

Annual Monitoring Report 2010-11

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Executive Summary 1

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1 Executive Summary

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1.1 This is the seventh Annual Monitoring Report (AMR). It covers the period between 1 April 2010 to 31 March 2011.

1.2 The AMR is currently in a transition period between monitoring the adopted Waverley Local Plan 2002 towards monitoring of an emerging Local Development Framework. Therefore, this AMR continues to monitor some of the saved policies in the Waverley Local Plan 2002. Further indicators and targets will be developed as the Waverley Local Development Framework progresses.

1.3 The monitoring systems in place within Planning at Waverley are not consistently tailored towards the comprehensive collection and analysis of data needed to monitor the Local Development Framework. As the Local Development Framework progresses, work will continue to improve the range and detail of the information monitored and deficiencies in information have been identified within the AMR.

The Future of AMRs

1.4 In March 2011, the Government wrote to all Local Authorities stating their intentions regarding the preparation and monitoring of local plans. Within this letter they announced the cancellation of the following guidance for AMRs:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2005)

1.5 Therefore, the Government has indicated that it is now a matter for each council to decide on the contents of their monitoring report, as long as they are produced in line with UK and EU legislation. This years Annual Monitoring Report will follow a similar format to previous years, as mentioned above local indicators are being developed in line with the policies in the draft Core Strategy and work is progressing on developing an effective monitoring framework for the development plan.

Core Strategy Progress

1.6 Work commenced on the original Core Strategy in August 2004 and was formally submitted to the Secretary of State in July 2006. This was in line with the timetable agreed in the original Local Development Scheme (LDS), as agreed by Government Office in July 2006.

1.7 However, following submission of the Waverley Core Strategy the Litchfield and Stafford Core Strategies were found to be unsound when examined by inspectors. Following this, the Government Office of the South East (GOSE) indicated that elements of the Waverley Core Strategy might also be found unsound. The decision was therefore take to suspend the Core Strategy examination and to seek formal Direction to withdraw the Core Strategy. That Direction was received in March 2007.

1.8 The Local Development Framework work programme and the Local Development Scheme was reviewed after the decision to suspend the Core Strategy examination in 2007. Since then a further revision has updated the work programme and a new Local Development Scheme was adopted in 2009. An updated work programme showing the progress being made against the LDS 2009 is available on the [Local Development Scheme section](#) of our website. Since the consultation was held on the draft Core Strategy in January 2011, there has been further slippage against the timetable and the timetable is currently under review.

1.9 Currently, work is underway on the Core Strategy, including:

- Continued progress on the evidence base.
- Making amendments and changes to the draft Core Strategy (taking into account changes to the national planning policy context, changes to legislation, the findings of evidence and the responses received during the consultation).

Changes to the Planning System

1.10 Following the change in government in May 2010, there have been a number of changes enacted and proposed for the planning system. This included the attempted revocation of the Regional Spatial Strategies (RSS) in July 2010. The latest position is that the Court of Appeal has concluded that the Government's intention to abolish Regional Strategies through primary legislation could be a material planning consideration in making development control decisions, but not in plan-making decisions. On 15 November 2011, the Localism Bill was given Royal Assent, making it an Act. Section 109 of the Act enables the Secretary of State to order the abolition of Regional Spatial Strategies, however the abolition is currently subject to a Strategic Environmental Assessment (SEA) (current consultation running until 20 January 2012). As yet the Government has not indicated when the provision to abolish the South East Plan will be enacted.

1.11 The Government has also announced that there will be a review of national planning policy, currently in the form of Planning Policy Statements, Planning Policy Guidance and Circulars, into a single national policy framework. Following this announcement, in July 2011, the government published the first draft of the National Planning Policy Framework (NPPF) for consultation.

Introduction 2

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The Planning System

2.1 In 2004, the previous government introduced a new planning system, the Local Development Framework (LDF), which was set to replace the previous system of Local, Structure and Regional Plans. Following the formation of the Coalition Government in May 2010, a number of further changes to the planning system have been proposed.

Table 2.1 Changes to the Planning System

Level	The Old Planning System	The Planning System (post 2004 changes)	The New Planning System (post 2010 changes)
National	National Planning Policy Guidance and Circulars	National Planning Policy Statements and Circulars	National Planning Policy Framework (NPPF)
Regional	Regional Planning Guidance	<u>Regional Spatial Strategy:</u>	-
County	County Structure Plan	'The South East Plan'	
District	District Local Plan	Local Development Framework	Local Plan
Neighbourhood	-	-	Neighbourhood Plan

2.2 Waverley are currently in the process of replacing the Waverley Borough Local Plan 2002 with a Waverley Local Development Framework. The LDF is a collection of Local Development Documents covering different aspects of future plans for the area and guidance for development control planners, including:

- **The Core Strategy:** A vision for the Borough and a series of general policies to provide the framework for guiding development towards this vision.
- **The Development Management and Site Allocations (Development Plan Document):** Containing more detailed policies for development management, together with detailing the allocation for individual parcels of land for specific types of development.
- **Supplementary Planning Documents:** More targeted documents with detailed policies for specific themes or geographic areas.

Changes to the Planning System since May 2010

The Localism Bill and Regional Spatial Strategies

2.3 On 6 July 2010, the new Government placed an order in Parliament to revoke Regional Spatial Strategies (RSS) with immediate effect. In a letter to Chief Planning Officers, the Coalition Government outlined that Local Planning Authorities will be responsible for establishing the right level of local housing provision for their area. Following this, in September 2010, the Council consulted the public on some potential options for setting a future housing target.

2.4 The revocation of Regional Spatial Strategies was challenged in the high court by developer CALA Homes Ltd and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. Following this judgement, the government published a letter to Chief Planners reiterating that the intention to abolish RSSs should be regarded as a material consideration in planning decisions.

2.5 Finally in May 2011, a judicial review appeal by CALA, which claimed that the Government's intention to revoke RSSs could never be a lawful consideration in decisions on planning applications, was rejected at the Court of Appeal. They concluded that the Government's intention to abolish Regional Strategies through primary legislation could be a material planning consideration in making development control decisions, but not in plan-making decisions. On 15 November 2011, the Localism Bill was given Royal Assent, making it an Act. Section 109 of the Act enables the Secretary of State to order the abolition of Regional Spatial Strategies, however the abolition is currently subject to a Strategic Environmental Assessment (SEA) (current consultation running until 20 January 2012). To date the Government has not indicated when the provisions to abolish regional plans, including the South East Plan, will be enacted.

National Planning Policy Framework

2.6 The Government has announced that there will be a review of national planning policy, currently in the form of Planning Policy Statements, Planning Policy Guidance and Circulars, into a single national policy framework. Following this announcement, in July 2011, the government published the first draft of the National Planning Policy Framework (NPPF) for consultation.

2.7 The draft NPPF is considered by the Government as central to the reforms to make the planning system less complex and more accessible. A central premise of the NPPF is the presumption in favour of sustainable development. The Council responded to the consultation, which ended on the 17 October 2011, and objected to a number of aspects of the draft NPPF.

2.8 More information on the Council's response and the full copy can be found at: www.waverley.gov.uk/news/article/649/fight_to_protect_the_borough

2.9 The draft NPPF is available to view at: www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/

The Content of the Annual Monitoring Report

2.10 The Annual Monitoring Report is a document that informs on the effects of planning policies that relate to the local area. This requires a comprehensive monitoring regime to be in place so as to provide the full picture of the wider environmental, social and economic effects.

2.11 This AMR will contain:

- The progress of producing the Local Development Framework documents.
- Progress on the current Local Plan policies, including reporting on core indicators.
- Information which can inform new policies and statement.

2.12 The Council is working towards the provision of a comprehensive system to monitor a range of indicators and accommodate changes in the requirements of monitoring planning policy. The AMR relies on information from sources both internal and external to the Council. For information sourced from external organisations the Council is reliant on those organisations to ensure the accuracy of the information provided.

2.13 In March 2011, the Government wrote to all Local Authorities regarding the preparation and monitoring of local plans. Within this letter they announced the cancellation of the following guidance:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006)
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2005)

2.14 Therefore, the Government has indicated that it is now a matter for each council to decide on the contents of their monitoring report, as long as they are produced in line with UK and EU legislation. This years Annual Monitoring Report will follow a similar format to previous years, as mentioned above local indicators will be developed in line with the policies in the draft Core Strategy and work is progressing on developing an effective monitoring framework for the local development plan.

The Reporting Period of the AMR

2.15 Each AMR covers a period of one financial year from the 1 April to the 31 March. **This is the seventh AMR produced by Waverley Borough Council and covers the 2010-2011 financial year, running from 1 April 2010 to 31 March 2011.**

Progress on the Local Development Framework 3

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Introduction

3.1 Waverley are currently in the process of replacing the Waverley Borough Local Plan 2002 with a Waverley Local Development Framework. The LDF is a collection of Local Development Documents covering different aspects of future plans for the area and guidance for development control planners, including:

- **The Core Strategy:** A vision for the Borough and a series of general policies to provide the framework for guiding development towards this vision.
- **Development Management and Site Allocations (Development Plan Document):** Containing more detailed policies for development management as well as detailing the allocation for individual parcels of land for specific types of development.
- **Supplementary Planning Documents:** More targeted documents with detailed policies for specific themes or geographic areas. These are often produced to amplify policies contained in the Core Strategy or other higher level Development Plan Documents.

3.2 Details of these documents are outlined in the Local Development Scheme (LDS). The LDS is a rolling work programme which outlines what documents will be produced over the next three years. A revised scheme was agreed by the Council's Executive Committee in March 2009 and formally agreed by the Government in July 2009. Although, this LDS has not been formally revised since 2009, the work timetable for the production of LDF documents has changed. The timetable for completion of the Core Strategy and other proposed Development Plan Documents is currently under review. This is partly in order to take account of the new and emerging changes to national policy and legislation on planning.

The LDF Production Process

3.3 Each Development Plan Document (DPD) being produced for the Local Development Framework is required to go through a series of stages before it is adopted, as follow:

1. **Production of the DPD** and associated consultation
2. **Publication** and **Pre-Submission** consultation
3. **Submission**
4. **Examination**
5. **Adoption**

3.4 The Waverley Local Development Scheme, agreed in 2005, planned an initial Core Strategy Development Plan Document which was produced and submitted in July 2006. However, a number of submitted Core Strategies from other Local Authorities were being found unsound at examination and along with suggestions from Government Office for the South East (GOSE) that Waverley's Core Strategy may not meet the

3 Progress on the Local Development Framework

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standards required. The decision was made in November 2006 to seek a formal Direction from the Secretary of State to withdraw the Core Strategy before examination, which was received in March 2007.

3.5 In December 2007 and then again in 2009, the Government Office agreed revised timetables for the three documents to be produced for the Local Development Framework, including the Core Strategy DPD, Site Allocations DPD and the Planning Infrastructure Contributions SPD. Since consultation held on the draft Core Strategy in January 2011, there has been further slippage in the timetable and the timetable is currently under review.

Document Production Update

3.6 Below are updates on the development of each of the documents. Each of these documents is timetabled in the Local Development Scheme.

Table 3.1 Core Strategy DPD

Date	Milestones	Comments	Progress?
Ongoing	Early Stakeholder and Issues & Options Consultation	A consultation on the topics to be considered by the Core Strategy was undertaken in February 2009. A further consultation, looking specifically at options for housing development took place early 2010. Following the changes proposed by the government in the Autumn 2010, the Council consulted on a range of options for setting a local housing target.	Ongoing
February/March 2010	Preferred Options Consultation	Consultation on Local Development Framework Core Strategy Preferred Options and Draft Policies	Completed January/March 2011
August 2010	Publication	To be followed by a pre-submission consultation stage	Under Review
December 2010	Submission to Secretary of State		Under Review
July 2011	Adoption	Estimated date	Under Review

3 Progress on the Local Development Framework

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Table 3.2 Development Management and Site Allocations DPD

Date	Milestones	Comments	Progress?
Ongoing - July 2010	Early Stakeholder and Issues & Options Consultation	Evidence gathering work for Core Strategy and stakeholder consultation will inform the related Site Allocation DPD.	Linked to progress on Core Strategy
February 2011	Preferred Options Consultation		Under Review
September 2011	Publication	To be followed by a pre-submission consultation stage	Under Review
December 2011	Submission to Secretary of State		Under Review
October 2012	Adoption		Under Review

LDF Research and Evidence 4

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4 LDF Research and Evidence

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LDF Research and Evidence

Evidence Completed 2010-11

Employment Land Review - Update 2011

4.1 This report updates key elements of the original Waverley Employment Land Review (ELR) (2009). The update concentrates on a review of the likely future demand for employment land during the Core Strategy plan period. It should be noted that as this report is an update rather than a full ELR, it should be read in conjunction with the full ELR published in 2009.

4.2 For more information on some of the findings of this report see Chapter 5: Economy.

Strategic Housing Land Availability Assessment - Update 2011

4.3 This updates the SHLAA to 1st April 2010 by focusing on identifying sites within the four main settlements and the rural settlements, defined under Policy RD1 of the adopted [Waverley Borough Local Plan](#) 2002. However, the update of the SHLAA now identifies sites that could potentially deliver a net of five new dwellings (rather than six net new dwellings in the previous SHLAA).

4.4 For more information on the sites identified see Annex A: Five Year Housing Land Supply Assessment and Housing Trajectory.

Summary of Evidence

Table 4.1 Information Gathering: Evidence Base Studies

Evidence	Description	Consultant/ Produced By	Status	Date
Housing				
Affordable Housing Viability Study	A viability study to inform the consideration of options for affordable housing policies as required in PPS3	Adams Integra	Complete	2009
Affordable Housing Viability Study - Addendum	Adams Integra were asked to provide an addendum to their original affordable housing viability study investigating the potential additional impact on affordable housing development viability of carbon reduction measures, on-site decentralised or renewable energy targets and potential increases to	Adams Integra	Complete	2010

Evidence	Description	Consultant/ Produced By	Status	Date
	other planning obligation requirements. This addendum needs to be read in conjunction with the 2008/09 study.			
Gypsy & Traveller Accommodation Assessment	A survey of current gypsy, traveller and travelling show people facilities and needs carried out over 2006-2007.	David Couttie Associates (jointly commissioned by Waverley, Guildford and Surrey Heath Borough Councils)	Complete	2007
Strategic Housing Market Assessment	Assessment of the local housing market which studies the supply and demand for housing, housing and planning policies; the need for affordable housing; and the affordability of the local housing market	Fordhams Research (jointly commissioned by Waverley, Guildford & Woking Borough Councils.)	Complete	2009
Strategic Housing Land Availability Assessment	Build on the Urban Housing Potential Study and provide information on housing land supply in accordance with PPS3.	Baker Associates	Complete	2010
Strategic Housing Land Availability Assessment - Update	This updates the SHLAA to 1st April 2010 by focussing on identifying sites within the four main settlements and the rural settlements.	Waverley Borough Council	Complete	2011
Strategic Housing Land Availability Assessment - 2nd Update	This will update the SHLAA to a base date of the 1st April 2011.	Waverley Borough Council	In Progress	Exp. 2012
Employment and Economy				
Employment Land Review	Assessment of the supply of and demand for employment land.	Atkins Ltd.	Complete	2009

4 LDF Research and Evidence

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Evidence	Description	Consultant/ Produced By	Status	Date
Employment Land Review - Update	Update to the 2009 study focusing on future demand for employment land.	Atkins Ltd.	Complete	2011
Town Centre Retail Study	A study of retail needs in the town centres of Farnham, Godalming and Haslemere and Cranleigh.	Chase & Partners	Complete	2008
Environment				
Climate Change Evidence	Provides an evidence base to inform the development of sustainable construction and renewable energy policies to be included in the Waverley Local Development Framework Core Strategy.	Waverley Borough Council	Complete	2011
Strategic Flood Risk Assessment	Assessment of the flood risk implications of the Core Strategy	Capita Symonds	Complete	2010
Surrey Hills Area of Great Landscape Value (AGLV) Review	In 2007 Chris Burnett Associates (CBA) were commissioned to undertake a review of the Surrey Area of Great Landscape Value (AGLV) by the Surrey Planning Officers Association (SPOA). This was in response to the advice in PPS7 that policies protecting designated landscapes should provide sufficient protection for these areas provided such designations are based on a formal and robust assessment of the qualities of the landscape concerned.	Chris Burnett Associates	Complete	2007
Infrastructure and Transport				
Aviation Study	An assessment of the current and future scope to utilise Dunsfold Aerodrome for flying activities.	Alan Stratford & Associates	Complete	2011
Infrastructure Delivery Plan	An audit of physical, social and green infrastructure, with the aim of identifying gaps and planned spending over a 15 year period.	Waverley Borough Council	In progress	Exp. 2012

Evidence	Description	Consultant/ Produced By	Status	Date
Open Space, Sport and Recreation Study (PPG17)	A Borough- wide audit of open space and land and buildings used for public recreation.	Waverley Borough Council	In progress	Exp. 2012
Waverley Transport Assessment	This Transport Evaluation was prepared by Transport for Surrey (Surrey County Council), on behalf of the Council during 2009/10	Surrey County Council	Complete	2010
Other				
Settlement Hierarchy	An assessment of services and facilities within local service centres and villages to inform a settlement hierarchy.	Waverley Borough Council	Under Review	Exp. 2012

4.5 For more information, or to view any of the studies listed above go to www.waverley.gov.uk/ldfevidence

Economy 5

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Policy - Local Plan

- IC1 General Considerations
- IC2 Safeguarding Suitably Located Industrial and Commercial Land
- IC3 Well Established Industrial and Commercial Land
- IC4 Existing Industrial and Commercial Premises
- IC6 Wrecclesham Railway Yard, Farnham
- IC7 Coxbridge, Farnham
- IC8 Former Coal Depot, Catteshall Lane, Godalming
- IC9 Catteshall Mill, Godalming
- IC10 Smithbrook Kilns
- IC11 Cooper's, Chiddingfold

Indicator E1

Total amount of additional employment floorspace

Important Note

The table below only includes changes in floorspace on those sites identified within the Employment Land Review and is not a comprehensive assessment of all employment land and floorspace across the Borough. The data is based upon an assessment of planning permissions granted since 2007.

Table 5.1 Total change in employment floorspace (Source: Employment Land Review Update 2011)

Employment Use Class (Use Classes Order 2010)	Square metres
B1 (Business)	-9132.5
B2 (General Industrial)	68
B8 (Storage & Distribution)	611

Employment Use Class (Use Classes Order 2010)	Square metres
B1 / B8 Mixed Use	7546
B1 /B2 / B8 Use	258
Total B Class Floorspace Gained/Lost	-649.5

5.1 In 2011, the Waverley Employment Land Review (ELR) produced in 2008 was completed. This provides an up to date picture of employment land available, including losses and gains since the last report was produced. The assessment focuses on B use classes (Use Classes Order 2010) and sites above a size threshold of 0.2 hectares. In some cases, such as town centre offices, sites that were below this threshold but were considered an important element of employment land supply were also considered. The data above identifies a loss of 650 square meters of B class floorspace. Changes in the supply of employment land floorspace are a result of three factors:

- Planning permission where there is a gain of B class floorspace;
- Planning permissions where there is a loss of B class floorspace.
- Planning permissions where there has been a change in use within B classes.

5.2 In 2009, the previous ELR estimated that Waverley had around 453,000 square metres of employment floorspace. Given the small loss identified above, it is estimated that this has dropped to a total of 452,351 square meters. The highest net loss was in the B1 business use with a drop of 9,132.5 square metres, however there was a small increase identified in B1 and B8 (storage or distribution) mixed use floorspace.

Indicator E2

Employment land available - by type

Sites allocated for Employment Uses

5.3 There are a number of sites that are specifically identified within the Local Plan as having potential to be developed for industrial and commercial use. The sites are identified in policies IC6 to IC11 of the Local Plan (2002). Once developed it is likely that the relevant policies will be no longer needed and can hence be disregarded. The table shown below gives information on the individual sites and indicates if the respective policy is no longer relevant.

Table 5.2 Site Specific Employment Land Policies

	Location	Comments	Policy still required?
IC6	Wrecclesham Railway Yard, Farnham	POLICY NO LONGER IN EFFECT From the 28th September 2007, following a direction by the Secretary of State under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, this policy is no longer in effect.	No
IC7	Coxbridge, Farnham	This site is currently being developed for industrial and commercial use. Outline planning consent is in place for the entire site and part of the site is already developed. The plots that have been occupied thus far include a number for Bad Neighbour use, and an enterprise centre. Site not yet completely developed.	Yes
IC8	Former Coal Depot, Catteshall Lane, Godalming	This site has now been redeveloped and is home to a builders merchants.	No
IC9	Catteshall Mill, Godalming	Site has been redeveloped and provides a mix of residential and industrial units, and additionally the provision of a doctors' surgery	No
IC10	Smithbrook Kilns	An application has been permitted for this site to provide a further 3,086 sq m of industrial and commercial floorspace. It is unclear as to whether work has been fully completed on this site.	Yes
IC11	Cooper's, Chiddingfold	POLICY NO LONGER IN EFFECT From the 28th September 2007, following a direction by the Secretary of State under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, this policy is no longer in effect	No

5.4 The above sites that have now been developed and put into industrial and commercial use are subject to the general industrial and commercial policies (IC1, IC2, IC4) of the Waverley Borough Local Plan 2002.

Opportunity Land

5.5 The previous Employment Land Review (ELR) 2008 identified 8.9ha of opportunity land (i.e. potentially developable land within existing employment sites). Of this 8.9ha, approximately 5.3ha was considered to be land and unoccupied buildings suitable for employment related development in the short term. A review of the planning histories of opportunity sites since 2007 identifies a loss of a very small proportion, approximately 0.11ha.

5.6 More information on the Employment Land Review can be found at www.waverley.gov.uk/ldfevidence

Indicator E3

Amount of vacant retail floorspace within town centres

5.7 In 2008, the Waverley Town Centre Retail Study, produced by consultants, was published. Following survey work it concluded that all four centres are vital and viable and Waverley Borough Council's task is therefore one of managing and maintaining success. It identified, that in order to compete with the expansion and improvement of retail offer in surrounding towns, such as Guildford, there was a need for Waverley to identify opportunities for further retail floorspace in the main centres.

5.8 However, this study was published prior to a recession and there has since been growing concern regarding the number of vacancies in town centres across the Country. In Waverley, vacancy rates in 2008 ranged from just 3-6% of total retail units in each of the town centres, compared a national average of 11%. The last survey of vacancies took place in 2010 and indicates an increase of vacant properties in Farnham and Godalming. However, some of these units may now be occupied.

Table 5.3

Town Centre	Number of Vacant Units identified (2008)	Number of Vacant Units (2010)
Cranleigh	3 (3%)	3
Farnham	13 (5%)	20
Godalming	7 (4%)	13
Haslemere (incl. Weyhill)	7 (6%)	6
Total	30	42

Housing 6

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6 Housing

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Policy - Local Plan

H4 Density and Size of Dwellings

H5 Subsidised Affordable Housing within Settlements

H6 Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Green Belt

H7 Special Needs Housing

H8 Retention of Residential Land and Buildings

H9 Conversion and Sub-division

H11 Gypsy Sites

Indicator H1

Plan Period and Housing Targets

6.1 The Regional Spatial Strategy for the area, known as the South East Plan 2009, allocates the number of net new dwellings required within Waverley between 2006 and 2026. This set an obligation to provide 5,000 net new dwellings over this 20 year period, an average of 250 dwellings per year.

6.2 On 6 July 2010, the new Government placed an order in Parliament to revoke Regional Spatial Strategies (RSS) with immediate effect. In a letter to Chief Planning Officers, the Coalition Government outlined that Local Planning Authorities will be responsible for establishing the right level of local housing provision for their area. Following this, in September 2010, the Council consulted the public on some potential options for setting a future housing target.

6.3 The revocation of Regional Spatial Strategies was challenged in the high court by developer CALA Homes Ltd and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. Following this judgement, the government published a letter to Chief Planners reiterating that the intention to abolish RSSs should be regarded as a material consideration in planning decisions.

6.4 Finally in May 2011, a judicial review appeal by CALA, which claimed that the Government's intention to revoke RSSs could never be a lawful consideration in decisions on planning applications, was rejected at the Court of Appeal. They concluded that the Government's intention to abolish Regional Strategies through primary legislation

could be a material planning consideration in making development control decisions, but not in plan-making decisions. On 15 November 2011, the Localism Bill was given Royal Assent, making it an Act. Section 109 of the Act enables the Secretary of State to order the revocation of Regional Spatial Strategies, however the revocation is currently subject to a Strategic Environmental Assessment (SEA) (current consultation running until 20 January 2012). To date the Government has not stated exactly when the legal provision to abolish the South East Plan will be enacted.

6.5 For the purposes of this monitoring report Waverley's past and future housing supply levels are measured against the South East Plan (2009) target of 5000 dwellings to be delivered between 2006-2026. For more detail on Waverley's future housing supply assessment see Annex A: Five Year Housing Land Supply Assessment and Housing Trajectory.

Waverley's Housing Target

Table 6.1

	Start of the Plan Period	End of the Plan Period	Total Housing Required	Source of Plan Target
H1	1 April 2006	31 March 2026	5000	South East Plan

Indicator H2(a)

Net additional dwellings - in previous years

Table 6.2 H2(a) Number of net additional dwellings provided in previous years

		2006/07	2007/08	2008/09	2009/10	Total	Annual Average
H2a	Net additional dwellings - in previous years	458	255	286	186	1185	296

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Indicator H2(b)

Net additional dwellings - reporting year

Table 6.3 H2(b) Net additional dwellings - for the reporting year (2009/10)

		2010/11	Annual Average (2006-2011)
H2(b)	Net additional dwellings - for the reporting period	141	265

Indicator H2(c)**Net additional homes - in future years**

More detail on Waverley's housing requirement and future housing supply position is available in Annex A: Five Year Housing Land Supply Assessment and Housing Trajectory.

Table 6.4 H2(c) Net additional dwellings - in future years

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
H2c															
a) Net additions	257	257	257	257	257	108	108	108	108	108	88	88	88	88	88
b) Target	245	245	245	245	245										

6 Housing

Indicator H3

New and converted dwellings on previously developed land

The national annual target is that at least 60% of new housing should be on previously developed land.

Please note that in June 2010 (two months into the reporting period) the definition of previously developed land was amended and private residential gardens are now excluded from land considered as within the curtilage of developed land (Planning Policy Statement 3: Housing, June 2010). For the purposes of this report, which monitors the period from the beginning of April 2010 up to the end of March 2011, private residential gardens will not be considered as previously developed land, in line with the above definition.

Assessment against this definition is based upon guidance provided as part of the Communities and Local Government (CLG) Housing Flows Reconciliation (HFR) return (2010/11).

Table 6.5 Proportion of New and Converted Dwellings built on Previously Developed Land (PDL) 2010-11

		Total
H3	Number of dwellings completed (Gross)	166
	Number of dwellings completed on PDL (Gross)	64
	% of Gross dwellings on Previously Developed Land (PDL)	38.6%

6.6 Within the reporting period 38.6% of the dwellings completed were built on Previously Developed Land. This Annual Monitoring Report has incorporated the changes to the definition of previously developed land made to Planning Policy Statement 3: Housing in June 2010 (as noted above).

Table 6.6 Percentage of new and converted dwellings on Previously Developed Land 2003-2011

Year	% of Dwellings on Previously Developed Land
2003/04	86%
2004/05	94.5%

Year	% of Dwellings on Previously Developed Land
2005/06	95.1%
2006/07	85.8%
2007/08	99.4%
2008/09	99.4%
2009/10	95.4%
2010/11	38.6% (see note above regarding the changes to the definition of Previously Developed Land in June 2011)
Average %	86.8%

Indicator H4

Net additional pitches (Gypsy and Traveller)

Table 6.7 Net additional pitches (Gypsy and Traveller) 2010-11

a	New pitches completed	1
b	Existing pitches lost as a result of development or closure	0
a-b	Net additional pitches	1

Indicator H5

Gross affordable housing completions

6 Housing

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Table 6.8 Gross Affordable Housing Completions 2010-11

		Social Rented Homes	Intermediate Homes	Total Affordable Housing (Gross)
H5	Gross Affordable Housing Completions	0	0	0
	% of Total Completions (Gross)	0%	0%	0%

Table 6.9 Gross Affordable Housing Completions as a Percentage of Total Housing Completions 2001-2011

	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010/11
Total Completions (Gross)	183	221	232	293	277	471	330	317	194	166
Affordable Completions (Gross)	52	33	47	50	82	92	66	46	34	0
Percentage (%)	28%	15%	20%	17%	30%	20%	20%	15%	18%	0%

Indicator H6

Size and Type of Dwellings

Table 6.10 Breakdown of House/Bungalow and Number of Bedrooms 2010-11

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Total House/Bungalow ⁽¹⁾ Completions (Gross)	1	41	38	28	8	116
Percentage of House/Bungalow Completions (%)	0.9%	35.3%	32.8%	24.1%	6.9%	100%
Percentage of Total Completions (%)	0.6%	24.7%	22.9%	16.9%	4.8%	69.9%

1. No bungalows were completed during this monitoring period

Table 6.11 Breakdown of Flat/Maisonette and Number of Bedrooms 2010-11

Number of bedrooms	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Total Flat/Maisonette Completions (Gross) ⁽¹⁾	19	27	3	1	0	50
Percentage of Flat/Maisonette Completions (%)	38%	54%	6%	2%	0%	100%
Percentage of Total Completions (%)	11.4%	16.3%	1.8%	0.6%	0%	30.1%

1. No maisonettes were completed during this monitoring period

Built Environment and Infrastructure 7

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Policy - Local Plan

D13 Essential Infrastructure

D14 Planning Benefits

Indicator BE1

Previously developed land - vacant or derelict

Indicator BE2

Previously developed land vacant or derelict for more than 5 years

Table 7.1 Percentage of Previously Developed Land (PDL) that has been derelict or vacant for more than 5 years (Source: NLUD-PDL returns, 31st October 2011)

	Site Area (Ha)
Total Amount of PDL identified as vacant or derelict (October 2011)	113.34
Amount of PDL identified that has been vacant or derelict for more than 5 years (October 2011)	107.10
% of PDL identified as vacant or derelict that has been vacant or derelict for more than 5 years (October 2011)	95%

7.1 Previously Developed Land identified under the NLUD PDL returns is classified under the following types:

- A - Previously developed land now vacant
- B - Vacant buildings
- C - Derelict land and buildings

Indicator IE3

Amount of funding secured for infrastructure

7.2 There were a number of Section 106 agreements placed against developments within the reporting period. With respect to those signed during the reporting period, the following benefits were secured:

Table 7.2 Section 106 Contributions Secured from Developments 2010-11

Site	Section 106 Monies Secured (£) 2010-11
Contribution from multiple developments for the Thames Basin Heaths Special Protection Area	6,608.45
Contribution from multiple developments for infrastructure contributions	136,613.18
Total	143,221.63

7.3 Where Section 106 monies have been secured from developments on specific sites, the relevant Section 106 agreement outlines the details of this contribution

Natural Environment 8

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8 Natural Environment

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Policy - Local Plan

C10 Local Nature Reserves, Sites of Nature Conservation Importance and Regionally Important Geological and Geomorphological Sites

C11 Undesignated Wildlife Sites

D5 Nature Conservation

HE8 Conservation Areas

Indicator NE1

Number of permissions granted contrary to Environment Agency advice

Water Quality

8.1 The Environment Agency now monitor all applications they object to on water quality grounds. **During the reporting period the Environment Agency objected to one planning application on the grounds of water quality. This application was reported in last year's Annual Monitoring Report.**

8.2 The application was granted (WA/2009/1319) in April 2010. The Environment Agency originally objected to the application on the grounds that the non-mains drainage presents a risk to groundwater or surface water quality. However, after amendments to the scheme the Environment Agency withdrew the objection, requesting instead that a number of conditions should be included in the decision notice.

Flooding Grounds

8.3 The Environment Agency have previously monitored all applications they object to on flood risk grounds. However, during the reporting period this information is not available for minor applications.

8.4 **During the reporting period the Environment Agency objected to one planning application on flood risk grounds.** The application (WA/2009/1827) was granted permission in April 2010. The original objections made by the Environment Agency were subsequently withdrawn after satisfactory information was provided.

Indicator NE2

Any new areas of biodiversity designated, including any sites of national importance.

8.5 No new areas of biodiversity importance have been designated in 2010-11, and none have been lost.

Indicator NE3

Planning permissions for new dwellings granted within Thames Basin Heaths Special Protection Area 5km Buffer Zone

8.6 Natural England are consulted on all applications for new housing in a 5 kilometre zone of the boundary of the Thames Basin Heaths SPA. In order for such applications to be permitted, the developer will need to ensure that significant impacts on the SPA are avoided.

8.7 New housing can cause a number of impacts, such as increasing the number of people using the SPA, resulting in disturbance to the ground-nesting birds. Closer to the SPA, new housing can also result in increased numbers of cats which prey on the heathland birds.

8.8 The number of new dwellings permitted in the Thames Basin Heaths SPA 5km Buffer Zone during the reporting period are shown below.

Table 8.1 Planning Permissions for new dwellings within Thames Basin Heaths SPA 5km Buffer Zone (01/04/10 - 31/03/11)

Total number of applications granted permission	5
Total number of dwellings permitted (Net)	11

8.9 In order to avoid residents of new housing in the Farnham area having an adverse impact on the Thames Basin Heaths Special Protection Area, the Council adopted an Avoidance Strategy on 15th December 2009.

8.10 The Avoidance Strategy requires developers to contribute to the enhancement of Farnham Park as Suitable Alternative Natural Green space (SANG). The aim is to encourage residents to use the SANG for dog walking and recreation, rather than visiting the Thames Basin Heaths SPA. Developers are also required to contribute to the wider project of monitoring and managing the SPA itself.

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Table 8.2 Total Suitable Alternative Natural Green space (SANG) Area and Number of Dwellings allocated and remaining for Farnham Park (as at 31st March 2011)

Total SANG Area (ha)	Total SANG Capacity (dwellings)	Dwellings Allocated to Date	Amount of SANG Allocated (ha)	Remaining Unallocated SANG (ha)	Remaining Unallocated Capacity (dwellings)
14.35	746	579	11.1	3.2	166

Hindhead Avoidance Strategy (Wealden Heaths SPA)

The Hindhead Avoidance Strategy sets out the approach that the Council will follow to avoid harm to the Wealden Heaths Special Protection Area arising from additional residential development within the Hindhead Concept Statement area. In anticipation of redevelopment opportunities arising in Hindhead, Waverley Borough Council has adopted the Hindhead Concept Statement (Appendix 1 of the Avoidance Strategy) as a material consideration, in order to help in the assessment of emerging development proposals.

The Concept Statement has been subject to an Appropriate Assessment, which concluded that there could be an adverse effect on the SPA arising from additional recreational pressure in the form of visits by residents of new houses provided within the area covered by the Concept Statement. The conclusion was, therefore, that there should be measures put in place to promote the use of other areas for these recreational activities in order to avoid adverse impact on the SPA.

The Avoidance Strategy was approved by the Council's Executive on 5 July 2011 and by Full Council on 19 July 2011 as a material planning consideration. For more information see http://www.waverley.gov.uk/info/1004/planning_policy/361/special_protection_areas_spa/3

Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory 9

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Introduction

9.1 The housing trajectory and assessment of five year housing land supply is a tool that draws together various strands of information on the Borough's position on the supply of new housing. Planning Policy Statement 3: Housing (PPS3) requires Local Authorities to demonstrate that they are able to identify and maintain a deliverable supply of land for new housing, in order to meet the strategic plan allocations for a period of 5 years.

Please note that the supply information provided below is taken from the assessments made within the Strategic Housing Land Availability Assessment (SHLAA) published in January 2011, this is currently being updated with the base date rolled forward to April 2011. Once this revised SHLAA has been published, this statement will be revised to take into account any additional identified sites which will contribute to future housing supply.

As part of the further update to the SHLAA and the ongoing work on the draft Core Strategy, the Council will review its approach in relation to the contribution from unidentified (windfall) sources so the trend based figures identified below may be liable to change.

Components of Housing Land Supply

9.2 The following sources of housing land supply have been considered:

- a. **Sites with planning permission at 1 April 2011, including:**
 - Sites where current planning permission is yet to be implemented
 - Sites under construction with dwellings yet to be completed.
- b. **Sites identified in the adopted Local Plan 2002 and sites identified in the Strategic Housing Land Availability Assessment (SHLAA), published in January 2011.**
- c. **Trend based analysis** (see Housing Supply Beyond Five Years (2016-2026) below for more details)

Waverley Borough's Housing Requirements

9.3 The Regional Spatial Strategy for the area, known as the South East Plan 2009, allocates the number of net new dwellings required within Waverley between 2006 and 2026. This set an obligation to provide 5,000 net new dwellings over this 20-year period, an average of 250 dwellings per year.

9.4 On 6 July 2010, the new Government placed an order in Parliament to revoke Regional Spatial Strategies (RSS) with immediate effect. In a letter to Chief Planning Officers, the Coalition Government outlined that Local Planning Authorities will be responsible for establishing the right level of local housing provision for their area. Following this, in September 2010, the Council consulted the public on some potential options for setting a future housing target.

9.5 The revocation of Regional Spatial Strategies was challenged in the high court by developer CALA Homes Ltd and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. Following this judgement, the government published a letter to Chief Planners reiterating that the intention to abolish RSSs should be regarded as a material consideration in planning decisions.

9.6 Finally in May 2011, a judicial review appeal by CALA, which claimed that the Government's intention to revoke RSSs could never be a lawful consideration in decisions on planning applications, was rejected at the Court of Appeal. They concluded that the Government's intention to abolish Regional Strategies through primary legislation could be a material planning consideration in making development control decisions, but not in plan-making decisions. On 15 November 2011, the Localism Bill was given Royal Assent, making it an Act. Section 109 of the Act enables the Secretary of State to order the revocation of Regional Spatial Strategies, however the revocation is currently subject to a Strategic Environmental Assessment (SEA) (current consultation running until 20 January 2012). To date the Government has not indicated exactly when the provisions to abolish the South East Plan will be enacted.

9.7 For the purposes of this statement, Waverley's past and future housing supply levels will be assessed against the South East Plan (2009) target of 5000 dwellings to be delivered between 2006-2026.

Table 9.1 Waverley Housing Target

	Housing Target 2006-2026	Average per year
Number of Dwellings (net)	5000	250

Current Position

Table 9.2 Summary of outstanding housing requirement from 1st April 2011

Housing Requirement (2006-2026)	5000
Dwelling Completions (2006-2011)	1326
Residual Requirement for Period 01/04/2011 - 31/03/2026	3674
Annual Housing Requirement	245

Number of Dwellings Required for a Five Year Supply (2011-2016)	1225
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Future housing potential

(a) Sites with planning permission, including:

Sites with current planning permission yet to be implemented:

9.8 As of the 1 April 2011, the total number of dwellings yet to be implemented on sites with planning permission that are yet to start development was **579**. The table below breaks these down into small and large sites.

Table 9.3 Outstanding Dwellings on Sites with Current Planning Permission yet to be Implemented (as at 1 April 2011)

	Number of Dwellings (Net)
Small Sites (0-4 net dwellings)	113
Large Sites (5 or more net dwellings)	466
Total	579

Sites with current planning permission where development has started:

9.9 As of the 1 April 2011, the total number of dwellings yet to be implemented on sites with planning permission where development has started was **199**. The table below breaks these down into small and large sites.

Table 9.4 Outstanding Dwellings on Sites with current planning permission where development has started (as at 1 April 2011)

	Number of Dwellings (Net)
Small Sites (0-4 net dwellings)	63
Large Sites (5 or more net dwellings)	136
Total	199

Total Predicted Annual Delivery from all Outstanding Planning Permissions

Table 9.5 Predicted Annual Delivery 2011 - 2016 from all Outstanding Planning Permissions

Site Size	Total Number of Dwellings on Sites with Outstanding Planning Permission	Projected Completions on Sites with Outstanding Planning Permission Per Annual(2011-2016)
Small Sites (0-4 net dwellings)	176	35.2
Large Sites (5 or more net dwellings)	602	120.4
TOTAL	778	155.6

(b) Sites identified in the Local Plan 2002 and Strategic Housing Land Availability Assessment (SHLAA) 2011.

9.10 In addition to those sites with planning permission, there are a number of specific sites identified within the Waverley Borough Local Plan 2002 and the Strategic Housing Land Availability Assessment (SHLAA), published in January 2011, that are expected to deliver housing over the period.

Table 9.6 Estimated dwelling capacity on identified and major developed sites

	2011-16	2016-21	2021-26	Total
Identified Sites (SHLAA, 2011)	509	251	0	760
Total	509	251	0	760

9.11 Table 6.6, above, demonstrates that there is an estimated capacity to deliver **509** net new dwellings on identified sites within the next five years, with a further **251** net new dwellings expected to be delivered over the subsequent 10 years. For more information on the SHLAA sites identified see Table 9.14 (p.93).

Breakdown of Five Year Supply Components

Table 9.7 Breakdown of Five Year Supply Components

Housing Supply Component:	Number of Dwellings expected 2011-2011
(a) Sites with planning permission as at 1 April 2011	778

9 Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory

Housing Supply Component:	Number of Dwellings expected 2011-2011
(b) Identified Sites	509
Total	1287

Five Year Supply Summary

	Total Number of Dwellings	Average Per Year
Expected delivery of dwellings between 2011-2016	1287	257
Housing requirement 2011-2016	1225	245
Difference (+/-)	+62	+12

Housing Supply Beyond Five Years (2016-2026)

Trend Based Estimates

9.12 The Council is currently working on its Core Strategy for the Local Development Framework (LDF), which will be followed by a site allocations document. An important piece of evidence that is currently being updated is the Strategic Housing Land Availability Assessment (SHLAA). This will assist in identifying/allocating further specific sites and pending completion of this work, these trend-based estimates are considered to be the best way of demonstrating likely supply beyond the initial five-year period.

9.13 During the period between 2016-2021, a trend-based figure of 58 dwellings has been applied. This considers completion trends on sites delivering a net gain of 1-4 dwellings. This avoids double counting dwellings in the supply assessment as it is below the site size threshold of those sites identified in the SHLAA. It therefore considers only the number of dwellings that will come forward on the smaller sites, which are the most difficult to anticipate. During the period between 2021-2026, this trend-based figure has been increased to 88 dwellings. This takes account of the size and expected delivery of larger sites identified in the SHLAA during this later period.

Table 9.8 Summary of Trend Based Analysis to be applied 2013-2027

	(a) Average completion rates on sites delivering net increase of 1-4 dwellings (including a 25% discount)	(b) Total Supply 2016-21 (5 x (a))	(c) Average completion rates on sites delivering net increase of 1-9 dwellings (including a 25% discount)	(c) Total Supply 2021-26 (5 x (c))	Total (b) + (c)
Total Dwellings	58	290	88	440	730

Predicted Supply Position 2011-2026

9.14 Using the information detailed above it is possible to collate the annual projected completions from the various sources, for the period 2011 - 2026. These are summarised in the table below.

Table 9.9 Predicted Supply Position 2011-2026

Supply	2011-2016		2016-2021		2021-2026	
	Total	Per Annum	Total	Per Annum	Total	Per Annum
Small Site Permissions	176	35.2				
Large Site Permissions	602	120.4				
Identified Sites (SHLAA)	509	102	251	50	0	0
Trend Based Estimate			290	58	440	88
TOTAL	1287		541		440	

9.15 A graph demonstrating future housing supply against the annual housing requirement is available at the end of this Annex.

Summary of Housing Supply

Total Predicted Supply 2011-2026 = 2268

Housing Requirement 2011-2026 = 3674

Table 9.10 Small Sites with Planning Permission - Development Yet to Start

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0016	WA/2010/0016	Carriers House, 8 Wharf Street, Godalming GU7 1NN	0.01	FP	3	-6	0	0	-6
WA/2008/0220	WA/2008/0220	Turners, Charles Hill, Tilford GU10 2AT	1.114	FP	1	-2	0	0	-2
WA/2010/1352	WA/2011/0100	8 Wayside, Fullers Road, Farnham GU10 4BP	0.078	FP	1	-1	0	0	-1
WA/2008/1977	WA/2008/1977	34 Fern Road, Godalming GU7 3EW	0.01	FP	1	-1	0	0	-1
WA/2009/1881	WA/2009/1881	8 Liphook Road, Haslemere GU27 1NL	0.011	FP	1	0	0	0	0
WA/2009/1587	WA/2010/1112	24 Lickfolds Road, Rowledge GU10 4AE	0.486	FP	2	1	0	0	1
WA/2010/0711	WA/2010/0711	Land At Canford House, Westfield Lane, Wrecclesham, GU10 4QP	0.166	OP	1	1	0	0	1
WA/2008/0871	WA/2008/0871	Land Adjacent To 27 Three Stiles Road, Farnham GU9 7DE	0.174	FP	1	1	0	0	1
WA/2011/0182	WA/2011/0182	34 Waynflete Lane, Farnham GU9 7BL	0.039	FP	1	1	0	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0404	WA/2010/0404	8 Shorthearth Crest, Farnham GU9 8SA	0.117	FP	1	1	0	0	1
WA/2003/0692	WA/2010/1188	Land at 1 Wicket Hill, Wrecclesham, Farnham.	0.082	FP	1	1	0	0	1
WA/2002/1272	WA/2008/0351	Land at 11 Bat and Ball Lane, Wrecclesham, Farnham.	0.124	FP	1	1	0	0	1
WA/2008/1543	WA/2008/1543	Lowlands Bungalow, Folly Lane South, Farnham GU9 0BZ	0.09	FP	2	1	0	0	1
WA/2008/1375	WA/2010/0576	7 Boundstone Road, Farnham GU10 4TH	0.126	FP	2	1	0	0	1
WA/2010/0645	WA/2010/0645	13, Gardeners Hill Road, Wrecclesham Farnham GU10 4RL	0.625	FP	1	1	0	0	1
WA/2010/1040	WA/2010/1040	Land Rear Of 11 Wings Road, Farnham GU9 0HN	0.09	FP	1	1	0	0	1
WA/2007/2606	WA/2007/2606	1 The Borough, Farnham GU9 7NA	0.015	FP	1	1	0	0	1
WA/2008/0752	WA/2008/0752	3 Park Row, Farnham GU9 7JH	0.011	FP	1	1	0	0	1

9 Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2008/0733	WA/2008/0733	8 Downing Street, Farnham GU9 7PB	0.017	FP	1	1	0	0	1
WA/2007/0628	WA/2010/1499	The Malt House, Hammondswood Road, Frensham GU10 3EH	0.187	FP	1	1	0	0	1
WA/2010/1660	WA/2010/1660	St Mary's Church, The Street, Frensham GU10 3EA	0.414	FP	1	1	0	0	1
WA/2008/1328	WA/2009/1386	Charlton House, Searle Road, Farnham GU9 8LJ	0.18	FP	2	1	0	0	1
WA/2010/1195	WA/2010/1195	21 Lodge Hill Road, Farnham GU10 3QW	0.171	FP	2	1	0	0	1
WA/2008/2225	WA/2008/2225	Flats 7-8, Great Austins House, Tilford Road Farnham GU9 8DS	0.587	FP	1	1	0	0	1
WA/2010/1091	WA/2010/1091	55 Badshot Lea Road, Farnham GU9 9LP	0.003	FP	1	1	0	0	1
WA/2010/0947	WA/2010/0947	The Coach House, Moor House, Tilford Road, Rushmoor GU10 2EB	0.511	FP	1	1	0	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0452	WA/2010/0452	Hill Ridge House, Tilford Road, Hindhead GU26 6RL	0.098	FP	1	1	0	0	1
WA/2009/0833	WA/2009/0833	Land To Rear Of Lees Cottage, Church Road, Haslemere GU27 1NU	0.047	FP	1	1	0	0	1
WA/2010/0263	WA/2010/0263	27 Lion Lane, Haslemere GU27 1JF	0.052	FP	1	1	0	0	1
WA/2008/1610	WA/2008/1610	Land At Broom Close, Farnham Lane, Haslemere GU27 1EU	0.203	FP	1	1	0	0	1
WA/2007/0741	WA/2009/1728	Land At The Old Farm House, Farnham Road, Elstead GU8 6DB	0.041	FP	1	1	0	0	1
WA/2005/1089	WA/2008/2066	Land Adjacent To Crosse Garden, Church Lane, Haslemere, GU27 2BJ	0.111	FP	1	1	0	0	1
WA/2008/1188	WA/2008/1188	Rockwood Estate, Haslemere Road, Witley GU8 5PT	2.009	FP	1	1	0	0	1
WA/2009/1472	WA/2009/1472	Land To The Rear Of 30, Sunny Hill, Witley GU8 5RN	0.054	FP	1	1	0	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2007/1161	WA/2009/1710	Land At 41 New Road, Milford GU8 5BE	0.124	FP	2	1	0	0	1
WA/2008/0595	WA/2008/0595	5 Manor Fields, Milford GU8 5EQ	0.098	FP	1	1	0	0	1
WA/2009/1760	WA/2009/1760	Land At Everton Cottage, Wheeler Lane, Witley GU8 5QP	0.036	FP	1	1	0	0	1
WA/2010/1700	WA/2010/1700	Land At Chisbury, Petworth Road, Witley GU8 5LZ	0.264	FP	1	1	0	0	1
WA/2009/1290	WA/2009/1290	Land Adjacent Hurst Farm Surgery, Chapel Lane, Milford GU8 5HU	0.026	FP	1	1	0	0	1
WA/2009/0897	WA/2009/0897	Conifers Woodside Road, Chiddingfold GU8 4RB	0.098	FP	2	1	0	0	1
WA/2007/2619	WA/2009/1768	Land At Hazel Nook, Ridgley Road, Chiddingfold GU8 4QQ	0.116	FP	1	1	0	0	1
WA/2010/1216	WA/2010/1216	Crowts, Tuesley Lane, Godalming GU7 1UD	0.193	FP	1	1	0	0	1
WA/2008/1373	WA/2008/1373	Land At 74 Pullman Lane, Godalming GU7 1YB	0.072	OP	1	1	0	0	1

Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory 9

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0850	WA/2010/0850	147 High Street, Godalming GU7 1AF	0.006	FP	1	1	0	0	1
WA/2006/1460	WA/2008/1256	Oakbraes, Frith Hill Road, Godalming GU7 2EA	0.267		8	1	0	0	1
WA/2010/1773	WA/2010/1773	78 High Street, Godalming GU7 1DU	0.029	FP	1	1	0	0	1
WA/2010/0441	WA/2010/0441	Land Forming Part Of Frith Hatch, 30 Chalk Road, Godalming GU7 2AD	0.086	FP	1	1	0	0	1
WA/2010/2099	WA/2010/2099	Mental Health Centre, 41 Binscombe Lane, Godalming GU7 3PP	0.035	FP	1	1	0	0	1
WA/2008/0706	WA/2008/0706	13 Pound Lane, Godalming GU7 1BX	0.007	FP	2	1	0	0	1
WA/2010/2135	WA/2010/2135	Dylan House, Town End Street, Godalming GU7 1BQ	0.017	FP	2	1	0	0	1
WA/2008/1707	WA/2008/1707	4 Chestnut Way, Godalming GU7 1TN	0.066	FP	1	1	0	0	1
WA/2006/2860	WA/2010/0009	42 Furze Lane, Godalming GU7 3NP	0.042	FP	2	1	0	0	1
WA/2009/0072	WA/2009/0072	1 Nursery Road, Godalming GU7 3JU	0.031	FP	2	1	0	0	1

9 Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0646	WA/2010/0646	10a, High Street, Bramley GU5 0HF	0.015	FP	1	1	0	0	1
WA/2008/2228	WA/2008/2228	Amberley, Birtley Road, Bramley GU5 0JJ	0.228	FP	2	1	0	0	1
WA/2010/1206	WA/2010/1206	The Old Farm House, Stovolds Hill, Cranleigh GU6 8LE	0.068	FP	1	1	0	0	1
WA/2010/0647	WA/2010/0647	Hullbrook Barn, Hullbrook Farm, Shamley Green GU5 0TF	0.172	FP	1	1	0	0	1
WA/2006/1509	WA/2010/0272	Land At Eidon Farm, Elmbridge Road, Cranleigh GU6 8JX	0.89	AA	1	1	0	0	1
WA/2007/1085	WA/2010/1432	Land At Tall Trees Nursery, East Whiple Lane, Shamley Green GU5 0TD	0.233	FP	1	1	0	0	1
WA/2008/1575	WA/2008/1575	Land At Fairfield, 5 Smithwood Avenue, Cranleigh GU6 8PS	0.092	FP	2	1	0	0	1
WA/2010/0138	WA/2010/0138	High Pines, The Common, Cranleigh GU6 8NS	0.632	FP	2	1	0	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/1024	WA/2010/1024	Nova House, The Common, Cranleigh GU6 8RX	0.019	FP	1	1	0	0	1
WA/2009/1383	WA/2009/1383	Unit 1, Sterling Barns, Knowle Lane, Cranleigh GU6 8JP	0.037	FP	1	1	0	0	1
WA/2007/1585	WA/2010/1010	Land At Little Ivelle Farm, Knowle Lane, Cranleigh GU6 8RD	0.218	FP	1	1	0	0	1
WA/2007/1559	WA/2007/2738	Cedar Cottage, New Park Road, Cranleigh GU6 7HJ	0.061	FP	2	1	0	0	1
WA/2010/1643	WA/2010/1643	Land At 8 Bedlow Cottages, Ewhurst Road, Cranleigh GU6 7EF	0.045	FP	1	1	0	0	1
WA/2011/0078	WA/2011/0078	102-103 West Street, Farnham GU9 7EN	0.01	FP	2	2	0	0	2
WA/2007/2602	WA/2007/2602	1 The Borough, Farnham GU9 7NA	0.018	FP	2	2	0	0	2
WA/2006/2360	WA/2006/2360	Land At Browns Annexe, Beacon Hill Court Primary School, Parsons Lane, Hindhead GU26 6NP	0.282	FP	2	2	0	0	2

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/1096	WA/2010/1096	26 - 32 Meadway, Haslemere GU27 1NW	0.09	FP	4	2	0	0	2
WA/2008/0914	WA/2008/0914	Littlecroft, Hindhead Road, Hindhead GU26 6AW	0.288	FP	3	2	0	0	2
WA/2010/1464	WA/2010/1464	St Georges Flats, 117 Kings Road, Haslemere GU27 2QQ	0.083	FP	2	2	0	0	2
WA/2008/0740	WA/2008/0740	Land At Edgewood, Grays Close, Haslemere GU27 2LJ	0.19	FP	3	2	0	0	2
WA/2009/1462	WA/2009/1462	The Birches, Encoln & Keens Yard, Haslemere Road, Witley GU8 5QA	0.864	OP	7	2	0	0	2
WA/2007/1074	WA/2008/0828	Land At Cemetery Lodge, Ockford Ridge, Godalming GU7 2NP	0.107	OP	2	2	0	0	2
WA/2010/2136	WA/2010/2136	Primrose Place, Portsmouth Road, Godalming GU7 2JW	0.023	FP	2	2	0	0	2
WA/2010/2210	WA/2010/2210	Cranham, St Anne's Road, Godalming GU7 1LP	0.095	FP	3	2	0	0	2

Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory 9

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2009/1447	WA/2009/1447	Old Barn, High Street, Bramley GU5 0HS	0.043	FP	2	2	0	0	2
WA/2008/0777	WA/2008/0777	8 Victoria Road, Cranleigh GU6 8SP	0.021	FP	3	2	0	0	2
WA/2009/0063	WA/2009/0063	127 Horsham Road, Cranleigh GU6 8DZ	0.185	FP	2	2	0	0	2
WA/2010/1529	WA/2010/1529	1 West Street, Farnham GU9 7DW	0.013	FP	3	3	0	0	3
WA/2009/0689	WA/2009/0689	Land At 17 Kings Road, Haslemere GU27 2QA	0.022	FP	3	3	0	0	3
WA/2010/0512	WA/2010/0512	16b High Street, Godalming GU7 1EB	0.041	FP	3	3	0	0	3
WA/2008/1267	WA/2008/1267	61 Brighton Road, Godalming GU7 1NT	0.157	OP	4	3	0	0	3
WA/2009/0522	WA/2009/0522	Land At Westdene & Westlea, Elmbridge Road, Cranleigh GU6 8NW	0.119	FP	5	3	0	0	3
WA/2010/0461	WA/2010/0461	The Richard Onslow Ph, 113 High Street, Cranleigh GU6 8AU	0.211	FP	3	3	0	0	3
WA/2010/1213	WA/2010/1213	50 West Street, Farnham GU9 7DX	0.042	FP	4	4	0	0	4

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0883	WA/2010/0883	Marshalls, Weydon Lane, Farnham GU9 8QS	0.168	FP	15	4	0	0	4
WA/2008/0832	WA/2008/0832	Westbrook Farm, Westbrook Hill, Elstead GU8 6LH	0.61	FP	4	4	0	0	4
WA/2009/1207	WA/2009/1207	Place Farm Nore Lane Formerly The Street Hascombe GU8 4JT	0.365	FP	4	4	0	0	4
					177	113	0	0	113

Planning Status:

AA Appeal Allowed
 FP Full Permission
 OP Outline Permission
 DPA Details Pursuant Approval
 CERTGR Certificate of Lawfulness Granted

Table 9.11 Small Sites with Planning Permission - Under Construction

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/0681	WA/2010/0681	Beacon House, Thursley Road, Godalming GU8 6DH	0.05	Under Construction	1	0	1	0	0
WA/2004/0834	WA/2004/0834	Park Lodge, Lythe Hill Park, Haslemere	0.12	Under Construction	1	1	1	0	1
WA/2007/1254	WA/2007/1254	Land At Charles Aldred Ltd, The Street, Dockenfield GU10 4JF	0.12	Under Construction	1	1	1	0	1
WA/2005/0936	WA/2005/0936	Land At Manley Bridge Farm, Manley Bridge Road, Farnham, GU10 4DA	0.276	Under Construction	2	1	1	0	1
WA/2003/0669	WA/2006/0338	Land to rear of 40 Tor Road, Farnham.	0.037	Under Construction	1	1	1	0	1
WA/2004/2196	WA/2004/2196	24 Hill View Road, Farnham, GU9 7BJ	0.027	Under Construction	1	1	1	0	1
WA/2003/2676	WA/2003/2676	Land Adjacent To 50 Boundstone Road, Farnham, GU10 4TR	0.032	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2007/2735	WA/2007/2735	1 The Borough, Farnham GU9 7NA	0.027	Under Construction	1	1	1	0	1
WA/2007/1719	WA/2008/0343	Land At 13 & 17a, Longdown Road, Farnham GU10 3JT	0.289	Under Construction	1	1	1	0	1
WA/2005/0795	WA/2009/0783	Land At 66 Middle Bourne Lane, Farnham, GU10 3NJ	0.18	Under Construction	2	1	2	0	1
WA/2007/0587	WA/2007/0587	5 Aveley Lane, Farnham GU9 8PN	0.236	Under Construction	2	1	2	0	1
WA/2002/2138	WA/2002/2138	The Coach House Buildings, The Grange, Frensham	0.253	Under Construction	1	1	1	0	1
WA/2010/0866	WA/2010/0866	Land At Daneshill, The Reeds Road, Frensham GU10 3DQ	0.296	Under Construction	2	1	0	1	0
WA/2007/1029	WA/2010/1220	Land At Woodview, Bourne Grove, Farnham GU10 3QT	0.447	Under Construction	1	1	1	0	1
WA/2008/0741	WA/2008/0741	Land To Rear Of 16-18, Weybourne Road, Farnham GU9 9ES	0.06	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2007/2360	WA/2007/2360	Land At 51 Dene Lane, Farnham GU10 3RJ	0281	Under Construction	1	1	1	0	1
WA/2008/0806	WA/2008/0806	Pierpont Reeds Cottage Barn, The Reeds Road, Frensham GU10 3BP	0084	Under Construction	1	1	1	0	1
WA/1999/1532	WA/2004/1449	Cherrimans, Liphook Road, Haslemere	0164	Under Construction	1	1	1	0	1
WA/2010/0575	WA/2010/0575	11 St Christophers Road, Haslemere GU27 1DQ	0057	Under Construction	2	1	2	0	1
WA/2006/2111	WA/2006/2111	Land At 1 & 2 Pine View Close, Haslemere GU27 1DU	0055	Under Construction	1	1	1	0	1
WA/2005/1276	WA/2010/1830	Land At 1 Railway Cottages, Tanners Lane, Haslemere, GU27 1BL	0081	Under Construction	1	1	1	0	1
WA/2004/2684	WA/2005/0658	50 High Street, Haslemere, GU27 2LA	0019	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2009/1382	WA/2009/1382	2 The Bungalows, Roke Lane, Witley GU8 5NH	0.064	Under Construction	2	1	2	0	1
WA/2003/0833		22 Church Street, Godalming.	0.012	Under Construction	1	1	1	0	1
WA/2009/1150	WA/2009/1150	Land Adjoining Ridgeway, 8 Deanery Road Godalming GU7 2PQ	0.039	Under Construction	1	1	1	0	1
WA/2009/0551	WA/2009/1143	Olinda, Knoll Road, Godalming GU7 2EP	0.168	Under Construction	1	1	1	0	1
WA/2008/1868	WA/2008/1868	58 & 60 Meadow, Godalming GU7 3HT	0.046	Under Construction	3	1	3	0	1
WA/2005/2445	WA/2005/2445	Bramley Grange Flats, Horsham Road, Bramley, GU5 0ER	0.01	Under Construction	1	1	1	0	1
WA/2005/2307	WA/2006/1966	Barnett Farm, Lordshill Road, Shamley Green, GU5 0TP	0.153	Under Construction	1	1	1	0	1
WA/2001/1385	WA/2007/1039	Wonersh Mill, Cranleigh Road, Wonersh.	0.228	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2009/1331	WA/2009/1331	Alfold Business Centre, Loxwood Road, Alfold GU6 8HP	0.031	Under Construction	1	1	1	0	1
WA/2007/0097	WA/2007/0097	1 Crossways Cottages, Guildford Road, Alfold GU6 8HF	0.053	Under Construction	1	1	1	0	1
WA/2007/2537	WA/2008/0909	Land At The Cottage, Guildford Road, Cranleigh GU6 8PP	0.241	Under Construction	2	1	2	0	1
WA/2006/2324	WA/2006/2324	264 High Street, Cranleigh GU6 8RT	0.038	Under Construction	2	1	2	0	1
WA/2000/2101	WA/2009/1877	Land adj. Whiteoaks, The Common, Cranleigh.	0.175	Under Construction	1	1	1	0	1
WA/2005/2070	WA/2005/2070	226 High Street, Cranleigh, GU6 8RL	0.038	Under Construction	1	1	1	0	1
WA/2008/1083	WA/2008/1083	7 Wrecclesham Road, Farnham GU9 8TY	0.181	Under Construction	2	2	2	0	2

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2007/2153	WA/2007/2153	Land At 82 Way Hill, Haslemere, GU27 1HU	0.031	Under Construction	2	2	2	0	2
WA/2009/0443	WA/2009/0443	Land To Rear Of The Post Office And Poplars, Portsmouth Road, Milford GU8 5DS	0.032	Under Construction	2	2	2	0	2
WA/2009/0464	WA/2009/0464	Holme Lodge, Nightingale Road, Godalming GU7 3AQ	0.241	Under Construction	2	2	2	0	2
WA/2008/1192	WA/2010/1659	Land Adjacent To Overtanks, The Drive, Godalming GU7 1PD	0.154	Under Construction	2	2	1	0	2
WA/2008/0538	WA/2008/0538	Land At Merryoak, The Drive, Godalming GU7 1PH	0.174	Under Construction	2	2	0	1	1
WA/2001/1504	WA/2001/1504	Land at Morris Lodge Hotel, Frensham Road, Lower Bourne, Farnham.	1.239	Under Construction	3	3	3	0	3
WA/2005/0258	WA/2007/1197	Land At 1 And 2 Jubilee Villas, Coxcombe Lane,	0.166	Under Construction	3	3	1	2	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2008/1176	WA/2008/1176	Chiddingfold, Godalming							
WA/2010/0475	WA/2010/0475	27 Marshall Road, Godalming GU7 3AS	0.084	Under Construction	4	3	0	2	1
WA/2009/1711	WA/2010/0475	Carrick House, St James Place, Cranleigh GU6 8RP	0.014	Under Construction	3	3	3	0	3
WA/2007/1351	WA/2009/1711	Land Off Hesketh Close, (land At The Rear Of 21-23), Mead Road, Cranleigh GU6 7BQ	0.097	Under Construction	3	3	2	1	2
WA/2009/1332	WA/2007/1351	Tilford Garage And Post Office, Tilford Street, Tilford GU10 2BL	0.311	Under Construction	5	4	0	3	1
WA/2006/0743	WA/2009/1332	Alfold Business Centre, Loxwood Road, Alfold GU6 8HP	0.103	Under Construction	4	4	4	0	4
WA/2006/0743	WA/2006/0743	Hunters Barn, Mill Lane, Frensham, GU10 3EB	0.123	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net Gain)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2007/2499	WA/2007/2499	High Pines, The Common, Cranleigh GU6 8NS	0.242	Under Construction	1	1	1	0	1
WA/2008/0694	WA/2008/0694	White Oaks, The Common, Cranleigh GU6 8SN	0.129	Under Construction	2	1	2	0	1
					87	73	69	10	63

Table 9.12 Large Sites with Planning Permission - Development Yet to Start

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2011/0084	WA/2011/0084	17 St James Terrace Farnham GU9 7JT	0.073	FP	5	5	0	0	5
WA/2007/1284	WA/2010/1912	Land At Hindhead Road Garage, Hindhead Road, Haslemere GU27 1LH	0.133	FP	5	5	0	0	5
WA/2010/1873	WA/2010/1873	Honeypot Antiques, Milford Road, Einstead GU8 6HP	0.059	FP	5	5	0	0	5
WA/2008/0873	WA/2011/0734	Land At The Manse, Croft Road, Godalming GU7 1BY	0.042	FP	6	5	0	0	5
WA/2010/0030	WA/2010/0030	Land At Wiggins Yard, Bridge Street, Godalming GU7 1HW	0.114	FP	5	5	0	0	5

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2010/1106	WA/2010/1106	Land Adjacent 1, Catteshall Lane, Godalming GU7 1LL	0.103	FP	5	5	0	0	5
WA/2010/1384	WA/2010/1384	139-143 High Street, Godalming.	0.037	FP	6	6	0	0	6
WA/2010/2029	WA/2010/2029	1-3 Summers Road, Godalming GU7 3BB	0.055	FP	6	6	0	0	6
WA/2008/1423	WA/2008/1423	Land At 41 Frensham Road, Farnham GU10 3PZ	0.204	FP	8	7	0	0	7
WA/2009/0958	WA/2009/0958	Land At Long Island, Border Road, Haslemere GU27 1PF	0.248	FP	7	7	0	0	7
WA/2010/0535	WA/2010/0535	14-18 Lower Street, Haslemere GU27 2NX	0.053	FP	7	7	0	0	7

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2005/1702	WA/2008/1863	Land At Charterhouse School, Peperharow Road, Godalming, GU7 2PW	0.43	AA	7	7	0	0	7
WA/2006/2113	WA/2010/1898	Broom House, Tower Road, Hindhead GU26 6SL	0.277	FP	12	8	0	0	8
WA/2010/0172	WA/2010/0172	Undershaw Hotel, Hindhead Road, Hindhead GU26 6AH	1.027	FP	8	8	0	0	8
WA/2010/1350	WA/2010/1350	Land At Ridgley Road, Chiddingfold GU8 4QP	0.257	FP	8	8	0	0	8
WA/2008/0664	WA/2008/0664	Land At 2 Shorth Heath Road, Farnham GU9 8SR	0.228	FP	10	9	0	0	9

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
WA/2009/1427	WA/2009/1427	Land at Shackleford Mushroom Farm, Peper Harow Lane, Shackleford	3.053	FP	9	9	0	0	9
WA/2009/1300	WA/2009/1300	Land At Barco And Nantmore, Charterhouse Road, Godalming GU7 2AW	0.264	FP	12	10	0	0	10
WA/2010/1025	WA/2010/1025	22 Hare Lane, Godalming GU7 3EE	0.27	FP	11	10	0	0	10
WA/2010/1252	WA/2010/1252	Working Mens Club, Woodside Road, Chiddingfold GU8 4QD	0.529	FP	13	12	0	0	12
WA/2008/1690	WA/2010/1386	Heath House, Heath Lane, Farnham GU9 0PF	0.448	FP	14	13	0	0	13
WA/2006/2826	WA/2010/0342	24 Brighton Road,	0.167	FP	13	13	0	0	13

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	Number Under Construction	Dwellings Built (Net)	No. of Outstanding Dwellings (Net)
		Godalming GU7 1NS							
WA/2009/1319	WA/2009/1319	Moor Park House, Moor Park Lane, Farnham GU10 1QR	29.648	FP	25	22	0	0	22
WA/2010/0432	WA/2010/0432	Land At Rowland House, Rowland Road, Cranleigh GU6 8SW	0.915	FP	39	39	0	0	39
WA/2008/0279	WA/2008/0279	Land At East Street, Farnham	3.885	FP	239	235	0	0	235
					485	466	0	0	466

Planning Status:

AA	Appeal Allowed
FP	Full Permission
OP	Outline Permission
DPA	Details Pursuant Approval
CERTGR	Certificate of Lawfulness Granted

Table 9.13 Large Sites with Planning Permission - Under Construction

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	No. Under Construction	Dwellings Built	Outstanding (Net)
WA/2002/0061	WA/2007/2580	Land at Mead Lane, Farnham.	0.127	Under Construction	5	5	1	4	1
WA/2006/0511	WA/2006/0511	Land At Rear Of 49-51 High Street, Godalming, GU7 1AT	0.105	Under Construction	5	5	5	0	5
WA/2008/1326	WA/2008/1326	57 & 57a Weybourne Road, Farnham GU9 9EU	0.183	Under Construction	6	6	6	0	6
WA/2007/0705	WA/2007/0705	Land At 24 & 26 Pottery Lane, Farnham GU10 4QJ	0.36	Under Construction	10	8	9	1	7
WA/2007/0577	WA/2007/0577	48/50 Shortheath Road, Farnham GU9 8SQ	0.287	Under Construction	9	9	1	8	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	No. Under Construction	Dwellings Built	Quantity (Net)
WA/2008/0310	WA/2008/0310	Shortfield Garage And Adjoining Land, Shortfield Common Road, Frensham GU10 3BJ	0.212	Under Construction	9	9	9	0	9
WA/2004/1386	WA/2006/2810	1 Hale Road, Farnham, GU9 9QQ	0.078	Under Construction	10	9	7	3	6
WA/2006/1672	WA/2006/1672	Oakhurst, Friith Hill Road, Godalming, GU7 2ED	0.181	Under Construction	11	9	6	3	6
WA/2008/1458	WA/2010/1439	Land At 7 - 15 Wharf Street, Godalming GU7 1NN	0.087	Under Construction	9	9	9	0	9
WA/2006/1041	WA/2006/1041	Haslemere House, Lower Street, Haslemere, GU27 2PE	0.222	Under Construction	13	13	0	4	9

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net)	No. Under Construction	Dwellings Built	Quantity (Net)
WA/2007/0512	WA/2009/1691	Land At Waverley House, 54 Waverley Lane, Farnham GU9 8BN	0.36	Under Construction	15	14	15	0	14
WA/2004/1207	WA/2006/0223	Land At Meadowslands, Wakeners Wood, St Andrews & Arnos, Midhurst Road, Haslemere, GU27 2PT	1.76	Under Construction	45	41	1	40	1
WA/2007/2696	WA/2009/1877	Land At 6a-8 Wreodesham Road, Farnham GU9 8TZ	1.385	Under Construction	60	59	1	0	59
WA/2004/1815	WA/2007/1924	Farnham Hospital, Hale Road, Farnham, GU9 9QH	2.608	Under Construction	134	134	3	131	3
					341	330	73	194	136

Table 9.14 Identified Sites (Source: SHLAA, 2011)

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
129	Park Mead Junior School, Park Drive	Cranleigh	30	SHLAA	30	0	0	Suitable for high density redevelopment as flats, the site needs to be formally surplus prior to redevelopment. Development could be at medium to high densities given the character of the surrounding area. It is likely that part of the site will need to be retained for a community use.
130	Cranleigh Infants School, Church Lane	Cranleigh	20	SHLAA	0	20	0	This site is suitable for development at a medium to high density, given the location close to central Cranleigh. The buildings will have to be of a style appropriate to this setting in close proximity to the church. The site is likely only to come forward in the longer term given the need for the redevelopment of the school at the St Nicholas C of E site, and residential development with some retained community use is likely to be suitable.
33	Badshot Lea Service Station	Farnham	8	SHLAA	8	0	0	The site is suitable for residential development in principle subject to overcoming the constraints set out above. It is considered that a high density of about 70 d p ha is appropriate given the relatively high density of properties that the site lies within. This will give a yield of 8 dwellings. As the site is vacant it is considered that redevelopment for housing could take place in the first five year period.
133	Land rear of Viners Mead and Colemans,	Farnham	7	SHLAA	7	0	0	Development, as recent refusals have shown, would need to be carefully designed to respect the character, appearance and setting of the conservation area and listed buildings. Although 9 new dwellings on the site is likely

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments (Source: SHLAA, 2011)
					2010-15	2015-20	2020-25	
	Wrecclesham Road							to be too high this site remains suitable for redevelopment and 8 new homes is considered appropriate (net 7).
134	Tattingstone, 70 Frensham Road	Farnham	7	SHLAA	7	0	0	There is the potential for redevelopment of this site however development will need to take into account the reasons for refusing planning permission. A scheme for this site will have to reduce the overall footprint from this so that it is more in keeping with the existing building, including a possible conversion. The indicative yield is considered appropriate and it is estimated that development will take place in the first five year period. The densities shown are for the whole site area, whereas the developable area will be smaller.
135	Land at Portland Terrace and Portland House	Farnham	8	SHLAA	8	0	0	The site is suitable for housing in principle. It is anticipated the site could deliver 8 new homes but should take account of the recent reasons for refusing planning permission. There is no reason that these could not be delivered in the first five year period if an appropriate design and layout can be achieved.
136	35 - 42 East Street	Farnham	30	SHLAA	0	30	0	Development in this location is suitable for sheltered housing, flats or high density family homes, given the location in the town centre with good access to shops and services. There is a commitment of the Council to see the site redeveloped but this should be a mix of uses in order to continue to provide commercial uses in this central location. Therefore only 30 dwellings is estimated despite the potential to accommodate more. As this is a large development site where a mix of uses would be expected

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments (Source: SHLAA, 2011)
					2010-15	2015-20	2020-25	
137	Bourne Mill, Guildford Road	Farnham	35	SHLAA	35	0	0	<p>it may not come forward for development in the first 5-year timeframe.</p> <p>Residential development is suitable on part of the site. The earlier application for 58 dwellings may have been too high. However, lower yields that are more compatible with quality and constraints in this location could be appropriate. 35 dwellings has therefore been estimated for the site. These could be delivered within the first five year period.</p> <p>The site will need to comply with the affordable housing requirement set out in the local plan covering this site.</p>
190	54/55 Southern Way	Farnham	5		5	0	0	<p>Development for housing on this site would be appropriate given its location and physical characteristics, subject to the constraints mentioned above. However, the size of the site and its relationship with adjoining residential properties means that the design and layout of any development for at least five dwellings would need to be innovative to ensure there is no impact on neighbours or the character of the area.</p> <p>As the site has relatively little constraints it is estimated that development will take place in the first five year period.</p>

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
264	Victoria House, South Street	Farnham	8		8	0	0	<p>The site is suitable for residential use in principle subject to the above constraints. Housing may need to be part of a mixed use development in order to retain some employment and all of the retail floorspace in a town centre location. The site contributes to the character of this part of the town centre and conversion of the building is considered more appropriate.</p> <p>An indicative yield of 8 is deemed appropriate because of the need to retain some of the commercial floorspace. Conversion could take place within the first five year period.</p>
284	Former Toyota Garage, Burnt Hill Road	Farnham	15		15	0	0	<p>The site is suitable for housing subject to taking into account the physical and policy constraints of developing the site set out above. The site is well located near to local shops and on a good bus route between Farnham and Aldershot.</p> <p>An indicative yield of net 15 dwellings at approximately 43 d p ha is considered appropriate, although this is more than the recent planning application. The Council will need to closely monitor the site. Given that the site is vacant and an application has been submitted, delivery is anticipated in the first five year period.</p>

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments (Source: SHLAA, 2011)
					2010-15	2015-20	2020-25	
285	The Bush Hotel, The Borough	Farnham	5		5	0	0	<p>The site is suitable for housing development in principle subject to the constraints sets out above. However, the sensitivity of its location and the size of the site means that a development must be in keeping with the historic character of the surrounding area.</p> <p>Given its sensitivity only 5 dwellings is anticipated for the site. However, it is anticipated that without any significant physical constraints these can be delivered in the first five year period.</p>
345	Land at Stockwood Way, Hale (Parcel A)	Farnham	14		14	0	0	<p>Housing development on this site is acceptable in principle subject to the constraints mentioned above. The recent application was for 14 dwellings and this is considered an appropriate estimate for a site that will bridge two areas of different housing type, size and layout. There is no reason why the housing can not be delivered in the first five year period.</p>
380	Stephensons Engineering Site, 66 Wrecclesham Hill	Farnham	12		12	0	0	<p>The site is suitable for housing development in principle. The agents acting for the owners have indicated that they are looking for 12 dwellings. Although this will result in a residential density higher than that surrounding the site, this figure is appropriate if the layout and density are carefully considered to meet the constraints set out above. Given that the site is vacant, completion is estimated for the first five year period.</p>

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments (Source: SHLAA, 2011)
					2010-15	2015-20	2020-25	
382	9 School Hill, Wrecclesham	Farnham	8		8	0	0	The site is suitable for housing in principle. An application for 8 dwellings has been submitted and this may be appropriate provided that development takes into account the constraints mentioned above and is sensitive to its prominent location: on a corner plot, at a level above the road, in a conservation area, adjacent to a cemetery and opposite a church. As the building is no longer used it is considered that completion could take place within the first five year period.
415	The Bishops Table, West Street	Farnham	5		5	0	0	Although there are a number of constraints mentioned above that will affect development, it is considered that these issues could be resolved and the site is suitable for housing in principle. An estimate of 5 new dwellings is considered appropriate but this will need to be monitored by the Council closely given the sensitivity of the site. Delivery is anticipated for the first five year period.
54	Garages at Silo Road	Godalming	5		5	0	0	The site was rejected in the first SHLAA on the grounds that its shape and size was not felt its shape and access could take at least 6 dwellings. However, it is considered that there is scope for a development of 5 dwellings provided that the design deals appropriately with all the issues mentioned above. As there are little constraints on the site itself it is considered that development could take place in the first five year period.

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments (Source: SHLAA, 2011)
					2010-15	2015-20	2020-25	
138	Godalming Key Site	Godalming	182	SHLAA	91	91	0	Development for housing on this site is acceptable in principle. It is considered that an estimate of 182 dwellings is used as it is in line with the latest application. However, in the light of the recent refusal this will need to be carefully monitored. The appeal and site deliverability issues means that it is estimated that the development will span both the first and second five years period.
139	Garage at Charterhouse and Borough Road, Farncombe	Godalming	8	SHLAA	8	0	0	The site is suitable for redevelopment as residential use although details will need to be considered. It is estimated that 8 dwellings can be delivered because it is the yield promoted in a recently withdrawn planning application and there are a number of constraints as mentioned above. Even though this is still a relatively high density it would not be out of keeping with the surrounding area. The site is long-term vacant and there is nothing to indicate that the site could not be delivered in the first 5-year time period if permission is granted.
140	Station Road	Godalming	15	SHLAA	15	0	0	The site is suitable for residential development at a high density given its town centre location and excellent access to services and amenities. The principle of redevelopment housing was established when planning permission was granted for residential development in 1990. Waverley

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
								Borough Council owns the site and they are committed to delivering the site in the first five-year period.
209	Land at Keys Cottage and Wedgewood, Holloway Hill	Godalming	5		5	0	0	The site is suitable for intensification in principle provided that the reasons for refusal under planning application WAW2010/0374 are overcome. Given the planning history on the site it is considered that the maximum amount of dwellings that can be accommodated is 7 giving a net increase of 5 dwellings. They can all be delivered in the first five year period.
356	Land at Badgers Close, Farncombe	Godalming						The site is suitable for housing provided that the issues mentioned above are taken into account. As there is an electricity sub station in the middle of the site, a conservative estimate of 5 new dwellings is indicated although more could be achieved. Without any significant policy and physical constraints there is no reason why these can not be delivered in the first five year period.
141	Land at West Street including Haslemere Key Site	Godalming	50	SHLAA	0	50	0	Subject to land assembly and addressing the issues and constraints identified in Local Plan policies a mixed use scheme including some residential could be acceptable.
245	Land at 5-21 Weyhill	Haslemere	39		39	0	0	The site is suitable for housing subject to the constraints mentioned above. As it is a site in the town centre a higher density of development is deemed appropriate. Furthermore the site lies adjacent to the railway line that

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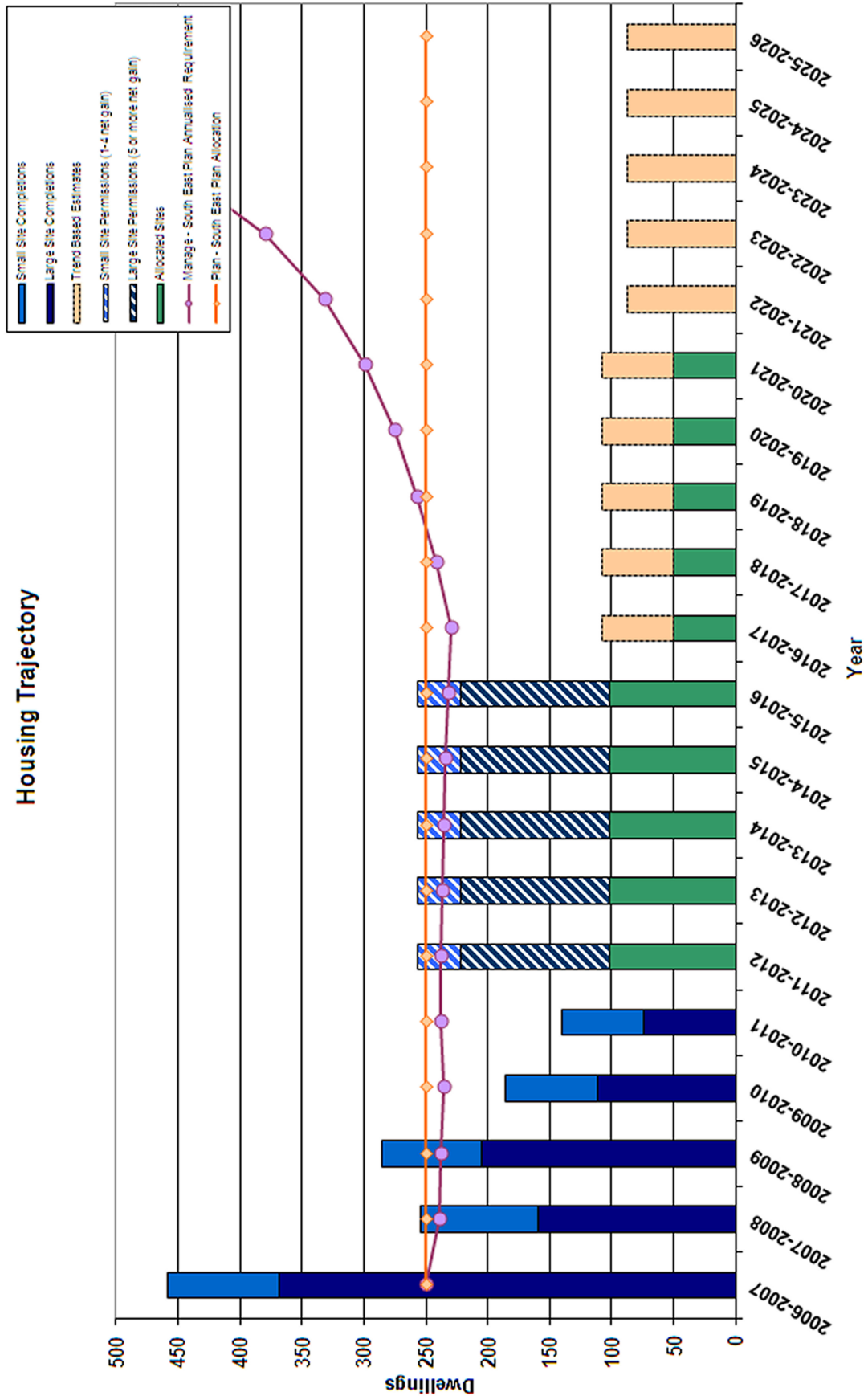
Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
								<p>is at a higher level than the site, and that the houses that lie on the opposite side of Weyhill are located at least 19 m away from the site boundary.</p> <p>It is considered that the site could yield the same amount and types of dwelling that have been applied for under WA/2010/1568 - 39 apartments. Although the application was refused on the grounds of highways, design, the provision of affordable housing and infrastructure contributions, the principle of housing is considered appropriate.</p>
315	15 High Street	Haslemere	7		7	0	0	<p>The site is suitable for housing in principle as part of a mixed use development, subject to the constraints set out above being taken into consideration. Pre application discussions have proposed to keep the ground floor shop space and turn them into smaller units whilst the first floor will be converted into 2 flats with access from the High Street. The rear building will then be replaced by a new two storey block for 5 flats with access, parking and servicing from the rear. As this provides an opportunity for a more attractive rear building, in a high density town centre location, it is considered that this site may be suitable for the amount of housing the owner is proposing. It is considered that this could be achieved within the first five year period.</p>

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
142	Highways, Tilford Road	Hindhead/ Beacon Hill	10	SHLAA	10	0	0	<p>The site does have good potential for development, although the exact number coming forward should be monitored given the constraints on the site. There is also the possibility of the site being incorporated into a larger redevelopment scheme for Central Hindhead.</p> <p>This assessment has assumed a yield of 10 units on the site and it is considered that these can be delivered in the first five years of the plan, particularly if the site is developed independently.</p>
143	Hatherleigh, Tower Road	Hindhead/ Beacon Hill	11	SHLAA	11	0	0	<p>This site is suitable for intensification. However, officer comments on previous plans for the site identified that due to the nature of the site, proximity to neighbours and the number of mature trees, the development of 20 units may be too great, with only part of the site suitable for redevelopment. It is therefore suggested that the overall yield be reduced to a gross gain of 12 family homes (net gain of 11) all to be delivered in the first five years.</p>
144	Central Hindhead, London Road	Hindhead/ Beacon Hill	45	SHLAA	45	0	0	<p>The site will only be suitable for development following downgrading of the London Road, after opening of the Hindhead A3 tunnel. Current figures for the site are based on the 'Hindhead Together' concept statement and discussion. However, a slightly higher figure than these discussions identified has been chosen for the site, to reflect the size of the area and the potential for housing in this location. Therefore, the site needs to be carefully monitored to check if it is coming forward for development</p>

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
								as specified here as well as if this level of development is possible given the site's proximity to the SPA . The site could come forward within the first five year period as the tunnel is due to open in 2011.
145	Land at Oakdale, Portsmouth Road	Hindhead/ Beacon Hill	41	SHLAA	41	0	0	This site has good potential for housing with the opening of the Hindhead tunnel bypass, when the current use may no longer be viable in this location. As the tunnel is intended to be opened in 2011 the timeframe for this site is in the first five year time period. A mix of market and affordable housing is suggested to provide 41 homes on the site. The site will need monitoring as no application has yet been submitted and there is the potential for the actual yield to differ from the projected yield.
93	Milford Hospital, Tuesley Lane	Godalming	120	Local Plan (Policy RD6) & SHLAA	60	60	0	As identified in the Local Plan, the site is suitable for housing development. It is considered that a yield of 120 dwellings is deliverable but given the scale of development, it estimated that completions would occur in both the first and second five year periods.
			760		509	251	0	

Picture 9.1
Housing Trajectory



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