

6. THE AMOUNT AND LOCATION OF HOUSING

Introduction

6.1 One of the key requirements of the Local Plan is to set out the amount of new housing that should be provided over the period of the Plan, and to provide the planning policy framework to ensure that new housing is provided in the right places. The Local Plan looks forward 15 years and sets out the strategy to develop at least 9,861 new homes in the period from 2013 to 2032.

The number of new homes

6.2 The NPPF outlines that Local Plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period. This includes:-

- Identifying a 5-year supply of *deliverable* sites (plus a buffer of 5-20%);
- Identifying a supply of specific *developable* sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.

6.3 There is also a requirement to set out a housing trajectory for the plan period showing the expected rate of delivery and a strategy for ensuring that the five-year supply will be maintained.

6.4 In setting a strategy to deliver new housing, regard has been given to the need and demand for new homes in the area, as well as considering what land is available and suitable for housing. Suitability in Waverley's case, has meant considering constraints such as Green Belt; landscape designations; biodiversity considerations, including the various international, national and local designations affecting the Borough; and the fact that Waverley is a largely rural borough with limitations on access to services and public transport.

6.5 In terms of the need for affordable housing and the broader demand for market housing, key evidence includes the West Surrey Strategic Housing Market Assessment (SHMA) September 2015, which was jointly commissioned by Waverley, Guildford and Woking Borough Councils and local evidence derived from the Council's housing needs register.

6.6 The SHMA indicates that the objectively assessed need for housing in Waverley is 519 dwellings per annum for the period 2013 to 2033.

6.7 The assessment of need is only the first stage in developing a local plan. The next stage is to establish realistic assumptions about the availability, suitability and viability of land to meet the identified need, taking account of any constraints that could affect the Council's ability to meet this need in full.

- 6.8 In terms of land availability, the principal source of evidence is the Land Availability Assessment (LAA), which the Council updates on a regular basis. The latest has a base date of April 2016. It provides information on the various sources of supply that are expected to contribute to the delivery of the required housing.
- 6.9 Having taken account of the above factors, the spatial strategy seeks to meet the objectively assessed need for housing in full, despite the constraints set out in paragraph 6.4.
- 6.10 The housing target in this plan is to deliver at least **9,861** new homes between 2013 and 2032.
- 6.11 A housing trajectory has been produced to illustrate the expected rate of housing delivery for the whole plan period to 2032 (see Appendix C). This shows how much new housing is anticipated to be delivered and by when, based on current data. This shows that by the end of the plan period, the full identified objectively assessed need of 9,861 homes (519 homes per year) will have been delivered. The trajectory also shows that at the point in time when the Local Plan Part 1 is expected to be adopted (early 2017) there will be a five year supply of housing land. The projected components of housing supply are summarised in the following table:

Table 6.1 – Potential Housing Land Supply (as at April 2016)

A) Housing required 2013 to 2032 to meet objectively assessed housing needs	9,861	This equals 519 x 19 years
B) Homes completed 2013 to 2016	727	
C) Estimated supply from existing planning permissions (base date 1 April 2016)	2,579	
D) Windfall estimate for sites of 1 – 4 dwellings	450	Equivalent to 35 dwellings a year from 2019 to 2032.
E) Windfall estimate for sites of 5 or more dwellings	550	Equivalent to 92 dwellings a year from 2026 to 2032.
F) New settlement at Dunsfold Aerodrome	2,600	
G) Other strategic allocations ¹	1,226	
H) Housing from suitable LAA sites, to deliver residual of 6,925 homes allocated to parishes in Policy ALH1	1,729	6925 – 3970 (commitments in these settlements) – 1226 (strategic allocations)
I) Total (B) to (H)	9,861	
Shortfall	0	

- 6.12 The Council's strategy for future housing delivery includes an allowance for small windfall sites (1-4 net increase) within settlements, based on past trends

¹ Excluding those sites with a planning permission, in whole or part, as of 1 April 2016.

(excluding garden land). It is estimated that 450 dwellings will come forward on small windfall sites from 2019 to 2032. An allowance has also been made for large windfall sites within settlements in the latter part of the plan period (2026 onwards) as the LAA mainly identifies specific sites likely to come forward in the next ten years of the plan period. This could include, for example, additional housing coming forward through the redevelopment or intensification of existing employment sites. It is estimated that about 550 homes could be delivered from larger windfall sites from 2026-32 based on past trends, but this is likely to be an underestimation of the supply from large sites due to the recent changes in the planning system that allow many employment sites to be used for housing without the need for express planning permission. More details on how the windfall estimate is calculated and the justification for its inclusion can be found in the Housing Implementation Strategy.

The Location of Housing

- 6.13 A number of factors influence the location (and timing) of new housing such as the differing levels of services and public transport access in the various settlements and the existence of environmental and policy constraints (e.g. the Green Belt, Areas of Outstanding Natural Beauty and Special Protection Areas). The Infrastructure Delivery Plan supports the development strategy and identifies the infrastructure improvements required to support additional housing. This has involved collaboration with key providers of infrastructure and services, and working with neighbouring authorities to identify and address cross boundary issues. Whilst some improvements to infrastructure will be required, there are no fundamental issues arising from the growth planned in Waverley, such that development must be directed away from certain parts of the Borough. Further details on infrastructure are given in Chapter 8.
- 6.14 The following sections outline the components of the housing land supply table and how they were influenced by the above factors.

Sites within settlements

- 6.15 It is considered that sites with an existing unimplemented planning permission, sites within settlements identified in the Land Availability Assessment and small windfall sites will be able to deliver around 3,700 new dwellings in the plan period, with most of these expected to be built between 2016 and 2021. The vast majority of these dwellings will be located within settlements, as these are the locations where planning permission is most likely to be granted.

Sites outside settlements

Greenfield releases

- 6.16 There is not enough suitable land for housing within existing settlements to meet the need for new homes in Waverley. Therefore, the Council's strategy for housing delivery includes making selected releases of greenfield land around settlements to deliver around 2,300 dwellings. Most of this will be directed to Farnham and Cranleigh. Farnham is the largest of the main settlements but is close to the Thames Basin Heaths Special Protection Area (SPA). A key element of the Thames Basin Heaths Avoidance Strategy is the provision of Suitable Alternative Natural Greenspace (SANG). Additional SANG capacity has been identified in order to deliver the new housing planned in the Farnham area. This issue is dealt with in Chapter 16.
- 6.17 There are limited opportunities to expand other main settlements of Godalming and Haslemere through greenfield development on the edges owing to the constraints of the Green Belt and the AONB. However, one area has been identified on the northern edge of Godalming near Binscombe where a small change to the Green Belt boundary would not compromise the role and purpose of the Green Belt in Waverley.
- 6.18 Haslemere is less constrained than Godalming in terms of Green Belt but is tightly bounded by the AONB and AGLV, which wrap around the settlement. No changes are proposed to the Green Belt around Haslemere.
- 6.19 The removal of Chiddingfold, Elstead, Milford and Witley from the Green Belt with some expansion to their boundaries will provide space for these villages to grow. More details on the proposed changes are given in Chapter 13. Of these villages, Milford and Witley in particular have greater potential for expansion, due to their location close to road and rail corridors. There is also scope for some limited growth around other villages (Alfold, Churt, Dunsfold, Ewhurst, Frensham, Tilford, Shamley Green, Wonersh), recognising that those villages not within Surrey Hills AONB or the Green Belt offer more scope for growth – and modest growth in the smallest villages, i.e. to meet local needs. The intention is that through Local Plan Part 2, the Council will review these settlement boundaries with the intention of resolving any anomalies, including reviewing Green Belt boundaries where necessary. Contributions from rural exception housing schemes will continue where a local need has been identified.

Rural brownfield releases

- 6.20 There will also be a contribution from suitable rural previously developed ('brownfield') sites. There are some brownfield sites in Waverley that are not adjacent to settlements, but where development for housing may be acceptable as an alternative to existing uses.
- 6.21 By far the most significant of these is Dunsfold Aerodrome. The Council considers that the site should be allocated as a new settlement in the Local Plan for up to 2,600 homes and additional supporting uses subject to infrastructure and transport issues being satisfactorily addressed. More details

on the site are given in Chapter 5, Spatial Strategy and Chapter 18, Strategic Sites.

Meeting the Housing Requirement

- 6.22 Based on the above considerations, the Local Plan allocates each of the parishes with towns or villages in the top three tiers of the settlement hierarchy with a number of homes to deliver over the plan period. These allocations were derived from an assessment of the components of the housing land supply outlined above in Table 6.1, including completions from 2013 to 2016, outstanding planning permissions, sites in the LAA, both within and outside settlements, windfalls from small unidentified sites and broad locations for later in the plan period.
- 6.23 In some villages (such as Alfold, Milford and Witley), more sites were put forward for development and assessed as suitable than the number of homes considered to be appropriate and sustainable, given the level of services and facilities in the settlement. In such cases, the allocation has been capped, thus providing a choice of sites in a future neighbourhood plan or in Local Plan Part 2.
- 6.24 Strategic sites, which are defined as sites capable of delivering 100 dwellings or more, are allocated in this Plan. Smaller non strategic housing sites will be allocated in Part 2 of the Local Plan and in Neighbourhood Plans being produced by town and parish councils.

Policy ALH1: The Amount and Location of Housing

The Council will make provision for at least 9,861 net additional homes in the period from 2013 to 2032 (equivalent to at least 519 dwellings a year).

Each parish is allocated the following minimum number of new homes to accommodate (including homes permitted and built since April 2013 and, in the case of the main settlements, anticipated windfall development):

Main settlements

Farnham: 2,330

Godalming: 1,240

Haslemere: 830

Cranleigh: 1,520

Dunsfold Aerodrome new settlement: up to 2,600

Large Villages

Bramley 70
Chiddingfold 100
Elstead 150
Witley (including Milford) 380

Smaller villages

Alfold² 100
Churt 10
Dunsfold 80
Ewhurst 65
Frensham 15
Tilford 15
Wonersh and Shamley Green 20

In addition, 185 dwellings are anticipated to be delivered on windfall sites in the large and smaller villages, based on past trends. 151 dwellings have been built or have an outstanding planning permission in other areas not shown above.

Delivery

This policy will be delivered by:

- decisions on planning application;
- the detailed application of the Local Plan (Parts 1 and 2);
- Neighbourhood Development Plans.

Evidence

- The West Surrey Strategic Housing Market Assessment 2015
- The Land Availability Assessment 2016
- The Employment Land Review 2016
- The Settlement Hierarchy Update 2012
- Green Belt Review 2014.

² Not including Dunsfold Aerodrome.