

# **ITEM 13: APPENDIX H**

## **WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE - 8 JULY 2014**

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**Title:**

**DEVELOPMENT OF FORMER GARAGE SITE AT MIDDLEFIELD ROAD,  
FARNHAM AND A COUNCIL PROPERTY AT BRIDGE ROAD, HASLEMERE:  
APPROVAL TO SUBMIT PLANNING APPLICATIONS**

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

**[Wards Affected: Farnham Shortheath and Boundstone,  
Haslemere East and Grayswood]**

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**Summary and purpose:**

The purpose of this report is to seek approval for the submission of planning applications for the redevelopment of the former garage site (now a parking area) at Middlefield, Farnham to provide 2 two bedroom houses and 2 two bedroom flats for rent and 20 parking spaces; and for the redevelopment of a council property at Bridge Road in Haslemere to provide 3 new affordable homes.

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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:**

Funding for the provision of four new affordable homes on this site has been approved in the 2014-15 and 2015-16 New Affordable Homes capital programme. The pre-development costs budget is sufficient to cover the surveys required to complete the planning application.

**Legal Implications:**

Planning permission is required under the Town and Country Planning Act 1990 (as amended). Authority to approve the submission of a planning application on behalf of the Council lies with the Executive, while authority to consider and determine planning applications lies with the Council's Joint and Area Planning Committees and with Officers under delegated authority.

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**Introduction**

1. Waverley Borough Council owns a parcel of land at Middlefield in Farnham, see Annexe 1, that was originally a garage site which has been used as a parking area since the garages were demolished some years ago. It also owns a three bedroom property with a large garden in Haslemere, set out on the plan at Annexe 2, that has potential for redevelopment. The property which was constructed in the 1920's, is in poor condition and it would not be cost effective to bring it up to the standard required for letting.

2. WS Planning and Architecture have been appointed to prepare concept layouts for both sites:

**Middlefield:** The proposal is for 4 x two bedroom properties and 20 parking spaces.

**Bridge Road:** The proposal is for three flats, 2 x two bedroom with private gardens and 1 x one bedroom, with 5 parking spaces on site.

3. Local ward members have been consulted on the initial proposals for both schemes. Subject to the Executive's approval of the recommendation in this report, consultation will take place with local residents and their comments invited. Following submission of the planning application, the Council's Planning Service will notify local residents that the application has been submitted.

### Housing Need

4. The Council is committed to making the best use of its land assets to increase the supply of affordable housing to meet housing need in the Borough. The new developments will provide affordable homes to meet borough-wide housing need.
5. The Housing Register demonstrates a significant need for affordable housing in Waverley.

1 bed	2 bed	3+ bed	Total no. of applicants
1069	520	195	1784

### Budget

6. Pre-development services have been provided to date by WS Planning and Architecture. In order to complete the necessary surveys to support a planning application £25,000 for pre-development costs will be required that can be funded from the approved Pre-Development Expenditure budget of £83,500 funded from the New Affordable Homes Reserve.

### Recommendation

The Executive is recommended to approve the submission of planning applications to enable the delivery of four new affordable homes at Middlefield in Farnham and three new affordable homes at Bridge Road in Haslemere.

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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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