

FIVE YEAR HOUSING LAND SUPPLY POSITION STATEMENT

BASE DATE 1 APRIL 2024

PUBLISHED JANUARY 2025

Contents

1. Introduction	3
2. The Five Year Housing Supply Position	3
3. Housing Requirement	6
a) Objectively Assessed Need	6
b) Undersupply from Previous Years	6
c) The Additional Buffer	6
4. Housing Supply	7
a) Assessing Deliverability	7
b) Small and Medium Sites with Outstanding Planning Permission	8
c) Large Sites with Outstanding Planning Permission	8
d) Sites with a Resolution to Permit	9
e) Contribution from Small Windfall Sites	9
Appendix 1 – Small and Medium Sites with Outstanding Planning Permission	11
Appendix 2 – Large Sites with Outstanding Planning Permission	53
Appendix 3 – Sites with a Resolution to Permit at the Base Date	62
Appendix 4 – Small Site Windfalls	64
Appendix 5 – Land South East of Binscombe	66
Appendix 6 – St Johns Seminary	80
Appendix 7 – Land at Hurst Farm	81

1. Introduction

- 1.1 The purpose of this document is to report on progress that is being made towards meeting Waverley's housing need. It sets out the position on five year housing land supply in the Borough and covers the period from 1 April 2024 to 31 March 2029. The document has a base date of 1 April 2024. The information in the document represents the most up-to-date information that is available at the time of publication. This Five Year Housing Land Supply Position Statement updates the Five Year Housing Land Supply Position Statement 2024 published in November 2024 in accordance with the new standard method set out in the National Planning Policy Framework (NPPF) published in December 2024 and the Planning Practice Guidance.

2. The Five Year Housing Supply Position

- 2.1 Paragraph 78 of the NPPF states:

“... Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies¹, or against their local housing need where the strategic policies are more than five years old^{2 3}. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- A) 5% to ensure choice and competition in the market for land; or*
- B) 20% where there has been significant under delivery⁴ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- C) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous*

¹ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

² Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

³ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁴ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

version of this Framework⁵, and whose annual average housing requirement ⁶ is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”

- 2.2 The Waverley Borough Local Plan Part 1: Strategic Policies and Sites (LPP1) was adopted on 20th February 2018. Policy ALH1 of LPP1 makes provision for at least 11,210 net additional homes in the period 2013 to 2032, equivalent to 590 dwellings per annum. As the Borough Council adopted its strategic policies (i.e. LPP1) more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. This is currently 1,481 dwellings per annum for Waverley.
- 2.3 Table 1 below demonstrates the amount of housing required within Waverley for five years from 1 April 2024. Following the publication of the Housing Delivery Test results in December 2024 where the Council scored 154%, the Council must apply a 5% buffer to its housing requirement. The 5% buffer is shown in Table 1. On this basis there is a total housing requirement of 7,775 dwellings for the five year period (the equivalent to 1,555 homes per annum).
- 2.4 In accordance with the definition in paragraph 78 of the NPPF, Table 2 below sets out the number of net new homes that are deliverable in the five years between 1 April 2024 and 31 March 2029. The council can demonstrate that a total of 1,998 homes are deliverable within this period, equating to 1.28 years of housing land supply.

⁵ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁶ Defined as the total requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

Table 1 – The Housing Requirement

		Number of Dwellings	Average Per Annum
A	Annual housing requirement based on the standard methodology	1,481	1,481
B	Housing requirement 01/04/2024 – 31/03/2029	7,405	1,481
C	Total five year housing requirement 01/04/2024-31/03/2029 plus 5% buffer	7,775	1,555

7.2 The housing supply at 1 April 2024 is set out in Table 2.

Table 2 – The Housing Supply

		Number of Dwellings	Average per Annum
A	Outstanding planning permissions on small and medium sites (net dwellings on sites of 9 dwellings or less) as of 01/04/2024	452	90
B	Outstanding planning permissions on large sites (10 or more net dwellings) as at 01/04/2024 including prior approvals	1,155	231
C	Sites with a Resolution to Permit	247	49
D	Estimated dwellings from small sites windfalls from 01/04/2024 to 31/03/2029 (i.e. on sites where less than five net new homes can be delivered)	144	72
E	Total housing supply identified for 01/04/2024 to 31/03/2029	1,998	
Number of years' worth of supply			1.28

3. Housing Requirement

a) Objectively Assessed Need

- 3.1 The housing requirement of 1,481 dwellings per annum is established using the standard methodology.

b) Undersupply from Previous Years

- 3.2 The shortfall from earlier in the plan period is not included as Paragraph 011 Reference ID: 2a-011-20190220 of the NPPG confirms that the affordability ratio used to calculate the standard method takes into account affordability within the local authority area and “therefore it is not a requirement to specifically address under-delivery separately”.

c) The Additional Buffer

- 3.3 Paragraph 78 of the NPPF (2024) requires a buffer to be applied and states:

“...The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery⁷ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁸, and whose annual average housing requirement⁹ is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

- 3.4 The Housing Delivery Test result for Waverley, published by MHCLG in December 202, puts Waverley at 154%, meaning that a 5% buffer is applied. As a result the overall housing requirement for the five years is 7,775 (i.e. 1,481 + 5%).

⁷ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

⁸ Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

⁹ Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

4. Housing Supply

a) Assessing Deliverability

- 4.1 To be included in the five year housing supply new homes have to be on sites that are deliverable as defined in the glossary of the NPPF (2024) and in the NPPG.
- 4.2 To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years, (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 4.3 In accordance with the above definition the Council has assessed the deliverability of housing in the Borough from the following sources:
- Net new dwellings with outstanding planning permission on 1 April 2024
 - Net new dwellings on sites where the Council has resolved to grant planning permission subject to the signing of a S.106 agreement
 - Windfall development on small sites¹⁰
- 4.4 The Council has assessed the deliverability of homes on sites in all the above categories. In carrying out an assessment of deliverability it has:
- (1) Considered the policy approach set out in the NPPF and NPPG.
 - (2) Taken account of information provided to the Council by landowners and/or promoters of sites that are included.
 - (3) Taken account of progress with any relevant planning applications, discharging of conditions etc.
 - (4) Local evidence from developers on lead-in times and delivery rates for different types of sites.

¹⁰ Small sites are defined as sites delivering a net increase of 1 -4 dwellings, medium sized sites deliver a net increase of 5 -9 dwellings and large sites deliver 10+ net dwellings.

- 4.5 Evidence documents on the deliverability of sites included within the projected five year housing supply can be found on the Council's website at <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Housing-supply-and-delivery/Five-year-housing-supply>

b) Small and Medium Sites with Outstanding Planning Permission

- 4.6 All small and medium sites with outstanding planning permission (less than net 10 dwellings) are deliverable within the five years from 1 April 2024 in line with the definition of the term deliverable in the NPPF.
- 4.7 Although the housing trajectory for Local Plan Part 1 applies a 10% lapse rate to this source of housing this was considered important in demonstrating that the plan could continually meet five years' worth of housing supply each year going forward. However, the Local Plan Inspector examining the plan considered that as the NPPF did not require a blanket discount of this scale the lapse rate "may therefore lead to an unnecessarily pessimistic assessment of the 5 year supply position". The Council's approach of not including a lapse rate has been supported in an appeal decision for Land at Lower Weybourne Lane, Farnham¹¹. Therefore, for the purposes of this five year housing supply position statement a lapse rate is not applied. **452** new homes on sites of net 9 dwellings or less with outstanding planning permission have been assessed as deliverable. Details of those sites are attached at **Appendix 1**.

c) Large Sites with Outstanding Planning Permission

- 4.8 Sites of 10 or more dwellings are defined as major development sites in the NPPF glossary of terms. The Council has individually assessed the delivery of all sites of 10 or more dwellings with planning permission. In assessing the deliverability of the large sites with planning permission, the Council has taken into account the NPPF definition that states that all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. The Council has taken the view that all of the large sites that have a full planning permission are deliverable within the relevant five year period. In considering deliverability of sites within this category, the Council has revisited sites and considered the most up to date evidence to assess delivery on each site.
- 4.9 The Council has also taken into account the progress made through different stages of the planning process and information received directly from site owners or promoters. It will be noted that a number of these sites have progressed to detailed planning approval stage and many have already commenced on site.

¹¹ Appeal reference APP/R3650/W/20/3262641

- 4.10 It is acknowledged that some of the large sites only have outline planning permission. In accordance with the NPPF definition the Council has assessed these sites to determine whether there is evidence to show that there is a realistic prospect that some or all of the approved dwellings will be delivered within five years. In recent years Dunsfold Park has been included within the Council's Five Year Housing Land Supply Position Statement and the Council is currently awaiting an updated development trajectory from the site promoters. The site has been discounted from the Council's five year housing land supply by Planning Inspectors in recent appeals and for this reason, the Council has decided to exclude the site from the five year supply until there is more certainty about the timescales for delivery of housing on the site.
- 4.11 As the sites have been assessed individually, no discount has been applied generally to this source of housing land supply. Where the assessment of the individual site has indicated that houses will not be delivered within the 5 year period, the Council has not counted these. It has been concluded that **1,155** homes on sites of 10 or more net additional dwellings, with outstanding planning permission, are capable of being delivered by 31 March 2029. Details of the large sites with planning permission considered to be deliverable in whole or in part are included in the table attached at **Appendix 2**.

d) Sites with a Resolution to Permit

- 4.12 As of 1 April 2024 there were **247** homes from this source, arising from three sites, that can contribute to the five year housing land supply. Details of the sites and the reasons why the Council considers them to be deliverable, are set out in the table attached at **Appendix 3**.

e) Contribution from Small Windfall Sites

- 4.13 Paragraph 75 of the NPPF says that:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

- 4.14 Windfall is defined in the glossary of the Framework on page 80 as “sites not specifically identified in the development plan”.
- 4.15 The Council considers that a windfall allowance in the five year housing supply from sites of less than five dwellings (small windfall sites) is justified as the Council's Land Availability Assessment (LAA) only identifies sites

available for housing of five or more new dwellings, and historically sites of less than five new homes have contributed significantly to new housing in the Borough. The potential contribution of the number of new homes from small windfall sites to the overall supply of housing is 144 dwellings and is based on the annual average of past trends from this source since 2003. Details are set out in the table attached as **Appendix 4**.

- 4.16 It is expected that small sites of less than five dwellings will continue to come forward and contribute to the Borough's supply of housing. The contribution is, however, only considered appropriate for the final two years of the five year housing supply only (i.e. 2027/28 to 2028/29). This is to avoid any double counting because windfall sites contributing within the first three years will often have already received planning permission.
- 4.17 There is no contribution to the five year housing supply from windfall sites that deliver five or more net homes (medium and large windfalls). This is because the LAA has tried to identify all new homes that can be delivered on sites of more than 5 dwellings. These sites would also be expected to be allocated in the emerging Local Plan and Neighbourhood Plans. However, it is likely that other sites will be capable of delivering five or more net new homes in the next five years which the Council is currently unaware of.

Appendix 1 – Small and Medium Sites with Outstanding Planning Permission

Table 3 – Small and Medium Sites with Outstanding Planning Permission at the Base Date

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Glebelands Farm, Loxwood Road, Alfold	Alfold	0.06	07/07/2023	WA/2022/01722	Full	WA/2022/01722	2	2	No	2	06/07/2026
Land at Plot 1 Adjacent to Hedgerow, Dunsfold Road, Alfold	Alfold	0.045	9/18/2020	WA/2020/0826	Full	WA/2020/0826	1	1	Yes	1	
Wildwood Livery, Hook Street, Rudgwick, RH12 3GG	Alfold	0.49	7/6/2021	WA/2021/0109	FA	WA/2021/0109	1	1	Yes	1	
Barn at Formerly The Old Farmhouse, Stovolds Hill	Alfold	0.07	11/1/2021	WA/2017/1445	FA	WA/2022/00841	1	1	Yes	1	
Four Acres, Horsham Road, Alfold, Cranleigh, GU6 8JE	Alfold	0.24	1/12/2022	WA/2021/01164	FA	WA/2021/01164	1	1	No	1	1/11/2025
Land Coordinates 503855 135600, North East of Dunsfold Road, Alfold, Surrey	Alfold	0.3	15/02/2022	WA/2019/1324	Full	WA/2021/02393	7	7	No	7	14/02/2025
Land at Alfold Farm Bungalow, Loxwood Road, Alfold, Cranleigh, GU6 8HP	Alfold	0.19	23/06/2022	WA/2022/00556	Full	WA/2022/00556	1	1	No	1	22/06/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Brookfield, Horsham Road, Alford, Cranleigh, GU6 8JE	Alfold	0.4	23/08/2022	WA/2022/00570	Full	WA/2022/00570	2	2	No	2	22/08/2025
Site of Arun House, Guildford Road, Alford, Cranleigh, GU6 8JS	Alfold	0.08	23/12/2022	WA/2022/02085	Full	WA/2022/02085	1	1	No	1	23/12/2025
Wildwood Livery, Hook Street, Rudgewick, Horsham	Alfold	0.49	31/05/2023	WA/2022/01655	Outline	WA/2022/01655	3	3	No	3	30/05/2026
Alfold Barn, Horsham Road, Cranleigh	Alfold	0.14	12/05/2023	WA/2022/02538	Full	WA/2022/02538	2	2	No	2	11/05/2026
Unit 1 High Stovolds Farm, Stovolds Hill, Cranleigh	Alfold	0.02	13/10/2023	PRA/2023/01817	PRA	PRA/2023/01817	1	1	No	1	12/10/2026
Unit 2 High Stovolds Farm, Stovolds Hill, Cranleigh	Alfold	0.02	13/10/2023	PRA/2023/01818	PRA	PRA/2023/01818	1	1	No	1	12/10/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Land Rear of the Alfold Barn, Horsham Road, Cranleigh, GU6 8JE	Alfold	0.14	26/01/2024	WA/2023/02125	Full	WA/2023/02125	3	3	No	3	25/01/2027
Land Rear Of The Alfold Barn, Horsham Road, Cranleigh GU6 8JE	Alfold	0.14	26/01/2024	WA/2023/02125	Full	WA/2023/2125	3	3	No	3	25/01/2027
The Crafty Brewery, Thatched House Farm, Dunsfold Road, Loxhill	Bramley	0.383	2/15/2021	PRA/2020/0028	Prior Approval	PRA/2020/0028	1	1	Yes	1	
Brooklands Farm, Pepperbox Lane, Bramley, GU5 0LW	Bramley	4.38	7/15/2021	WA/2020/1975	FA	WA/2020/1975	1	1	No	1	7/14/2024
Land at Wisteria, Birtley Road, Bramley, Guildford, GU5 0HY	Bramley	0.18	9/30/2021	WA/2021/01460	FA	WA/2021/01460	1	1	No	1	9/29/2024
Axtell Automobile Associates LTD, Destination Triumph, Birtley Road, Guildford, GU5 0JA	Bramley	1.04	11/10/2022	WA/2022/01784	Full	WA/2022/01784	5	5	No	5	11/10/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
9B High Street Bramley Guildford GU5 0HF	Bramley	0.007	21/08/2023	PRA/2023/01436	PRA	PRA/2023/01436	1	1	Yes	1	
Groom Cottage, Hydestile Stud, Hambledon Road, Hydestile, Godalming, GU8 4DE	Busbridge	0.135	10/19/2018	WA/2018/1145	Full	WA/2019/1650	1	1	Yes	1	
Land at Munstead Heath, Munstead Heath Road, Godalming, GU8 4AR	Busbridge	5.551	14/06/2016	WA/2015/0367	Full - AA	WA/2019/1092	1	1	Yes	1	
19-22 Queens Mead, Chiddingfold	Chiddingfold	0.1868	3/10/2021	WA/2019/1922	Full	WA/2019/1922	8	4	Yes	4	
16A & 16B Pathfield, Chiddingfold	Chiddingfold	0.205	2/26/2020	WA/2019/1925	Full	WA/2019/1925	6	4	Yes	4	
57 & 59 Harts Grove, Chiddingfold	Chiddingfold	0.132	2/26/2020	WA/2019/1924	Full	WA/2019/1924	5	3	Yes	3	
Redlands Farm, Gostrode Lane, Chiddingfold, GU8 4SR	Chiddingfold	0.852	06/09/2023	WA/2023/00374	FA	WA/2020/1845	1	1	No	1	05/09/2026
Garages 1 to 5 Turners Mead, Chiddingfold	Chiddingfold	0.1095	6/7/2021	WA/2021/0133	WBC Reg 3	WA/2021/0133	2	2	Yes	2	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
The Farm Studio, Fisher Lane Farm, Fisher Lane, Chiddingfold, GU8 4TB	Chiddingfold	0.571	21/2/2019	WA/2018/1739	Full	WA/2020/1977	1	1	Yes	1	
Barn at Stable Cottage, Combe Lane, Chiddingfold, GU8 4XL	Chiddingfold	0.214	3/23/2017	WA/2017/0201	Full	WA/2019/2134	1	1	Yes	1	
Hartfield And Land South Of Ridgley Road, Ridgley Road, Chiddingfold, Godalming, GU8 4QN	Chiddingfold	0.62	22/12/2022	WA/2022/00213	Full	WA/2022/00213	5	5	No	5	21/12/2025
Highlands, Ridgley Road, Chiddingfold	Chiddingfold	0.12	30/12/2022	WA/2022/00121	Full	WA/2022/00121	1	1	No	1	29/12/2025
Barn Conversion, Coombe Court Farm, Prestwick Lane, Godalming	Chiddingfold	0.98	30/06/2023	WA/2021/01455	Full	WA/2021/01455	1	0	No	0	29/06/2026
Great Oaks Farm Combe Lane Chiddingfold Godalming GU8 4XL	Chiddingfold	0.18	03/08/2023	WA/2022/02690	Full	WA/2022/02690	1	0	No	0	02/08/2026
Redlands Farm, Godstrode Lane, Chiddingfold,	Chiddingfold	0.05	06/09/2023	WA/2023/00374	Full	WA/2023/00374	1	1	No	1	05/09/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Godalming, GU8 4SR											
Land at Ebenezer Place, Woodside Road, Chiddingfold	Chiddingfold	0.015	17/10/2023	WA/2023/01140	Full	WA/2023/01140	1	1	No	1	16/10/2026
Ground Floor and First Floor, Jacobson House, Barford Lane, Churt, GU10 2JD	Churt	0.039	7/14/2017	CR/2015/0020	Full	WA/2017/0338	3	3	Yes	1	
Churt Community Centre, Churt, Farnham	Churt	0.1	9/23/2021	WA/2021/0212	WBC Reg 3	WA/2021/0212	4	4	No	4	22/9/2024
Borrow House Farm, Jumps Road, Churt	Churt		11/01/2023	WA/2017/0928	FA	WA/2022/01795	3	3	No	3	10/01/2026
Land at Furze Hill Stud, Star Hill, Farnham	Churt	0.036	31/05/2023	WA/2022/02601	Full	WA/2022/02601	1	1	No	1	30/05/2026
Fairhaven, Ewhurst Road, Cranleigh	Cranleigh	0.15	7/24/2020	WA/2019/1995	Full	WA/2019/1995	8	7	Yes	7	
Green Hedges, The Ridgeway, Cranleigh, GU6 7HR	Cranleigh	0.219	9/7/2017	WA/2017/0893	Full	WA/2017/0893	1	1	Yes	1	
Land to the rear of Little Park Hatch, Bookhurst Hill, Bookhurst Road, Cranleigh, GU6 7DP	Cranleigh	0.237	03/06/2021	WA/2017/0858	Full	WA/2021/0090	6	6	Yes	6	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Pippins, Rowly Drive, Cranleigh, GU6 8PL	Cranleigh		11/29/2021	PRA/2021/02516	PRA	PRA/2021/02516	1	1	No	1	28/11/2024
Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW	Cranleigh	0.1	7/12/2021	WA/2021/02157	FA	WA/2021/02157	1	1	No	1	6/12/2024
Waterbridge Farm, Knowle Lane, Cranleigh, GU6 8JW	Cranleigh	0.1	12/23/2021	WA/2021/02156	FA	WA/2021/02156	1	1	No	1	22/12/2024
Barn at Six Oaks, Guildford Road, Cranleigh GU6 8PP	Cranleigh	0.16	28/10/2021	WA/2020/1437	Full	WA/2020/1437	1	1	No	1	27/10/2024
Wings, Woodland Avenue, Cranleigh, GU6 7HZ	Cranleigh	0.16	18/05/2022	WA/2021/02976	Full	WA/2021/02976	1	0	No	0	17/05/2025
Waterbridge Farm, Knowle Lane, Cranleigh GU6 8JW	Cranleigh	0.1	01/07/2022	WA/2022/00826	Full	WA/2022/00826	1	1	Yes	1	
Yew Tree Cottage, Bookhurst Road, Cranleigh GU6 7DN	Cranleigh	0.16	14/03/2023	WA/2022/02970	Full	WA/2022/02970	1	1	No	1	13/03/2026
Land Adjacent To Rowly Lodge, Rowly Drive, Cranleigh, GU6 8PJ	Cranleigh	0.09	05/08/2022	WA/2022/00028	Full	WA/2022/00028	1	1	No	1	04/08/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Vachery Farm Building, Horsham Road, Cranleigh	Cranleigh		15/09/2022	PRA/2022/01875	Prior Approval	PRA/2022/01875	6	6	No	6	15/09/2025
Brooklands Barn, Guildford Road, Cranleigh, GU6 8PP	Cranleigh	0.16	11/10/2022	WA/2022/01803	Full	WA/2022/01803	1	1	Yes	1	
9 New Bridge Cottages, Elmbridge Road, Cranleigh, GU6 8LX	Cranleigh	0.5	14/10/2022	WA/2022/03262	Full	WA/2022/03262	1	1	No	1	14/10/2025
Dobbes, Ewhurst Road, Cranleigh	Cranleigh	0.018	03/02/2023	WA/2022/00212	Full	WA/2022/00212	2	2	No	2	02/02/2026
Land to the rear of High Park Cottage, 100 Horsham Road, Cranleigh	Cranleigh	0.11	28/06/2023	WA/2023/00020	Full	WA/2023/00020	1	1	No	1	27/06/2026
Land Centred Co-ordinates 507306 139395, Wanborough Lane Cranleigh GU6 7DS	Cranleigh	0.13	29/06/2023	WA/2022/00967	Full	WA/2022/00967	1	1	No	1	28/06/2026
Rydinghurst Farm, Elmbridge	Cranleigh	5.6	04/09/2023	WA/2022/03196	Full	WA/2022/03196	1	0	No	0	03/09/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Road, Cranleigh, GU6 8LJ											
Silvertrees Cottage, The Ridgeway, Cranleigh, GU6 7HR	Cranleigh	0.59	17/11/2023	WA/2023/00973	Full	WA/2023/00973	1	1	No	1	16/11/2026
Nordic Barn, Barhatch Road, Cranleigh, GU6 7DJ	Cranleigh	0.02	14/11/2023	WA/2023/01890	Full	WA/2023/01890	1	0	No	0	13/11/2026
Fox Meadow, Wanborough Lane, Cranleigh, GU6 7DS	Cranleigh	0.15	18/01/2024	WA/2023/02565	Full	WA/2023/02565	1	0	No	0	17/01/2027
Land Rear of Jenkins Barn, 70 Horsham Road, Cranleigh, GU6 8DU	Cranleigh	0.03	22/01/2024	WA/2023/02618	Full	WA/2023/02618	1	1	No	1	21/01/2027
Annexe South House (The Bungalow Knowle Lane) Cranleigh	Cranleigh		26/01/2024	WA/2023/02646	Full	WA/2023/02646	1	1	No	1	25/01/2027

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Land Centred Co-ordinates 507306 139395, Wanborough Lane Cranleigh GU6 7DS	Cranleigh	0.62	27/03/2024	WA/2023/01273	Full	WA/2023/01273	5	5	No	5	26/03/2027
Rydinghurst Farm, Elmbridge Road, Cranleigh, GU6 8LJ	Cranleigh	1.2	13/03/2024	WA/2023/02715	Full	WA/2023/02715	1	0	No	0	12/03/2027
Holt Farm, Old Lane, Farnham	Dockenfield	0.57	03/05/2023	WA/2022/02347	Full	WA/2022/02347	2	2	No	2	02/05/2026
Holt Farm House, Old Lane, Dockenfield, Farnham, GU10 4HG	Dockenfield	0.04	11/03/2024	WA/2023/02489	Full	WA/2023/02489	1	1	No	1	10/3/2027
The Cottage, Upper Ifold House, Upper Ifold, Dunsfold, GU8 4NX	Dunsfold	0.04	2/6/2021	WA/2021/0184	FA	WA/2021/0184	2	1	No	1	1/6/2024
Barn, Leylands Farm, Wrotham Hill, Dunsfold	Dunsfold		6/25/2019	PRA/2019/0003	Full	PRA/2019/0003	1	1	Yes	1	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Land North Junction with Hurlands Lane, Wrothams Great Copse, Knightons Lane, Dunsfold	Dunsfold	0.48	12/9/2016	WA/2016/1853	Full	WA/2016/1853	2	2	Yes	1	
Furze Croft Farm, Alfold Road, Dunsfold, Godalming GU8 4NP	Dunsfold	0.12	21/07/2022	WA/2022/01044	Full	WA/2022/01044	1	1	No	1	20/07/2025
The Orchards, Chiddingfold Road, Godalming, GU8 4PB	Dunsfold	0.4	09/09/2022	WA/2022/00606	Full	WA/2022/00606	2	2	No	2	08/09/2025
High Loxley Farm, Dunsfold Road, Loxhill, Godalming	Dunsfold	0.2	26/01/2023	WA/2022/01825	Full	WA/2022/01825	1	1	No	1	25/01/2026
Willards Garden Cottage, The Common, Dunsfold, Godalming	Dunsfold	0.05	14/04/2023	WA/2022/01127	Full	WA/2022/01127	1	0	No	0	13/04/2026
The Orchards Chiddingfold Road Godalming GU8 4PB	Dunsfold	1.4	25/08/2023	WA/2023/00983	Full	WA/2023/00983	1	1	No	1	24/08/2026
Gwendor, Thursley Road, Elstead,	Elstead	0.25	8/9/2021	WA/2019/0046	Full	WA/2021/0241	1	0	No	0	8/8/2024

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Land Coordinates 490736 143800 The Green Elstead Godalming	Elstead	0.29	09/08/2023	WA/2023/00418	Full	WA/2023/00418	1	1	No	1	08/08/2026
Chailey Wood, Woolfords Lanem Elstead, Godalming, GU8 6LL	Elstead	0.39	24/11/2023	WA/2023/00292	Full	WA/2023/00292	1	0	No	0	23/11/2026
Maple Stud Equestrian Centre, Cranleigh Road, Ewhurst	Ewhurst	0.16	3/19/2021	WA/2020/2119	Full	WA/2020/2119	2	1	No	1	3/18/2024
Brookhurst Grange, Holmbury Road, Ewhurst	Ewhurst	0.3	10/12/2021	WA/2021/0112	FA	WA/2021/0112	1	1	No	1	10/11/2024
Land at 1 Gadbridge Villas, Gadbridge Lane, Ewhurst, GU6 7RW	Ewhurst	0.31	14/04/2022	WA/2020/2125	FA	WA/2020/2125	5	4	Yes	4	
Lemens Barn Farm, Wykehurst Lane, Ewhurst	Ewhurst	0.96	04/07/2022	WA/2020/1853	Full	WA/2020/1853	1	1	No	1	03/07/2025
Firwood Farm, North Breache Lane, Ewhurst, Cranleigh	Ewhurst	0.1	24/05/2023	WA/2022/02822	Full	WA/2022/02822	1	1	No	1	23/05/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Furzenhurst Furzen Lane Ellens Green Horsham RH12 3AW	Ewhurst	0.25	31/08/2023	WA/2023/00085	Full	WA/2023/00085	1	1	No	1	30/08/2026
31 Downhurst Road, Ewhurst, Cranleigh, GU6 7QQ	Ewhurst	0.038	13/11/2023	WA/2023/02003	Full	WA/2023/02003	1	1	No	1	12/11/2026
The Granary, Thornhurst, Brook Farm, The Street, Cranleigh	Ewhurst		14/12/2023	WA/2019/0558	Full	WA/2019/0558	1	1	No	1	13/12/2026
The Old Tennis Court, Gold Hill, Lower Bourne, GU10 3JH	Farnham	0.468	7/7/2015	WA/2015/0964	Full	WA/2018/0591	1	1	Yes	1	
Land at 73 Frensham Road, Lower Bourne, Farnham, GU10 3HL	Farnham	0.955	8/13/2018	WA/2017/1953	Full	WA/2018/1045	2	2	Yes	1	
Kingsdown, Castle Hill, Farnham, GU9 0AD	Farnham	0.406	3/4/2020	WA/2019/1802	Full	WA/2019/1802	9	8	Yes	8	
1 Stratford Court, Avon Road, Farnham	Farnham	0.001	1/11/2021	WA/2020/1649	Full	WA/2020/1649	1	0	No	0	1/10/2024

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Land at Summerfield Cottage, Runfold St George, Badshot Lea, GU10 1PP	Farnham	0.369	10/15/2021	WA/2016/0406	Full	WA/2023/02013	3	3	Yes	3	
Land at coordinates 482247 142856, Lickfolds Road, Rowledge	Farnham	0.3	2/5/2021	WA/2020/1329	Full	WA/2020/1329	1	1	Yes	1	
Garage at Holtside, 47 Lickfolds Road, Rowledge, GU10 4ER	Farnham	0.273	8/10/2018	WA/2018/0576	Full	WA/2018/0576	1	1	Yes	1	
114 Farnborough Road, Farnham, GU9 9BD	Farnham	0.05	5/7/2021	WA/2020/1401	FA	WA/2020/1401	2	1	No	1	5/6/2024
Barn at 1 Burlesbridge Cottages, Crondall Lane	Farnham	0.069	5/27/2021	PRA/2021/0006	PRA	PRA/2021/0006	1	1	No	1	5/26/2024
2 Vicarage Lane, Farnham, GU9 7PR	Farnham		5/11/2021	WA/2020/2122	Certificate of Lawfulness	WA/2020/2122	1	-1	No	-1	5/10/2024
Barn 11, Old Park Lane, Farnham	Farnham	0.2	09/08/2023	WA/2023/00808	FA	WA/2023/00808	1	1	No	1	08/08/2026
The Old Hop Kiln, 1 Long Garden Walk, Farnham	Farnham		6/14/2021	PRA/2021/01064	PRA	PRA/2021/01064	6	6	No	6	6/13/2024
Amberley, 15 Clumps Road, Lower Bourne, GU10 3HF	Farnham	0.34	6/18/2021	WA/2020/1641	FA	WA/2020/1641	1	0	No	0	6/17/2024

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Little Hill, 1 Temples Close, Farnham, GU10 1RB	Farnham	0.65	6/18/2021	WA/2020/1914	FA	WA/2020/1914	1	0	No	0	6/17/2024
St Pauls, East Street, Farnham	Farnham	0.02	7/20/2021	PRA/2021/01269	PRA	PRA/2021/01269	8	8	No	8	7/19/2024
First and Second Floor Front, 16-18 West Street, Farnham	Farnham	0.27	7/27/2021	PRA/2021/01347	PRA	PRA/2021/01347	1	1	No	1	7/26/2024
Sundown, 10 Hale Reeds, Farnham, GU9 9BN	Farnham	0.05	9/20/2021	WA/2021/01029	FA	WA/2021/01029	1	1	Yes	1	
138 Farnborough Road, Farnham, GU9 9BD	Farnham		11/5/2021	PRA/2021/01570	PRA	PRA/2021/01570	3	3	Yes	3	
6 Farnborough Road, Farnham, GU9 9AE	Farnham	0.06	11/8/2021	WA/2019/1199	FA	WA/2019/1199	1	1	No	1	11/7/2024
Land at Bramwell House, Monks Walk, Farnham, GU9 8HT	Farnham	0.25	11/25/2021	WA/2021/02080	FA	WA/2021/02080	1	1	No	1	11/24/2024
19 Hope Lane, Farnham, GU9 0HZ	Farnham	0.05	11/30/2021	WA/2020/2031	FA	WA/2020/2031	2	2	No	2	11/29/2024
Viners Mead, Wrecclesham Road, Farnham, GU10 4PT	Farnham	0.13	12/7/2021	WA/2021/02350	FA	WA/2021/02350	1	1	No	1	12/6/2024
Land at Burrwood, 16 Quennells Hill, Wrecclesham, GU10 4NE	Farnham	0.12	1/19/2022	WA/2021/0315	FA	WA/2021/0315	1	1	No	1	1/18/2025
12 Stoneyfields, Farnham, GU9 8DX	Farnham	0.31	11/05/2022	WA/2022/00223	Full	WA/2022/00223	1	0	No	0	10/05/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Pendragon Hall, 13 Gardeners Hill Road, Wrecclesham, Farnham, GU10 4RL	Farnham	0.6	19/05/2022	WA/2022/03259	Full	WA/2022/03259	6	4	No	4	18/05/2025
29 Hurlands Close, Farnham, GU9 9JF	Farnham	0.13	26/05/2022	WA/2021/03195	Full	WA/2021/03195	4	3	Yes	3	
The Knole, 49 Lodge Hill Road, Lower Bourne, Farnham, GU10 3RD	Farnham	0.02	06/06/2022	WA/2022/00140	Full	WA/2022/00140	1	1	No	1	05/06/2025
4 Wicket Hill, Wrecclesham, Farnham, GU10 4RD	Farnham	0.37	23/06/2022	WA/2021/01986	Full	WA/2021/01986	1	1	No	1	22/06/2025
St Paul House, East Street, Farnham	Farnham	0.02	23/06/2022	WA/2021/03062	Full	WA/2021/03062	4	4	No	4	22/06/2025
Sylvan Cottage, Longdown Road, Lower Bourne, Farnham GU10 3JL	Farnham	0.53	24/07/2022	WA/2022/01054	Full	WA/2022/01054	1	0	Yes	0	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Foxhaven, Old Park Lane, Farnham, GU10 5AA	Farnham	0.25	30/08/2022	WA/2022/00730	Full	WA/2022/00730	1	0	No	0	29/08/2025
12 Upper Hale Road, Farnham, GU9 0NJ	Farnham	0.21	21/09/2022	WA/2022/00386	Full	WA/2022/00386	4	2	Yes	2	
17 West End Grove, Farnham, GU9 7EG	Farnham	0.18	21/09/2022	WA/2022/01305	Full	WA/2022/01305	2	1	No	1	20/09/2025
3 Great Austins, Farnham, GU9 8JG	Farnham	0.73	13/10/2022	WA/2022/01047	Full	WA/2022/01047	2	1	No	1	12/10/2025
Land at 7 Hope Lane, Farnham, GU9 0HY	Farnham	0.3	12/10/2022	WA/2022/00839	Full	WA/2022/00839	1	1	No	1	12/10/2025
Land at 11 Old Park Lane, Farnham, GU9 0AJ	Farnham	0.08	12/10/2022	WA/2022/00757	Full	WA/2022/00757	1	1	No	1	12/10/2025
Land at Rear, 37-38 Downing Street, Farnham	Farnham	0.12	27/10/2022	WA/2022/00292	Full	WA/2022/00292	1	1	No	1	26/10/2025
30 The Borough, Farnham, GU9 7NJ	Farnham	0.24	18/11/2022	WA/2022/01050	Full	WA/2022/01050	4	4	No	4	17/11/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
The Bishops Table, Bishops Table Hotel, 27 West Street, Farnham, GU9 7DR	Farnham	0.15	06/12/2022	WA/2021/01400	Full	WA/2021/01400	7	6	Yes	6	
Bishops Square, Old Park Lane, Farnham, GU9 0AH	Farnham	0.2	22/12/2022	WA/2022/00003	Full	WA/2022/00003	1	1	No	1	21/12/2025
Land at Little Rickford, 71 Frensham Road, Lower Bourne, Farnham, GU10 3HL	Farnham	0.3	15/12/2022	WA/2022/00605	Full	WA/2022/00605	1	1	No	1	14/12/2025
The Bourne Hall, Vicarage Hill, Farnham	Farnham		06/01/2023	PRA/2022/02705	Prior Approval	PRA/2022/02705	3	3	No	3	05/01/2026
11 Broomwood Way Lower Bourne Farnham GU10 3LP	Farnham		28/02/2023	WA/2022/01197	Full	WA/2022/01197	2	1	No	1	27/02/2026
Muncaster Lodge, 3 Hillary	Farnham	0.3	27/03/2023	WA/2022/02994	Full	WA/2022/02994	1	0	No	0	26/03/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Close, Farnham GU9 8QZ											
2 South Avenue, Farnham	Farnham		07/12/2020	WA/2020/1411	Full	WA/2020/1411	1	1	Yes	1	
Abbey House, Hickley's Court, South Street, Farnham	Farnham		05/04/2023	PRA/2023/00330	PRA	PRA/2023/00330	2	2	No	2	04/04/2026
33 - 34 The Borough Farnham GU9 7NJ	Farnham		14/04/2026	PRA/2023/00976	PRA	PRA/2023/00976	2	2	No	2	13/04/2026
Ardene, 41 Dene Lane, Lower Bourne, Farnham	Farnham	0.021	22/05/2023	WA/2021/02458	Full	WA/2021/02458	1	1	No	1	21/05/2026
Blenheim House, Tilford Road, Farnham	Farnham	0.04	26/04/2023	WA/2023/00415	Full	WA/2023/00415	1	1	No	1	25/04/2026
60 Beldham Road, Farnham	Farnham	0.02	21/04/2023	WA/2021/03036	Full	WA/2021/03036	2	1	No	1	20/04/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
5 Aveley Lane, Farnham	Farnham	0.12	20/04/2023	WA/2022/01671	Full	WA/2022/01671	1	0	No	0	19/04/2026
Land at Monastery Clock, Old Compton Lane, Farnham	Farnham	0.14	09/05/2023	WA/2022/02514	Full	WA/2022/02514	1	1	No	1	08/05/2026
26 Gardeners Hill Road, Lower Bourne, Farnham	Farnham	0.23	30/05/2023	WA/2023/00346	Full	WA/2023/00346	2	1	No	1	29/05/2026
33 Aveley Lane, Farnham	Farnham	0.02	15/06/2023	WA/2022/02046	Full	WA/2022/02046	1	1	No	1	14/06/2026
5 Leigh Lane, Farnham GU9 8HP	Farnham	0.18	22/06/2023	WA/2023/00291	Full	WA/2023/00291	1	1	No	1	21/06/2026
Land South of Bilberry Dene Gold Hill Lower Bourne	Farnham	0.11	1/08/2023	WA/2023/00451	Full	WA/2023/00451	1	1	No	1	31/08/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Farnham GU10 3JH											
Hickleys Court South Street Farnham GU9 7QQ	Farnham	0.06	10/08/2023	WA/2023/01039	Full	WA/2023/01039	3	3	No	3	09/08/2026
Avalon Cottage, Alton Road, Farnham, GU10 5ER	Farnham	0.4	27/09/2023	WA/2023/01289	Full	WA/2023/01289	1	1	No	1	26/09/2026
St Stephens House, Dogflud Way, Farnham	Farnham	0.085	13/10/2023	WA/2023/01023	Full	WA/2023/01023	8	8	No	8	12/10/2026
Springfield, 30 Frensham Vale, Frensham, Farnham	Farnham	0.12	27/10/2023	WA/2023/01508	Full	WA/2023/01508	1	1	No	1	26/10/2026
11 South Street, Farnham	Farnham		18/10/2023	PRA/2023/01814	Full	PRA/2023/01814	7	7	No	7	17/10/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
27 Three Stiles Road, Farnham, GU9 7DE	Farnham	0.19	24/11/2023	WA/2023/01833	Full	WA/2023/01833	1	0	No	0	23/11/2026
St Stephens House, Dogflud Way, Farnham	Farnham	0.08	10/11/2023	WA/2023/00051	Full	WA/2023/00051	4	4	No	4	09/11/2026
Tindle House, Harts Yard, Farnham, GU9 7GZ	Farnham		22/12/2023	WA/2023/00848	Full	WA/2023/00848	8	-1	No	-1	21/12/2026
110 West Street, Farnham, GU9 7HH	Farnham		21/12/2023	WA/2023/01886	Certificate of Lawfull Development (Proposed)	WA/2023/01886	2	-1	No	-1	20/12/2026
Land West of Bishops square, Old Park Lane, Farnham	Farnham	0.2	15/01/2024	WA/2023/02608	Full	WA/2023/02608	1	1	No	1	14/01/2027
Land at Rosemead Cottage, River Lane,	Farnham	0.3	12/01/2024	WA/2023/01419	Full	WA/2023/01419	1	1	No	1	11/01/2027

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Wrecclesham, Farnham											
61 Frensham Road ,Lower Bourne, Farnham, GU10 3HL	Farnham	0.14	05/03/2024	WA/2023/02479	Full	WA/2023/02479	2	2	No	2	04/03/2027
62 Castle Street, Farnham, GU9 7LN	Farnham	0.15	21/03/2024	WA/2023/01210	Full	WA/2023/01210	1	1	No	1	20/03/2027
Turf Run, Bunch Lane, Haslemere, GU27 1 AE	Farnham	0.3	27/03/2024	WA/2023/02163	Full	WA/2023/02163	1	0	No	0	26/03/2027
Hindfield The Avenue, Rowledge, Farnham, GU10 4BD	Farnham	0.39	20/02/2024	WA/2022/01529	Full	WA/2022/01529	3	2	No	2	19/03/2027
16-17 West Street,	Farnham	0.27	22/03/2024	PRA/2024/00214	Full	PRA/2024/00214	1	1	No	1	21/03/2027

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Farnham, GU9 7DR											
1 & 2 Dairy Cottages, Hillside Farm, Tilford Road, Churt, Farnham, GU10 2LN	Frensham	0.2	12/17/2021	WA/2021/01909	FA	WA/2021/01909	2	0	No	0	12/16/2024
The Burtleys, Frensham Road, Frensham, Farnham, GU10 3AE	Frensham	0.18	27/10/2022	WA/2022/00806	Full	WA/2022/00806	1	1	No	1	26/10/2025
Woodhill Farm, Woodhill Lane, Frensham, Farnham GU10 3EN	Frensham	0.05	22/02/2024	WA/2023/02080	Full	WA/2023/02080	1	1	No	1	21/02/2027
Spreakley Hollow Shortfield Common Road Frensham Farnham GU10 3EJ	Frensham	0.012	17/08/2023	PRA/2023/01437	PRA	PRA/2023/01437	1	1	No	1	17/08/2026
Helen Arkell Dyslexia Centre, Arkell Lane, Frensham, Farnham	Frensham	0.67	15/06/2023	WA/2022/02941	Full	WA/2022/02941	3	3	No	3	14/06/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Reeds Hatch Farm, Boundary Road, Dockenfield, Farnham, GU10 4ET	Frensham	0.2	23/01/2024	WA/2023/01690	Full	WA/2023/01690	1	1	No	1	22/01/2027
Reeds Hatch Farm, Boundary Road, Dockenfield, Farnham, GU10 4ET	Frensham	0.2	23/01/2024	WA/2023/01690	Full	WA/2023/01690	1	1	No	1	22/01/2024
13 Church Street, Godalming	Godalming	0.04	24/2/2021	WA/2019/0939	Full	WA/2019/0939	4	4	Yes	4	
69 High Street, Godalming, GU7 1AW	Godalming	0.11	7/29/2021	WA/2020/1367	FA	WA/2020/1367	8	8	No	8	7/28/2024
123 Binscombe, Godalming, GU7 3QL	Godalming	0.04	9/22/2021	WA/2020/1207	FA	WA/2020/1207	1	0	No	0	9/21/2024
Land between 66 and 67 Silo Drive, Farncombe, Godalming	Godalming	0.06	1/6/2022	WA/2021/02451	FA	WA/2021/02451	2	2	No	2	1/5/2025
40 South Hill, Godalming, GU7 1JT	Godalming	0.01	1/19/2022	WA/2021/02464	FA	WA/2021/02464	2	1	No	1	1/18/2025
Land to the rear of 60-64 Turner Court, Ockford Road, Godalming	Godalming	0.25	11/29/2017	WA/2016/2215	Full	WA/2016/2215	3	3	Yes	3	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Flats 1 – 8 Oakbraes, Frith Hill Road, Godalming	Godalming		03/11/2021	PRA/2020/0021	PRA	PRA/2020/0021	4	4	No	4	02/11/2024
61-65A High Street, Godalming, GU7 1AW	Godalming	0.13	17/08/2022	WA/2021/02348	Full	WA/2021/02348	9	9	Yes	9	
110 Ockford Road, Godalming, GU7 1RG	Godalming	0.1	07/10/2022	WA/2022/01474	Full	WA/2022/01474	2	1	No	1	06/10/2025
Land Rear of 34-36 High Street, Godalming, GU7 1DZ	Godalming	0.24	24/10/2022	WA/2022/01651	Full	WA/2022/01651	2	2	No	2	23/10/2025
116-118 High Street, Godalming, GU7 1DJ	Godalming		02/12/2022	WA/2022/01543	Full	WA/2022/01543	1	1	No	1	01/12/2025
Lesslands Lodge, 26 Busbridge lane, Godalming	Godalming	0.16	12/01/2023	WA/2022/02895	Full	WA/2022/02895	1	1	No	1	11/01/2026
8 -8A Farncombe Street, Godalming	Godalming		05/01/2023	PRA/2022/02908	Prior Approval	PRA/2022/02908	4	4	Yes	4	
Osterley, 24 Busbridge Lane, Godalming, GU7 1PU	Godalming	0.11	23/02/2023	WA/2022/02947	Full	WA/2022/02947	1	1	No	1	22/02/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
2 Market Mews, Godalming	Godalming	0.01	20/03/2023	WA/2022/02918	Full	WA/2022/02918	1	1	No	1	19/03/2026
Green Mantle, Charterhouse Road, Godalming	Godalming	0.015	06/12/2022	WA/2021/02275	Full	WA/2021/02275	4	3	No	3	05/12/2025
Sweetapple House, Catteshall Road, Godalming	Godalming	0.1	22/06/2023	PIP/2023/00790	Permission in Principle	PIP/2023/00790	5	5	No	5	21/06/2026
Yew Corner, 64 Minster Road, Godalming	Godalming	0.07	30/06/2023	WA/2023/00502	Full	WA/2023/00502	1	1	No	1	29/06/2026
Old Steppe House Brighton Road Godalming GU7 1NS	Godalming	0.04	30/06/2023	WA/2022/02527	Full	WA/2022/02527	1	1	No	1	29/06/2026
Netherwood Court, Filmer Grove, Godalming	Godalming	0.21	29/06/2023	WA/2023/00190	Full	WA/2023/00190	2	2	No	2	28/06/2026
22 Church Street, Godalming, GU7 1EW	Godalming	0.012	01/09/2023	WA/2023/00010	Full	WA/2023/00010	1	1	No	1	01/09/2026
41A Binscombe Lane, Farncombe,	Godalming	0.02	20/09/2023	WA/2023/01293	Full	WA/2023/01293	-1	-1	No	-1	19/09/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Godalming, GU7 3PP											
The Old Stables, Wiggins Yard, Bridge Street, Godalming	Godalming	0.02	24/10/2023	PRA/2023/01916	PRA	PRA/2023/01916	2	2	No	2	23/10/2026
First Floor, 133 High Street, Godalming, GU7 1AF	Godalming	0.005	17/11/2023	WA/2023/01574	Full	WA/2023/01574	1	1	No	1	16/11/2026
Westhanger Court and Westhanger Place, Westbrook Road, Godalming, GU7 2QH	Godalming	2.7	06/11/2023	WA/2023/01515	Full	WA/2023/01515	-1	-1	No	-1	05/11/2026
Berwyn, Tuesley Lane, Godalming, GU7 1SS	Godalming	0.06	12/12/2023	WA/2023/01757	Full	WA/2023/01757	7	4	No	4	10/12/2026
Brambletye, Ashted Lanem Godalming, GU7 1SY	Godalming	0.27	20/12/2023	WA/2023/01822	Full	WA/2023/01822	4	3	No	3	19/12/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
21 Meadow Court Godalming GU7 3HG	Godalming		05/03/2024	WA/2024/00084	Full	WA/2024/00084	1	0.5	No	0.5	04/03/2027
First Floor 110 and First Floor and Second Floor 106/108 High Street, Godalming, GU7 1DW	Godalming		18/03/2024	PRA/2024/00188	PRA	PRA/2024/00188	3	3	No	3	17/03/2027
Nutbourne Brickworks, Roundals Lane, Hambledon, GU8 4EA	Hambledon	5.229	6/12/2020	WA/2010/1622	Full	WA/2019/1180	5	5	Yes	1	
Bermonde, Hambledon Road, Hambledon, GU8 4DR	Hambledon	0.33	7/1/2021	WA/2021/0323	FA	WA/2021/0323	1	0	No	0	6/30/2024
Hambledon Lodge, Vann Lane, Godalming, GU8 4HW	Hambledon	0.19	12/14/2021	WA/2021/02255	FA	WA/2021/02255	1	0	No	0	12/13/2024
Site of Flour Mill, The Street, Hascombe	Hascombe	0.14	5/27/2021	WA/2021/0116	FA	WA/2021/0116	1	1	No	1	5/26/2024
1 Hoe Lane, Hascombe, Godalming, GU8 4JQ	Hascombe	0.03	7/19/2021	WA/2021/0124	FA	WA/2022/01904	2	1	No	1	06/09/2025
Land at Montana, Churt Road, GU26 6PR	Haslemere	0.14	7/6/2017	WA/2016/1823	Full	WA/2016/1823	3	3	Yes	3	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Heath Edge, 51, High Street, Haslemere	Haslemere	0.35	15/11/2021	WA/2020/0792	Full	WA/2021/01591	1	1	No	1	14/11/2024
10-12 Petworth Road, Haslemere	Haslemere	0.066	22/10/2020	WA/2020/0314	Full	WA/2020/0314	1	1	No	1	21/10/2023
Land Coordinates 488295 135098, Portsmouth Road, Hindhead	Haslemere	0.0965	1/22/2021	WA/2020/0484	Full	WA/2020/0484	1	1	Yes	1	
39 Hamilton House, Kings Road, Haslemere, GU27 2AQ	Haslemere	0.053	1/27/2016	WA/2023/02345	Full	WA/2023/02345	2	2	No	2	21/02/2027
Hill Ridge House, Tilford Road, Hindhead	Haslemere		3/3/2021	WA/2020/1172	Full	WA/2020/1172	1	0	No	0	3/2/2024
Land opposite junction with Steepways, Churt Road, Hindhead	Haslemere	0.18	8/22/2018	WA/2018/0996	Full	WA/2018/0996	1	1	Yes	1	
The Grange, Huntington House Drive, Hindhead, GU26 6BG	Haslemere	0.522	8/13/2021	WA/2018/2167	Full	WA/2020/1922	1	1	Yes	1	
Wychwood Care Home	Haslemere	0.12	3/15/2016	WA/2016/0197	Full	WA/2016/0197	1	1	Yes	1	
2 Kings Road, Haslemere	Haslemere	0.027	4/30/2021	CR/2021/0006	PRA	CR/2021/0006	2	2	No	2	4/29/2024
Salima, Glen Road, Hindhead, GU26 6QE	Haslemere	0.03	4/30/2021	WA/2021/0049	FA	WA/2021/0049	2	1	No	1	4/29/2024
Hatherleigh, Tower Road, Hindhead, GU26 6SP	Haslemere	0.49	5/24/2021	WA/2020/0171	FAM	WA/2020/0171	6	5	Yes	5	

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Land Coordinates 488490 135370, Portsmouth Road, Hindhead	Haslemere	0.29	5/11/2021	WA/2021/0358	FA	WA/2021/0358	1	1	No	1	5/10/2024
34 Kings Road, Haslemere	Haslemere	0.003	16/01/2023	WA/2022/02736	FA	WA/2022/02736	1	1	Yes	1	
18B Lower Street, Haslemere, GU27 2NX	Haslemere	0.005	7/7/2021	WA/2021/0519	FA	WA/2021/0519	1	1	No	1	7/6/2024
Second Floor, Well Lane House, Haslemere, GU27 2LB	Haslemere	0.085	9/20/2021	PRA/2021/01807	PRA	PRA/2021/01807	1	1	No	1	9/19/2024
Land North of Fieldside, High Pitfold, Hindhead	Haslemere	0.04	10/18/2021	WA/2021/01236	Outline	WA/2021/01236	1	1	No	1	10/17/2024
First Floor, Well Lane House, Haslemere, GU27 2LB	Haslemere	0.085	10/19/2021	PRA/2021/01808	PRA	PRA/2021/01808	1	1	No	1	10/18/2024
51 High Street, Haslemere, GU27 2JY	Haslemere	0.5	11/15/2021	WA/2021/01591	FA	WA/2021/01591	1	1	Yes	1	
1-3 High Street, Haslemere, GU27 2HG	Haslemere	0.02	11/30/2021	WA/2021/02084	FA	WA/2021/02084	2	2	No	2	11/29/2024
14 High Street, Haslemere	Haslemere		4/11/2020	WA/2020/0816	Full	WA/2020/0816	1	1	No	1	3/11/2023
First Floor, Stevenson House, Wey Hill, Haslemere, GU27 1BX	Haslemere	0.03	26/04/2022	PRA/2022/00756	Prior Approval	PRA/2022/00756	2	2	No	2	25/04/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Springmere, Hindhead Road, Haslemere, GU27 3PL	Haslemere	0.38	01/06/2022	WA/2021/03063	Full	WA/2021/03063	2	2	No	2	31/05/2025
Chapman House, Meadway, Haslemere, GU27 1NN	Haslemere	0.19	01/06/2022	WA/2022/01123	Full	WA/2022/01123	2	2	No	2	31/05/2025
Bambers, Grayswood Road, Haslemere, GU27 2BW	Haslemere	0.08	23/06/2022	WA/2022/00139	Full	WA/2022/00139	1	1	No	1	22/06/2025
Little Alders, Three Gates Lane, Haslemere GU27 2LE	Haslemere	0.145	11/08/2022	WA/2022/01489	Full	WA/2022/01489	1	0	No	0	10/08/2025
Springfield Farm Hyde Lane, Churt, Farnham	Haslemere	0.02	08/08/2022	WA/2022/01049	Full	WA/2022/01049	1	1	No	1	07/08/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
The Old Orchard, Kennal Park, Haslemere, GU27 2LF	Haslemere	0.52	30/08/2022	WA/2022/00807	Full	WA/2022/00807	1	0	No	0	29/08/2025
Dene End Farm, Midhurst Road, Haslemere, GU27 3AA	Haslemere	0.14	11/08/2022	WA/2022/01378	Full	WA/2022/01378	4	4	Yes	4	
Technology House, Church Road. Haslemere, GU27 1NU	Haslemere	0.82	27/10/2022	WA/2022/02112	Full	WA/2022/02112	4	3	No	3	26/10/2025
Land rear of 8 Junction Place, Haslemere, GU27 1LE	Haslemere	0.1	10/11/2022	WA/2022/01714	Full	WA/2022/01714	1	1	No	1	09/11/2025
Ardquin Fine Arts LTD, 15 Junction Place, Haslemere, GU27 1LE	Haslemere	0.4	03/11/2022	WA/2022/00290	Full	WA/2022/00290	5	3	No	3	02/11/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Well Lane House, Well Lane, Haslemere, GU27 2LB	Haslermere	0.85	16/12/2022	WA/2022/00758	Full	WA/2022/00758	1	1	No	1	15/12/2025
Land at Edgecombe, 10 Hill Road, Haslemere	Haslemere	0.1	19/01/2023	WA/2020/2062	Full	WA/2022/02061	1	1		1	
Tarn Corner, Tarn Road, Hindhead	Haslemere	0.22	12/01/2023	WA/2022/01473	Full	WA/2022/01473	4	3	No	3	11/03/2026
Gemini Chapel, Kings Road, Haslemere	Haslmere		25/11/2022	WA/2022/00210	Full	WA/2022/00210	3	3	Yes	3	
Kingfisher Farm, Sandy Lane, Haslemere GU27 1QE	Haslemere	0.24	08/03/2023	WA/2022/02489	Full	WA/2022/02489	1	1	No	1	07/03/2026
3 Forestdate, Hindhead GU26 6TA	Haslemere	0.04	27/01/2023	WA/2021/01456	Full	WA/2021/01456	1	1	No	1	26/01/2026
31 Hill Road, Haslemere	Haslemere	0.1	16/11/2022	WA/2021/0423	Full	WA/2021/0423	1	1	No	1	15/11/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
12 High Street Haslemere GU27 2JG	Haslemere	0.01	03/08/2023	PRA/2023/01334	PRA	PRA/2023/01334	2	2	No	2	02/08/2026
Sturt Farm Barn, Sturt Road, Haslemere, GU27 3SE	Haslemere	0.33	21/07/2023	WA/2023/00589	Outline	WA/2023/00589	5	5	No	5	20/07/2026
Halycon House, Hurt Hill, Bunch Lane, Haslemere	Haslemere	0.92	23/06/2023	WA/2022/03037	Full	WA/2022/03037	1	0	No	0	22/06/2026
Land at Holdfast House, Holdfast Lane, Haslemere, GU27 2EU	Haslemere	0.08	19/06/2023	WA/2022/02284	Full	WA/2022/02284	1	1	No	1	18/06/2026
Land at Eastwood Portsmouth Road Hindhead GU26 6BQ	Haslemere	0.13	04/08/2023	WA/2022/02846	Full	WA/2022/02846	1	1	No	1	03/08/2026
Red Gables Weydown Road Haslemere GU27 1DS	Haslemere		01/08/2023	WA/2023/01096	Full	WA/2023/01096	1	1	No	1	31/07/2026
Land at Trimmers Field	Haslemere	0.09	01/08/2023	WA/2023/00934	Full	WA/2023/00934	1	1	No	1	31/07/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Wood Road Hindhead											
Royal Oak, Critchmere Hill, Haslemere	Haslemere	0.42	18/10/2023	WA/2023/00554	Full	WA/2023/00554	6	5	Yes	5	17/10/2026
19 Junction Place, Haslemere	Haslemere	0.045	11/10/2023	WA/2023/01149	Full	WA/2023/01149	5	4	No	4	09/10/2026
Foxtrot, Highercombe Road, Haslemere	Haslemere	0.21	17/10/2023	WA/2023/01363	Full	WA/2023/01363	2	1	No	1	16/10/2026
31 Hill Road, Haslemere, GU27 2NH	Haslemere	0.1	28/11/2023	WA/2023/02194	Full	WA/2023/02194	1	1	No	1	27/11/2026
Touraine Chalet ,Uplands Close, Haslemere, GU27 2BT	Haslemere	0.18	22/12/2023	WA/2023/01592	Outline	WA/2023/01592	2	1	No	1	20/12/2026
Springmere,Hind head Road, Haslemere, GU27 3PL	Haslemere	0.38	17/01/2024	WA/2023/01772	Full	WA/2023/01772	2	1	No	1	16/01/2027
Land to the rear of 8 Junction Place,	Haslemere	0.01	12/01/2024	WA/2023/01868	Full	WA/2023/01868	1	1	No	1	11/01/2027

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Haslemere, GU27 1LE											
High Beech,45 Courts Hill Road, Haslemere, GU27 2PN	Haslemere		12/01/2024	WA/2023/02558	Full	WA/2023/02558	1	1	No	1	11/01/2027
Dene End Farm Midhurst Road Haslemere GU27 3AA	Haslemere	0.29	15/03/2024	WA/2023/02521	Full	WA/2023/02521	6	5	No	5	14/03/2027
1-3 High Street,Haslemere, GU27 2HG	Haslemere	0.021	06/03/2024	WA/2023/01972	Full	WA/2023/01972	2	2	No	2	05/03/2027
Kestrel Wood Stables, Highfield Lane, Thursley, GU8 6QJ	Thursley	0.3	04/10/2021	WA/2021/0401	FA	WA/2022/01053	1	1	Yes	1	
Land adjacent to Summer Cottage, Tilford Road, Tilford	Tilford	0.24	06/10/2023	WA/2023/01752	Full	WA/2023/01752	1	1	No	1	05/10/2026
Colt Cottage, Hascombe Road, Godalming	Munstead and Tuesley	0.16	27/10/2023	WA/2023/01837	Full	WA/2023/01837	0	-1	No	-1	26/10/2026
Lower Birtley, Grayswood Road,	Witley	0.134	13/5/2021	WA/2020/0103	FA	WA/2020/0103	2	2	No	2	12/5/2024

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Grayswood, GU27 2DL											
Small Enton Lake Barn, Water Lane, Godalming	Witley	1.58	16/09/2022	WA/2022/00446	Full	WA/2022/00446	1	1	Yes	1	
43 Manor Fields, Milford, Godalming	Witley and Milford	0.05	20/04/2023	WA/2022/02183	Full	WA/2022/02183	1	0	No	0	19/04/2026
Rose Garden The Lawns Milford Godalming GU8 5HY	Witley and Milford	0.23	20/06/2023	WA/2023/00673	Full	WA/2023/00673	1	0	No	0	19/06/2026
Wormley Post Office Petworth Road Wormley Godalming GU8 5SJ	Witley & Milford	0.038	17/08/2023	WA/2022/03191	Full	WA/2022/03191	2	2	No	2	16/08/2026
Tigbourne Wood, New Road, Wormley, Godalming, GU8 5SU	Witley and Milford	0.017	01/09/2023	WA/2023/01072	Full	WA/2023/01072	1	0	No	0	30/08/2026
42 Manor Fields, Milford,	Witley and Milford	0.065	01/11/2023	WA/2023/00997	Full	WA/2023/00997	1	0	No	0	31/10/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Godalming, GU8 5EQ											
3 & 4 Manor Fields Milford Godalming GU8 5EQ	Witley and Milford	0.23	20/03/2024	WA/2023/02382	Full	WA/2023/02382	9	7	No	7	19/03/2027
1 & 2 The Common, Wonersh Common, Wonersh, GU5 0PJ	Wonersh	0.008	5/17/2021	CR/2021/0007	PRA	CR/2021/0007	1	1	No	1	5/16/2024
Shamley Wood House, Woodhill Lane, Shamley Green, GU5 0SP	Wonersh	0.36	6/4/2021	WA/2020/2038	FA	WA/2020/2038	1	1	No	1	6/3/2024
Crossways, Littleford Lane, Blackheath, Guildford, GU4 8QY	Wonersh	0.12	10/14/2021	WA/2021/01452	FA	WA/2021/01452	1	0	No	0	10/13/2024
Reel Hall Farm , Woodhill Lane, Shamley Green, Guildford, GU5 0SP	Wonersh	0.99	12/17/2021	WA/2021/01775	FA	WA/2021/01775	1	1	No	1	12/16/2024
Little Pond Bungalow, Grange Road, Tilford, Farnham	Frensham	0.22	3/3/2022	WA/2021/02419	FA	WA/2021/02419	1	1	Yes	1	
Tangley Stables, Wonersh Common, Wonersh, Guildford	Wonersh	0.1	13/06/2022	WA/2022/00412	Full	WA/2022/00412	1	1	No	1	12/06/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Reel Hall Farm Bungalow, Woodhill Lane, Shamley Green, Guildford GU5 0SP	Wonersh	0.29	07/07/2022	WA/2022/01307	Full	WA/2022/01307	1	0	No	0	06/07/2025
Barn Conversion, Spring House, Willinghurst Estate, Guildford	Wonersh	0.17	09/09/2022	WA/2022/01691	Full	WA/2022/01691	1	1	No	1	08/09/2025
Fintry Brae, Lords Hill Common, Shamley Green, Guildford, GU5 0TJ	Wonersh	1.19	19/10/2022	WA/2022/01677	Full	WA/2022/01677	1	0	Yes	0	
Radio House, Guildford Road, Shamley Green, Guildford GU5 0RS	Wonersh	0.28	27/03/2023	WA/2022/01933	Full	WA/2022/01933	1	0	No	0	26/03/2026
Derrysbourne, Cranleigh Road, Wonnersh	Wonersh	0.55	11/05/2023	WA/2023/00638	Full	WA/2023/00638	1	0	No	0	10/05/2026
Mill Field House, 15 Mellershill	Wonersh	0.21	19/06/2023	WA/2023/00642	Full	WA/2023/00642	1	0	No	0	18/06/2026

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
Road, Wonersh, Guildford											
Gaston House, Guildford Road, Cranleigh	Wonersh	0.11	06/11/2023	WA/2023/01758	Full	WA/2023/01758	1	1	No	1	05/11/2026
The Granary , Great Tangley, Wonersh, Guildford, GU5 OPT	Wonersh	0.13	18/01/2024	WA/2023/02601	Full	WA/2023/02601	1	1	No	1	17/01/2027
36A Birtley Road, Bramley, Guildford, GU5 0JQ	Bramley	0.02	3/8/2022	WA/2022/03257	FA	WA/2022/03257	1	0	No	0	3/7/2025
Reeds Hatch Farm, Boundary Road, Dockenfield, Farnham, GU10 4ET	Frensham	0.23	3/8/2022	WA/2021/02728	FA	WA/2021/02728	1	1	No	1	3/7/2025
5 Aveley Lane, Farnham, GU9 8PN	Farnham	0.11	3/11/2022	WA/2021/02460	FA	WA/2021/02460	1	0	No	0	3/10/2025
Stoke Bruerne, Summerfield Lane, Frensham, Farnham, GU10 3AN	Farnham		3/25/2022	WA/2021/02585	FA	WA/2021/02585	1	0	No	0	3/24/2025
10 Riverside Court, Mike Hawthorn Drive, Farnham, GU9 7UE	Farnham	0.4	3/28/2022	WA/2022/00039	WBC Reg 3	WA/2022/00039	1	1	Yes	1	
5 Leigh Lane, Farnham, GU9 8HP	Farnham	0.12	3/8/2022	WA/2021/01750	FA	WA/2021/01750	1	1	No	1	3/7/2025

Site Location Description	Parish	Area Ha	Decision Date	Main Permission	Approval Type	Latest Permission	Gross Yield	Net Yield	Commenced	Outstanding Net	Permission Expires
452											

Appendix 2 – Large Sites with Outstanding Planning Permission

Table 4 – Large Sites with Outstanding Planning Permission at the Base Date

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Land adjoining Brockhurst Farm, Alfold Crossways, Alfold	Alfold	Full	23	23	Yes	0	23	0	6	17	0	0	23
		WA/2017/1947											
		WA/2020/0474											
Alfold Garden Centre, Horsham Road, Alfold	Alfold	Full	56	56	Yes	13	43	43	0	0	0	0	43
		WA/2018/2264											
Land East of Loxwood Road, Alfold	Alfold	Full	80	80	Yes	5	75	30	45	0	0	0	75
		WA/2019/0745											
		WA/2022/01604											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Hollyoak and land to rear coords 503762 135006 Loxwood Road, Alfold	Alfold	Full	99	99	Yes	0	99	0	31	31	37	0	99
		WA/2020/1684											
		WA/2017/1962											
Land South of High Street between Alfold Road and Knowle Lane, Cranleigh	Cranleigh	Full	425	425	Yes	260	165	50	50	50	15	0	165
		WA/2014/0912											
		WA/2016/2160											
		WA/2017/1611											
		WA/2018/2071											
		WA/2021/0269											
		WA/2021/0263											
		WA/2022/01919											
		Full	265	263	Yes	131	132	69	63	0	0	0	132

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh	Cranleigh	WA/2016/2207											
		WA/2018/2263											
		WA/2020/1651											
		WA/2020/1652											
Land at West Cranleigh Nurseries and North of Knowle Park between Knowle Lane and Alfold Road, Cranleigh (Phase 3 Uplift in Housing Numbers)	Cranleigh	Full	36	36	No	0	36	0	0	36	0	0	36
		WA/2022/00195											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Cranleigh Brick and Tile Works, Knowle Lane, Cranleigh	Cranleigh	Full	19	19	Yes	0	19	0	19	0	0	0	19
		WA/2013/1947											
Rear of David Mann and Sons Ltd, 101 High Street, Cranleigh	Cranleigh	Full	38	38	Yes	0	38	38	0	0	0	0	38
		WA/2022/00657											
Wetwood Farm, Chiddingfold Road, Dunsfold	Dunsfold	Full WA/2022/02373	12	12	No	0	12	0	0	12	0	0	12
Former Weyburn Works, Shackleford Road, Elstead	Elstead	Full	69(C3) + 33 (C2)	69(C3) + 33 (C2)	Yes	69	33 (C2 element)	0	33	0	0	0	33
		WA/2015/0789											
Land at Firethorn Farm and 44 and 45 Larkfield, The Green, Ewhurst	Ewhurst	Full	49	49	Yes	29	20	20	0	0	0	0	20
		WA/2017/2362											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
		WA/2021/01509											
		WA/2019/0094											
The Courtyard, 17 and 16B West Street, Farnham	Farnham	Prior Approval PRA/2023/01116	23	23	Yes	0	23	0	23	0	0	0	23
Abbey Business Park, Monks Walk, Farnham	Farnham	Prior Approval PRA/2021/01768	11	11	No	0	11	0	0	11	0	0	11
80-84 East Street, Farnham	Farnham	Full											
		WA/2021/02891	23	23	No	0	23	0	0	23	0	0	23
Wey Valley House, Mike Hawthorn Drive, Farnham	Farnham	Full WA/2022/01310	19	11	No	0	11	0	0	0	11	0	11
Site C Regeneration Area, Ockford Ridge, Godalming	Godalming	Full											
		WA/2018/1853	30	12	Yes	0	12	12	0	0	0	0	12
		WA/2021/0122											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Land between New Aarons Way and Aarons Hill, Godalming	Godalming	Full	262	259	Yes	258	1	1	0	0	0	0	1
		WA/2018/1239											
Westbrook Mills, Borough Road, Godalming	Godalming	Prior Approval	128	128	Yes	87	41	41	0	0	0	0	41
		CR/2018/0011											
		WA/2016/1418											
		WA/2020/0780											
Riverview House, Weyside Park, Catteshall Lane, Godalming	Godalming	Prior Approval	36	36	Yes	0	36	0	0	0	0	36	36
		CR/2020/0009											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Mole Country Stores, Brighton Road, Godalming, GU7 1NS	Godalming	Full	52	29[4]	Yes	0	29	29	0	0	0	0	29
		WA/2020/2123											
Ockford Water, Portsmouth Road, Godalming	Godalming	Full	14	13	No	0	13	0	0	0	13	0	13
		WA/2019/0983											
Land at Sturt Road, Haslemere	Haslemere	Full	132	132	Yes	60	72	55	17	0	0	0	72
		WA/2014/1054											
		WA/2018/0275											
Chapman House, Meadway, Haslemere	Haslemere	Prior Approval and Full	21	21	No	0	21	0	0	21	0	0	21
		CR/2021/0004 WA/2021/0244 8											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
		WA/2022/01123											
The Heights, 5 Hill Road, Haslemere, GU27 2JP	Haslemere	Full	24	24	Yes	0	24	5	6	13	0	0	24
		WA/2018/1771											
Land off Scotland Lane, Scotland Lane, Haslemere, GU27 3AN	Haslemere	Full	50	50	Yes	1	49	20	29	0	0	0	49
		WA/2020/1213											
Andrews of Hindhead, Portsmouth Road, Hindhead	Haslemere	Full	74	39[5]	No	0	39	0	0	39	0	0	39
		WA/2022/00498											

Site Address	Parish	Permission Type	Dwellings Permitted	Dwellings Permitted	Has Development Started?	Completions at 01/04/2024	Outstanding completions	Net Number of Completions Per Year					Total Dwellings to be Completed in 5 years
			(Gross)	(Net)		(Net)		'24/25	'25/26	'26/27	'27/28	'28/29	
Former Barons of Hindhead, London Road, Hindhead	Haslemere	Full WA/2021/01950	38	38	No	0	38	0	0	0	15	23	38
Wheeler Street Nurseries, Wheeler Lane, Godalming	Witley	Full	17	17	No	0	17	0	7	10	0	0	17
		WA/2021/02078											
Total													1155
[4] Planning permission was granted under WA/2020/2123 for 52 C2 units on the site. This equates to 29 C3 units based on the formula in the Housing Delivery Test Rulebook.													
[5] Full planning permission was granted for a 74 bed care home (C2 use). Applying the ratio for communal accommodation set out in the Housing Delivery Test Measurement Rulebook equates to 39 C3 dwellings.													

Appendix 3 – Sites with a Resolution to Permit at the Base Date

Table 5 – Sites with a Resolution to Permit at the Base Date

Site Name	Application Reference Number	Net number of dwellings	Comments
Land south east of Binscombe, Godalming	WA/2023/01714	27	Planning Committee resolved to grant full planning permission on 7 February 2024 subject to the signing of a S.106 agreement. The decision notice was subsequently issued on 20 September 2024 (and a copy can be found at Appendix 5) At the base date of the Five Year Housing Land Supply Position Statement the s.106 agreement was under preparation.
St Johns Seminary, Cranleigh Road, Womersley	WA/2023/02010	52	Planning Committee resolved to grant full planning permission on 7 February

Site Name	Application Reference Number	Net number of dwellings	Comments
			2024 subject to the signing of a S.106 agreement (see Appendix 6) . At the base date of the Five Year Housing Land Supply Position Statement the s.106 agreement was under preparation.
Hurst Farm, Chapel Lane, Godalming	WA/2022/02194	168	Planning Committee resolved to grant planning permission on 23 August 2023 subject to the signing of a s.106 agreement (see Appendix 7).
Total		247	

Appendix 4 – Small Site Windfalls

Table 7: List of the Number of Windfalls between 2003 and 2024

Contribution of Windfalls to Total Completions 2003 – 2024	Total net Windfall Completions
2003-04	56
2004-05	79
2005-06	62
2006-07	91
2007-08	95
2008-09	81
2009-10	74
2010-11	70
2011-12	65
2012-13	69
2013-14	68
2014-15	69
2015-16	73
2016-17	84
2017-18	56
2018-19	74
2019-20	85
2020-21	60
2021-22	57
2022-23	87
2023-24	52

Contribution of Windfalls to Total Completions 2003 – 2024	Total net Windfall Completions
Total	1507

Table 8: Estimation of Windfall Contribution to the five year housing supply

Total Completions 2003-2023	1507
Average completions per annum 2003 - 2024	72
Projected supply from small windfall sites	144

Appendix 5 – Land South East of Binscombe



Waverley Borough Council
Council Offices, The Burys,
Godalming, Surrey
GU7 1HR
www.waverley.gov.uk

Mr Jonathan Walton
Opus Works Group Ltd
CROWTHORNE HOUSE
NINE MILE RIDE
WOKINGHAM
RG40 3GZ

Claire Upton-Brown
Assistant Director of Planning Development

Case Officer: Russell Brown
Tel. No: 01483 523186
Email: russell.brown@waverley.gov.uk

20 September 2024

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2023/01714

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 04/08/2023 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Erection of 27 dwellings (affordable houses) and associated works including a vehicular, cycle and pedestrian accesses, open space and landscaping.

LAND CENTRED COORDINATES 496830 146100 SOUTH EAST OF BINSCOMBE
GODALMING

SECOND SCHEDULE

1. Condition:

The plan numbers to which this permission relates are:

SMA-7032-001 A
7032-004 P01
22.1618.100 M
22.1618.001 C
22.1618.200 D
22.1618.201 D
22.16.18.203 F
22.1618.204 D
22.1618.205 D
22.1618.206 D
22.1618.207 D
22.1618.208 D



22.1618.209 D
22.1618.310
22.1618.320
22.1618.405 A
22.1618.415 A
22.1618.425 A
22.1618.426
22.1618.435 A
22.1618.445 B
22.1618.455
22.1618.465
22.1618.475
22.1618.485
22.1618.400 A
22.1618.410 A
22.1618.420 B
22.1618.421
22.1618.430 A
22.1618.440 B
22.1618.450
22.1618.460
22.1618.470
22.1618.480
Arboricultural Impact Assessment
Ecological Appraisal Version 1.3
Energy and Sustainability Appraisal
Flood Risk Assessment and Drainage Strategy Issue 01
Great Crested Newt Assessment - Survey 1.2

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies ST1, ICS1, TD1, HA1, NE1, NE2, CC1, CC2 and CC4 of the Local Plan 2018 (Part 1), Policies DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM11, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policies GOD5, GOD6, GOD9, GOD13 and GOD16 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

2. Condition:

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These should be in accordance with drawing no. 22.1618.203 F unless otherwise agreed by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the heritage assets, character and amenity of the area in accordance with Policies TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM4, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

3. Condition:

The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason:

To ensure the provision of satisfactory facilities for the storage of refuse and recycling in accordance with Policies TD1 and CC2 of the Local Plan 2018 (Part 1), Policy DM4 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

4. Condition:

No extension, enlargement or other alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B, C and D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason:

The Local Planning Authority considers that further development could cause detriment to the character and appearance of the area, including the setting of heritage assets, and for this reason would wish to control any future development to comply with Policies TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM4, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

5. Condition:

The hard surfaces hereby approved shall be made of porous and / or permeable materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason:

To reduce the risk of flooding and pollution and increase the level of sustainability of the development in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policies DM1 and DM6 of the Local Plan 2023 (Part 2).

6. Condition:

No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

7. Condition:

Prior to the first occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials; and
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1, NE1, NE2, CC1, CC2 and CC4 of the Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6, DM7 and DM11 of the Local Plan 2023 (Part 2) and Policies GOD5 and GOD16 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

8. Condition:

The development hereby permitted shall not be occupied until drawings detailing the positions, height, design, materials and type of all proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to occupation of the development and shall thereafter be retained at all times.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1 and HA1 of the Local Plan Part 1 (2018), Policies DM1, DM4, DM5, DM6, DM7, DM20 and DM21 of the Local Plan 2023 (Part 2) and Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

9. Condition:

The development hereby permitted shall not be commenced (other than works to trees) until details of the design of a surface water drainage scheme in line with the Flood Risk Assessment and Drainage Strategy Issue 01 dated 05/06/2023 have been submitted to and approved in writing by the Local Planning Authority. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.8 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, etc).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal so that the final drainage design does not increase flood risk on or off site in accordance with the National Non-Statutory Technical Standards for SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

10. Condition:

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To ensure the drainage system is designed to meet the National Non-Statutory Technical Standards for SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

11. Condition:

Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason:

As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

12. Condition:

Prior to the first occupation of the development hereby approved, the following highway improvements shall be provided:

- a) Dropped kerbs and tactile paving at the Green Lane priority junction with Copse Side
 - b) Dropped kerbs and tactile paving for pedestrians to cross Copse Side adjacent to the link between Copse side and Footpath 1.
 - c) A virtual footway on Binscombe, including an uncontrolled crossing adjacent to the medical centre to provide a safer route for pedestrians
- in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and to meet the County Highway Authority's safety and technical requirements.

Reason:

To promote sustainable forms of transport in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policies DM6 and DM9 of the Local Plan 2023 (Part 2).

13. Condition:

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

14. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with drawing no. 22.1618.100 M for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The

vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved and shall be maintained so as to ensure their availability for such use at all times.

Reason:

To ensure that adequate parking provision is retained in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and Policy GOD6 Godalming and Farncombe Neighbourhood Plan (April 2019).

15. Condition:

Prior to commencement of the development, details of a construction access shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the County Highway Authority, and implemented in accordance with the approved details.

The development hereby permitted shall not be first occupied until the proposed vehicular access and footways have been constructed on site in accordance with drawing no. 22.1618.100 M and provided with visibility splays in accordance with drawing no. SMA-7032-001 A. Thereafter, they shall be retained as approved with no obstruction to the visibility splays between 0.6m and 2.0m above ground level

Reason:

To ensure that suitable access provision is provided within, to and from the development in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

16. Condition:

The development hereby permitted shall not be first occupied until details of disabled car parking provision for the occupants of, and visitors to, the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason:

To ensure the development provides for the needs of disabled occupiers and visitors to the site in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM9 of the Local Plan 2023 (Part 2).

17. Condition:

The development hereby permitted shall not be occupied until the dwellings hereby permitted have been completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) and shall be retained in compliance with such requirement thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason:

To ensure the development provides for the needs of disabled occupiers and visitors to the site in accordance with Policy AHN3 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan 2023 (Part 2).

18. Condition:

The development hereby approved shall not be first occupied unless and until the dwellings have been completed such to meet the requirement for a maximum of 110 litres of water per person per day.

Reason:

To ensure that the development is sustainable and makes efficient use of water to comply with Policy CC2 of the Local Plan (Part 1) 2018 and Policy GOD13 of the Godalming and Farncombe Neighbourhood Plan (April 2019).

19. Condition:

Prior to first occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent sensitive species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason:

Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and / or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation and is required in accordance with Policies NE1 and NE2 Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan 2023 (Part 2).

20. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. They shall include:

- (i) The forecasted programme of works for the development hereby permitted.
- (ii) A scheme setting out how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- (iii) Details of proposed site accesses and any pitlanes or loading / unloading areas within the highway, which shall be sufficient to allow all vehicles to enter and exit these in forward gear without reversing on the highway.
- (iv) Details of hours of construction including all associated vehicular movements.

- (v) Details of the construction compound, and storage areas.
- (vi) A plan showing construction traffic routes and the timings, type and the number of vehicles forecast to use these.
- (vii) Details of measures to protect highway assets, including boundary hoarding behind any visibility zones, and to mitigate impacts on public transport and emergency services, and provide for their continued operation during the works.
- (viii) Details of vehicle cleaning facilities to prevent mud and dirt being trafficked onto the highway from the site or being washed onto it.
- (ix) Details of any temporary traffic management and signage along the construction routes, at site access and elsewhere in the vicinity of the site.
- (x) Details of site personnel, operatives and visitor parking.
- (xi) Mitigation methods for reptiles.

The construction works shall be carried out in accordance with the approved CEMP and no part of the development hereby approved shall be occupied until the approved highway works have been carried out in accordance with the agreed details.

Reason:

As this matter is fundamental to the protection of neighbouring amenity and highway safety throughout development works in accordance with Policies ST1 and CC2 and Policies DM1 and DM9 of the Local Plan 2023 (Part 2).

21. Condition:

If during construction, contamination not previously identified is found to be present at the site then no further development shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme for such works, shall be submitted to the Local Planning Authority for approval in writing. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason:

To safeguard the health of future residents of the site in accordance with Policy DM1 of the Local Plan 2023 (Part 2).

22. Condition:

No development shall take place (including any ground works, site clearance) until a biodiversity method statement, including a net gain, has been submitted to an approved in writing by the Local Planning Authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details in the first planting season after the approval of the biodiversity method statement and shall be retained in that manner thereafter.

Reason:

To protect habitats and species identified in the ecological surveys from adverse impacts during construction in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

23. Condition:

Prior to the commencement of development, a landscape and ecological management plan (LEMP) should be submitted to, and be approved in writing by, the Planning Authority. The content of the LEMP should include the following:

- a) description and evaluation of features to be managed (habitats; species, planting plans, taking advice from the applicant's ecologist)
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;
- e) details of the body or organisation responsible for implementation of the plan;
- f) on-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall be implemented in full accordance with the approved details.

Reason:

In the interests of preserving nature conservation in accordance with Policies NE1 and NE2 and Policy DM1 of the Local Plan 2023 (Part 2).

24. Condition:

Prior to the first occupation of the development hereby approved a detailed scheme for the proposed Local Equipped Area for Play (LEAP) shall be submitted to and approved in writing to the Local Planning Authority. The approved scheme shall be implemented in strict accordance with the approved details, prior to the first occupation of the development. The scheme shall include details of the equipment to be provided, its maintenance and inspections to be carried out by a qualified Inspector to check the quality of the equipment.

Reason:

To ensure that appropriate, safe and high quality play space is provided within the site in

accordance with the Fields in Trust standard and Policy LRC1 of the Local Plan 2018 (Part 1).

Yours faithfully,



Claire Upton-Brown
Assistant Director of Planning Development

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.
4. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
5. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. Section 59 of the Highways Act permits the County Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The County Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey

County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

9. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
10. The County Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.
11. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the County Highway Authority. It is not the policy of the County Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
12. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the County Highway Authority Local Highways Service.
13. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a Streetworks permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a Streetworks permit and an application will need to be submitted to the County Council's Streetworks Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/roadpermitsand-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/floodingadvice
14. When access is required to be 'completed' before any other operations, the County Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
15. Cycle parking should be secure, convenient (including not being blocked in a garage for cars

and not being at the far end of a rear garden), accessible, well-lit, well-signed, near the main entrance, by a footpath/hardstanding/driveway and wherever practical, sheltered. It should also be noted that the County Highway Authority would not usually support vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. The County Highway Authority's preferred cycle parking is 'Sheffield' type stands, spaced in line with the guidance contained within the Manual for Streets section 8.2.22 or other proprietary forms of covered illuminated, secure cycle storage including the Police approved Secure By Design cycle stores, "bunkers" and two-tier systems where appropriate.

16. The water efficiency standard is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
17. The applicant is advised that the details of external lighting should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (2011)' similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details.
18. The applicant is reminded that it is a criminal offence to intentionally or recklessly disturb, damage or destroy / kill protected species and their habitats under the Wildlife and Countryside Act 1981. The nesting season is normally taken as being from 1st March – 30th September. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way in line with the requirements of paragraph 38 of the National Planning Policy Framework 2023.

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

Please see the following link which details your rights to appeal this decision:
<https://www.gov.uk/appeal-planning-decision>

Building Control is the natural next step following your planning permission success. The team at Waverley Building Control have a reputation for professionalism and delivering a practical, cost effective and competitive service. We are known for being able to forge strong working relationships, capable and experienced in working on large-scale commercial and residential sites and would welcome the opportunity of working with you. Please contact our Business Manager,

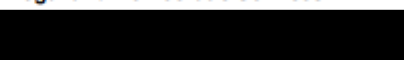
Jane Clement (01483 523498 / jane.clement@waverley.gov.uk) for free pre-application advice and ask for a competitive quote.

Appendix 6 – St Johns Seminary



Waverley Borough Council
Council Offices, The Burys,
Godalming, Surrey
GU7 1HR
www.waverley.gov.uk

When calling please ask for:
Kimberly Soane, Democratic Services Officer
Legal and Democratic Services



Date: 8 February 2024

Dear All

A Meeting of the PLANNING COMMITTEE was held on Wednesday, 7 February 2024. The applications for planning permission were determined at the meeting as set out below.

9 WA/2023/01714 - LAND SOUTH EAST OF BINSCOMBE, GODALMING

Erection of 27 dwellings (affordable houses) and associated works including a vehicular cycle and pedestrian accesses open space and landscaping.

Decision

Delegated authority is **GRANTED** to the Executive Head of Planning Development to grant planning permission subject to suggested conditions 1-24, informatives 1-19, amended or additional conditions and the completion of a Section 106 Agreement securing affordable housing and future management of the open space

10 WA/2023/00103 - LAND KNOWN AS 17 FRENHAM ROAD, LOWER BOURNE, FARNHAM, GU9 8HF

Erection of a dwelling with associated works following demolition of original dwelling.

Decision

Subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions 1-14 and informatives 1-5, and following consultation with Councillor Cockburn, outline planning permission is **GRANTED**.

11 WA/2022/01984 - UNITS 1 - 5 HOOKSTILE LANE, FARNHAM, GU9 8LG

Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping).



Appendix 7 – Land at Hurst Farm



Waverley Borough Council
Council Offices, The Burys,
Godalming, Surrey
GU7 1HR
www.waverley.gov.uk

When calling please ask for:
Kimberly Soane, Democratic Services Officer
Legal and Democratic Services



Date: Date Not Specified

Dear All

A Meeting of the PLANNING COMMITTEE was held on Wednesday, 23 August 2023.
The applications for planning permission were determined at the meeting as set out below.

- 7 WA/2022/02194 - LAND AT HURST FARM CHAPEL LANE GODALMING GU8 5HU

The Committee resolved that permission be GRANTED subject to conditions.

- 7 WA/2023/00905 - WEY COURT EAST UNION ROAD FARNHAM GU9 7PT

The Committee resolved that permission be GRANTED subject to conditions.