

# APPENDIX F

## WAVERLEY BOROUGH COUNCIL EXECUTIVE – 5 MARCH 2013

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### **Title:**

**SMALL DEVELOPMENT SITES IN BINSCOMBE AND FARNCOMBE:  
APPROVAL TO SUBMIT PLANNING APPLICATIONS**

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

**[Wards Affected: Godalming Binscombe;  
Godalming Farncombe and Catteshall Wards]**

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### **Summary and purpose:**

The purpose of this report is to seek approval for the submission of three planning applications for three sites in Binscombe and Farncombe, following initial community consultation.

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

This report relates to the Council's Corporate priority of providing more affordable housing in the Borough for local people in housing need.

### **Financial Implications:**

The provision of 9 affordable homes on these three sites is contained in the approved Affordable Homes Delivery Plan. Funding is available through the approved 2013-14 New Affordable Homes capital programme.

### **Legal Implications:**

The planning applications require consent under the Town and Country Planning Act 1990 (as amended).

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### **Background**

1. In December 2012, the Council invited three local architects to quote for preparing three planning applications for the council-owned sites at:
  - Former garage site adjacent to 15 Badgers Close
  - Former garage site adjacent to 67 Silo Drive
  - Land at the corner of Warren Road and Perrior Road
2. Gerry Lyttle Associates Ltd, based in Guildford, was appointed to prepare the planning applications for the sites. The applications for planning permission will be ready for submission by Friday 8 March 2013.
3. An initial community consultation was held at Loseley Fields Children Centre, Green Lane, on Monday 28 January 2013, to talk to local residents about the development proposals. The response was generally positive, although concerns were raised about the impact on parking close to the sites. Options for addressing these concerns will be considered by Housing Services alongside the planning application process.

## Proposals

4. The proposals for each site are set out below and shown in Annexe 1.

Site	Type and tenure	Features
Badgers Close	4 x 2bed 4person chalet bungalows for rent	Private gardens 2 parking spaces each within the boundary
Silo Drive	2 x 3bed 5person houses for rent	Private gardens 2 parking spaces each within the boundary Maintained visibility between Silo Drive and Cornfields
Land at Warren and Perrior Road	3 x 2bed 4person houses for rent	Private gardens 2 designated parking spaces for each property to the rear

5. The Housing Register shows a demonstrable need for affordable housing in Farncombe. Of the 3,400 applicants on the Housing Register, 280 applicants currently live in Farncombe. For every 1bed advertised in Farncombe an average of 70 applicants are bidding, for every 2bed an average of 92 applicants are bidding and for every 3bed an average of 64 applicants are bidding. Applicants are generally waiting about three years before they bid successfully for a property in Farncombe.

## Recommendation

The Executive is recommended to approve the submission of three planning applications for the sites at Badgers Close, Silo Drive and land at the corner of Warren Road and Perrior Road.

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## Background Papers

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

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## CONTACT OFFICER:

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# ANNEXE 1

## Site proposals



- 1: 2 Bedroom Bungalow, 84sq.m
- 2: 2 Bedroom Bungalow, 84sq.m
- 3: 2 Bedroom Bungalow, 84sq.m
- 4: 2 Bedroom Bungalow, 84sq.m

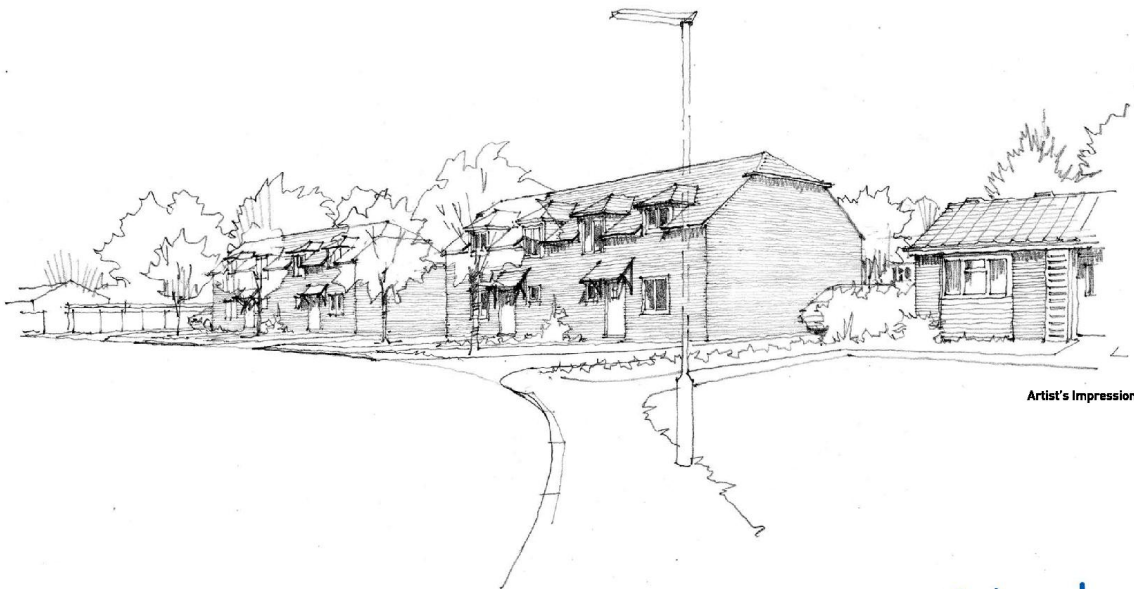
Proposed Site Plan



View from Badgers Close, looking South



View from Badgers Close, looking North East



Artist's Impression



Site Proposal - Badgers Close, Farncombe

**Gerry Lytle Associates**

The Fountain Head  
Quarry Street  
Guildford  
Surrey  
GU1 3UY

Tel: 01483 301651

Email: [architect@gerrylytle.com](mailto:architect@gerrylytle.com)



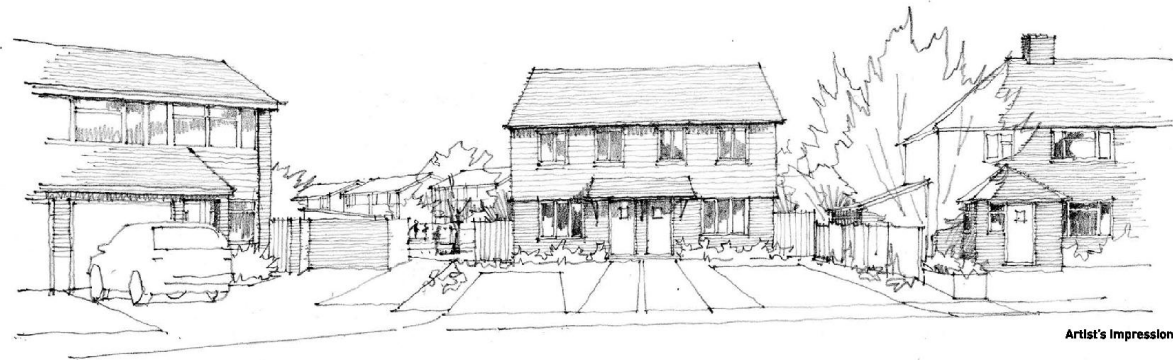
- 1: 3 Bedroom House, 91sq.m
- 2: 3 Bedroom House, 91sq.m



View from Silo Drive, looking SouthEast



View from Silo Drive, looking East



Artist's Impression



**Site Proposal - Silo Drive, Farncombe**

**Gerry Lytle Associates**

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 Quarry Street  
 Guildford  
 Surrey  
 GU1 3UY  
 Tel: 01483 861451  
 Email: architect@gerrylytle.com



- 1: 2 Bedroom House, 77.6sq.m
- 2: 2 Bedroom House, 77.6sq.m
- 3: 2 Bedroom House, 78.6sq.m



View from More Road, looking East



View from More Road, looking South East



Artist's Impression



**Site Proposal - Warren Road, Farncombe**

**Gerry Lytle Associates**

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 Guildford  
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 GU1 3LY  
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