

Draft Annual Monitoring Report 2009-10

Waverley Borough Council | Draft Annual Monitoring Report 2009-10

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Executive Summary 1

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1.1 This is the sixth Annual Monitoring Report (AMR) prepared under the new planning system. It covers the period between 1 April 2009 to 31 March 2010.

Update

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

The revocation of Regional Spatial Strategies was challenged in the high court by developer Cala Homes and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. However, it is clear from a statement made by the Secretary of State for Communities and Local Government that the Governments intentions have not changed. The Government will be introducing the Localism Bill to parliament, later in November, which it says will remove all Regional Strategies, including regional housing targets.

Since July 2010, Waverley Borough Council has been working towards setting a local housing target as part of the progress towards a Core Strategy Development Plan Document (DPD). The Local Development Framework Core Strategy Preferred Options and Draft Policies is currently being considered by the Council through the Committee process. This document proposes a local target, using a capacity based approach, of 2579 dwellings between 2010-2027. Given the Government's intention to abolish the Regional Plans and associated housing targets and the intention to set a local target through the LDF Core Strategy, the five year assessment and housing trajectory are based on the local target that is currently being considered by the Council. For more information please see the Local Development Framework Core Strategy Preferred Options and Draft Policies.

The implications of the high court judgement made on 10 November 2010 are not yet completely clear and over time more guidance on the approach to take to housing supply may emerge. As progress is made on updating the Strategic Housing Land Availability Assessment (SHLAA), work will continue on ensuring a future supply of housing against the appropriate target.

1.2 The AMR is currently in a transition period between monitoring the adopted Waverley Local Plan 2002 towards monitoring of an emerging Local Development Framework. Therefore, this AMR continues to monitor some of the saved policies in the Waverley Local Plan 2002. The Waverley Borough Local Plan does not contain any

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targets, but where relevant, other targets have been used to provide indication of the effectiveness of the monitored policies. Further indicators and targets will be developed as the Waverley Local Development Framework progresses.

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

1.4 It is the intention to continue work towards improving, and providing new systems that will provide comprehensive monitoring and management of the new planning policy framework in Waverley. This will be carried out alongside the production of the Waverley Local Development Framework.

1.5 The contents of the AMR is specified in a number of national documents, including:

- Planning and Compulsory Purchase Act 2004 (section 35)
- Town and Country Planning (Local Development) Regulations (Regulation 48)
- Planning Policy Statement 12: Local Development Framework (para 4.48 - 4.52)
- Local Development Framework Monitoring: A Guide to Good Practice.

Core Strategy Progress

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

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

1.8 The Local Development Framework work programme and the Local Development Scheme was reviewed after the decision to suspend the Core Strategy examination in 2007. Since then a further revision has updated the work programme and a new Local Development Scheme was adopted in 2009. An updated work programme showing the progress being made against the LDS 2009 is available on the [Local Development Scheme section](#) of our website.

1.9 The original Local Development Scheme proposed the production of a Housing Development Plan Document. With the review of the Local Development Framework, after its withdrawal from submission, it was decided that a specific Development Plan

Document was not required and key strategies on housing would better places within the Core Strategy Document. Any housing site allocations will be provided within a separate Site Allocations Development Plan Document.

1.10 Currently, work is underway on the Core Strategy:

- Continued progress on the evidence base, including a number of studies completed, under production and being updated.
- Progress on drafting Core Strategy policies considering the preferred approach.
- Progress towards a consultation on the Core Strategy Preferred Options and Draft Policies due January/February 2011.

1.11 As noted above the change in government in May 2010, outside the reporting period of this AMR, will have implications on the current planning system. This will be reported on further in the next AMR.

Introduction 2

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The Planning System

2.1 In 2004 the government introduced a new planning system, the Local Development Framework (LDF), which will replace the previous system of Local, Structure and Regional Plans.

The Old Planning System	The Planning System (post 2004 changes)
Regional Planning Guidance	<u>Regional Spatial Strategy:</u> 'The South East Plan'
County Structure Plan	
District Local Plan	Local Development Framework

Table 2.1 Changes to the Planning System at Regional and Local Levels in 2004

2.2 The Waverley Borough Local Plan 2002 is due to be replaced with a Waverley Local Development Framework. The LDF is a collection of Local Development Documents covering different aspects of future plans for the area and guidance for development control planners, including:

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

2.3 The production of these complex documents takes time to progress through a number of stages, including evidence gathering, preparation, consultation, examination and publishing. It is the intention that these documents will be rolled out over a number of years and during the production the Local Plan will continue to be used until new documents have been adopted and can replace them.

Changes to the Planning System since May 2010

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

2.5 The revocation of Regional Spatial Strategies was challenged in the high court by developer Cala Homes and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. However, it is clear from a statement made by the Secretary

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of State for Communities and Local Government that the Government's intentions have not changed. The Government will be introducing the Localism Bill to parliament, later in November, which it says will remove all Regional Strategies, including regional housing targets.

2.6 Since July 2010, Waverley Borough Council has been working towards setting a local housing target as part of the progress towards a Core Strategy Development Plan Document (DPD). The Local Development Framework Core Strategy Preferred Options and Draft Policies is currently being considered by the Council through the Committee process. This document proposes a local target, using a capacity based approach, of 2579 dwellings between 2010-2027. Given the Government's intention to abolish the Regional Plans and associated housing targets and the intention to set a local target through the LDF Core Strategy, the five year assessment and housing trajectory are based on the local target that is currently being considered by the Council. For more information please see the Local Development Framework Core Strategy Preferred Options and Draft Policies.

2.7 The implications of the high court judgement made on 10 November 2010 are not yet completely clear and over time more guidance on the approach to take to housing supply may emerge. As progress is made on updating the Strategic Housing Land Availability Assessment (SHLAA), work will continue on ensuring a future supply of housing against the appropriate target.

Monitoring

2.8 There is a requirement to produce an monitoring report each year as part of the Local Development Framework.

2.9 Monitoring performs a pivotal role in developing planning policy. It has the ability to inform on the health of the Borough and on the effectiveness of the current policies. It also provides a sound platform for informed choices to be made on reviewing and revising current policies and on the development of future ones.

The Content of the Annual Monitoring Report

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

2.11 This AMR will contain:

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

2.12 This Annual Monitoring Report is informed by guidance published in 2004 by the Office of the Deputy Prime Minister (ODPM), now Communities & Local Government (CLG). A series of core indicators that are the basis of planning performance monitoring was published by the ODPM in October 2005 and has since been updated by CLG in July 2008.

2.13 Waverley Borough Council is working towards the provision of a comprehensive system to monitor a range of indicators and accommodate changes in the requirements of monitoring planning policy. In the interim all currently available information will be utilised to provide the best possible picture of the current performance of the policy regime. This monitoring report strives to provide a review that is as comprehensive as practicable at the current time and the source and date of the information will be provided.

The Reporting Period of the AMR

2.14 Each AMR covers a period of one financial year from the 1 April to the 31 March. If further updates or information is provided from outside the reporting period this will be identified. **This is the sixth AMR produced by Waverley Borough Council and covers the 2009-2010 financial year, running from 1 April 2009 to 31 March 2010.**

Monitoring the Planning System 3

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The Reason for Monitoring

3.1 The Local Development Framework highlights monitoring as being integral to the entire planning process. It introduces the idea of **Plan** → **Monitor** → **Manage**.

- **Plan:** This requires Local Authorities to set out their ideas, based on a wide base of information (baseline data) and implement them as policies.
- **Monitor:** To ensure that the policies in place are having the desired effects and the impacts of implementing the policy are not having any undesired effects.
- **Manage:** The information from monitoring can then be used to manage the policies. This can show that the policies are doing what they were set out to achieve or by providing the information that will ensure the policies are changed effectively to produce the desired results.

3.2 The monitoring of the Local Development Framework is based around a core hierarchy of **objective, policies, targets and indicators**. The process involves:

- Define our objectives for what we wish to achieve
- Create policies to enable us to achieve our objectives
- Apply targets we would like to met, in order to measure the success of the policy
- Define indicators to demonstrate that we are achieving these goals

The Content of the Annual Monitoring Report

3.3 The Annual Monitoring Report is required to fulfil five key monitoring tasks, as detailed in the Local Development Framework: A Good Practice Guide produced by the Office of Deputy Prime Minister (para 3.2)

1. **Local Development Scheme:** Review the progress in producing the documents that make up the Local Development Framework against the timetable and 'milestones' shown in the Local Development Scheme.
2. **Policies:** Assess the extent to which policies are being implemented, both saved policies from the Local Plan and policies within the new Local Development Documents.
3. **Implementation:** where policies are not being implemented explain why and then set out the steps to ensure the policies will be implemented or state whether the policy will be amended or replaced
4. **Effects:** Identify any effects of the implemented policies setting out whether they are as intended, or producing unintended results.
5. **Amended/ Replaced Policies:** Outline any amendments or changes to policies as a result of the 3rd and 4th monitoring tasks.

3 Monitoring the Planning System

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Indicators and Targets

3.4 As the monitoring framework develops, alongside the production of the Development Plan Documents, such as the Core Strategy, indicators will be subject to change. Currently, the AMR focuses on Core Output Indicators. A Core Output Indicator is a compulsory indicator that is prescribed by Communities & Local Government (CLG.) They allow a general picture to be formed of the effects of planning policies within the Local Authority area. As all Local Authorities are required to report on these indicators, it is possible for comparisons to be made across different geographical areas.

3.5 As progress is made on the monitoring framework for the Core Strategy, additional indicators developed at the local level will be incorporated.

The Current Annual Monitoring Report

3.6 In this transitional period from the Local Plan to the creation of the Local Development Framework, the Annual Monitoring Report will be reporting on both the saved policies of the Local Plan 2002, along with any new policies being developed under the Local Development Framework. Since 27th September 2007, a number of the policies within the Local Plan have been 'saved' during this transitional period until replacement policies are put in place.

Current Monitoring within Waverley

3.7 The monitoring systems currently in place for planning at Waverley are not tailored towards comprehensive forward planning and the Local Development Framework. There are therefore 'gaps' in the information that will be needed in order to effectively monitor the implementation of the new planning system. Where the gaps in information currently exist, they will be identified in the appropriate section of the report.

3.8 The AMR relies on information from sources both internal and external to the Council. For information sourced from external organisations the Council is reliant on those organisations to ensure the accuracy of the information provided.

Developing the Annual Monitoring Report

3.9 It is the intention to establish comprehensive monitoring systems and meet the statutory requirements of the Local Development Framework monitoring. Putting this in place is potentially complex and time consuming, requiring the implementation of a number of new monitoring systems. Work on this began in 2005 and is ongoing.

3.10 The document will evolve over time as more information is made available and we are able to enhance the information provided within the report. This will be due to the introduction of new monitoring systems within Waverley as well as new data that becomes available regionally and nationally. It is also likely over time that new policies and objectives will be introduced at a local, regional and national level. Once identified there will be a requirement to monitor them, possibly through the creation of new indicators and targets.

Progress on the Local Development Framework **4**

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4 Progress on the Local Development Framework

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Introduction

4.1 The new planning system, the Local Development Framework, requires that a number of new documents are produced to replace the Waverley Borough Local Plan 2002. Details of these documents are outlined in the Local Development Scheme (LDS). The LDS is a rolling work programme which outlines what documents will be produced over the next three years. It is generally reviewed on an annual basis and has to be submitted to and approved by the Government.

4.2 A revised scheme was agreed by the Council's Executive Committee in March 2009 and formally agreed by the Government in July 2009. Although, this LDS has not been formally revised since 2009, the work timetable for the production of LDF documents has changed. The most up-to-date information on the timetable is available on the [Local Development Scheme](#) section of our website.

The LDF Production Process

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

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

4.4 The Waverley Local Development Scheme, agreed in 2005, planned an initial Core Strategy Development Plan Document which was produced and submitted in July 2006. However, a number of submitted Core Strategies from other Local Authorities were being found unsound at examination and along with suggestions from Government Office for the South East (GOSE) that Waverley's Core Strategy may not meet the standards required. The decision was made in November 2006 to seek a formal Direction from the Secretary of State to withdraw the Core Strategy before examination, which was received in March 2007.

4.5 In December 2007 and then again in 2009, the Government Office agreed revised timetables for the three documents to be produced for the Local Development Framework, including the Core Strategy DPD, Site Allocations DPD and the Planning Infrastructure Contributions SPD.

4.6 The original LDS (2005) planned for a separate Housing DPD linked with the Core Strategy to hold the housing policies. With the revision of the LDS, after the withdrawal of the original Core Strategy, it was decided it would be better to integrate the housing policies within the Core Strategy document rather than have a separate DPD.

Evidence	Description	Consultant/Produced By	Status	Date
Gypsy & Traveller Accommodation Assessment	A survey of current gypsy, traveller and travelling show people facilities and needs carried out over 2006-2007.	Waverley, Guildford and Surrey Heath Borough Councils	Complete	2007
Urban Housing Potential Study	Identifies sites within the urban area that are potentially suitable for housing development and to inform the potential capacity for housing needs over the coming years	Baker Associates	Complete	2006
Housing Needs Survey	Study of the housing market and identifies local demands for accommodation	David Coultie Associates	Complete	2001 Updated 2003 & 2005.
Employment Land Review	Assessment of the supply of and demand for employment land.	Atkins Ltd.	Complete	2009
Strategic Housing Market Assessment	Assessment of the local housing market which studies the supply and demand for housing, housing and planning policies; the need for affordable housing; and the affordability of the local housing market	Fordhams Research (jointly commissioned by Waverley, Guildford & Woking Borough Councils.)	Complete	2009
Strategic Housing Land Availability Assessment	Build on the Urban Housing Potential Study and provide information on housing land supply in accordance with PPS3.	Baker Associates	Complete	2010

4 Progress on the Local Development Framework

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Evidence	Description	Consultant/Produced By	Status	Date
Town Centre Retail Study	A study of retail needs in the town centres of Farnham, Godalming and Haslemere and Cranleigh.	Chase & Partners	Complete	2008
Affordable Housing Viability Study	A viability study to inform the consideration of options for affordable housing policies as required in PPS3	Adams Integra	Complete	2009
Settlement Hierarchy	An assessment of services and facilities within local service centres and villages to inform a settlement hierarchy.	Waverley Borough Council	Final Draft	Expected 2010
Strategic Flood Risk Assessment	Assessment of the flood risk implications of the Core Strategy	Capita Symonds	Complete	2010
Appropriate Assessment	Assessment of the impacts of the Core Strategy against the Habitats Regulations	TBC	Planned	Expected 2011
Infrastructure Delivery Plan	An audit of physical, social and green infrastructure, with the aim of identifying gaps and planned spending over a 15 year period.	Waverley Borough Council	In progress	Expected 2011
Open Space, Sport and Recreation Study (PPG17)	A Borough-wide audit of open space and land and buildings used for public recreation.	Waverley Borough Council	Planned	Expected 2011

Table 4.1 Information Gathering: Evidence Base Studies

Link with the Community Strategy

4.7 Planning is not alone in shaping the future of the Borough. The Council recognises this, and understands that a diverse range of human factors influence this future. This is emphasised in Planning Policy Statement 12 (2008), which states:

'The core strategy is critical in delivering corporate and community aspirations (in context of the Regional Spatial Strategy). Therefore the key spatial planning objectives the area should be in alignment with priorities identified in the Sustainable Community Strategy.'

4.8 The Surrey Strategic Partnership Plan 2010-2020, the Sustainable Community Strategy (SCS) for the County, was published in April 2010. It identifies ten priorities:

- Priority A: Improve learning, health and employment outcomes for children and young people, particularly the vulnerable and disadvantaged.
- Priority B: Improve the safeguarding of Surrey's most vulnerable children and young people.
- Priority C: Promote healthy lifestyles, particularly targeting the most vulnerable.
- Priority D: Support more people to live independently and to exercise greater choice and control over their health and support arrangements.
- Priority E: Improve global competitiveness of Surrey's economy through sustainable growth, underpinned by appropriate infrastructure.
- Priority F: Make Surrey's economy more inclusive.
- Priority G: Help people in Surrey to achieve more sustainable lifestyles.
- Priority H: Create better, more sustainable developments that deliver more social, environmental, and economic benefit.
- Priority I: Improve public confidence in the ability of public services to keep Surrey safe, prepare for emergencies, and reduce crime and anti-social behaviour.
- Priority J: Strengthen local communities through targeted public and voluntary sector activity, active citizenship and work to tackle inequalities.

4.9 In 2008 the Waverley Strategic Partnership, and the Waverley Borough Council Executive identified that the themes and priorities of the Draft Surrey Sustainable Community Strategy (SCS) accurately reflected the key issues in the Waverley area and agreed to adopt these as the basis of the Waverley SCS.

Guidance on Local Development Frameworks

4.10 In June 2008 the government published an updated version of the guidance document for the production of Local Development Frameworks. This document, Planning Policy Statement 12: Local Spatial Planning, is available to download on the Community and Local Government website and replaces the document Planning Policy Statement 12: Local Development Frameworks.

4 Progress on the Local Development Framework

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4.11 The new PPS12 outlines a key addition to the Local Development Framework process. A new consultation stage for Development Plan Documents is required just before submission. This update has been added to the process for DPDs outlined near the beginning of this chapter.

Document Production Update

4.12 Below are updates on the development of each of the documents. Each of these documents is timetabled in the Local Development Scheme. **Note:** Since the publication of the revised LDS (2009) there has been some slippage in the timetable.

Date	Milestones	Comments	Progress?
Ongoing	Early Stakeholder and Issues & Options Consultation	A consultation on the topics to be considered by the Core Strategy was undertaken in February 2009. A further consultation, looking specifically at options for housing development took place early 2010.	Underway
February/March 2010	Preferred Options Consultation	Planned consultation period	Expected Jan/Feb 2011
August 2010	Publication	To be followed by a pre-submission consultation stage	Expected July 2011
December 2010	Submission to Secretary of State		Expected October 2011
July 2011	Adoption	Estimated date	Expected June 2012

Table 4.2 Core Strategy DPD

Date	Milestones	Comments	Progress?
Ongoing - July 2010	Early Stakeholder and Issues & Options Consultation	Evidence gathering work for Core Strategy and stakeholder consultation will inform the related Site Allocation DPD.	Linked to progress on Core Strategy

4 Progress on the Local Development Framework

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Date	Milestones	Comments	Progress?
February 2011	Preferred Options Consultation		July 2012
September 2011	Publication	To be followed by a pre-submission consultation stage	December 2012
December 2011	Submission to Secretary of State		March 2013
October 2012	Adoption		December 2013

Table 4.3 Site Allocations DPD

Analysis of Performance Against Plans **5**

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Business Development and Town Centres

The Employment Land Review 2009

5.1 Waverley Borough Council commissioned Atkins Ltd. to carry out an Employment Land Review (ELR) for the Borough. The ELR assesses the existing supply of employment land in Waverley (industrial and commercial land within the use classes B1 to B8). It also indicates the likely future need for employment land. It will help the Council to develop its planning policies relating to employment in the Local Development Framework (LDF), including the approach that the Council should take in relation to existing employment sites and whether any new employment sites should be identified.

5.2 The study looks at:-

- The policy context for planning for economic development and balancing it with housing growth.
- Waverley's economic context. This includes the number of jobs, specific employment sector growth (i.e. banking and finance/construction/public sector), the size of businesses, links with other areas and settlements and commuting levels and unemployment rates.
- Future employment needs through establishing the amount of jobs and additional employment needed through adopting a preferred scenario for employment growth within the Borough that reflects the policy priorities for Waverley. Over 200 Local Businesses were also surveyed to establish their needs.
- Employment land supply through the assessment of 142 sites.

Key Findings

- A total existing employment land supply in Waverley of 190ha (excluding Dunsfold Aerodrome which covers a total land area of 210ha of which approximately 56ha is previously developed land).
- The amount of employment land located in:
 - Farnham 73.7ha
 - Small settlements and rural sub-area 47.5ha
 - Cranleigh 32.4ha
 - Godalming 30.4ha
- A total employment floorspace of 453,000sqm, contained in 602 premises.
- Estimate of a total of 8.9ha 'opportunity land', potentially developable land within existing employment sites, however in terms of land and unoccupied buildings the total area estimated to be available in the short-term is 5.3ha.
- A shortage of undeveloped employment land with a small but significant proportion of existing sites offering the opportunities for intensification of development and/or redevelopment at higher densities.

Future Monitoring

5.3 Due to continued limitations in commercial monitoring systems only some of the indicators have up to date information provided. The Employment Land Review (ELR) provides base line evidence which is currently being developed further to provide monitoring of changes to employment land supply across the Borough. As part of the production of a draft Core Strategy the monitoring and delivery of an employment policy is being considered carefully.

Indicator COI/BD1

Total amount of additional employment floorspace

Policy - Local Plan

- IC1 General Considerations
- IC2 Safeguarding Suitably Located Industrial and Commercial Land
- IC3 Well Established Industrial and Commercial Land
- IC4 Existing Industrial and Commercial Premises

Type	Floorspace ('000 sq m)			
	April 2005	April 2006	April 2007	April 2008
All Bulk Classes	3,031	3,108	3,121	3,155
Retail Premises	1,086	1,088	1,086	1,091
Offices	924	949	950	970
Commercial Offices	806	832	835	855
'Other' Offices	118	117	115	115
Factories	468	504	506	512
Warehouses	345	360	371	372
Other Bulk Premises	208	207	208	210

Table 5.1 Employment Land Supply in Waverley by Type (Source: Commercial and Industrial Floorspace and Rateable Value Statistics, Neighbourhood Statistics 2008.)

5 Analysis of Performance Against Plans

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5.4 The most up-to-date information available on the total amounts of commercial and industrial floorspace in Waverley (April 2008) shows no significant losses in employment land supply.

5.5 This data will be supplemented by more advanced local monitoring systems as part of the monitoring and delivery of Core Strategy policies on employment.

Indicator COI/BD/2

Total amount of employment floorspace on Previously Developed Land (PDL)

Future Monitoring of Planning Permissions

5.6 Due to continued limitations in commercial monitoring systems only some of the indicators have up to date information provided. As part of the development of a draft Employment policy for the emerging Core Strategy we are considering how to monitor of the delivery of this policy. In parallel, we are considering the mechanisms required to ensure future reporting against these indicators is available.

Indicator COI/BD3

Employment land available - by type

Policy - Local Plan

IC6	Wrecclesham Railway Yard, Farnham
IC7	Coxbridge, Farnham
IC8	Former Coal Depot, Catteshall Lane, Godalming
IC9	Catteshall Mill, Godalming
IC10	Smithbrook Kilns
IC11	Cooper's, Chiddingfold

Sites allocated for Employment Uses

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

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

5 Analysis of Performance Against Plans

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	Location	Comments	Policy still required?
IC11	Cooper's, Chiddingfold	POLICY NO LONGER IN EFFECT From the 28th September 2007, following a direction by the Secretary of State under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, this policy is no longer in effect	No

Table 5.2 Site Specific Employment Land Policies

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

Future Monitoring of Employment Sites

5.9 The Employment Land Review (2009) will provide the basis of monitoring specific employment sites, specifically those identified as sites with potential scope for change. This will be supplemented by the identification of previously developed land with the potential for employment use during monitoring returns for the National Land Use Database (NLUD)

Indicator COI/BD4

Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

Policy - Local Plan

TC2: New development and redevelopment in Town Centres

TC3: Out-of-centre regional/sub-regional shopping centres

Future Monitoring of Planning Permissions

5.10 As outline above, progress is being made on putting in place systems to monitor commercial planning permissions. This does involve preparation of a base line of commercial information, which will be partly informed by the Employment Land Review (2009) and evidence preparation for the Core Strategy.

Housing

Indicator COI/HI

Plan Period and Housing Targets

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

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

5.13 The revocation of Regional Spatial Strategies was challenged in the high court by developer Cala Homes and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. However, it is clear from a statement made by the Secretary of State for Communities and Local Government that the Government's intentions have not changed. The Government will be introducing the Localism Bill to parliament, later in November, which it says will remove all Regional Strategies, including regional housing targets.

5.14 Since July 2010, Waverley Borough Council has been working towards setting a local housing target as part of the progress towards a Core Strategy Development Plan Document (DPD). The Local Development Framework Core Strategy Preferred Options and Draft Policies is currently being considered by the Council through the Committee process. This document proposes a local target, using a capacity based approach, of 2579 dwellings between 2010-2027. Given the Government's intention to abolish the Regional Plans and associated housing targets and the intention to set a local target through the LDF Core Strategy, the five year assessment and housing trajectory are based on the local target that is currently being considered by the Council. For more information please see the Local Development Framework Core Strategy Preferred Options and Draft Policies.

5.15 The implications of the high court judgement made on 10 November 2010 are not yet completely clear and over time more guidance on the approach to take to housing supply may emerge. As progress is made on updating the Strategic Housing Land Availability Assessment (SHLAA) work will continue on ensuring a future supply of housing against the appropriate target.

5.16 For more detail on future housing supply see Annex A: Five Year Housing Land Supply Assessment and Housing Trajectory.

Waverley's Housing Target

	Start of the Plan Period	End of the Plan Period	Total Housing Required	Source of Plan Target
H1	1 April 2010	31 March 2027	2579	LDF Core Strategy Preferred Options and Draft Policies

Table 5.3 Plan Periods and Housing Targets

Please note that the data on the number of net additional dwellings delivered in previous years (Indicators COI/H2(a) and COI/H2(b)), will be considered against the South East Plan housing target. This corresponds with the AMR monitoring period, between 1 April 2009 and 31 March 2010, which is prior to the announcement on 6 July 2010.

Indicator COI/H2(a)

Net additional dwellings - in previous years

Annual average of at least 250 dwellings since the South East Plan period began in 2006⁽¹⁾

		2006/07	2007/08	2008/09	Total	Annual Average
H2a	Net additional dwellings - in previous years	458	255	286	999	333

Table 5.4 H2(a) Number of net additional dwellings provided in previous years

1 Please note that the data on the number of net additional dwellings delivered in previous years (Indicators COI/H2(a) and COI/H2(b)), will be considered against the South East Plan housing target. This corresponds with the AMR monitoring period, between 1 April 2009 and 31 March 2010, which is prior to the announcement on 6 July 2010.

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Indicator COI/H2(b)

Net additional dwellings - reporting year

Annual average over the plan period of at least 250 net additional dwellings. ⁽²⁾

		2009/10	Annual Average (2006-2010)
H2(b)	Net additional dwellings - for the reporting period	186	296

Table 5.5 H2(b) Net additional dwellings - for the reporting year (2009/10)

2 Please note that the data on the number of net additional dwellings delivered in previous years (Indicators COI/H2(a) and COI/H2(b)), will be considered against the South East Plan housing target. This corresponds with the AMR monitoring period, between 1 April 2009 and 31 March 2010, which is prior to the announcement on 6 July 2010.

Indicator CO1/H2(c)

Net additional homes - in future years

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

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
H2c a) Net additions	167.2	167.2	167.2	255.2	255.2	176.0	176.0	146.0	146.0	146.0	88.0	88.0	88.0	88.0	88.0
c) Target	152	152	152	152	152										

Table 5.6 H2(c) Net additional dwellings - in future years

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Indicator COI/H2(d)

Managed Delivery Target

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
H2(d) Managed	141.9	140.3	138.5	130.2	120.5	115.9	110.5	106.9	102.6	97.1	98.4	100.2	102.6	106.3	112.3
Delivery															
Target															

Table 5.7 H2(d) Managed Delivery Target - Net additional dwellings expected across plan period

Indicator COI/H3

New and converted dwellings on previously developed land

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

Please note that in June 2010 (outside the reporting period) the definition of previously developed land was amended and private residential gardens are now excluded from land considered as within the curtilage of developed land (Planning Policy Statement 3: Housing, June 2010). For the purposes of this report, which monitors the period up to the end of March 2010, private residential gardens will be considered as previously developed land, in line with the definition in Planning Policy Statement 3: Housing (published November 2006).

		Total
H3	Number of dwellings completed (Gross)	194
	Number of dwellings completed on PDL (Gross)	185
	% of Gross dwellings on Previously Developed Land (PDL)	95.4%

Table 5.8 Proportion of New and Converted Dwellings built on Previously Developed Land (PDL) 2009-10

5.17 Within the reporting period 95.4% of the dwellings completed were built on Previously Developed Land. The table below shows how each year the proportion of housing built on Previously Developed Land within Waverley far exceeds the 60% national target. The next Annual Monitoring Report will incorporate the changes to the definition of previously developed land made to Planning Policy Statement 3: Housing in June 2010 (as noted above).

Year	% of Dwellings on Previously Developed Land
2003/04	86%
2004/05	94.5%
2005/06	95.1%

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Year	% of Dwellings on Previously Developed Land
2006/07	85.8%
2007/08	99.4%
2008/09	99.4%
2009/10	95.4%
Average %	93.7%

Table 5.9 Percentage of new and converted dwellings on Previously Developed Land 2003-2010

Indicator COI/H4

Net additional pitches (Gypsy and Traveller)

a	New pitches completed	2 ⁽¹⁾
b	Existing pitches lost as a result of development or closure	0
a-b	Net additional pitches	2

Table 5.10 Net additional pitches (Gypsy and Traveller) 2009-10

1. Temporary permission granted

5.18 Two pitches for the siting of residential mobile homes were granted temporary permission during the monitoring period.

Indicator COI/H5

Gross affordable housing completions

Policy - Local Plan

H5 Subsidised Affordable Housing within Settlements

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

		Social Rented Homes	Intermediate Homes	Total Affordable Housing (Gross)
H5	Gross Affordable Housing Completions	17	17	34
	% of Total Completions (Gross)	9%	9%	18%

Table 5.11 Gross Affordable Housing Completions 2009-10

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

Table 5.12 Gross Affordable Housing Completions as a Percentage of Total Housing Completions 2001-2010

Indicator COI/H6

Housing quality - Building for Life Assessments

5.19 This indicator was intended to show the quality of total new build completions on housing sites of 10 or more new dwellings. The number and proportion of these housing sites reaching very good, good, average and poor ratings against the Building for Life Criteria.

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5.20 The Commission for Architecture and the Built Environment (CABE) Building for Life criteria is a government-endorsed assessment benchmark. CABE have been offering training to staff to enable them to assess housing quality using the Building for Life criteria. As yet Waverley staff have not undertaken formal training.

5.21 As part of the Comprehensive Spending Review, the Culture Department has announced that it will withdraw funding from CABE. CABE has not been abolished and it remains the government's statutory advisor on architecture, urban design and public space for the immediate future. In light of this, the Building for Life criteria will be considered in the next Annual Monitoring Report.

Environmental Quality

Indicator COI/E1

Number of permissions granted contrary to Environment Agency advice

Water Quality

5.22 The Environment Agency now monitor all applications they object to on water quality grounds. **During the reporting period the Environment Agency objected to two planning applications on the grounds of water quality.**

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

Flooding Grounds

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

5.25 **During the reporting period the Environment Agency objected to 5 planning applications on flood risk grounds.** One of these applications was subsequently refused and the one withdrawn before a decision was made. The remaining three applications were granted permission. With all three applications the original objections made by the Environment Agency were subsequently withdrawn after satisfactory information was provided.

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Indicator COI/E2(a)

Changes in areas of biodiversity importance:

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

Policy - Local Plan

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

5.26 No new areas of Biodiversity Importance have been designated in 2009-10, and none have been lost.

5.27 There is one **Special Area of Conservation** : Wealden Heaths, Thursley, Ash, Purbright and Chobham. Some 1861 ha of this SAC lies within Waverley.

5.28 The **Thames Basin Heathland SPA**, comprises 13 Sites of Special Scientific Interest in 11 Local Authorities in Surrey, Hampshire and Berkshire. One of these areas, Bourley and Long Valley SSSI is partially contained in Waverley to the north of Farnham.

5.29 This indicator includes showing any losses or additions to biodiversity habitat, including international, national, regional, sub-regional and local sites. The data for the current indicator COI/8 is monitored by Natural England, however they do not provide information at the local level. The information on local sites along with information for National Indicator 197, the proportion of local sites where positive conservation management has been or is being implemented, will be considered for the next AMR. It may be that once these sites are formally identified within the Local Development Framework a monitoring procedure will be put in place.

Indicator E2(b)

Changes in Areas and Populations of Biodiversity Importance

B. Condition of nature conservation sites

5.30 Natural England conducts condition assessments on all land designated as Sites of Scientific Interest (SSSI):

- Of the total hectares assessed 99.7% of the land designated as SSSI are in favourable condition or are in an unfavourable condition but are now recovering.

5.31 The assessment dates of SSSI condition do still vary widely, ranging from 2002 to 2010. The sites considered to be unfavourable with no change or unfavourable declining were assessed between 2005 to 2008. Therefore there is no change noted during this reporting period.

Grade	Area (Ha)	% of Total Hectares Assessed
Favourable	1063.39	39.7%
Unfavourable (recovering)	1608.95	60%
Unfavourable (no change)	2.09	0.08%
Unfavourable (declining)	6.55	0.24%

Table 5.13 Condition of SSSI's within Waverley (Source: Natural England 2010)

5.32 Action is being taken on the majority of the unfavourable sites through land management and stewardship projects, either planned or in progress on unfavourable sites. Much of the work on these sites required increased grazing and shrub control to reinstate heathland habitats. The quality of the SSSI's is largely out of planning control, except when development is proposed and planning policy can be applied.

Indicator E2(c)

Changes in Areas and Populations of Biodiversity Importance

c. Areas where Biodiversity Action Plans have been established

5.33 The Surrey Biodiversity Partnership was formed to identify Surrey's key habitats and produce individual Habitat Action Plans (HAPs) which together would form Surrey's Biodiversity Action Plan (BAP). In 1999 the first three HAPs were issued, a fourth was launched in 2000 and a further six issued in 2000.

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Indicator COI/E3

Renewable energy installed by type

Policy - Local Plan

D3 Resources

5.34 On 6 July 2010, the Secretary of State for Communities and Local Government announced the revocation of Regional Spatial Strategies (RSS), including the South East Plan. Therefore, the sustainable design and construction policies contained within that document no longer apply including policies CC4 and NRM11.

5.35 However, whilst the South East Plan is no longer in force, Waverley continue to rely on Saved Policy D3 of the Waverley Local Plan 2002, and Planning Policy Statement 1 supplement (PPS1s) for guidance relating to sustainable design and construction matters.

5.36 For sometime now, Waverley has sought to secure at least 10% of the energy required in new development from renewable sources. This has been applied to all developments that result in new residential unit(s) and to all new non-residential buildings. It is considered that the national policy framework supports Waverley's continuing approach to **encourage new development to incorporate at least 10% of the total energy consumption of a new development from decentralised energy or low carbon technology within their design**. This tradition began with Policy SE2 of the Surrey Structure Plan (superseded by the South East Plan), where Waverley required 10% be included within new developments.

The Future

5.37 The emerging Core Strategy DPD is likely to include policies related to decentralised and renewable energy and low carbon technology within new development. Consideration will be given to whether supplementary planning documents are needed to support the policies of the Core Strategy DPD.

5.38 In addition key changes to Building Regulations within 2010, specifically for new dwellings to improve energy efficiency measures by 25% above current Building Regulation (2006) requirements. This would ensure the energy efficiency of new dwellings would meet this element of level 3 of the Code for Sustainable Homes.

Monitoring

5.39 The work undertaken to prepare evidence for the Core Strategy policies relating to climate change issues will provide valuable base line information to begin to develop our monitoring systems to incorporate information on renewable energy installation in both residential and commercial developments when permissions is granted and at completion.

Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory **6**

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Introduction

6.1 The housing trajectory and assessment of five year housing land supply is a tool that draws together various strands of information on the Borough's position on the supply of new housing. The trajectory forms the basis for analysing housing performance and allows the application of a 'plan, monitor, manage' approach.

6.2 Planning Policy Statement 3: Housing (PPS3) requires Local Authorities to demonstrate that they are able to identify and maintain a deliverable supply of land for new housing, in order to meet the strategic plan allocations for a period of 5 years.

Components of Housing Land Supply

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

- a. **Sites with planning permission at 1 April 2010, including:**
 - Sites where current planning permission is yet to be implemented
 - Sites under construction, with dwellings yet to be completed.
- b. **Sites identified in the adopted Local Plan 2002 and sites identified in the Strategic Housing Land Availability Assessment (SHLAA), published in January 2010.**
- c. **Trend based analysis** (see Housing Supply Beyond Five Years (2015-2027) below for more details)

Waverley Borough's Housing Requirements

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

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

6.6 The revocation of Regional Spatial Strategies was challenged in the high court by developer Cala Homes and the decision, announced on 10 November 2010, concluded that Section 79 powers could not be used to revoke all Regional Spatial Strategies in their entirety. However, it is clear from a statement made by the Secretary of State for Communities and Local Government that the Government's intentions have not changed. The Government will be introducing the Localism Bill to parliament, later in November, which it says will remove all Regional Strategies, including regional housing targets.

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

6.7 Since July 2010, Waverley Borough Council has been working towards setting a local housing target as part of the progress towards a Core Strategy Development Plan Document (DPD). The Local Development Framework Core Strategy Preferred Options and Draft Policies is currently being considered by the Council through the Committee process. This document proposes a local target, using a capacity based approach, of 2579 dwellings between 2010-2027. Given the Government's intention to abolish the Regional Plans and associated housing targets and the intention to set a local target through the LDF Core Strategy, the five year assessment and housing trajectory are based on the local target that is currently being considered by the Council. For more information please see the Local Development Framework Core Strategy Preferred Options and Draft Policies.

6.8 The implications of the high court judgement made on 10 November 2010 are not yet completely clear and over time more guidance on the approach to take to housing supply may emerge. As progress is made on updating the Strategic Housing Land Availability Assessment (SHLAA), work will continue on ensuring a future supply of housing against the appropriate target.

	Housing Target 2010-2027	Average per year
Number of houses (net)	2579	152

Table 6.1 Waverley Housing Target

Current Position

Housing requirement	2579
Dwelling completions	0
Residual requirement for period 01/04/2010 - 31/03/2027	2579
Annual Housing requirement	152
Number of dwelling required for a five year supply (2010-2015)	760

Table 6.2 Summary of outstanding housing requirement from 1st April 2010

Future housing potential

(a) Sites with planning permission, including:

- Sites where current planning permission is yet to be implemented
- Sites under construction, with dwellings yet to be completed.

Sites with current planning permission yet to be implemented:

6.9 As of the 1 April 2010, the total number of dwellings yet to be implemented on sites with planning permission that are yet to start development was 555. The table below breaks these down into small and large sites.

	Number of dwellings (net)
Small Sites	147
Large Sites	408
Total	555

Table 6.3 Outstanding Dwellings on Sites with current planning permission yet to be implemented (as at 1 April 2010)

6.10 No discount has been placed on the delivery of dwellings on sites where development is yet to commence. The Housing chapter of this report demonstrates that Waverley has consistently provided more than the required 152 dwellings per annum.

Sites with current planning permission where development has started:

6.11 As of the 1 April 2010, the total number of dwellings yet to be implemented on sites with planning permission where development has started was 166. The table below breaks these down into small and large sites.

	Number of dwellings (net)
Small Sites	73
Large Sites	93
Total	166

Table 6.4 Outstanding Dwellings on Sites with current planning permission where development has started (as at 1 April 2010)

6.12 No discount has been placed on the delivery of dwellings on small or large sites where construction on the site has commenced. With the majority of these sites, all dwellings on the site are currently under construction, rather than a situation where part of the site is complete and other outstanding permitted dwellings are yet to be constructed. Therefore, these sites are likely to deliver further dwellings within the 5 year period.

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

Site Size	Total Number for Dwellings on Sites with Outstanding Permission	Projected completions on sites with outstanding permission per annum (2010-2015)
Small Sites	220	44
Large Sites	501	100.2
TOTAL	721	144.2

Table 6.5 Predicted Annual Delivery 2010 - 2015 from Outstanding Planning Permissions

As part of the update to the Strategic Housing Land Availability Assessment (SHLAA), which was originally published in 2010, an assessment of outstanding permissions will be undertaken using a base date of 1 April 2010.

(b) Sites identified in Local Plan 2002 and Strategic Housing Land Availability Assessment (SHLAA) 2010.

6.13 In addition to those sites with planning permission, there are a number of specific sites identified within the Waverley Borough Local Plan 2002 and the Strategic Housing Land Availability Assessment (SHLAA), published in January 2010, that are expected to deliver housing over the period.

	2010-15	2015-20	2020-25	Total
Identified Sites (SHLAA, 2010)	115	440	0	555
Major Developed Sites	60	60	0	120
Total	175	500	0	675

Table 6.6 Estimated dwelling capacity on identified and major developed sites

6.14 Table 6.6, above, demonstrates that there is an estimated capacity to deliver 175 net new dwellings on identified sites within the next five years, with a further 500 net new dwellings expected to be delivered over the subsequent 10 years. An assessment of the delivery of these sites is available at the end of the Annex in Table 6.14.

Breakdown of Five Year Supply Components

Housing Supply Component:	Number of Dwellings Expected to be Delivered (Net)
(a) Sites with planning permission as at 1 April 2010	721
(b) Identified Sites	175
(c) Trend Based Estimates	116
Total	1012

Table 6.7 Breakdown of Five Year Supply Components

6.15 The Five Year Supply Summary below demonstrates a five year supply of housing against the target set.

Five Year Supply Summary		
	Total Number of Dwellings	Average Per Year
Expected delivery of dwellings between 2010-2015	1012	202
Housing requirement 2010-2015	760	152
Difference (+/-)	+252	+50

6.16 It should be pointed out that the Strategic Housing Land Availability Assessment (SHLAA) is currently being updated with the base date rolled forward to April 2010. The intention is to make the updated SHLAA available alongside the proposed consultation on the LDF Core Strategy Preferred Options and Draft Policies. It is possible, therefore, that the housing supply data included on the AMR will be updated before it is submitted to the Government.

Housing Supply Beyond Five Years (2015-2027)

Trend Based Estimates

6.17 As part of the capacity based assessment of housing supply in the Borough, the Council have taken into account house building trends over the previous 9 year period (2001-2010).

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

	(a) Average completion rates on sites delivering net increase of 1-4 dwellings (including a 25% discount)	(b) Total Supply 2013-20 (i.e. 5 x (a))	(c) Average completion rates on sites delivering net increase of 1-9 dwellings (including a 25% discount)	(c) Total Supply 2020-27 (i.e. 7 x (c))	Total (b) + (c)
Total Dwellings	58	406	88	616	1022

Table 6.8 Summary of Trend Based Analysis to be applied 2013-2027

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

6.19 During the period between 2013-2020, a trend-based figure of 58 dwellings has been applied. This considers completion trends on sites delivering a net gain of 1-4 dwellings. This avoids double counting dwellings in the supply assessment as it is below the site size threshold of those sites identified in the SHLAA. It therefore considers only the number of dwellings that will come forward on the smaller sites, which are the most difficult to anticipate. During the period between 2020-2027, this trend-based figure has been increased to 88 dwellings. This takes account of the size and expected delivery of larger sites identified in the SHLAA during this later period.

Predicted Supply Position 2010-2027

6.20 Using the information detailed above it is possible to collate the annual projected completions from the various sources, for the period 2010 - 2027. These are summarised in the table below.

Supply	2010-2015		2015-2020		2020-2025		2025-27	
	Total	Per Annum	Total	Per Annum	Total	Per Annum	Total	Per Annum
Small Site Permissions	220	44						

Large Site Permissions	501	100.2						
Identified Sites (SHLAA)	115	23	440	88	0	0	0	0
Major Developed Sites	60		60		0	0	0	0
Trend Based Estimate	116	58 ⁽³⁾	290	58	440	88	176	88
TOTAL	1012		790		440		176	

Table 6.9 Predicted Supply Position 2010-2027

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

Summary of Housing Supply

Total Predicted Supply 2010-2027 = 2418

Housing Requirement 2010-2027 = 2579

Please note that the supply information provided above is from the assessments made within the Strategic Housing Land Availability Assessment (SHLAA) published in January 2010, this is currently being updated with the base date rolled forward to April 2010. The intention is to make the updated SHLAA available alongside the proposed consultation on the LDF Core Strategy Preferred Options and Draft Policies. It is possible, therefore, that the housing supply data included on the AMR will be updated before it is submitted to the Government.

3 This is only applied over the last 2 years of this period between 2013-2015

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2010/0016	WA/2010/0016	Carriers House, 8 Wharf Street, Godalming GU7 1NN	0.01	FP	3	-6	0	0	-6
WA/2008/0220	WA/2008/0220	Turners, Charles Hill, Tilford GU10 2AT	1.114	FP	1	-2	0	0	-2
WA/2007/1172	WA/2007/1172	New Stootley, Tilford Road, Hindhead GU26 6SQ	0.257	FP	1	-1	0	0	-1
WA/2007/1133	WA/2007/1133	214 & 216 Peperharow Road, Godalming GU7 2PT	0.013	FP	1	-1	0	0	-1
WA/2009/1881	WA/2009/1881	8 Liphook Road, Haslemere GU27 1NL	0.011	FP	1	0	0	0	0
WA/2007/0377	WA/2007/0377	The Kings Arms Royal Hotel, 22-26 High Street, Godalming GU7 1EB	0.013	FP	1	1	0	0	1
WA/2004/0184	WA/2005/0559	1 Barnett Villas, Barnett Lane, Wonersh, GU5 0RZ	0.028	FP	1	1	0	0	1
WA/2006/2823	WA/2006/2823	The Rotunda, The Bury, Godalming	0.104	FP	1	1	0	0	1
WA/2006/0735	WA/2006/0735	Land At Maranatha And Shirley, Heath	0.06	FP	1	1	0	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2005/0257	WA/2009/0426	View Road, Milford, GU8 5DF Land Adjacent To Cherrimans Orchard, Liphook Road, Haslemere, GU27 1NP	0.14	FP	1	1	0	0	1
WA/2007/1029	WA/2007/1029	Land At Woodview, Bourne Grove, Farnham GU10 3QT	0.447	FP	1	1	0	0	1
WA/2007/1433	WA/2007/1433	13 London Road, Hindhead GU26 6AB	0.021	FP	2	1	0	0	1
WA/2002/1510	WA/2005/1209	Land at Appletrees & High Acre, Courtshill Road, Haslemere.	0.079	OP	1	1	0	0	1
WA/2007/1211	WA/2007/1211	4 Upper Church Lane, Farnham GU9 7PW	0.034	FP	1	1	0	0	1
WA/2002/1732	WA/2005/1631	The Old Barn, School Hill, Wrecclesham, Farnham.	0.053	OP	1	1	0	0	1
WA/2000/2236	WA/2005/1601	Land at Gaston Farm, Guildford Road, Womersh.	0.249	FP	1	1	0	0	1

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2006/0097	WA/2007/1685	Frith Hatch, 30 Chalk Road, Godalming, GU7 2AD	0.24	FP	1	1	0	0	1
WA/2007/0628	WA/2007/0628	The Malt House, Hammondswood Road, Frensham GU10 3EH	0.187	FP	1	1	0	0	1
WA/2007/1585	WA/2007/1585	Land At Little Ivelle Farm, Knowle Lane, Cranleigh GU6 8RD	0.218	FP	1	1	0	0	1
WA/2007/1254	WA/2007/1254	Land At Charles Aldred Ltd, The Street, Dockenfield GU10 4JF	0.12	FP	1	1	0	0	1
WA/2007/2018	WA/2007/2018	Land At Melford, Avenue Road, Cranleigh GU6 7LL	0.163	FP	2	1	0	0	1
WA/2007/2499	WA/2007/2499	High Pines, The Common, Cranleigh GU6 8NS	0.242	FP	1	1	0	0	1
WA/2007/2619	WA/2007/2619	Land At Hazel Nook, Ridgley Road, Chiddingfold GU8 4QQ	0.116	FP	1	1	0	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2007/2732	WA/2007/2732	Grooms House, Gadbridge Farm, Gadbridge Lane, Ewhurst GU6 7RW	0.041	FP	1	1	0	0	1
WA/2007/2396	WA/2007/2396	25 Kings Road, Haslemere GU27 2QA	0.021	FP	1	1	0	0	1
WA/2007/1559	WA/2007/2738	Cedar Cottage, New Park Road, Cranleigh GU6 7HJ	0.061	FP	2	1	0	0	1
WA/2008/0581	WA/2008/0581	Land At Crowholt Cottage, Echo Barn Lane, Farnham GU10 4NL	0.039	FP	1	1	0	0	1
WA/2007/2537	WA/2008/0909	Land At The Cottage, Guildford Road, Cranleigh GU6 8PP	0.241	FP	2	1	0	0	1
WA/2008/0595	WA/2008/0595	5 Manor Fields, Milford GU8 5EQ	0.098	FP	1	1	0	0	1
WA/2007/2606	WA/2007/2606	1 The Borough, Farnham GU9 7NA	0.015	FP	1	1	0	0	1
WA/2008/0733	WA/2008/0733	8 Downing Street, Farnham GU9 7PB	0.017	FP	1	1	0	0	1

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/0757	WA/2008/0757	Land At Mark End, Mark Way, Godalming GU7 2BE	0.926	FP	1	1	0	0	1
WA/2008/1373	WA/2008/1373	Land At 74 Pullman Lane, Godalming GU7 1YB	0.072	OP	1	1	0	0	1
WA/2008/1188	WA/2008/1188	Rockwood Estate, Haslemere Road, Witley GU8 5PT	2.009	FP	1	1	0	0	1
WA/2008/0871	WA/2008/0871	Land Adjacent To 27 Three Stiles Road, Farnham GU9 7DE	0.174	FP	1	1	0	0	1
WA/2008/0752	WA/2008/0752	3 Park Row, Farnham GU9 7JH	0.011	FP	1	1	0	0	1
WA/2008/1328	WA/2008/1328	Charlton House, Searle Road, Farnham GU9 8LJ	0.18	FP	2	1	0	0	1
WA/2008/1375	WA/2008/1375	7 Boundstone Road, Farnham GU10 4TH	0.126	FP	2	1	0	0	1
WA/2008/1707	WA/2008/1707	4 Chestnut Way, Godalming GU7 1TN	0.066	FP	1	1	0	0	1
WA/2008/1610	WA/2008/1610	Land At Broom Close, Farnham Lane, Haslemere GU27 1EU	0.203	FP	1	1	0	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2006/1460	WA/2008/1256	Oakbraes, Frith Hill Road, Godalming GU7 2EA	0.267	FP	8	1	0	0	1
WA/2005/1089	WA/2008/2066	Land Adjacent To Crosse Garden, Church Lane, Haslemere, GU27 2BJ	0.111	FP	1	1	0	0	1
WA/2002/1272	WA/2008/0351	Land at 11 Bat and Ball Lane, Wrecclesham, Farnham.	0.124	FP	1	1	0	0	1
WA/2008/2225	WA/2008/2225	Flats 7-8, Great Austins House, Tilford Road Farnham GU9 8DS	0.587	FP	1	1	0	0	1
WA/2008/0706	WA/2008/0706	13 Pound Lane, Godalming GU7 1BX	0.007	FP	2	1	0	0	1
WA/2009/0072	WA/2009/0072	1 Nursery Road, Godalming GU7 3JU	0.031	FP	2	1	0	0	1
WA/2008/1543	WA/2008/1543	Lowlands Bungalow, Folly Lane South, Farnham GU9 0BZ	0.09	FP	2	1	0	0	1

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2003/0692	WA/2009/0611	Land at 1 Wicket Hill, Wrecclesham, Farnham.	0.082	FP	1	1	0	0	1
WA/2008/1575	WA/2008/1575	Land At Fairfield, 5 Smithwood Avenue, Cranleigh GU6 8PS	0.092	FP	2	1	0	0	1
WA/2005/0795	WA/2009/0783	Land At 66 Middle Bourne Lane, Farnham, GU10 3NJ	0.18	FP	2	1	0	0	1
WA/2008/2228	WA/2008/2228	Amberley, Birtley Road, Bramley GU5 0JJ	0.228	FP	2	1	0	0	1
WA/2009/0833	WA/2009/0833	Land To Rear Of Lees Cottage, Church Road, Haslemere GU27 1NU	0.047	FP	1	1	0	0	1
WA/2009/0897	WA/2009/0897	Conifers Woodside Road, Chiddingfold GU8 4RB	0.098	FP	2	1	0	0	1
WA/2009/1002	WA/2009/1002	Land At Gorse Cottage, 10 Gorse Lane, Wrecclesham GU10 4SD	0.105	FP	1	1	0	0	1
WA/2009/0551	WA/2009/1143	Olinda, Knoll Road, Godalming GU7 2EP	0.168	FP	1	1	0	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2009/1134	WA/2009/1134	15a Church Street, Godalming GU7 1EL	0.011	FP	1	1	0	0	1
WA/2009/1150	WA/2009/1150	Land Adjoining Ridgeway, 8 Deanery Road Godalming GU7 2PQ	0.039	FP	1	1	0	0	1
WA/2006/1509	WA/2009/1245	Land At Eldon Farm, Elmbridge Road, Cranleigh GU6 8JX	0.89	FP	1	1	0	0	1
WA/2009/1290	WA/2009/1290	Land Adjacent Hurst Farm Surgery, Chapel Lane, Milford GU8 5HU	0.026	FP	1	1	0	0	1
WA/2005/2225	WA/2009/1294	Land At The Rye, Ewhurst Road, Cranleigh, GU6 7DL	0.136	FP	2	1	0	0	1
WA/2009/1383	WA/2009/1383	Unit 1, Sterling Barns, Knowle Lane, Cranleigh GU6 8JP	0.037	FP	1	1	0	0	1
WA/2009/1331	WA/2009/1331	Alfold Business Centre, Loxwood Road, Alfold GU6 8HP	0.031	FP	1	1	0	0	1
WA/2007/0741	WA/2009/1728	Land At The Old Farm House, Farnham	0.041	FP	1	1	0	0	1

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
		Road, Elstead GU8 6DB							
WA/2005/2568	WA/2009/1651	Land At Fairacre, Farnham Lane, Haslemere, GU27 1HA	0.17	OP	1	1	0	0	1
WA/2009/1760	WA/2009/1760	Land At Everton Cottage, Wheeler Lane, Witley GU8 5QP	0.036	FP	1	1	0	0	1
WA/2007/0842	WA/2009/1810	Shepherds Down Cottage, Hill Road, Haslemere GU27 2NH	0.129	FP	2	1	0	0	1
WA/2007/1085	WA/2009/1641	Land At Tall Trees Nursery, East Whiple Lane, Shamley Green GU5 0TD	0.233	FP	1	1	0	0	1
WA/2008/1962	WA/2009/1739	Land At 4 Broomers Lane, Ewhurst GU6 7RD	0.034	FP	1	1	0	0	1
WA/2006/2860	WA/2010/0009	42 Furze Lane, Godalming GU7 3NP	0.042	FP	2	1	0	0	1
WA/2005/0475	WA/2005/0475	63 Meadow, Godalming, GU7 3HS	0.087	FP	3	2	0	0	2

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2005/0529	WA/2005/0529	Land At Touraine Chalet, Uplands Close, Haslemere, GU27 2BT	0.18	OP	2	2	0	0	2
WA/2005/0895	WA/2005/0895	Land At 69 Lion Lane, Haslemere, GU27 1JL	0.065	OP	2	2	0	0	2
WA/2005/1699	WA/2005/1699	Great House, Hambledon Road, Hambledon, GU8 4DP	0.118	FP	2	2	0	0	2
WA/2007/2153	WA/2007/2153	Land At 82 Wey Hill, Haslemere, GU27 1HU	0.031	FP	2	2	0	0	2
WA/2006/1208	WA/2006/1208	42 High Street, Haslemere GU27 2LA	0.087	FP	3	2	0	0	2
WA/2007/2085	WA/2007/2085	1 High Street, Haslemere GU27 2HG	0.021	FP	2	2	0	0	2
WA/2007/2512	WA/2007/2512	1a & 2a Clay Hill House, Wey Hill, Haslemere GU27 1DA	0.011	FP	2	2	0	0	2
WA/2007/1074	WA/2008/0828	Land At Cemetery Lodge, Ockford Ridge, Godalming GU7 2NP	0.107	OP	2	2	0	0	2

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/0914	WA/2008/0914	Littlecroft, Hindhead Road, Hindhead GU26 6AW	0.288	FP	3	2	0	0	2
WA/2008/0740	WA/2008/0740	Land At Edgewood, Grays Close, Haslemere GU27 2LJ	0.19	FP	3	2	0	0	2
WA/2008/0777	WA/2008/0777	8 Victoria Road, Cranleigh GU6 8SP	0.021	FP	3	2	0	0	2
WA/2007/2602	WA/2007/2602	1 The Borough, Farnham GU9 7NA	0.018	FP	2	2	0	0	2
WA/2008/1192	WA/2008/1192	Land Adjacent To Overtanks, The Drive, Godalming GU7 1PD	0.154	OP	2	2	0	0	2
WA/2006/2360	WA/2006/2360	Land At Browns Annexe, Beacon Hill Court Primary School, Parsons Lane, Hindhead GU26 6NP	0.282	FP	2	2	0	0	2
WA/2009/0063	WA/2009/0063	127 Horsham Road, Cranleigh GU6 8DZ	0.185	FP	2	2	0	0	2
WA/2009/0464	WA/2009/0464	Holme Lodge, Nightingale Road, Godalming GU7 3AQ	0.241	FP	2	2	0	0	2

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2009/1163	WA/2009/1163	Land At Folds Cottage, 1 Thornsflush, Guildford Road, Cranleigh GU6 8PA	0.128	FP	2	2	0	0	2
WA/2009/1224	WA/2009/1224	Units A & B, 8 Liphook Road Haslemere GU27 1NL	0.024	FP	2	2	0	0	2
WA/2009/1447	WA/2009/1447	Old Barn, High Street, Bramley GU5 0HS	0.043	FP	2	2	0	0	2
WA/2007/0668	WA/2007/0668	Land At The Nook, Beacon Hill Road, Hindhead GU26 6QQ	0.109	FP	4	3	0	0	3
WA/2007/2483	WA/2007/2483	Land Adjacent 12 Wykeham Road, Farnham GU9 7JR	0.095	FP	3	3	0	0	3
WA/2008/1176	WA/2008/1176	27 Marshall Road, Godalming GU7 3AS	0.084	FP	4	3	0	0	3
WA/2009/0522	WA/2009/0522	Land At Westdene & Westlea, Elmbridge Road, Cranleigh GU6 8NW	0.119	FP	5	3	0	0	3
WA/2009/0689	WA/2009/0689	Land At 17 Kings Road, Haslemere GU27 2QA	0.022	FP	3	3	0	0	3

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/1267	WA/2008/1267	61 Brighton Road, Godalming GU7 1NT	0.157	OP	4	3	0	0	3
WA/2007/1264	WA/2007/1264	Land At Baynards Garage, Petworth Road, Witley GU8 5LP	0.074	FP	4	4	0	0	4
WA/2007/1577	WA/2007/1577	Land At Honeypot Antiques, Milford Road, Elstead GU8 6HP	0.055	FP	4	4	0	0	4
WA/2006/0209	WA/2008/0696	The Old Forge, 1-3 Summers Road, Godalming, GU7 3BB	0.051	FP	4	4	0	0	4
WA/2008/0832	WA/2008/0832	Westbrook Farm, Westbrook Hill, Elstead GU8 6LH	0.61	FP	4	4	0	0	4
WA/2009/1511	WA/2009/1511	The King Alfred Public House, 18 Quarry Hill, Godalming GU7 2NW	0.084	FP	5	4	0	0	4
WA/2007/1284	WA/2007/1284	Land At Hindhead Road Garage, Hindhead Road, Haslemere GU27 1LH	0.133	FP	5	5	0	0	5

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/0873	WA/2008/0873	Land At The Manse, Croft Road, Godalming GU7 1BY	0.042	FP	6	5	0	0	5
WA/2010/0030	WA/2010/0030	Land At Wiggins Yard, Bridge Street, Godalming GU7 1HW	0.114	FP	5	5	0	0	5
					199	147	0	0	147

Table 6.10 Small sites with permission where development has not started (as at 1st April 2010)

Planning Status:

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

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2009/0039	WA/2009/0039	10 Shadyhanger, Godalming GU7 2HR	0.113	Under Construction	1	-1	1	0	-1
WA/2002/2138	WA/2005/1952	The Coach House Buildings, The Grange, Frensham	0.253	Under Construction	1	1	1	0	1
WA/2005/2070	WA/2005/2070	226 High Street, Cranleigh, GU6 8RL	0.038	Under Construction	1	1	1	0	1
WA/2005/2445	WA/2005/2445	Bramley Grange Flats, Horsham Road, Bramley, GU5 0ER	0.01	Under Construction	1	1	1	0	1
WA/2003/2676	WA/2003/2676	Land Adjacent To 50 Boundstone Road, Farnham, GU10 4TR	0.032	Under Construction	1	1	1	0	1
WA/2003/0669	WA/2006/0338	Land to rear of 40 Tor Road, Farnham.	0.037	Under Construction	1	1	1	0	1
WA/1999/1532	WA/2004/1449	Cherrimans, Liphook Road, Haslemere	0.164	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2005/2307	WA/2006/1966	Barnett Farm, Lordshill Road, Shamley Green, GU5 0TP	0.153	<i>Under Construction</i>	1	1	1	0	1
WA/2006/2111	WA/2006/2111	Land At 1 & 2 Pine View Close, Haslemere GU27 1DU	0.065	<i>Under Construction</i>	1	1	1	0	1
WA/2004/2196	WA/2004/2196	24 Hill View Road, Farnham, GU9 7BJ	0.027	<i>Under Construction</i>	1	1	1	0	1
WA/2005/2162	WA/2006/2690	Land Adjacent To Jesses, Grayswood Road, Haslemere, GU27 2BS	0.057	<i>Under Construction</i>	1	1	1	0	1
WA/2007/0097	WA/2007/0097	1 Crossways Cottages, Guildford Road, Alfold GU6 8HF	0.053	<i>Under Construction</i>	1	1	1	0	1
WA/2004/2684	WA/2005/0658	50 High Street, Haslemere, GU27 2LA	0.019	<i>Under Construction</i>	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2005/0936	WA/2005/0936	Land At Manley Bridge Farm, Manley Bridge Road, Farnham, GU10 4DA	0.276	Under Construction	2	1	1	0	1
WA/2007/1922	WA/2007/1922	74 Cranleigh Mead, Cranleigh GU6 7JT	0.061	Under Construction	1	1	1	0	1
WA/2007/1659	WA/2007/1659	Land At Bibury, Weycombe Road, Haslemere GU27 1EL	0.078	Under Construction	2	1	1	1	0
WA/2007/2360	WA/2007/2360	Land At 51 Dene Lane, Farnham GU10 3RJ	0.281	Under Construction	1	1	1	0	1
WA/2005/1276	WA/2005/1276	Land At 1 Railway Cottages, Tanners Lane, Haslemere, GU27 1BL	0.031	Under Construction	1	1	1	0	1
WA/2008/0049	WA/2008/0049	3 The Fairfield, Farnham GU9 8AH	0.04	Under Construction	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2007/1719	WA/2008/0343	Land At 13 & 17a, Longdown Road, Farnham GU10 3JT	0.269	<i>Under Construction</i>	1	1	1	0	1
WA/2008/0538	WA/2008/0538	Land At Merryoak, The Drive, Godalming GU7 1PH	0.174	<i>Under Construction</i>	1	1	1	0	1
WA/2007/2006	WA/2008/0930	Land At 10 Old Rectory Close, Bramley GU5 0JR	0.048	<i>Under Construction</i>	1	1	1	0	1
WA/2001/1385	WA/2007/1039	Wonersh Mill, Cranleigh Road, Wonersh.	0.228	<i>Under Construction</i>	1	1	1	0	1
WA/2007/2735	WA/2007/2735	1 The Borough, Farnham GU9 7NA	0.027	<i>Under Construction</i>	1	1	1	0	1
WA/2008/0741	WA/2008/0741	Land To Rear Of 16-18, Weybourne Road, Farnham GU9 9ES	0.06	<i>Under Construction</i>	1	1	1	0	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/0806	WA/2008/0806	Pierrepoint Reeds Cottage Barn, The Reeds Road, Frensham GU10 3BP	0.064	<i>Under Construction</i>	1	1	1	0	1
WA/2008/1413	WA/2008/1413	Land Adjacent To Appletrees, The Long Road, Rowledge GU10 4DH	0.083	<i>Under Construction</i>	1	1	1	0	1
WA/2008/1679	WA/2008/1679	Land At Little Sadlers And Arbutus House, Grayswood Road, Haslemere GU27 2BP	0.106	<i>Under Construction</i>	1	1	1	0	1
WA/2000/2101	WA/2008/1329	Land adj. Whiteoaks, The Common, Cranleigh.	0.175	<i>Under Construction</i>	1	1	1	0	1
WA/2008/1447	WA/2008/1447	Land Adjacent To 3 Longdown Close, Farnham GU10 3JN	0.147	<i>Under Construction</i>	1	1	1	0	1

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2009/0026	WA/2009/0026	Land At 53 George Road, Godalming GU7 3LU	0.032	<i>Under Construction</i>	1	1	1	0	1
WA/2008/1251	WA/2009/1710	Land At 41 New Road, Milford GU8 5BE	0.059	<i>Under Construction</i>	1	1	1	0	1
WA/2003/0833	WA/2003/0833	22 Church Street, Godalming.	0.012	<i>Under Construction</i>	1	1	1	0	1
WA/2009/0428	WA/2009/0428	Land At 86 Boundstone Road, Rowledge GU10 4AU	0.154	<i>Under Construction</i>	1	1	1	0	1
WA/2007/2110	WA/2008/1831	20 Longbourne Green, Godalming GU7 3RH	0.02	<i>Under Construction</i>	2	2	1	0	2
WA/2005/0258	WA/2007/1197	Land At 1 And 2 Jubilee Villas, Coxcombe Lane, Chiddingfold, Godalming	0.166	<i>Under Construction</i>	3	3	1	2	1

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2006/1575	WA/2006/1575	32 High Street, Cranleigh GU6 8AE	0.02	Under Construction	2	1	2	0	1
WA/2006/2324	WA/2006/2324	264 High Street, Cranleigh GU6 8RT	0.038	Under Construction	2	1	2	0	1
WA/2007/0587	WA/2007/0587	5 Aveley Lane, Farnham GU9 8PN	0.236	Under Construction	2	1	2	0	1
WA/2008/0694	WA/2008/0694	White Oaks, The Common, Cranleigh GU6 8SN	0.129	Under Construction	2	1	2	0	1
WA/2008/0879	WA/2008/0879	Land At Beech Leaves, Crondall Lane, Farnham GU9 7BQ	0.131	Under Construction	2	1	2	1	0
WA/2008/1083	WA/2008/1083	7 Wrecclesham Road, Farnham GU9 8TY	0.181	Under Construction	2	2	2	0	2
WA/2009/0496	WA/2009/0496	Park Barn, Bramley Park Farm, Home Park Close, Bramley	0.075	Under Construction	2	2	2	0	2

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Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2002/0061	WA/2007/2580	Land at Mead Lane, Farnham.	0.127	<i>Under Construction</i>	5	5	2	3	2
WA/2008/1868	WA/2008/1868	58 & 60 Meadow, Godalming GU7 3HT	0.046	<i>Under Construction</i>	3	1	3	0	1
WA/2001/1504	WA/2001/1504	Land at Morris Lodge Hotel, Frensham Road, Lower Bourne, Farnham.	1.239	<i>Under Construction</i>	3	3	3	0	3
WA/2007/1851	WA/2007/1851	Land At Midsummers & Little Stowe, Mark Way, Godalming GU7 2BD	0.296	<i>Under Construction</i>	3	3	3	0	3
WA/2008/0698	WA/2009/0694	Land At 22 Lickfolds Road, Rowledge GU10 4AE	0.465	<i>Under Construction</i>	3	3	3	0	3
WA/2006/2050	WA/2009/1458	Land At Little Park, Packway, Farnham, GU9 8HW	1.039	<i>Under Construction</i>	3	3	3	0	3

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2007/1351	WA/2007/1351	Tilford Garage And Post Office, Tilford Street, Tilford GU10 2BL	0.311	<i>Under Construction</i>	5	4	3	0	4
WA/1999/1489	WA/2004/2198	Aveley Hill, Vicarage Hill, Farnham	0.772	<i>Under Construction</i>	4	4	4	0	4
WA/2007/1048	WA/2007/1048	Pheasant Cottages, Haslemere Road, Milford GU8 5AY	0.187	<i>Under Construction</i>	5	3	5	0	3
WA/2006/0511	WA/2006/0511	Land At Rear Of 49-51 High Street, Godalming, GU7 1AT	0.105	<i>Under Construction</i>	5	5	5	0	5
					94	80	84	7	73

Table 6.11 Small sites with permission where development has started (as at 1st April 2010)

Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory 6

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/1326	WA/2008/1326	57 & 57a Weybourne Road, Farnham GU9 9EU	0.183	FP	6	6	0	0	6
WA/2008/1423	WA/2008/1423	Land At 41 Frensham Road, Farnham GU10 3PZ	0.204	FP	8	7	0	0	7
WA/2005/1702	WA/2008/1863	Land At Charterhouse School, Peperharow Road, Godalming, GU7 2PW	0.43	FP	7	7	0	0	7
WA/2009/0958	WA/2009/0958	Land At Long Island, Border Road, Haslemere GU27 1PF	0.248	FP	7	7	0	0	7
WA/2009/1130	WA/2009/0468	Manor Farm, Old Lane, Dockenfield GU10 4HL	0.338	FP	7	7	0	0	7
WA/2008/0664	WA/2008/0664	Land At 2 Shortheath Road, Farnham GU9 8SR	0.228	FP	10	9	0	0	9
WA/2008/1458	WA/2008/1458	Land At 7 - 15 Wharf Street, Godalming GU7 1NN	0.087	FP	9	9	0	0	9
WA/2008/0310	WA/2008/0310	Shortfield Garage And Adjoining Land,	0.212	FP	9	9	0	0	9

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
		Shortfield Common Road, Frensham GU10 3BJ							
WA/2009/0193	WA/2009/0193	39-41 St Johns Street, Godalming GU7 3EH	0.149	FP	11	9	0	0	9
WA/2009/1427	WA/2009/1427	Land at Shackleford Mushroom Farm, Peper Harow Lane, Shackleford	3.053	FP	9	9	0	0	9
WA/2009/1300	WA/2009/1300	Land At Barco And Nantmore, Charterhouse Road, Godalming GU7 2AW	0.264	FP	12	10	0	0	10
WA/2006/2925	WA/2009/0443	Land At Post Office And Poplars, Portsmouth Road, Milford GU8 5DS	0.157	FP	14	12	0	0	12
WA/2008/1690	WA/2008/1690	Heath House, Heath Lane, Farnham GU9 0PF	0.448	OP	15	14	0	0	14
WA/2007/2696	WA/2007/2696	Land At 6a-8 Wreclesham Road, Farnham GU9 8TZ	1.385	OP	60	58	0	0	58

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2008/0279	WA/2008/0279	Land At East Street, Farnham	3.885	FP	239	235	0	0	235
					423	408	0	0	408

Table 6.12 Large sites with permission where development has not started (as at 1st April 2010)

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

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2007/0577	WA/2007/0577	48/50 Shortheath Road, Farnham GU9 8SQ	0.287	Under Construction	9	9	1	8	1
WA/2004/1207	WA/2006/0223	Land At Meadowlands, Wakeners Wood, St Andrews & Arnos, Midhurst Road, Haslemere, GU27 2PT	1.76	Under Construction	45	41	2	39	2
WA/2006/1672	WA/2006/1672	Oakhurst, Frith Hill Road, Godalming, GU7 2ED	0.181	Under Construction	11	9	6	3	6
WA/2004/1386	WA/2006/2810	1 Hale Road, Farnham, GU9 9QQ	0.078	Under Construction	10	9	7	3	6
WA/2008/0111	WA/2008/0111	Land To The Rear Of 5-11 Old Compton Lane, Farnham GU9 8BS	0.3	Under Construction	8	8	8	0	8

Annexe A: Five Year Housing Land Supply Assessment and Housing Trajectory 6

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
WA/2004/1815	WA/2007/1924	Farnham Hospital, Hale Road, Farnham, GU9 9QH	2.608	Under Construction	134	134	8	126	8
WA/2007/0705	WA/2007/0705	Land At 24 & 26 Pottery Lane, Farnham GU10 4QJ	0.36	Under Construction	10	8	10	0	8
WA/2007/1237	WA/2007/1237	Farnham Hospital, 44 Hale Road, Farnham GU9 9QL	0.124	Under Construction	10	10	10	0	10
WA/2006/1041	WA/2006/1041	Haslemere House, Lower Street, Haslemere, GU27 2PE	0.222	Under Construction	13	13	13	0	13
WA/2005/0877	WA/2005/0877	9-13 Beavers Road, Farnham, GU9 7BD	0.288	Under Construction	15	12	15	0	12
WA/2007/0512	WA/2007/0828	Land At Waverley House, 54 Waverley Lane,	0.36	Under Construction	15	14	15	0	14

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

Main Permission	Latest Permission	Address	Site Area (Ha)	Status	Permitted (Gross)	Permitted (Net gain)	No. Under Construction	Dwellings Built (Net)	No. Of Outstanding Permissions (Net)
		Farnham GU9 8BN							
WA/2006/2952	WA/2006/2952	Land At Expedier House, Portsmouth Road, Hindhead GU26 6TJ	0.96	Under Construction	21	21	0	16	5
					301	288	95	195	93

Table 6.13 Large sites with permission where development has started (as at 1st April 2010)

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
CRAN002	Park Mead Junior School, Park Drive	Cranleigh	30	SHLAA	0	30	0	Suitable for high density redevelopment as flats, the site needs to be formally surplus prior to redevelopment. Development could be at medium to high densities given the character of the surrounding area. It is likely that part of the site will need to be retained for a community use.
CRAN008	Cranleigh Infants School, Church Lane	Cranleigh	20	SHLAA	0	20	0	This site is suitable for development at a medium to high density, given the location close to central Cranleigh. The buildings will have to be of a style appropriate to this setting in close proximity to the church. The site is likely only to come forward in the longer term given the need for the redevelopment of the school at the St Nicholas Cof E site, and residential development with some retained community use is likely to be suitable.
CRAN009	Rowland House, Rowland Road	Cranleigh	39	SHLAA	39	0	0	The site has been included in the study as being suitable for 100% affordable housing for general needs. However, it will be necessary to monitor

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
								implementation based on the final decisions by Waverley Borough Council. Proximity to central Cranleigh and the character of the surrounding area makes the location suitable for high density development. Following a decision on the suitable future of the site, currently ongoing, these homes could be delivered in the first five year period. This scheme should be monitored by the Council to reflect ongoing discussions on the type and tenure of homes that are suitable in this location.
FA003	Land at the rear of 6 The Street, Wrecclesham	Farnham	15	SHLAA	0	15	0	Suitable for mixed use redevelopment as flats and houses, including affordable homes. Redevelopment could help to enhance the quality of the conservation area. Access improvements would have to be made to the site, and development would need to provide access to the existing homes at the north of the site. Surrounding densities are quite high, although the overall yield from the site

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
FA021	Land rear of Viners Mead and Colemans, Wrecclesham Road	Farnham	7	SHLAA	0	7	0	would be constrained by the shape and topography of the site. The site is not included in the first five year period as the existing land uses would have to be relocated before development could commence. Development, as recent refusals have shown, would need to be carefully designed to respect the conservation area setting and proximity to listed buildings. These previous refusals have also shown that 9 new dwellings on the site is likely to be too high. Despite a lack of recent new applications this site remains suitable for redevelopment, it is therefore included in the study for a later deliverability period. It is suggested that this site is suitable for 8 new homes, with the loss of 1, in a building that respects the existing character and scale of the buildings in the conservation area.

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
FA028	Tattingstone, 70 Frensham Road	Farnham	7	SHLAA	7	0	0	There is the potential for redevelopment of this site however development at the stated density is unlikely to be possible given the existing reasons for refusal. A scheme for this site will have to reduce the overall footprint more in keeping with the existing building, including a possible conversion. The indicative densities shown are for the whole site area, whereas the developable area will be smaller.
FA031	Land at Portland Terrace and Portland House	Farnham	10	SHLAA	0	10	0	The site should make use of the existing buildings, in line with the findings of the recent refusal. This would mean conversion of Portland House to flats and demolition and new build elsewhere. This is likely to result in lower total yield on the site, it anticipated the site could deliver 10 new homes. Due to potentially difficulties in designing this scheme and the current market downturn, this site may not be delivered within the first 5-year period, however this should be monitored.

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
FA032	35 - 42 East Street	Farnham	30	SHLAA	0	30	0	Development in this location is suitable for sheltered housing, flats or high density family homes, given the location in the town centre with good access to shops and services. Development would be a mix of uses in order to continue to provide employment uses in this location. There is commitment of the Council to see the site redeveloped. As this is a large development site where a mix of uses would be expected it may not come forward for development in the first 5-year timeframe.
FA038	Bourne Mill, Guildford Road	Farnham	35	SHLAA	35	0	0	Residential development is suitable on part of the site. Current application for 58 new homes is likely to be too high on this site, with Waverley Borough Council officers suggesting lower yields to be more compatible with quality and constraints in this location. The site will need to comply with the affordable housing requirements policy covering this site.

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
GOD014	Godalming Key Site	Godalming	182	SHLAA	0	182	0	This site has been refused at call-in inquiry. The proposed development of 225 homes is not too high in principle, however, the building would need to be of extremely high quality to justify this. Discussions with relevant Waverley Borough Council officers at the time of SHLAA preparation conclude aiming for a lower yield of homes is more suitable on the site, therefore the figure of 182 dwellings is used in this assessment in line with the most recent application on the site. Site deliverability issues related to ownership, raised by Waverley Borough Council officers, push the site to beyond 2013 for delivery.
GOD029	Garage at Charterhouse and Borough Road, Farncombe	Godalming	8	SHLAA	8	0	0	The site is suitable for redevelopment as residential use. Density has been revised downward since Urban Housing Potential study, due to design considerations, flooding issues and the yield promoted in a recent planning application. The site is long-term vacant and there is nothing to indicate

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
GOD035	Station Road	Godalming	15	SHLAA	15	0	0	<p>the site could not be delivered in the first 5-year time period.</p> <p>The site is suitable for residential development at a high density given its town centre location and excellent access to services and amenities. The principle of redevelopment housing was established when planning permission was granted for residential development in 1990. Waverley Borough Council owns the site and they are committed to delivering the site in the first five-year period.</p>
HAS005	Land at West Street including Haslemere Key Site	Godalming	50	SHLAA	0	50	0	<p>Development of the site will primarily be for car parking, commercial uses (principally retail, and community facilities), and possible relocation of the fire station. Some residential development is likely to be included in redevelopment, most probably as flats. The figure of 50 dwellings is based on up-to-date information and discussions with Waverley Borough Council officers, however it will need to be monitored as</p>

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

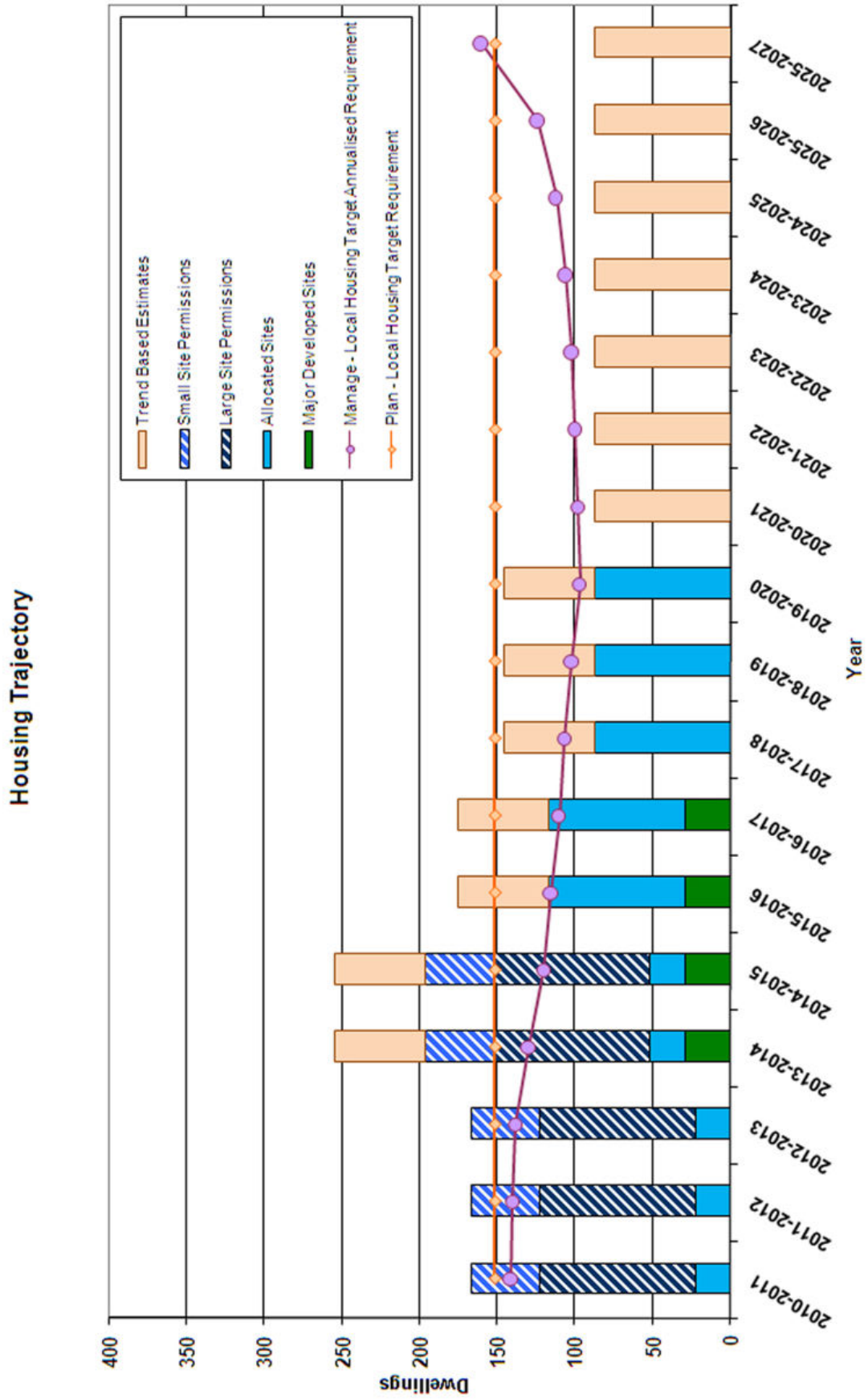
Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
								plans for the site may change and result in significant changes to this anticipated yield. The scheme is not at a sufficiently advanced stage to be delivered in the first 5-year period.
HIND001	Highways, Tilford Road	Hindhead/ Beacon Hill	10	SHLAA	0	10	0	Waverley Borough Council plans include the options of retaining the site, or selling with planning permission. The site does have good potential for development, although exact number coming forward should be monitored, with the possibility of the site being incorporated into larger redevelopment schemes for Hindhead. This assessment has assumed a yield of 10 units on the site, to be delivered more in line with the larger regeneration of Hindhead following the downgrading of the current A3 London Road.
HIND005	Hatherleigh, Tower Road	Hindhead/ Beacon Hill	11	SHLAA	11	0	0	This site is suitable for intensification. However, officer comments on previous plans for the site identified that due to the nature of the site, proximity to neighbours and the number of mature

Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
HIND006	Central Hindhead, London Road	Hindhead/ Beacon Hill	45	SHLAA	0	45	0	<p>trees development of 20 units may be too great, with only part of the site suitable for redevelopment. It is therefore suggested that the overall yield be reduced to a gain of gross 12 family homes minus the loss of one dwelling.</p> <p>The site will only be suitable for development following downgrading of the London Road, after opening of the Hindhead A3 tunnel. Current figures for the site are based on the 'Hindhead Together' concept statement and discussion. However, a slightly higher figure than these discussions identified has been chosen for the site, to reflect the size of the area and the potential for housing in this location. Therefore, the site needs to be carefully monitored to check if is coming forward for development as specified here. The site is very unlikely to come forward in the first period due the need to wait for downgrading of the A3 and site assembly.</p>

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Site Ref	Address	Settlement	Predicted Capacity	Status	Projected Yield			Comments
					2010-15	2015-20	2020-25	
HIND007	Land at Oakdale, Portsmouth Road	Hindhead/ Beacon Hill	41	SHLAA	0	41	0	This site has good potential for housing. However, it is unlikely to be available prior to the opening of the Hindhead tunnel bypass, when the current use may no longer be viable in this location. Therefore, the timeframe for this site is in the 6-10 year time period. A mix of market and affordable housing is suggested to provide 41 homes on the site. The site will need monitoring as no application has yet been submitted and there is the potential for the actual yield to differ from the projected yield.
	Milford Hospital, Tuesley Lane	Godalming	120	Local Plan (Policy RD6)	60	60	0	
			675		175	500	0	

Table 6.14 Identified Sites



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