

# APPENDIX M

## WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 29 JUNE 2010

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**Title:**

**STATION ROAD GODALMING – HOUSING PROJECT**

**[Portfolio Holder: Cllr Keith Webster]**

**[Wards Affected: Godalming Central and Ockford]**

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**Summary and purpose:**

The purpose of this report is gain approval of the Executive for a planning application to be submitted by Waverley Borough Council for the development of 15 dwellings at the Station Road site, Godalming for affordable housing.

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**How this report relates to the Council's Corporate Priorities:**

This report relates to four corporate priorities by providing affordable housing and improving the quality of life for the occupants. Value for money will lie at the heart of the procurement process, and the planning process will be focused on providing an appropriate design to fit in within the Godalming conservation area.

**Equality and Diversity Implications:**

The design of the building will be to disabled required standards.

**Resource/Value for Money implications:**

At this stage there are no value for money implications relating to this report recommendation

**Legal Implications:**

At this stage there are no legal implications relating to this report.

**Climate Change Implications:**

The new dwellings are being designed to comply with the Sustainability Code for energy saving, which is a current governmental expectation, and a requirement for all houses that will need to attract grant funding.

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**Introduction and Background**

1. In July 2009 a report was received on the history and recent use of the site at Station Road, which is currently used as a contract car park. The site is owned by the Housing Revenue Account and therefore designated for development for affordable housing.

2. It was agreed that the Council should release the site from its present use and allow its reversion to the use for which it was originally acquired. Thames Valley Housing Association was appointed to carry out procurement works on the site including the appointment of an architect to draw up a relevant design.

### **Current situation**

3. In consultation with Waverley's planners as part of a pre-application process, a scheme layout has been prepared, which provides for 15 units of affordable housing including associated car parking within the site (see Annexes 1 and 2). The brown field site includes a post-war unlisted 4-bed house currently used for temporary housing, which will be demolished. The site is wholly within the town centre conservation areas and therefore great care is being exercised over the design criteria.

### **Options**

4. There are 3 options now open as to the way forward, that:
  - i. the site is transferred to a selected Housing Association in return for nomination rights and a capital receipt;
  - ii. Waverley Borough Council invests its own capital resources to procure and build out the scheme;
  - iii. the site is built out by the newly-agreed company Waverley Initiatives.
5. The financial implications and varying timelines of these three options now needs to be considered. The timelines are complicated by new rules and European case law on the Official Journal of the European Union (OJEU) process, which has expanded the scope of international advertising for projects and advice is currently being sought on the implications. The financial implications involve detailed investigation of the company business plans, which is scheduled for work during the summer months.
6. Whichever option is decided upon does not affect the work on the design and layout, leading to an application for planning approval, and therefore that process is continuing. It is now timely for a planning application to be made in parallel to the work on the choice of future direction.

### **Conclusion**

7. Work is currently underway for the design and layout for 15 dwellings on the site at Station Road Godalming, and a pre application process is being carried out with Waverley Planners.
8. Work is also underway to decide on the best financial and timescale option for Waverley Borough Council for the procurement and building out of the new dwellings. However there is no reason to delay the submission of a planning application and details are currently being prepared.

9. Further reports will be provided to the Executive on the options for the new build.

**Recommendation**

That approval is given by the Executive for a planning application to be submitted for the erection of 15 dwellings for affordable housing at the site at Station Road, Godalming.

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**Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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