

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 2 JULY 2013

Title:

**GARAGE AREA ADJACENT TO 64 HULLMEAD, SHAMLEY GREEN:
APPROVAL TO SUBMIT PLANNING APPLICATION**

[Portfolio Holder: Cllr Mike Band]

[Wards Affected: Shamley Green and Cranleigh North]

Summary and purpose:

The purpose of this report is to seek approval for the submission of a planning application to develop the under-used garage site adjacent to 64 Hullmead, Shamley Green to provide two 2 bedroom affordable homes for rent.

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:

Funding for the provision of 2 new affordable homes on this site 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).

Introduction

1. In January 2013, the Council appointed Nye Saunders Architects to prepare plans for affordable housing on the garage site adjacent to 64 Hullmead, Shamley Green and a budget cost estimate for the works. A location plan is attached at Annexe 1.
2. In May 2013, the Housing Delivery Board considered a draft layout for the site. The proposed site plan is attached at Annexe 2.
3. The architect is preparing the planning application, which will be ready for submission in time for the Eastern Area Planning Committee in August 2013.

Housing Need

4. The Council is committed to making the best use of the land in its ownership to increase the supply of affordable housing to meet housing need in the borough.

5. The Housing Register demonstrates a significant need for affordable housing in Waverley. Following the implementation of the new allocation scheme that requires applicants to demonstrate a housing need and a local connection to the borough, the number of applicants on the Housing Register has reduced to 1,584 as at 31 May 2013.

1bed	2bed	3+bed	Total no. of applicants
926	465	193	1,584

6. Although the development of this site will provide affordable homes to meet a borough-wide housing need, there are currently 20 households on the Housing Register who live in the parish of Wonersh. Of these, 11 applicants are registered for 1bed homes, 7 applicants are registered for 2bed homes and 2 applicants are registered for 3bed homes; 6 are council tenants.

Consultation

7. In January 2013, Wonersh Parish Council held an Affordable Housing Event to give local residents the opportunity to talk about the potential for developing affordable housing in Wonersh and Shamley Green. The event was very well attended.
8. In April 2013, a brief presentation was given at the Parish Council's Annual Assembly, explaining to local residents the availability of opportunities to develop affordable housing on sites owned by the Council within the settlement boundary, to meet a borough-wide housing need.
9. There is growing concern within the local community about the development of rural exception affordable housing on land designated as Green Belt, to meet the housing needs of people living in the Parish, identified by the Wonersh Housing Needs Survey conducted in May 2012. This development would enable the Council to contribute towards meeting the need for affordable housing on a previously developed site, without encroaching on the Green Belt.
10. A further community consultation event will take place for local residents as part of the planning process.

Recommendation

The Executive is recommended to approve the submission of a planning application for the development of the under-used garage site adjacent to 64 Hullmead, Shamley Green to provide two new 2 bedroom affordable homes to meet housing need.

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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ANNEXE 1

Location plan



ANNEXE 2

Proposed layout

