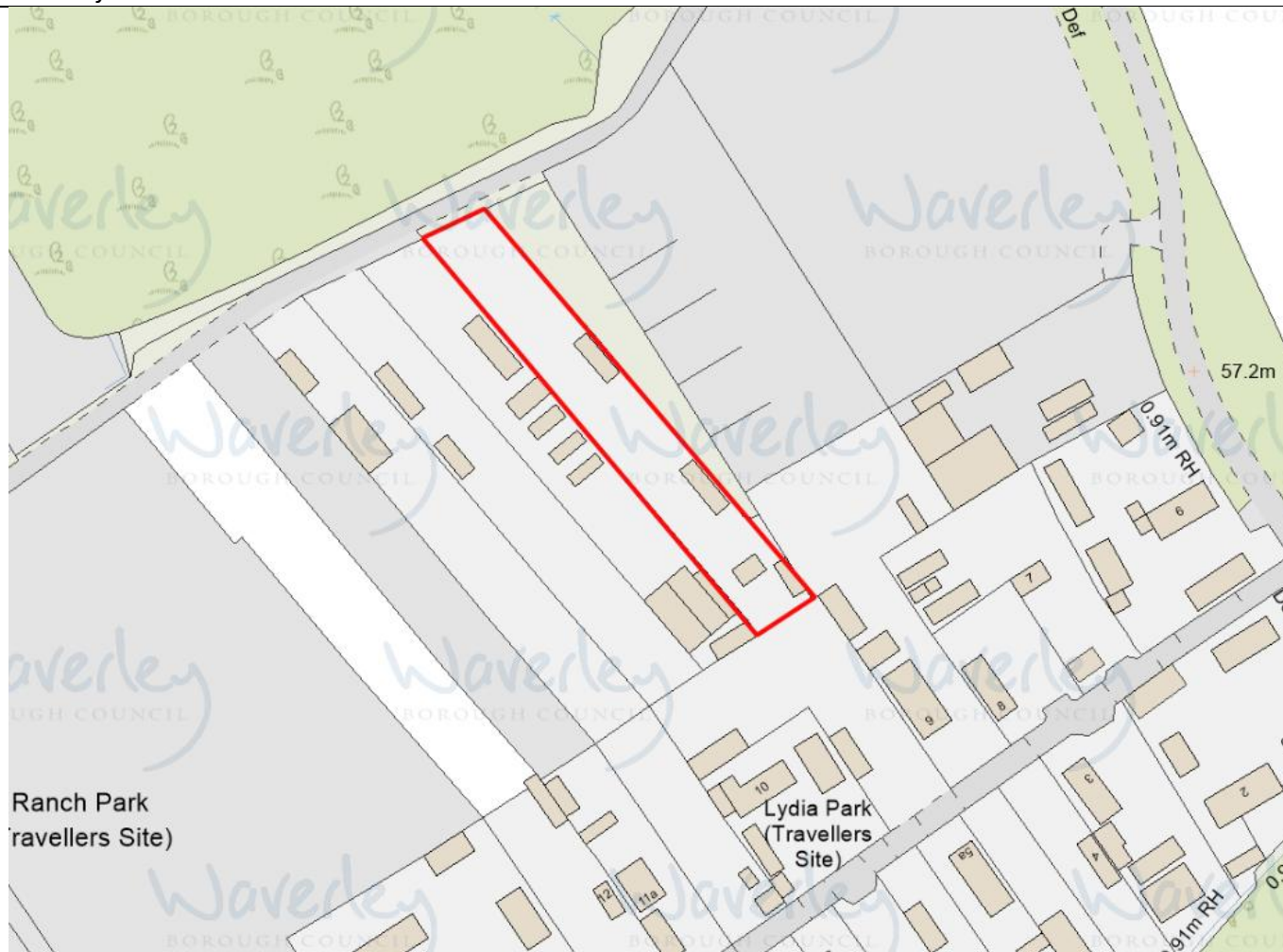
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV017-04 - Land at Stovolds Hill, Cranleigh

Ward Bramley & Wonersh

Site plan



Site area (Ha)	1,909.60 sq m 0.19 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2021/03196, Change of use from agricultural to residential to provide two gypsy pitches, each comprising 1no. mobile home and 1no. ancillary day room, and associated works including the construction of hardstanding. Granted 27/05/2022		
Current number of pitches	2		
PPTS Planning Definition of Households			
Meet definition	2		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	3		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	3
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has permission for 2 pitches as per planning permission WA/2021/03196. The provision of additional pitches on the site would require planning permission with a subdivision of pitches or redesign of the site, this may require some degree of shared use of day rooms.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is available and is occupied by gypsy and traveller households.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 1 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV017-05 - Land North of Lydia Park, Stovolds Hill, Cranleigh The site shown on the map below forms part of a larger permitted gypsy and traveller site.
Ward	Bramley & Wonersh
Site plan	 Ranch Park (Travellers Site) Lydia Park (Travellers Site) 57.2m 0.91m RH 0.91m RH

Site area (Ha)	1,926.09 sq m 0.19 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2019/1265, Change of use of land to residential use for 9 gypsy families. The site to contain 9 static caravans, 9 touring caravans, 3 amenity buildings, boundary walls, hardstanding and water treatment plants. Granted 19/02/2020		
Current number of pitches	3		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	2		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	3
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site forms part of a larger gypsy and traveller site which benefits from planning permission for 9 pitches (WA/2019/1265). The proposed layout plan for the planning permission shows 3 pitches to be provided on the site outlined in red on the map above. The number of pitches consented for WAV017 (5) correlates with the requirements of Policy DS37 of LPP2. The provision of additional pitches on the site would result in an intensification of the existing use which would adversely affect the amenity of existing and future residents. Pitches would also be smaller than 500sqm and unlikely to provide sufficient onsite amenities or to the standard required under Policy DS37.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is partially occupied by gypsy and traveller households with some of the site being unoccupied. The site is partially available.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV017-06 Land North of Lydia Park, Stovolds Hill, Cranleigh The site shown on the map below forms part of a larger permitted gypsy and traveller site.
Ward	Bramley & Wonersh
Site plan	 The map shows a red-outlined rectangular plot of land situated between two existing traveller sites: Ranch Park (Travellers Site) to the west and Lydia Park (Travellers Site) to the east. The plot is located north of Lydia Park. The surrounding area includes residential buildings, roads, and green spaces. The map is watermarked with 'Waverley Borough Council'.

Site area (Ha)	1,868.99 sq m 0.19 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2019/1265, Change of use of land to residential use for 9 gypsy families. The site to contain 9 static caravans, 9 touring caravans, 3 amenity buildings, boundary walls, hardstanding and water treatment plants. Granted 19/02/2020		
Current number of pitches	3		
PPTS Planning Definition of Households			
Meet definition	2		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	3
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site forms part of a larger gypsy and traveller site which benefits from planning permission for 9 pitches (WA/2019/1265). The proposed layout plan for the planning permission shows 3 pitches to be provided on the site outlined in red on the map above. The number of pitches consented for WAV017 (6) correlates with the requirements of Policy DS37 of LPP2. The provision of additional pitches on the site would result in an intensification of the existing use which would adversely affect the amenity of existing and future residents. Pitches would also be smaller than 500sqm and unlikely to provide sufficient onsite amenities or to a standard below that required under Policy DS37.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by mobile homes but could become available if the mobile homes were removed.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 1 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV017-07 Land North of Lydia Park, Stovolds Hill, Cranleigh

Ward Bramley & Wonersh

Site plan



Site area (Ha)	1,887.31 sq m 0.19 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2019/1265, Change of use of land to residential use for 9 gypsy families. The site to contain 9 static caravans, 9 touring caravans, 3 amenity buildings, boundary walls, hardstanding and water treatment plants. Granted 19/02/2020		
Current number of pitches	3		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	2		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	3
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	Planning permission WA/2019/1265 shows 3 pitches to be provided on the site. This correlates with the requirements of Policy DS37 of LPP2. The provision of additional pitches on the site would result in an intensification of the existing use which would adversely affect the amenity of existing and future residents. Pitches would also be smaller than 500sqm and unlikely to provide sufficient onsite amenities or to a standard below that required under Policy DS37.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by mobile homes but could be available if the mobile homes were removed.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV017-08 Land North of 11a Lydia Park, Stovolds Hill, Cranleigh
The site shown on the map below is part of a larger permitted gypsy and traveller site.

Ward

Bramley & Wonersh

Site plan



Site area (Ha)	1,971.99 sq m 0.20 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2018/1364, Change of use of land to residential use with stationing of 2 caravans, erection of 1 amenity building, hardstanding and an ancillary storage yard. Granted 18/01/2019		
Current number of pitches	4		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	3
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has planning permission for 1 pitch. The approved site layout plan shows the northern part of the site for use as a vehicle turning area, space for caravans and an amenity building and area of lawn. The southern part of the site is given over to parking and storage. The provision of additional pitches on the site would require the subdivision of the site which could be delivered through the redesign of the existing site.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently occupied by mobile homes but could be available if the mobile homes were removed.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV017-09 Land adjoining 12 Lydia Park, Stovolds Hill, Cranleigh GU6 8LE
Ward	Bramley & Womersley
Site plan	 The site plan shows a residential area with a red-outlined site. The map includes labels for 'Ranch Park (Travellers Site)' and 'Lydia Park (Travellers Site)'. The area is overlaid with a 'Waverley Borough Council' watermark.

Site area (Ha)	2,222.20 sq m 0.22 ha	Site ownership	private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	No permission (WA/2023/02128 refused 17/11/2023)		
Current number of pitches	1		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	1		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	4
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is considered suitable for gypsy and traveller accommodation and is surrounded to the east, south and west by existing gypsy and traveller pitches or sites with extant planning permission for gypsy and traveller accommodation. Whilst planning permission was refused in 2023 for 7 pitches on the site (LPA Ref: WA/2023/02128) the reason for refusal related to site design and layout matters which could be overcome. The site is surrounded by existing gypsy and traveller pitches or land consented for gypsy and traveller pitches and therefore, the provision of gypsy and traveller pitches on the site is considered unlikely to adversely affect the character of the area provided the scheme is of an appropriate scale and sensitively designed. An appropriate scheme could also avoid having an adverse impact on the amenity of surrounding and future residents.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently occupied by mobile homes.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 1 Total current need that evidence indicates could be met for undetermined households: 1 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV017-10 (Yellowstone Park), Land north of 12a Lydia Park, Stovolds Hill, Cranleigh

Ward

Bramley & Wonersh

Site plan



Site area (Ha)	6,645.66 sq m 0.66 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2020/1866, Change of use of land to residential use to provide 9 gypsy pitches comprising of 9 static caravans and 9 touring caravans together with 9 utility buildings, associated hardstanding and parking. Granted 29/11/2021		
Current number of pitches	9		
PPTS Planning Definition of Households			
Meet definition	2		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	Site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	13
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is suitable for 9 pitches as per the planning permission WA/2020/1866. The provision of additional pitches over and above the 9 consented pitches would require the subdivision of authorised pitches. This would have an adverse impact on the amenity of future residents on the consented pitches and change the character of the site and surrounded area through the intensification of the proposed use. Nevertheless the site is suitable to deliver the 9 consented pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently occupied by mobile homes but could be made available if the mobile homes were removed.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV017-11 Ranch Park, Crocus Lane, Cranleigh

Ward Bramley & Wonersh

Site plan



Site area (Ha)	6,021.33 sq m 0.60 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2021/02392, Change of use of land to use as residential caravan site for 5 gypsy/traveller families each with 2 caravans together with laying of hardstanding and erection of 5 amenity buildings. Granted 13/07/2022		
Current number of pitches	5		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access via Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	12
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is divided into 5 gypsy and traveller pitches as per planning permission WA/2021/02392. The provision of additional gypsy and traveller pitches on the site would require the subdivision of existing pitches. This could be achieved if the site was redesigned having regard to the amenity of adjoining neighbours.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by gypsy and traveller household.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details	
Site reference and name	WAV017-12 & 13 Land North of Lydia Park Centred Coordinates 502164 137703, Stovolds Hill Cranleigh
Ward	Bramley & Wonersh
Site plan	 The site plan map shows the location of the Ranch Park (Travellers Site) and Weeping Willow (Travellers Site) within the Bramley & Wonersh ward. The Ranch Park site is outlined in red. A dashed line indicates a drain. The Weeping Willow site is labeled. The Thatchedhouse Planted Piece is also labeled. The map is watermarked with 'Waverley BOROUGH COUNCIL'.

Site area (Ha)	1,166.76 sq m 0.17 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2019/0515, Change of use of land to mixed use, to provide 4 Gypsy pitches comprising of 4 static caravans, 4 touring caravans, with associated parking, hardstanding and septic tanks together with stabling and keeping of horses. Granted 04/10/2019		
Current number of pitches	4 approved pitches		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	4		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO (ref. 07/21) on land north of site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	4
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site comprises 4 pitches. It is not considered that there is space to create additional capacity. Delivery of any additional pitches on the site would have an adverse impact upon the character of the site and surrounding area through intensification of the existing use and adversely affect the amenity of existing and future residents.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by gypsy and traveller households and therefore, unavailable.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 1 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 1 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details

Site reference and name WAV017-14 Land North of Lydia Park Centred Coordinates 502164 137703, Stovolds Hill Cranleigh

Ward Bramley & Wonersh

Site plan



Site area (Ha)	1,462.15 sq m 0.15 ha	Site ownership	Private
Site planning status at time of GTAA	Consent		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2023/000443, Change of use of land for stationing of 3 static caravans and 3 touring caravans, associated parking and amenity for family members. Granted 15/05/2023		
Current number of pitches	3		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	3		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	1
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.8 miles from Cranleigh Primary School and 2.8 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.8 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.8 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.8 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.8 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPO: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	3
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has planning permission for 3 gypsy and traveller pitches. The provision of additional pitches on the site would require planning permission with a subdivision of pitches or redesign of the site, this may require some degree of shared use of day rooms. If the pitches were 320sqm in size 4 additional pitches could be provided on site with communal facilities such as a dayroom and amenity space. A carefully designed scheme on the site could deliver 4 pitches provided the proposals had regard to neighbouring occupants.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently under development.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG Rating	Green
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 1 Total current need that evidence indicates could be met for undetermined households: 1 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 1 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV017-15 (Weeping Willow), Land to the West of Lydia Park, Stovolds Hill Cranleigh

Ward Bramley & Wonersh

Site plan



Site area (Ha)	3,311.65 sq m 0.33 ha	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	WA/2017/0176, Change of use of land to a mixed use site, for the stabling and keeping of horses, and residential use for three Gypsy families. The site to contain three static caravans, three touring caravans, with associated parking, hardstanding and water treatments plants. Appeal Allowed 13/08/2018		
Current number of pitches	3		
PPTS Planning Definition of Households			
Meet definition	5		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	2	Of which how much is teenage need?	2
Total (future) pitch need 2030 and beyond	5		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.9 miles from Cranleigh Primary School and 2.9 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.9 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.9 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.9 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.9 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No Area designation TPO ref. 07/21 to the north of the site		
Priority Habitat	No		

Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes

Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	6
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has planning permission for 3 pitches (WA/2017/0176) and the permission has been implemented. The provision of additional pitches on the site would require the subdivision of existing pitches which could be achieved provided the amended scheme respected the amenity of existing and adjoining occupants.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by gypsy and traveller households.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG Rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply.

	<i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 2 Total current need that evidence indicates could be met for households that meet definition: 2 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 2 Total current need that evidence indicates could be met for all households: 2 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name

WAV017-16 (Weeping Willow), Land to the West of Lydia Park, Stovolds Hill Cranleigh

Ward

Bramley & Wonersh

Site plan



Site area (Ha)	4,088.49 sq m 0.41 ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	G&T caravan sites, agricultural		
Site planning history	No relevant history		
Current number of pitches	8 unauthorised		
PPTS Planning Definition of Households			
Meet definition	8		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	10	Of which how much is teenage need?	2
Total (future) pitch need 2030 and beyond	7		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 2.9 miles from Cranleigh Primary School and 2.9 miles from Cranleigh Secondary School.		
Access to employment	The site is 2.9 miles from Cranleigh which offers a range of employment opportunities.		
Access to shops (retail centre)	The site is 2.9 miles from Cranleigh which offers a range of shops and services.		
Access to GP surgery	The site is 2.9 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	No bus stops close to the site. 6.9 miles to Godalming train station.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPO: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	8
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is considered suitable for gypsy and traveller provision as it forms part of a larger gypsy and traveller site and is adjacent to land permitted for gypsy and traveller pitches. A carefully designed scheme could avoid adversely affecting the amenity of neighbouring and future residents on the site and with careful landscaping would not have a detrimental visual impact on the adjoining area .
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is occupied by mobile homes but if these were removed the site would be available for gypsy and traveller pitches.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG Rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 10 Total current need that evidence indicates could be met for households that meet definition: 10 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 10 Total current need that evidence indicates could be met for all households: 10 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

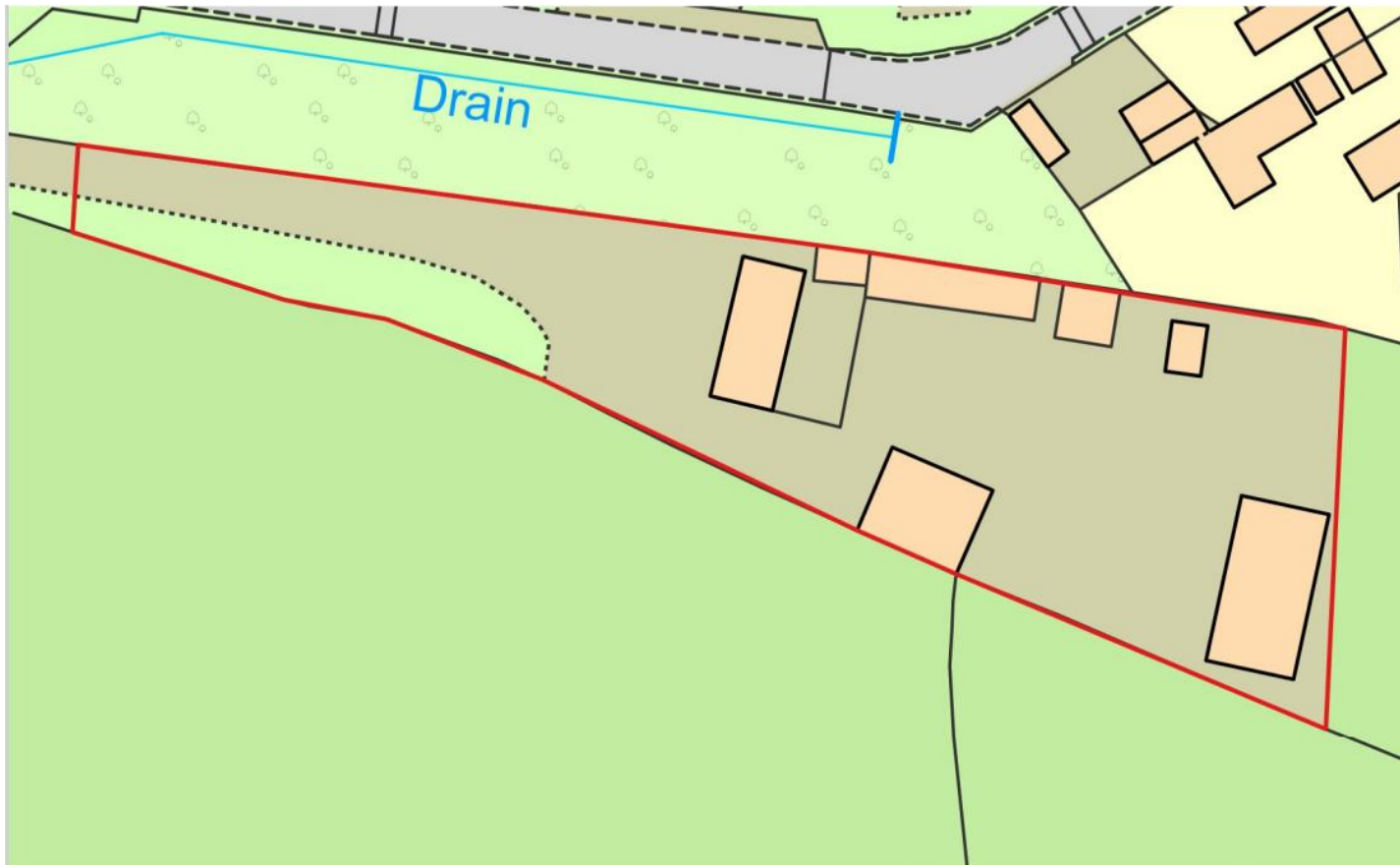
Site reference and name

WAV018 Willows Nursery

Ward

Farnham Moor Park

Site plan



Site area (Ha)	0.26	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Gypsy and traveller pitches, pasture and residential		
Site planning history	WA/1994/0070 - Use of land as one gypsy unit, including siting of mobile home and touring caravan, erection of stables, tack room and shed and improvements to access – grant 30/06/1994 WA/1998/1922 - Erection of a new dwelling with subsequent removal of mobile home. – refused 15/01/1999 WA/1999/0662 - Erection of a detached dwelling to replace existing mobile home (Revision of WA98/1922) – refused 04/06/1999		
Current number of pitches	1 pitch		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	2	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access to Tongham Road.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 1.1 miles from Badshot Lea Infant School, 1.9 miles from All Hallows Catholic School (secondary), 1.9 miles from William Cobbett Primary School		
Access to employment	The site is 2 miles from Farnham Trading Estate which provides a range of employment opportunities and 1.4 miles from Squires Garden Centre in Badshot Lea.		
Access to shops (retail centre)	The site is 2.9 miles from Farnham town centre which provides a range of services and facilities and 2.5 miles from the centre of Aldershot.		
Access to GP surgery	The site is 2.3 miles from the Farnham Centre for Health.		
Access to public transport (bus stop and rail station)	The site is 2.2 miles from Farnham rail station and 2.8 miles from Aldershot rail station. The nearest bus stop is 0.2 miles from the site on Guildford Road.		

Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No

Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	Flood Zones 2 and 3
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	5
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	Whilst there are no land uses that would prevent further pitches being delivered on site, the site is fully occupied by an existing pitch with storage beyond. The site also lies wholly within Flood Zones 2 and 3 and therefore, is unsuitable for additional pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is currently occupied by a gypsy and traveller household.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect that development could be accommodated on site.
RAG Rating	Red

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 2 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 2 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 2 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 2

Site Details

Site reference and name

WAV019 Wisteria, Alfold

Ward

Alfold, Dunsfold and Hascombe

Site plan



Site area (Ha)	0.06	Site ownership	Private
Site planning status at time of GTAA	Consented		
Surrounding land uses	Residential and agricultural		
Site planning history	HM/R4852 - Conversion into two flats – no decision HM/R20634 - Erection of one detached dwellinghouse – refuse 20/09/1972 WA/1979/1707 - Erection of one detached residence with garage (outline) – refused - 06/12/1979 WA/1984/1144 - Erection of a two bedroom dwelling and provision of vehicular accessway – refused 01/10/1984 WA/1989/0020 - Erection of detached dwelling and double garage – refuse 29/03/1989 WA/1997/1007 - Erection of a detached dwelling and garage. – withdrawn 14/08/1997 WA/2013/0923 - Change of use of land for the stationing of caravans for residential purposes for 1 traveller pitch together with formation of additional hardstanding and erection of utility/dayroom ancillary to that use – refused - 02/08/2013 appeal allowed 26/06/2017 WA/2018/1894 - Application under Section 73A to vary Condition 1 of WA/2013/0923 (plan numbers) to allow re-positioning of caravans and utility/dayroom – grant 04/01/2019 WA/2025/00983 - Erection of a self-build / custom-build dwelling and detached garage following removal of a gypsy and traveller pitch (sui generis) and associated outbuilding and car port (amended description) – granted 26/09/2025 (dwelling not yet developed and pitch still occupied).		
Current number of pitches	1 pitch		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Dunsfold Road.		
Public rights of way	No		

Access to education (primary and secondary)	The site is 3.8 miles from Cranleigh Primary School and 3.9 miles from Cranleigh secondary school.
Access to employment	The site is 3.9 miles from Cranleigh town centre.
Access to shops (retail centre)	The site is 3.9 miles from Cranleigh town centre.
Access to GP surgery	The site is 3.8 miles from Cranleigh Medical Practice.
Access to public transport (bus stop and rail station)	The site is 8 miles from Wormley Station and 0.1 miles from a bus stop.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No

Landscape character	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	Due to the size of the site, no additional pitches could be accommodated on site.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is unavailable as it is currently occupied by an existing gypsy and traveller household.

Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect that development could be accommodated on site.
RAG Rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

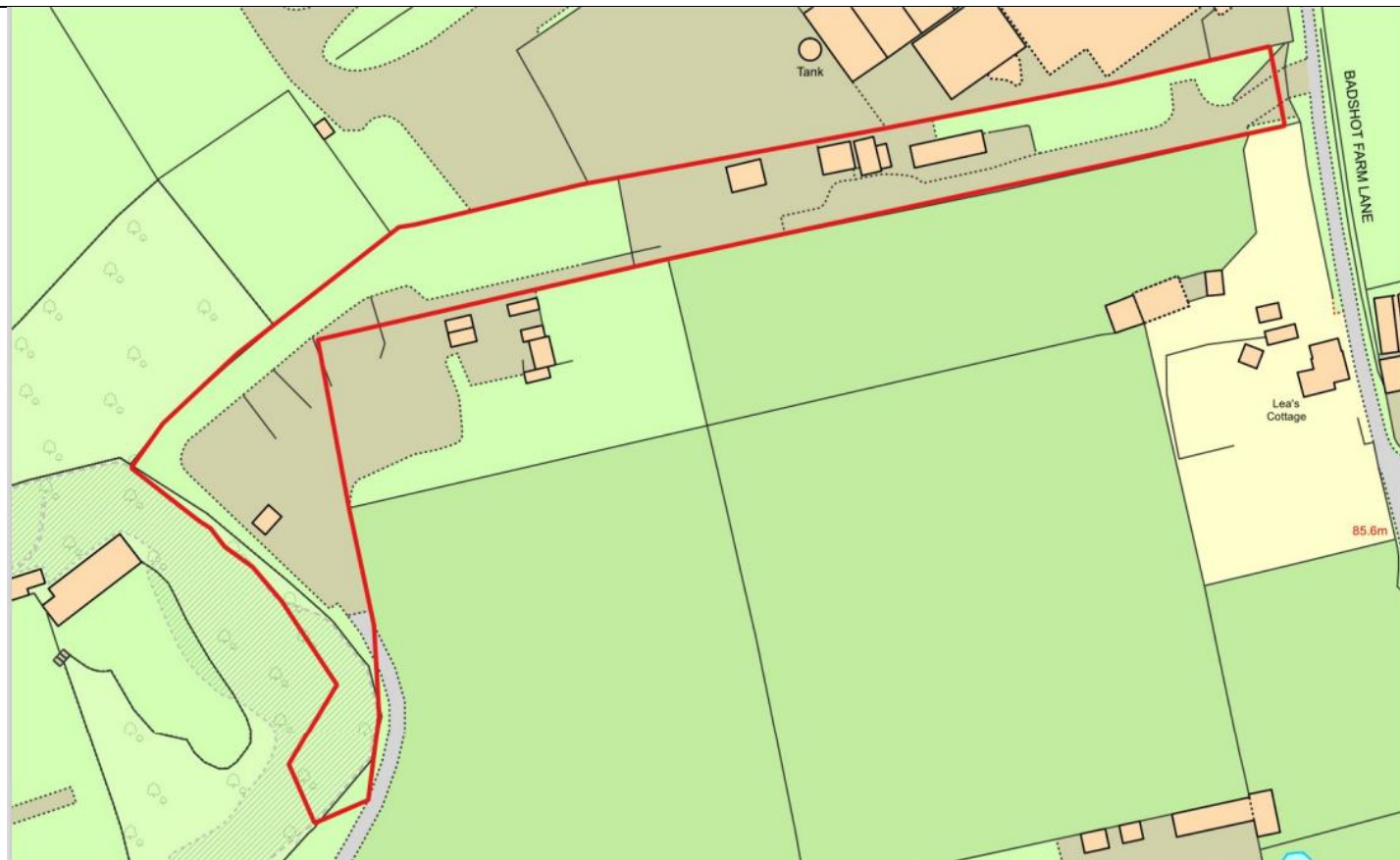
Site reference and name

WAV020 Thornfields, Badshot Lea

Ward

Farnham Moor Park

Site plan



Site area (Ha)	0.51	Site ownership	Private
Site planning status at time of GTAA	1 gypsy and traveller pitch		
Surrounding land uses	Garden centre, paddocks and a rifle range		
Site planning history	WA/1980/0256 - Outline application to develop a total of 7 acres for residential buildings, 6 acres for housing plus 1 acre of amenity area – refused 09/10/1980 appeal 08/04/1981 WA/1982/0563 - Restoration of disused chalk pits to original contours – granted - 15/09/1982 WA/2013/0667 - Use of land for the stationing of caravans for residential purposes for 1 gypsy pitch together with formation of additional hardstanding, erection of utility/ dayroom building, erection of stable building – refused 18/10/2013 appeal allowed 08/10/2014 WA/2022/01528 Change of use of land to provide 6no. gypsy pitches for static caravans, and associated works including erection of 2no. dayrooms, parking provision, and landscaping – refused 06/02/2024 WA/2025/01130 Change of use of land to provide 1 gypsy pitch comprising 1 static caravan; erection of 1 day room, bike & bin store and parking following demolition of existing shed – pending decision		
Current number of pitches	1		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has direct access onto Badshot Farm Lane.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 0.4 miles from Badshot Lea Infant School, 1.3 miles from William Cobbett Primary School and 1.3 miles from All Hallows School (Secondary School)		
Access to employment	The site is 0.9 miles from Farnham Trading Estate and lies adjacent to Squires Garden Centre and is 2.6 miles from Farnham town centre.		
Access to shops (retail centre)	The site is 2.6 miles from Farnham town centre.		

Access to GP surgery	The site is 1.5 miles from Farnham Centre for Health.
Access to public transport (bus stop and rail station)	The site is 2.2 miles from Farnham rail station and 0.2 miles from the nearest bus stop.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	Yes
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 2
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	The site is adjacent to an areas of High Archaeological Potential.
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	10
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	There are no land use designations that would prevent further pitches being provided on site. The site is allocated in Local Plan Part 2 for an additional 2 pitches under Policy DS19. The site could accommodate an additional 3 pitches with sufficient space for turning large vehicles, outdoor amenity and play space. However, due to the shape of the site, it is considered unlikely the site could accommodate 10 pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site is available as demonstrated by the pending planning application.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect that development would be achievable on the site.

RAG Rating	Green
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV021 (01) Land north of Lydia Park, Cranleigh (Appeal Site A)

Ward Bramley and Wonersh

Site plan



Site area (Ha)	830sqm	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2022/02625, Change of use of land for the creation of 1 no. gypsy/traveller pitch, comprising the siting of 1no. mobile home, and 1no. touring caravan with formation of hardstanding. Refused 09/12/2022. Appeal Pending		
Current number of pitches	1 unauthorised		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site was refused planning permission as a gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community. The site is considered unsuitable for the provision of additional gypsy/traveller pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 1 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details

Site reference and name WAV021 (02) Land north of Lydia Park, Cranleigh (Appeal Site B)

Ward Bramley and Wonersh

Site plan



Site area (Ha)	0.38ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2022/02766, Change of use of land to provide 3 gypsy pitches comprising 3 chalet bungalows (static caravans), and 3 day rooms, and associated works including provision for up to 4 no. touring caravans and construction of hardstanding. Refused 07/12/22. Appeal Pending		
Current number of pitches	3 unauthorised		
PPTS Planning Definition of Households			
Meet definition	3		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	3	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	3		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	7
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has been refused planning permission for gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community. The site is considered unsuitable for the provision of additional gypsy/traveller pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 3 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 3 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 3 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 3

Site Details

Site reference and name WAV021 (03) Land north of Lydia Park, Cranleigh (Appeal Site C)

Ward Bramley and Wonersh

Site plan



Site area (Ha)	0.07ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2023/00371, Change of use to use as a residential caravan site for 1 gypsy/traveller family, comprising 1 no. static mobile home (caravan) and a 1 no. touring caravan, 1 no. day room, hardstanding to provide parking (part retrospective).. Refused 06/04/23. Appeal Pending		
Current number of pitches	1 unauthorised		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has been refused planning permission for a gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community. The site is considered unsuitable for the provision of additional gypsy/traveller pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 1 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details	
Site reference and name	WAV021 (04) Land north of Lydia Park, Cranleigh (Appeal Site D)
Ward	Bramley and Wonersh
Site plan	 The site plan map shows a green field area to the north of a residential area. A red rectangle highlights the appeal site (WAV021 (04)) located north of Lydia Park. The map also shows a drain running diagonally across the field, a pond near Thatchedhouse Farm, and the locations of Ranch Park (Travellers Site) and Lydia Park (Travellers Site). The map is watermarked with 'Waverley BOROUGH COUNCIL'.

Site area (Ha)	0.06ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2023/00470, Change of use to use as a residential caravan site for 1 gypsy/traveller family, comprising 1 no. Static Mobile Home (caravan) and a 1 no. touring caravan, 1 no. day room, hardstanding to provide parking (part retrospective). Refused 17/04/23. Appeal Pending		
Current number of pitches	1 unauthorised		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	2		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has been refused planning permission for a gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community. The site is considered unsuitable for the provision of additional gypsy/traveller pitches.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 1 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details

Site reference and name

WAV021 (05) Land north of Lydia Park, Cranleigh (Appeal Site – Pitch 1)

Ward

Bramley and Wonersh

Site plan



Site area (Ha)	0.06ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2025/00495, Change of use of land to provide 1 gypsy pitch comprising 1 mobile home and 1 touring caravan; erection of 1 day room with associated parking hardstanding (Undetermined). Appeal Pending.		
Current number of pitches	1 unauthorised		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is considered unsuitable for use a gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 1 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details

Site reference and name WAV021 (06) Land north of Lydia Park, Cranleigh (Appeal Site – Pitch 2)

Ward Bramley and Wonersh

Site plan



Site area (Ha)	0.06ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2025/00578, Change of use of land for stationing of 2 mobile homes and 1 touring caravan with associated parking, hardstanding (retrospective). (Undetermined). Appeal Pending		
Current number of pitches	1 unauthorised		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	1		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	1
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site is considered unsuitable for use a gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 1 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details

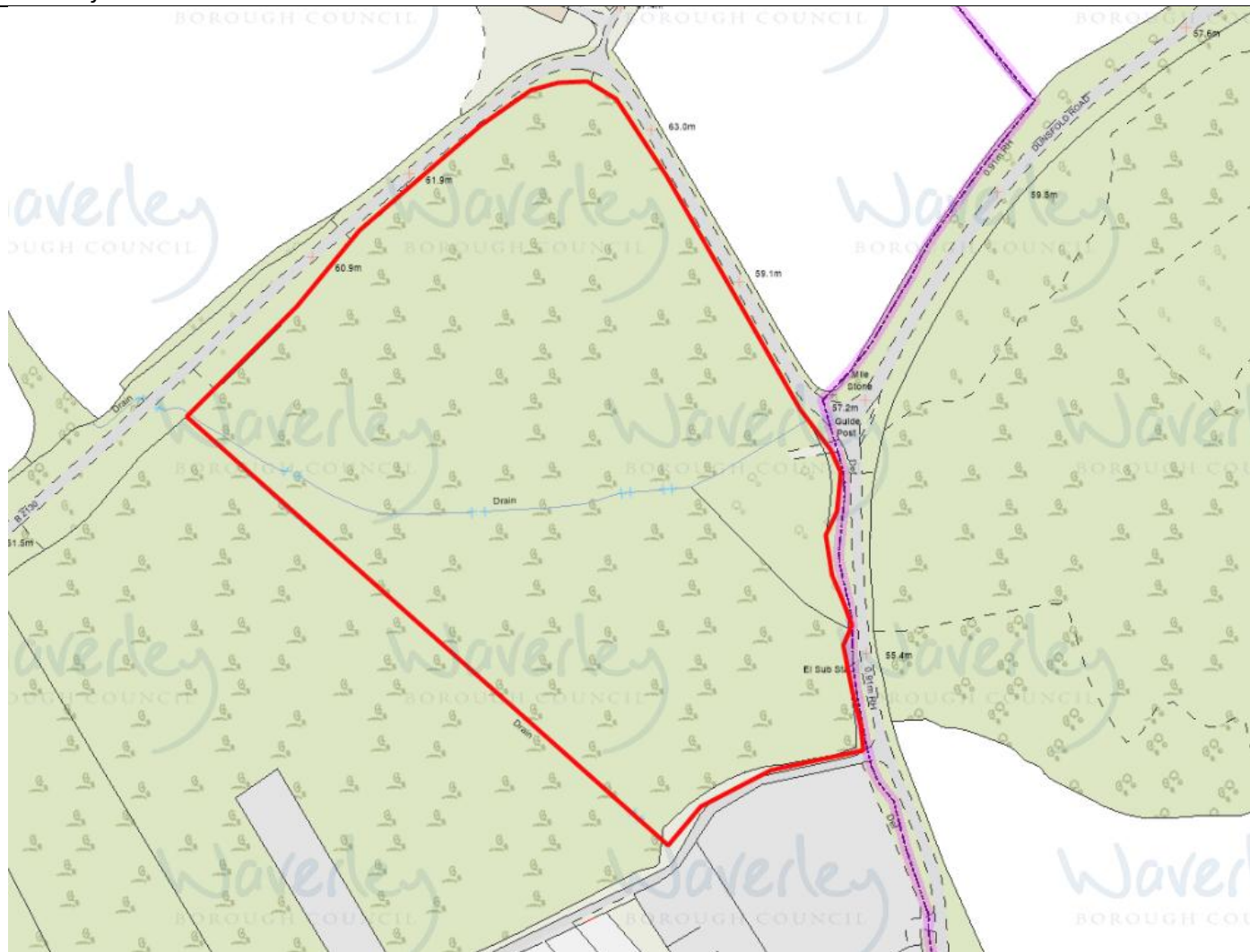
Site reference and name

WAV021 (07) Land west of junction of Stovolds Hill and Dunsfold Road

Ward

Bramley and Womersley

Site plan



Site area (Ha)	1.04ha	Site ownership	Private
Site planning status at time of GTAA	Unconsented		
Surrounding land uses	Pasture, woodland and gypsy and traveller sites		
Site planning history	WA/2020/1382, Change of use of land to residential use, to provide 4 Gypsy pitches comprising 4 static caravans and 4 touring caravans with associated parking, hard & soft landscaping, septic tanks, and formation of a new vehicular access with closure of the existing access. Refused 04/01/2022. Appeal Dismissed 16/09/2022		
Current number of pitches	1 unauthorised		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Pitch Needs (as identified in the GTAA)			
Total (current) pitch need 2025-2029 (includes teenage need)	1	Of which how much is teenage need?	0
Total (future) pitch need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Site accessibility	The site has access onto Stovolds Hill.		
Public rights of way	No		
Access to education (primary and secondary)	The site is 3 miles from Cranleigh Primary School and 3.1 miles from Cranleigh Secondary School.		
Access to employment	The site is 6.6 miles from Cranleigh and 3.1 miles from Dunsfold Aerodrome.		
Access to shops (retail centre)	The site is 6.6 miles from Cranleigh village centre.		
Access to GP surgery	The site is 3 miles from Cranleigh Medical Practice.		
Access to public transport (bus stop and rail station)	The site is 7 miles from Godalming train station and there are no bus stops in the vicinity of the site.		
Environment and Heritage			
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No		
Priority Habitat	No		
Ramsar site	No		

Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Landscape character	
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	No
Agricultural land classification	Grade 3

Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of pitches that could theoretically be accommodated on site based on 500sqm requirement	20
The suitability of the site to accommodate any additional gypsy and traveller pitches on site	The site has been refused planning permission on the grounds of impact on countryside/character of the area and domination of the nearest settled community. The site is considered unsuitable for use as a gypsy/traveller pitch for reasons relating to impact on countryside and landscape character, ecology, flood risk and domination of the nearest settled community.
Is the site available to accommodate any additional gypsy and traveller pitches on site	The site does not benefit from planning permission.
Is it achievable to accommodate any additional gypsy and traveller pitches on site	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years.</i>

	<i>Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.'</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 1 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 1 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 1 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 1

Site Details	
Site reference and name	WAV024 7 Burnt Hill, Dunsfold
Ward	Alfold, Dunsfold and Hascombe
Site plan	

Site area (Ha)	0.26	Site ownership	Private
Site planning status at time of GTAA	1 Travelling Showperson yard comprising 7 plots		
Surrounding land uses	Gypsy and Traveller pitches and woodland		
Site planning history	WA/1974/0109 Revised layout of existing caravan site to provide new access, carpark, landscaping new toilet block, hard standing for 9 caravans and the winter parking of vehicles for travelling showmen – withdrawn WA/1977/0507 Retention of extension to existing chalet, use of land as a caravan site, Use of land for the storage of travelling Showman's equipment. Erection of a 6' high fence – granted 12/07/1977 WA/2006/1934 Change of use to provide siting of 7 additional showman's caravans on existing showman's site. – refuse 23/01/2007 WA/2007/1449 Use of land for the siting of 4 additional showmen's caravans on existing showmen's site and construction of a turning area – grant 13/11/2007 WA/2019/1464 Use of land as a residential gypsy caravan site for siting 12 static caravans and erection of amenity building – refused 11/10/2022 WA/2024/00103 - Change of use of land to allow for stationing of 5 additional caravans on existing caravan site; associated works comprising alteration of levels and hardstanding; soft and hard landscaping (part retrospective) – refused 26/03/2024 appeal dismissed 25/07/2024		
Current number of plots	7 (2 x double plots)		
PPTS Planning Definition of Households			
Meet definition	0		
Undetermined	0		
Current and Future Plot Needs (as identified in the GTAA)			
Total (current) plot need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) plot need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Yard accessibility	The yard has direct access onto Plaistow Road.		
Public rights of way	No		
Access to education (primary and secondary)	The yard is 4.3 miles from Chiddingfold Primary School and 6.3 miles from the secondary school in Cranleigh.		

Access to employment	The yard is 5 miles from Dunsfold Aerodrome and 6.3 miles from Cranleigh which has a range of businesses.
Access to shops (retail centre)	The yard is 6.3 miles from Cranleigh which is the nearest centre.
Access to GP surgery	The yard is 5 miles from Chiddingfold GP surgery
Access to public transport (bus stop and rail station)	The yard is 5.9 miles from Witley rail station. There are no bus stops within the vicinity of the yard.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	Yes
Ramsar site	No
Sites of special scientific interest (SSSI)	Yes
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No

Haslemere Hillsides	No
Godalming Hillsides	No
Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of plots that could theoretically be accommodated on yard based on 500sqm requirement	5-8
The suitability of the yard to accommodate any additional Travelling Showpeople plots	This is a Travelling Showpeople yard but is not occupied by Travelling Showpeople. The site is unsuitable for Gypsy and Traveller pitches as it contributes towards meeting the need for Travelling Showpeople plots within the Borough.
Is the site available to accommodate any additional Travelling Showpeople plots	The yard is unavailable for Gypsy and Traveller pitches as it is a Travelling Showpeople yard – albeit not currently occupied by Showpeople.
Is it achievable to accommodate any additional Travelling Showpeople plots	There is a reasonable prospect of development taking place on the site during the plan period.
RAG rating	Red

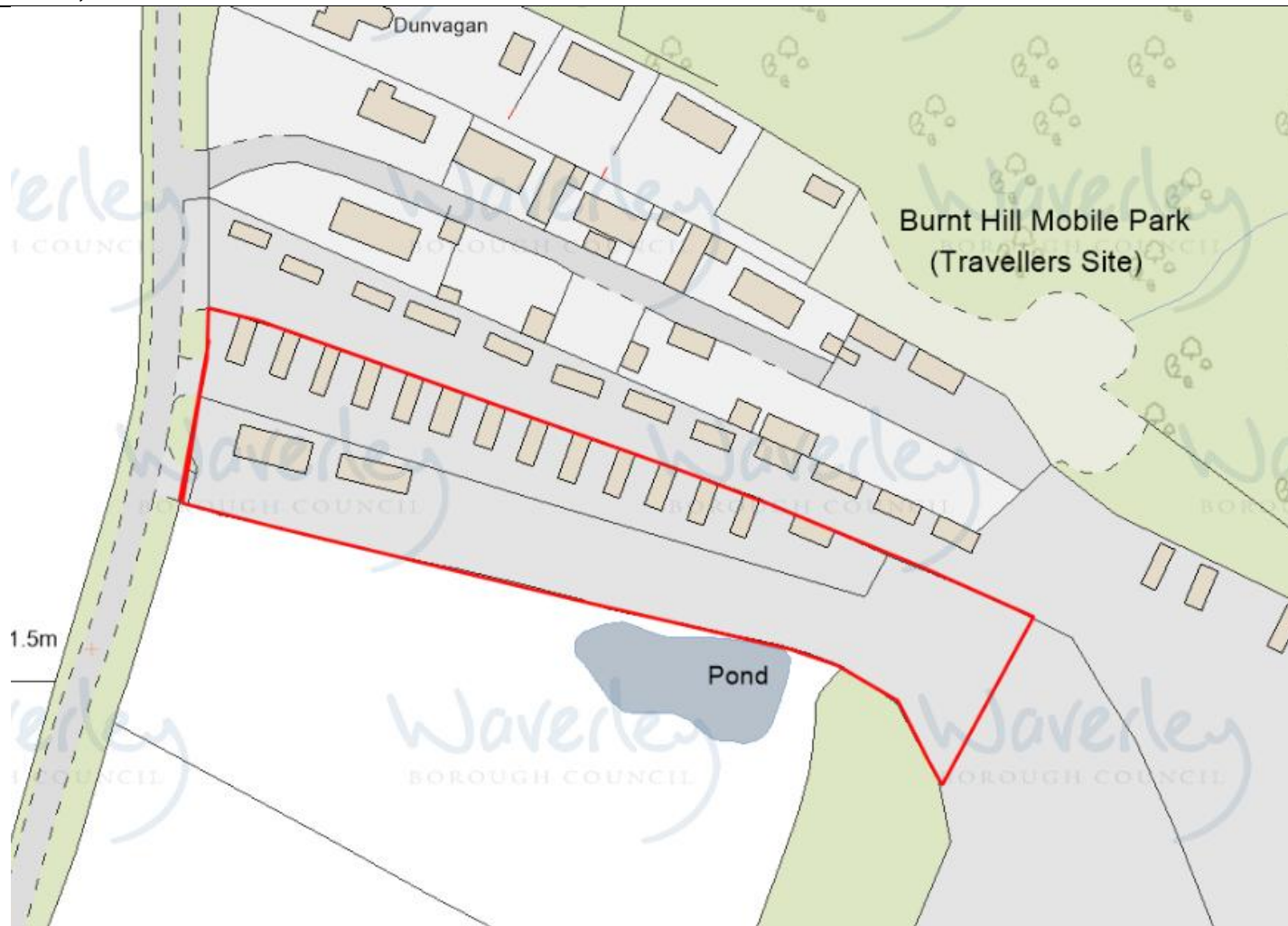
Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

Site reference and name WAV025 Burnt Hill Caravan Site, Dunsfold

Ward Alfold, Dunsfold and Hascombe

Site plan



Site area (Ha)	0.55	Yard ownership	Private
Site planning status at time of GTAA	Consented as a Travelling Showpeople yard		
Surrounding land uses	Gypsy and traveller pitches, woodland and agricultural land		
Site planning history	HM/R18457 - Development of four acres as a caravan site for approximately 60 caravans with new access from highway – refuse 22/05/1970 HM/R21176 - Continued use of five caravans for residential purposes, use of land for storage of showmen's equipment and erection of ablution block. – decision – none HM/R22312 Revised layout of existing caravan site to provide hard standing for 9 caravans, construction of access and car park, erection of ablution block, landscaping proposals and use of land for storage of Showmen’s equipment – withdrawn 18/04/1974 WA/1974/0109 Revised layout of existing caravan site to provide new access, carpark, landscaping new toilet block, hard standing for 9 caravans and the winter parking of vehicles for travelling showmen – withdrawn WA/1977/0507 - Retention of extension to existing chalet, use of land as a caravan site, Use of land for the storage of Travelling Showman's equipment. Erection of a 6' high fence – grant 12/07/1977		
Current number of plots	6 – this yard has now been split in to 2 sections and also accommodates 14 non-Travellers on the divided section		
PPTS Planning Definition of Households			
Meet definition	6		
Undetermined	0		
Current and Future Plot Needs (as identified in the GTAA)			
Total (current) plot need 2025-2029 (includes teenage need)	6	Of which how much is teenage need?	1
Total (future) plot need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Yard accessibility	The yard has access onto Plaistow Road.		
Public rights of way	No		
Access to education (primary and secondary)	The yard is 4.3 miles from Chiddingfold Primary School and 6.3 miles from the secondary school in Cranleigh.		
Access to employment	The yard is 5 miles from Dunsfold Aerodrome and 6.3 miles from Cranleigh which has a range of businesses.		
Access to shops (retail centre)	The yard is 6.3 miles from Cranleigh which is the nearest centre.		

Access to GP surgery	The yard is 5 miles from Chiddingfold GP surgery
Access to public transport (bus stop and rail station)	The yard is 5.9 miles from Witley rail station. There are no bus stops within the vicinity of the yard.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: Yes TPOs: No
Priority Habitat	Yes
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	No
Conservation area	No
Area of Great Landscape Value (AGLV)	Yes
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	No
Land Constraints	
Green Belt	No
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of plots that could theoretically be accommodated on yard based on 500sqm requirement	6-10
The suitability of the yard to accommodate any additional Travelling Showpeople plots	This has permission for use as a Travelling Showpeople yard and appears to have capacity to accommodate additional plots.
Is the yard available to accommodate any additional Travelling Showpeople plots	Yes.
Is it achievable to accommodate any additional Travelling Showpeople plots	Yes.
RAG rating	Green
Site Conclusions	

Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Green. All sites that have been R/A/G Rated as Green or Amber are considered to meet these Deliverability Tests and can therefore be considered as potential supply for some or all of the need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 6 Total current need that evidence indicates could be met for households that meet definition: 6 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 6 Total current need that evidence indicates could be met for all households: 6 Total residual current need that evidence indicates could not be met for all households: 0

Site Details

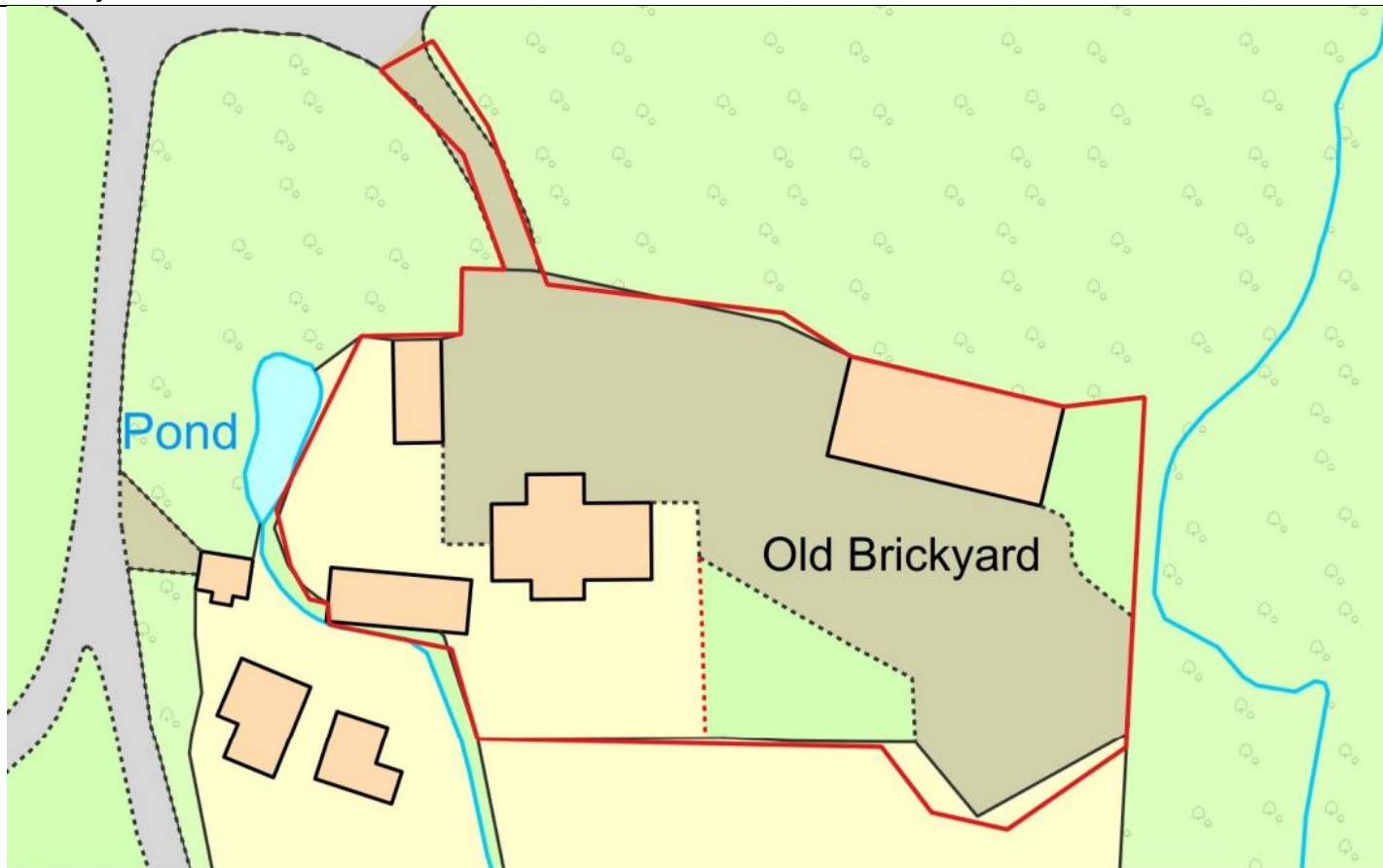
Site reference and name

WAV026 Old Brickyard, Hambledon

Ward

Bramley and Womersley

Site plan



Site area (Ha)	0.31	Site ownership	Private
Site planning status at time of GTAA	Consented as a Travelling Showpeople yard		
Surrounding land uses	Residential and woodland		
Site planning history	WA/1979/0990 - Established Use certificate for - (1) Storage of wood and sale of logs from site. (2) Storage of caravans and equipment and for residence of showmen during the winter. (3) Dealing and haulage scrap metal, also the treatment and storage of scrap metal – decision unknown WA/1987/1492 Erection of dwelling, 3 garages, workshop, store and office (as amended by letter and plans dated 18/9/87). – grant 01/02/1990 WA/1993/1670 - Application for a Certificate of Lawfulness for the existing use of land for scrap metal dealing and car and commercial vehicle repairs. – withdrawn 06/07/1995 WA/1993/1671 Application for a Certificate of Lawfulness for use established under WA79/990 (use includes storage of wood, storage, maintenance and repair of showmen's caravans). – withdrawn 06/07/1995		
Current number of plots	1		
PPTS Planning Definition of Households			
Meet definition	1		
Undetermined	0		
Current and Future Plot Needs (as identified in the GTAA)			
Total (current) plot need 2025-2029 (includes teenage need)	0	Of which how much is teenage need?	0
Total (future) plot need 2030 and beyond	0		
Potential Development Constraints			
Connectivity and Accessibility			
Yard accessibility	The yard has direct access onto Vann Lane.		
Public rights of way	No		
Access to education (primary and secondary)	The yard is 3.6 miles from Milford Primary School and 6.2 miles from Broadwater School.		
Access to employment	The yard is 4.4 miles from Godalming.		
Access to shops (retail centre)	The yard is 4.4 miles from Godalming.		
Access to GP surgery	The yard is 2.6 miles from Witley Surgery.		

Access to public transport (bus stop and rail station)	The yard is 1.1 miles from Witley Station and 0.3 miles from the nearest bus stop.
Environment and Heritage	
Ancient woodland and tree preservation orders (TPOs)	Ancient Woodland: No TPOs: No
Priority Habitat	No – but adjacent to Priority Habitat.
Ramsar site	No
Sites of special scientific interest (SSSI)	No
Special areas of conservation (SAC)	No
SNCI	No
Within 400m of a SPA	No
Within 400m – 5km of a SPA	No
Local nature reserves (LNRs)	No
Local wildlife sites	No
Historic parks and gardens	No
Scheduled ancient monuments	No
Listed buildings	No
Landscape	
National landscape	Yes
Conservation area	Yes
Area of Great Landscape Value (AGLV)	No
Areas of Strategic Visual Importance (ASVI)	No
Farnham and Aldershot Strategic Gap	No
Local Green Space	No
Haslemere Hillsides	No
Godalming Hillsides	No

Tanshire and Weyburn Green Gap	No
Registered Common Land	Yes
Land Constraints	
Green Belt	Yes
Previously developed land?	Yes
Agricultural land classification	Grade 3
Within flood zone 2 or 3?	No
Within groundwater protection zone?	No
Archaeological potential	No
Minerals safeguarding area	No
Minerals and waste site	No
Contaminated land	No
Hazardous zone	No
Final Appraisal	
The number of plots that could theoretically be accommodated on site based on 500sqm requirement	6
The suitability of the yard to accommodate additional Travelling Showpeople plots	The yard lies within the National Landscape and additional development on the yard is likely to harm its' character. It is currently used as a Travelling Showpeople yard and the use covers the whole yard. The yard is unsuitable to accommodate any Gypsy and Traveller pitches.
Is the yard available to accommodate any additional Travelling Showpeople plots	No
Is it achievable to accommodate any additional Travelling Showpeople plots	No
RAG rating	Red

Site Conclusions	
Deliverability conclusion	Footnote 4 to Paragraph 10 in the PPTS 2024 clearly sets out the Deliverability Tests that must be considered in relation to 5-Year Supply. <i>‘...to be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within 5 years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 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.’</i> This site has been R/A/G rated as Red. All sites that have been R/A/G Rated as Red are considered to fail one or more of these Deliverability Tests and therefore cannot be considered as potential supply to meet need identified in the GTAA.
Level of need conclusion	Total current need for households that meet definition (5 year): 0 Total current need that evidence indicates could be met for households that meet definition: 0 Total residual current need that evidence indicates could not be met for households that meet definition: 0 Total current need for undetermined households (5 year): 0 Total current need that evidence indicates could be met for undetermined households: 0 Total residual current need that evidence indicates could not be met for undetermined households: 0 Total current need for all households (5 year): 0 Total current need that evidence indicates could be met for all households: 0 Total residual current need that evidence indicates could not be met for all households: 0