

APPENDIX III

Development Site Allocations

Summary note

This appendix contains all the draft development site allocations proposed as part of Local Plan Part 2. There are a number of different types of development site as summarised in the table below.

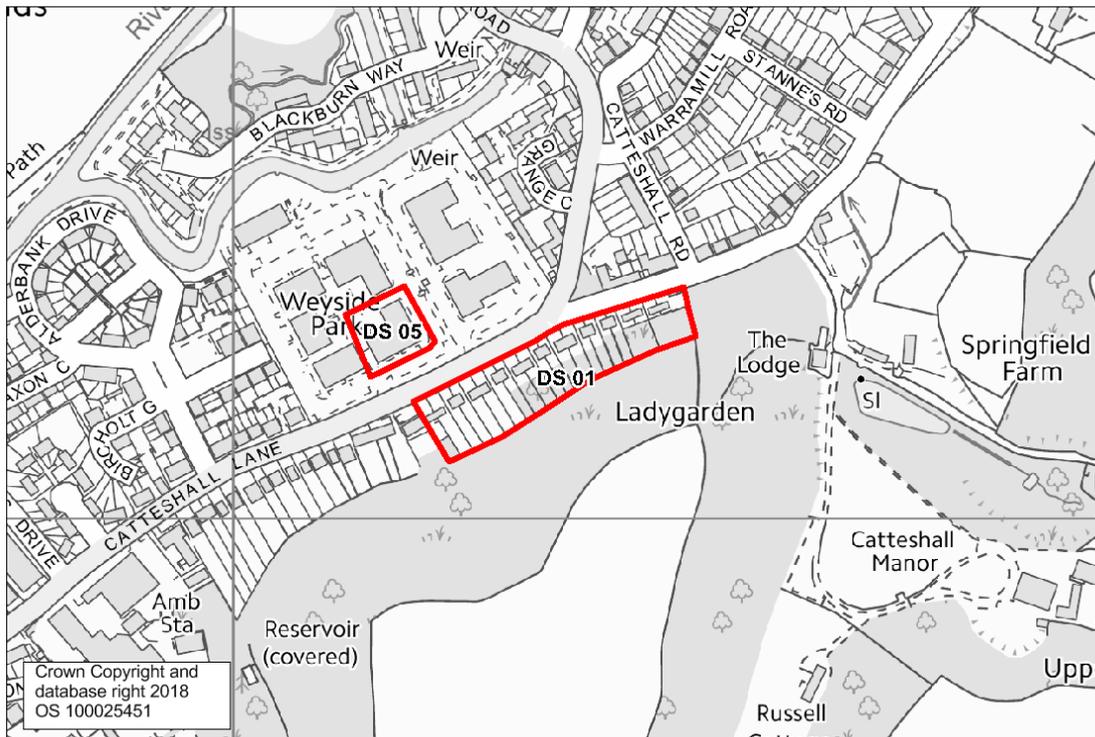
Types site	Site location remit	Number of individual sites	References
Housing	Only within Godalming, Haslemere and Elstead areas.	x25 in total x6 (Godalming) x16 (Haslemere) x3 (Elstead)	DS01-06 (Godalming) DS07-22 (Haslemere) DS23-25 (Elstead)
Industrial and commercial	Farnham	x1	DS40
Town Centre/mixed use	Farnham and Godalming	x2	DS41-42
Gypsies, Travellers and Travelling Showpeople	Borough wide	x9	DS50-59

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DS 01: 1-22 Catteshall Lane, Godalming

Size:	1ha	Estimated net dwellings:	28
LAA ID:	57		
Key Constraints:	<ul style="list-style-type: none"> • Green Belt • Surrey Hills Area of Outstanding Natural Beauty • Area of Great Landscape Value • Godalming Hillsides • Wealden Heaths I Special Protection Area 5 Km zone • Ancient Woodland 		
Description:	<p>This site currently contains of a row of semi-detached dwelling. The freeholder of the site proposes to redevelop the site at a higher density, with an estimated net increase of 28 dwellings on the site. The majority of the site is within the existing built up area boundary. This site is likely to come forward later on in the plan period.</p>		
Site Specific Requirements:	None.		



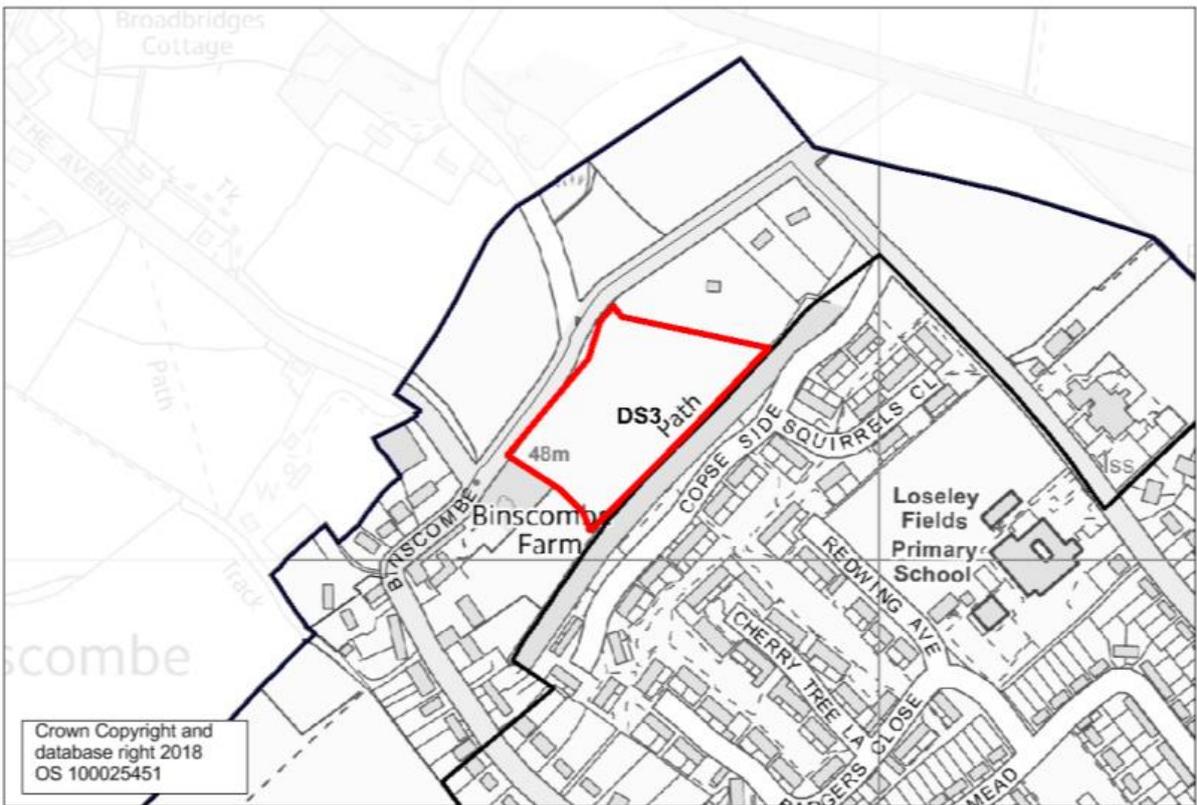
DS 02: Land at Keys Cottage and Wedgewood, Holloway Hill, Godalming

Size:	0.33	Estimated net dwellings:	10
LAA ID:	209		
Key Constraints:	<ul style="list-style-type: none"> • AQMA buffer zone • Godalming Hillside • Wealden Heaths I Special Protection Area 5 Km zone 		
Description:	<p>This site in Holloway Hill previously received a Planning Committee resolution to grant permission for redevelopment of the site to provide an additional 10 dwellings.</p>		
Site Specific Requirements:	None.		



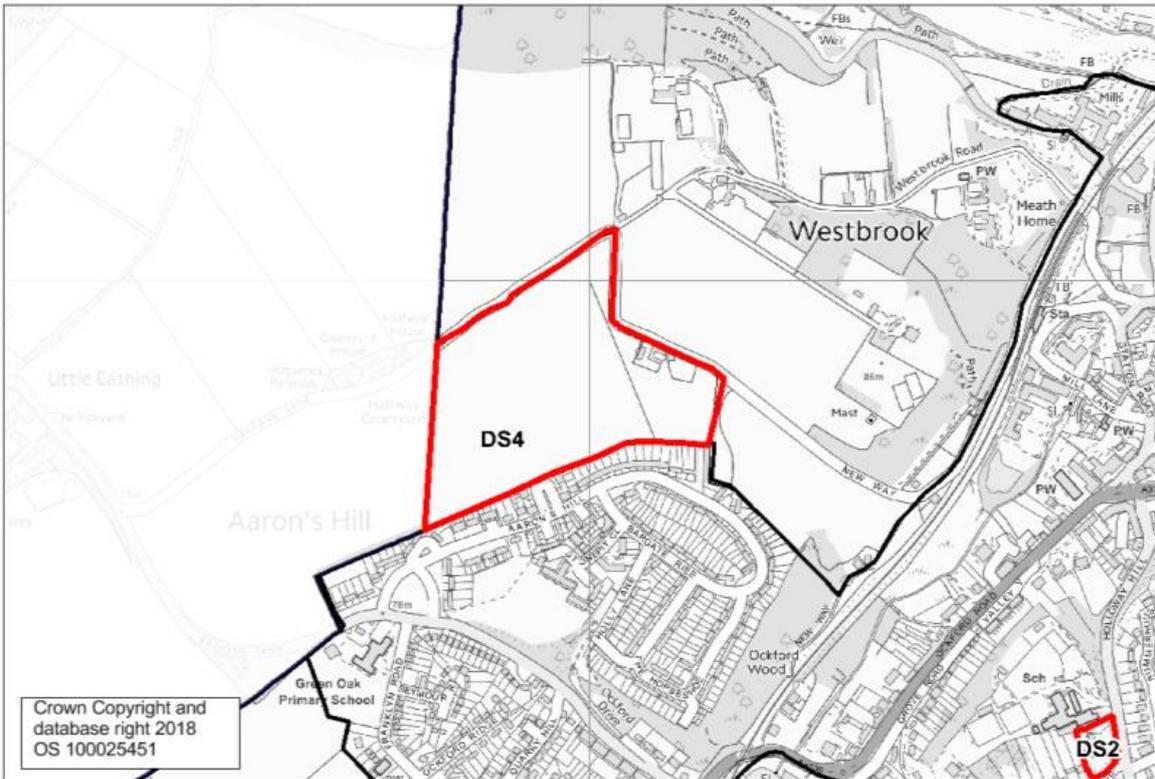
DS 03: Land East of Binscombe, Godalming

Size:	1.21ha	Estimated net dwellings:	19
LAA ID:	571		
Key Constraints:	<ul style="list-style-type: none"> • Thames Basin Heath 7km buffer zone • Setting of Listed Buildings 		
Description:	<p>This site was removed from the Green Belt through Local Plan Part 1. Development on this site will have to take account of the impact on the historic environment and respect the urban-rural transition. It is estimated that this site can accommodate at least 19 dwellings.</p>		
Site Specific Requirements:	<p>Development on this site should seek to preserve or enhance the setting of nearby Listed Buildings, and consider the role of this site in the urban-rural transition.</p>		



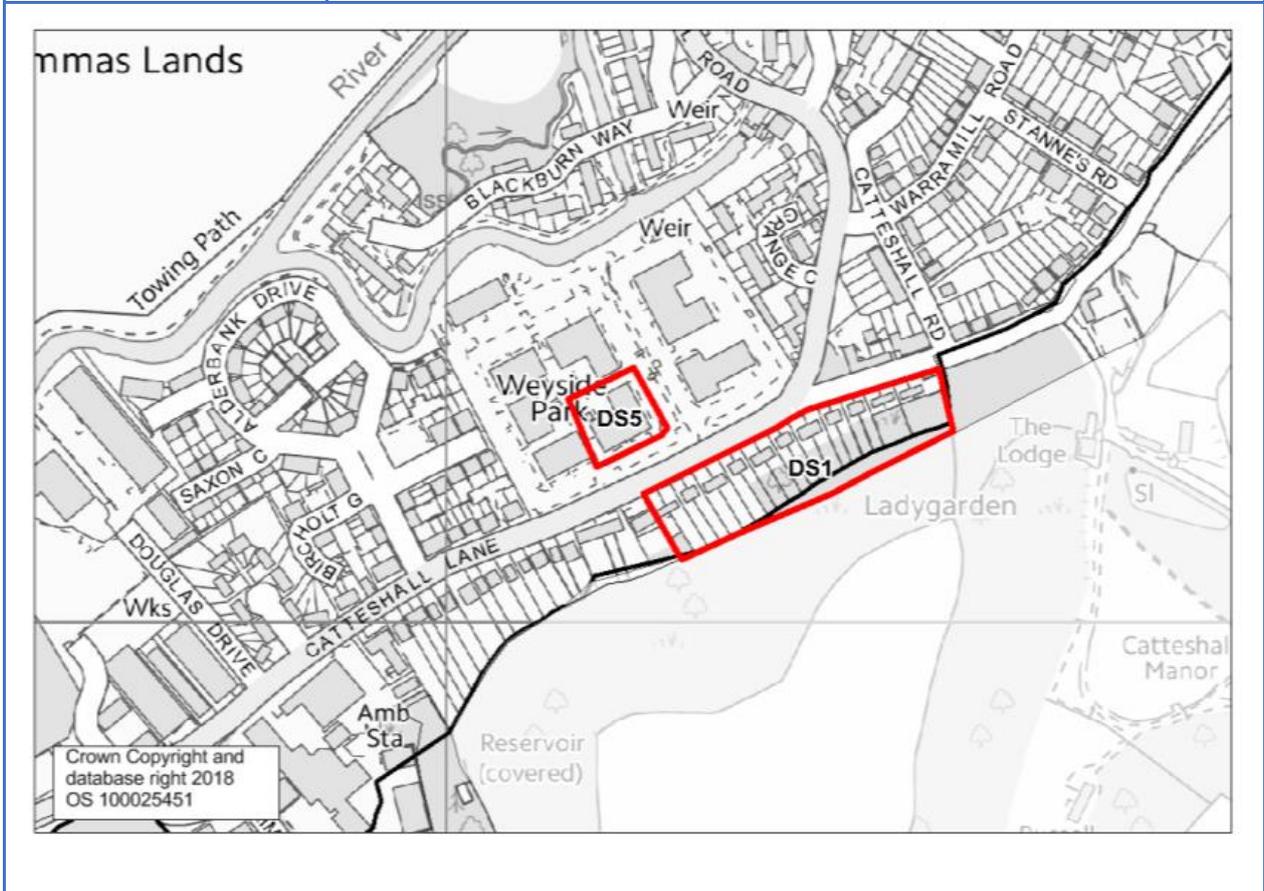
DS 04: Land at Aaron's Hill, Godalming

Size:	12.2ha	Estimated net dwellings:	270
LAA ID:	943		
Key Constraints:	<ul style="list-style-type: none"> • Green Belt • Area of Great Landscape Value • Godalming Hillside. • Tree Preservation Order • Footpath (FP577) 		
Description:	<p>This site was removed from the Green Belt and AGLV through Local Plan Part 1. The site has the potential to deliver around 270 dwellings together with associated infrastructure.</p>		
Site Specific Requirements:	<p>This site is allocated subject to:</p> <ol style="list-style-type: none"> The retention of mature trees and other landscape features within the site wherever possible. Connections and improvements to the bridleway connecting Halfway Lane and New Way for pedestrians and cyclists, which preserve or enhance its historic character. Submission of a masterplan setting out the design principles for the site including how a high quality development which integrates with the existing townscape, and can be achieved both in conjunction with and without development of the adjoining land between Eashing Lane and Halfway Lane within Guildford Borough. 		



DS 05: Standard House, Catteshall Lane, Godalming

Size:	0.3ha	Estimated net dwellings:	12
LAA ID:	978		
Key Constraints:	<ul style="list-style-type: none"> • Suitable located Industrial and Commercial Land • Wealden Heaths I Special Protection Area 5 Km zone • Potentially contaminated land 		
Description:	<p>This site is a former office block which has previously received permission for conversion. The building is proposed to be extended upward to provide a net additional 12 flats. Alternatively this site may be appropriate for a more extensive redevelopment.</p>		
Site Specific Requirements:	None.		



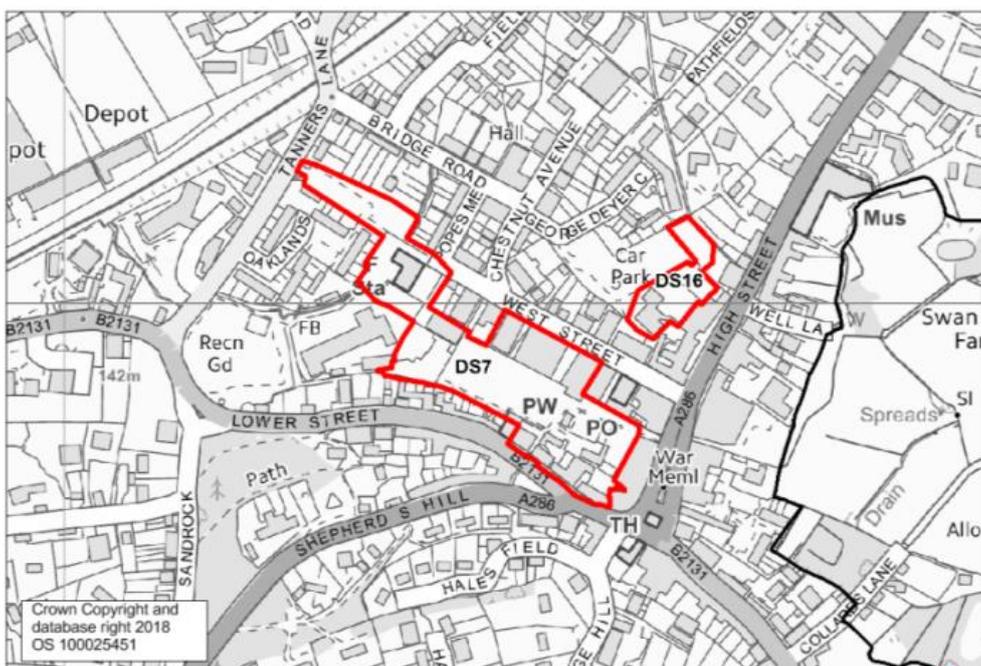
DS 06: Branksome House, Filmer Road, Godalming

Size:	0.3ha	Estimated net dwellings:	9
LAA ID:	995		
Key Constraints:	<ul style="list-style-type: none"> Wealden Heaths I Special Protection Area 5 Km zone 		
Description:	<p>This site contains an office block which has permission for conversion to flats. An additional building is proposed on the site to provide 9 further flats.</p>		
Site Specific Requirements:	None.		



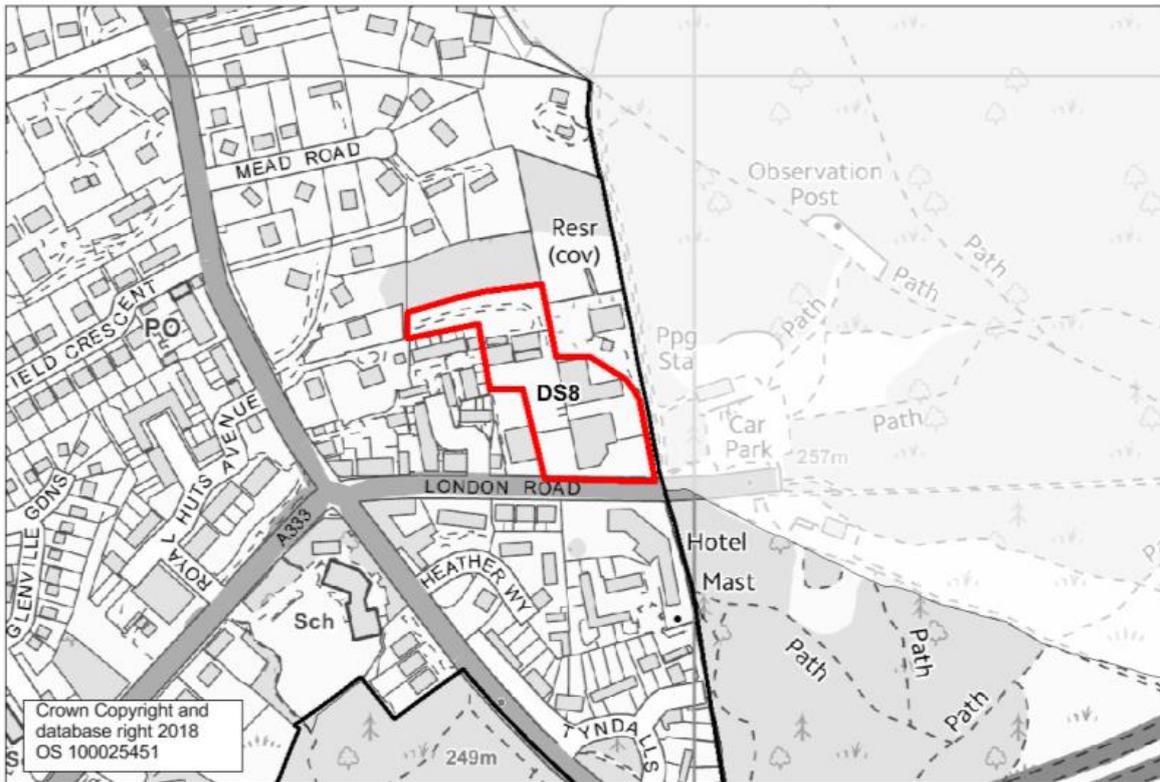
DS 07: Haslemere Key Site, West Street, Haslemere

Size:	2.1ha	Estimated net dwellings:	30
LAA ID:	144		
Key Constraints:	<ul style="list-style-type: none"> • Conservation Area • Setting of Listed Buildings • Wealden Heaths II Special Protection Area 5 Km zone • Sites and Areas of High Archaeological Potential • Haslemere Key Site • Town Centre • Rear Servicing • Flood Zones 2 and 3 		
Description:	<p>This town centre site, partly owned by the Council, has potential for intensification. It is allocated for approximately 30 dwellings, however there is potential to deliver higher numbers through a more comprehensive development.</p>		
Site Specific Requirements:	<p>This site is allocated subject to:</p> <ol style="list-style-type: none"> a) The retention and provision of additional retail and other town centre uses within the site along existing and any proposed street frontages. b) The retention of existing public parking capacity, unless it can be demonstrated there is sufficient parking in the area or additional capacity can be provided at an alternative location within walking distance of the town centre. c) Proposals maximising Place Shaping opportunities within the site that contribute to the delivery of a comprehensive redevelopment of the site and enhancement to the public realm and the vitality and viability of the area. d) Ensuring the preservation or enhancement of the historic environment through the layout and design of any proposals. 		



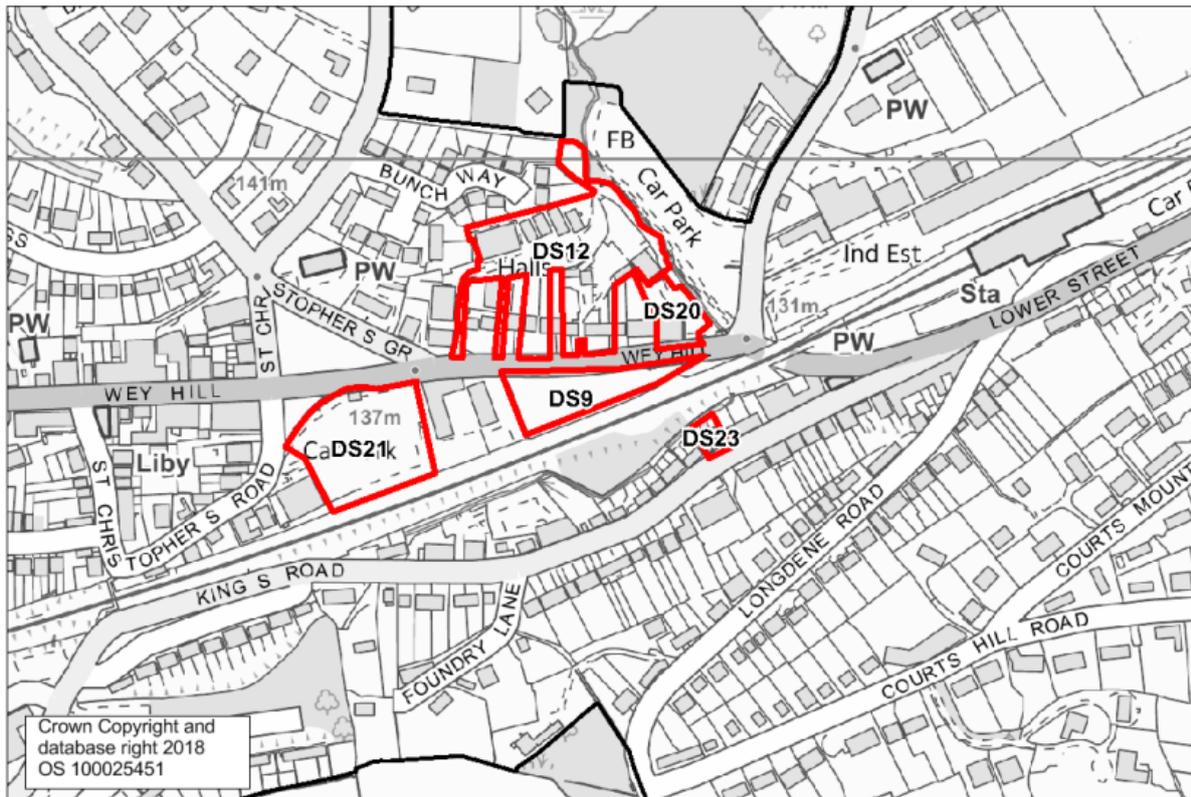
DS 08: Central Hindhead, London Road, Haslemere

Size:	1.64ha	Estimated net dwellings:	39
LAA ID:	145		
Key Constraints:	<ul style="list-style-type: none"> • Wealden Heaths II Special Protection Area 400m zone • Hindhead Concept Area • Potentially contaminated land 		
Description:	<p>This site is within the Hindhead Concept Area, where a limited amount of development can come forward despite its proximity to the Wealden Heaths SPA. The remaining capacity within the concept area is 39 dwellings, as part of a mixed-use development.</p>		
Site Specific Requirements:	<p>This site is allocated for approximately 39 dwellings, as part of a mixed use scheme, subject to any development complying with the Hindhead Avoidance Strategy</p>		



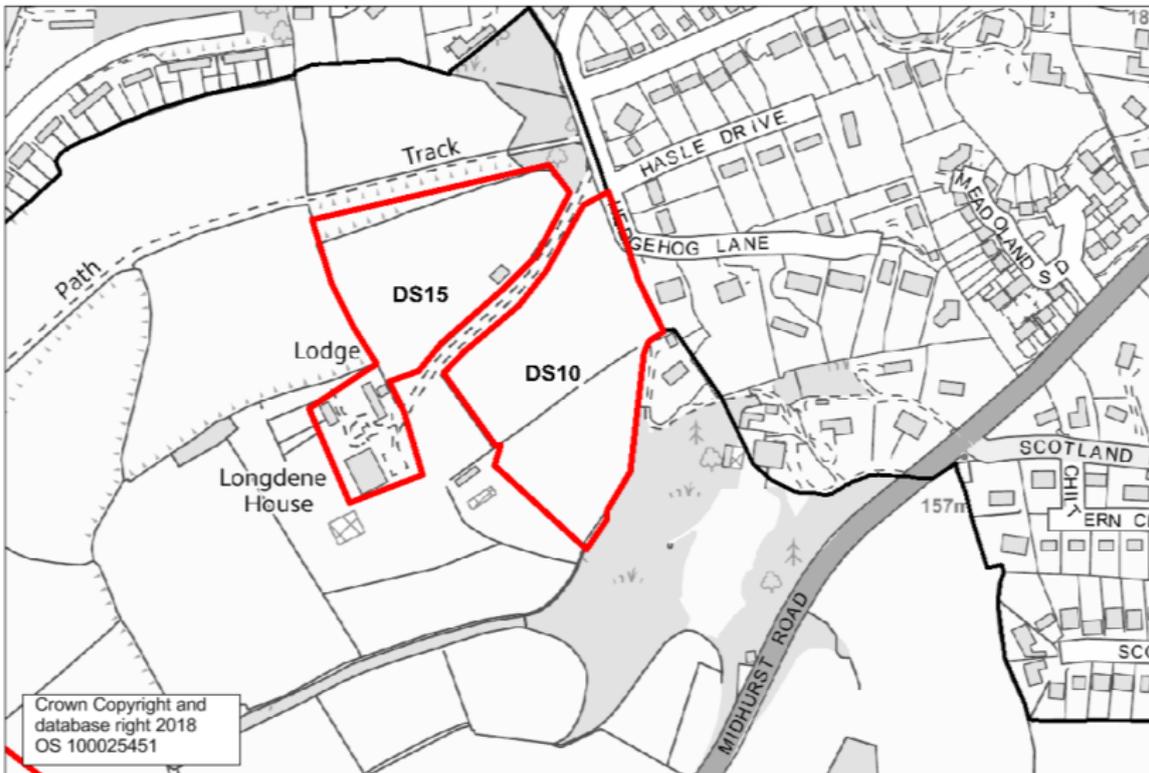
DS 09: 5-21 Wey Hill, Haslemere, Haslemere

Size:	0.3ha	Estimated net dwellings:	45
LAA ID:	245		
Key Constraints:	<ul style="list-style-type: none"> • Wealden Heaths II Special Protection Area 5 Km zone • Town Centre • Flood Zones 2 and 3 • Potentially contaminated land 		
Description:	This derelict site in the centre of Wey Hill has an ongoing application for 45 flats.		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Be designed to maximise Placeshaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinct character of the area. Fulfil both elements of the Exception Test 		



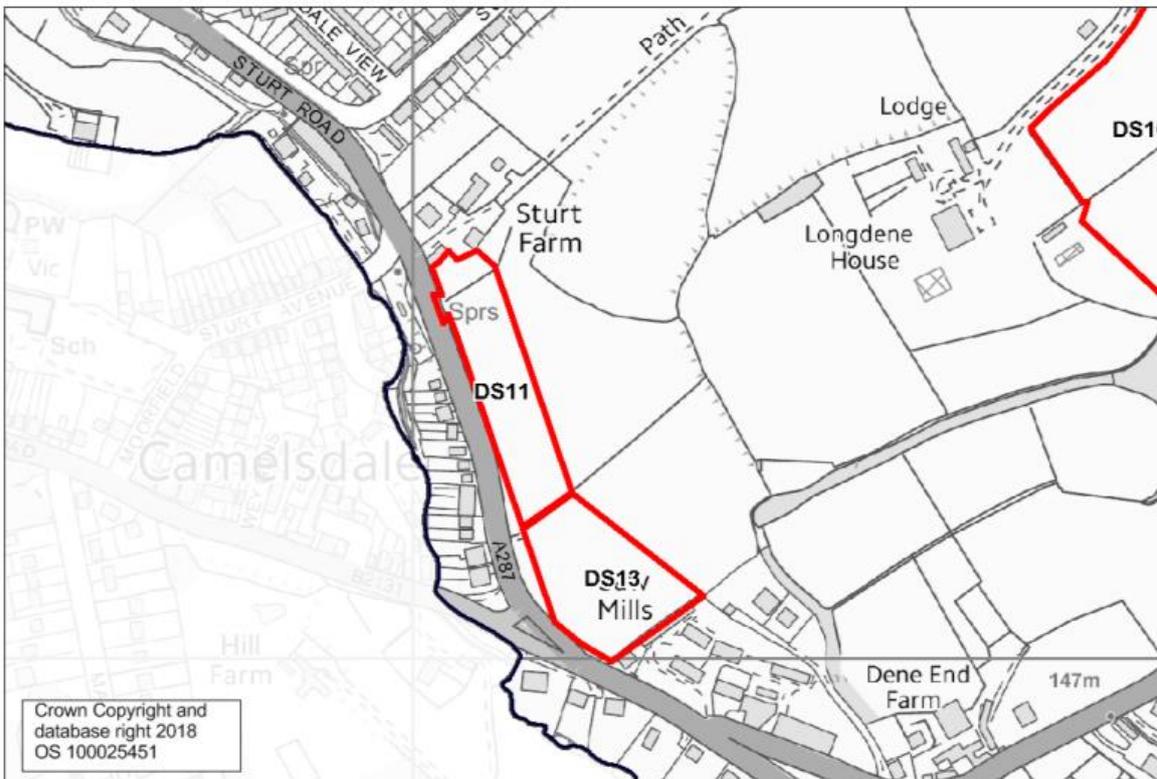
DS 10: Land East of Longdene House, Hedgehog Lane, Haslemere

Size:	2ha	Estimated net dwellings:	30
LAA ID:	563		
Key Constraints:	<ul style="list-style-type: none"> • Part Area of Outstanding Natural Beauty, and part Area of Great Landscape Value. • Countryside Beyond the Green Belt • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site is partially within the AONB however, due to the surrounding topography and established tree lines, is not prominent in the wider landscape. Given the character of the area, this site is suitable for a low density development of around 30 dwellings.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Ensure the conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment Retain and enhance mature trees and other landscape features wherever possible Provide for the retention, and wherever possible the enhancement, of public footpaths connecting Haslemere with the AONB. 		



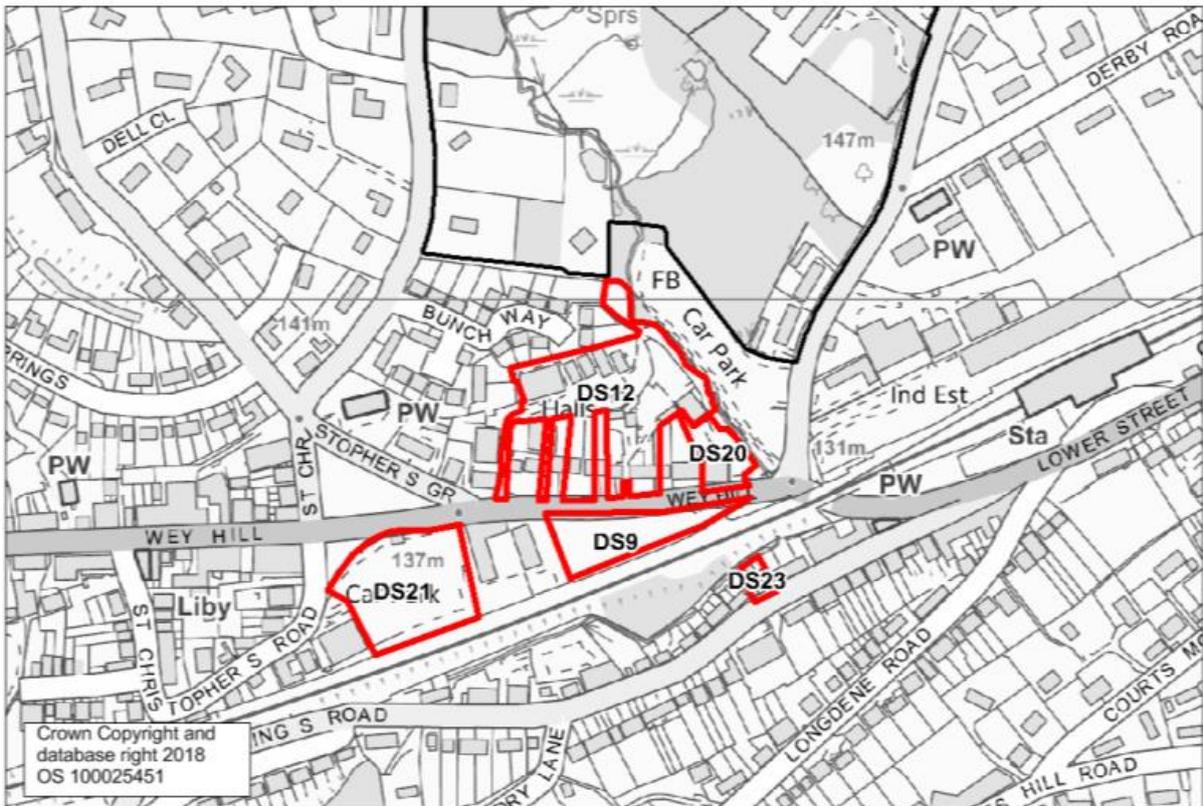
DS 11: Land South East of Haslemere Water Treatment Works, Sturt Road, Haslemere.

Size:	0.8ha	Estimated net dwellings:	20
LAA ID:	674		
Key Constraints:	<ul style="list-style-type: none"> • • Countryside beyond the Green Belt • • Area of Great Landscape Value • • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site is within the AONB, however its position at the foot of a hill, and relationship with existing development along Sturt Road means that it is likely to be able to accommodate around 25 dwellings without a significant landscape impact.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> a) Ensure the conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment b) Retain and enhance mature trees and other landscape features wherever possible c) Provide for the retention, and wherever possible the enhancement, of public footpaths connecting Haslemere with the AONB. 		



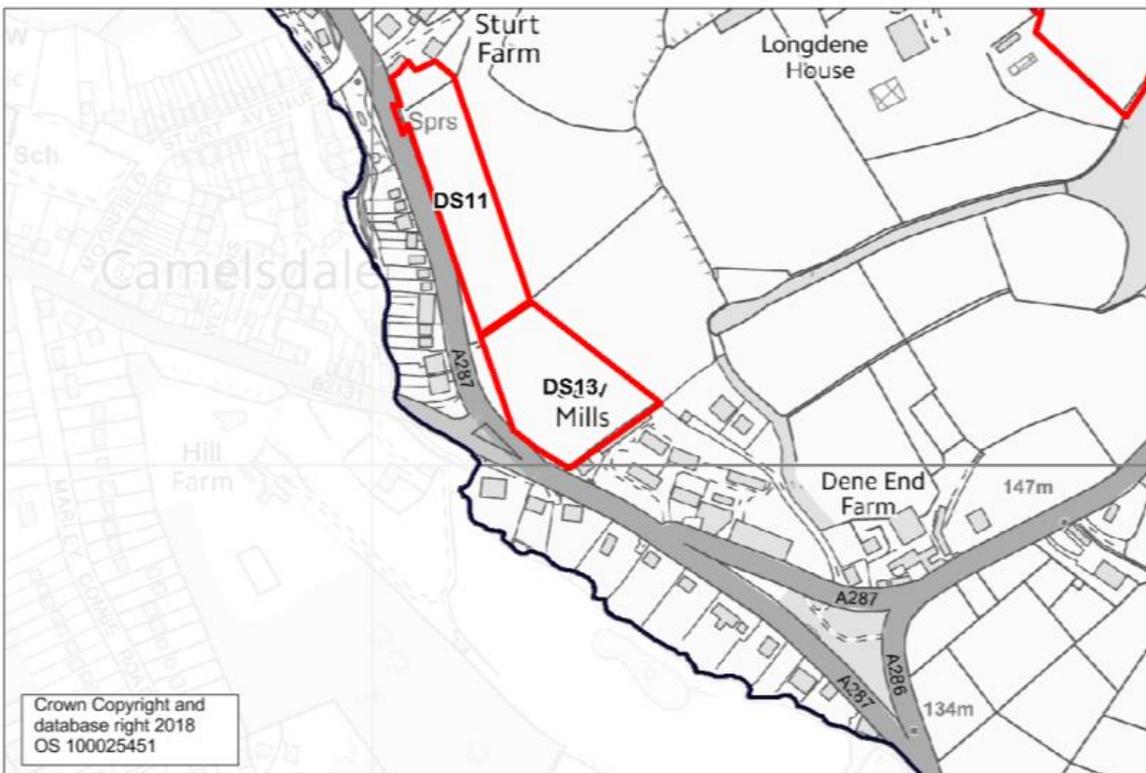
DS 12: Land at Wey Hill Youth Campus, Haslemere

Size:	1ha	Estimated net dwellings:	31
LAA ID:	697		
Key Constraints:	<ul style="list-style-type: none"> • Town Centre • Wealden Heaths II Special Protection Area 5 Km zone • Potentially contaminated land 		
Description:	<p>The Council is currently developing proposals to redevelop this site for 31 additional dwellings, and is working to ensure existing community groups which use the site can be housed elsewhere.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Be designed to maximise Place Shaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinct character of the area. Retain existing facilities for community uses within the area, unless sufficient alternative space to meet local demand can be provided elsewhere within close proximity of Wey Hill. 		



DS 13: Land North of Haslemere Saw Mills, Sturt Road, Haslemere

Size:	0.8ha	Estimated net dwellings:	21
LAA ID:	714		
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Area of Outstanding Natural Beauty • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site is within the AONB, however its relationship with existing development along Sturt Road and limited prominence means that it is likely to be able to accommodate around 21 dwellings without a significant landscape impact.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Ensure the conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment Retain and enhance mature trees and other landscape features wherever possible Provide for the retention, and wherever possible the enhancement, of public footpaths connecting Haslemere with the AONB. 		



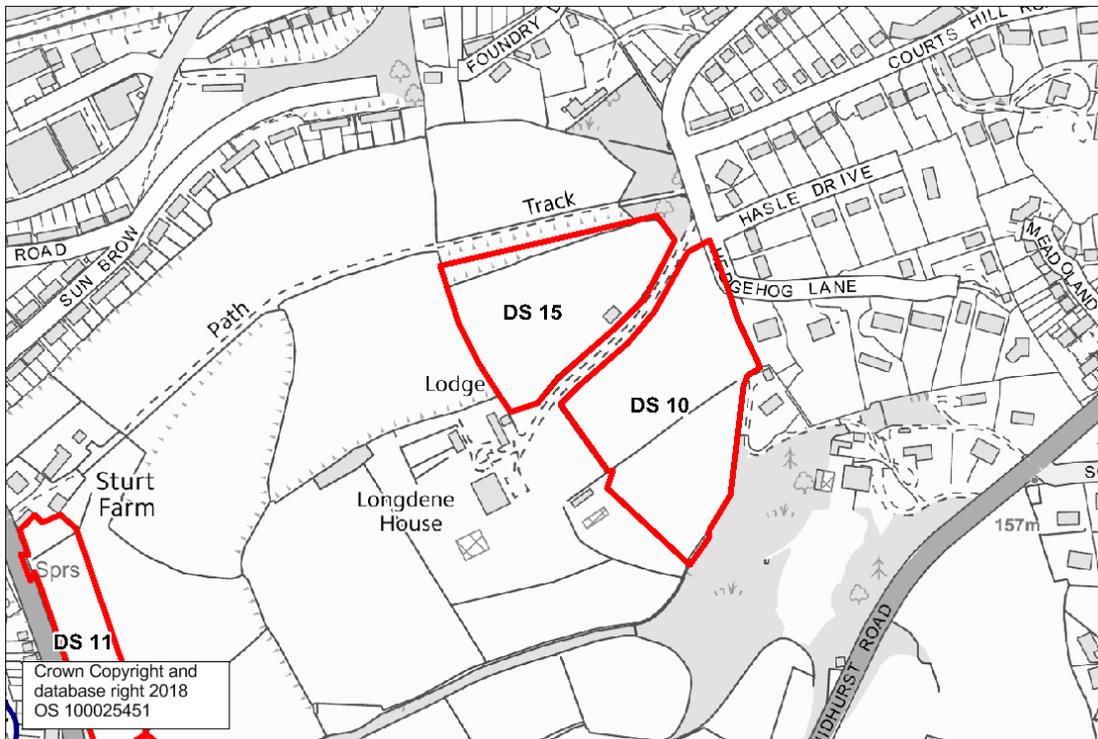
DS 14: 38 & 40 Petworth Road, Haslemere

Size:	0.8ha	Estimated net dwellings:	15
LAA ID:	927		
Key Constraints:	<ul style="list-style-type: none"> • Green Belt • Area of Great Landscape Value • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site in Haslemere is proposed to be redeveloped for flats for older people. An application was recently refused, however it is likely that, subject to reductions in the bulk and massing of the proposals, that this site could accommodate at least 15 additional dwellings.</p>		
Site Specific Requirements:	None.		



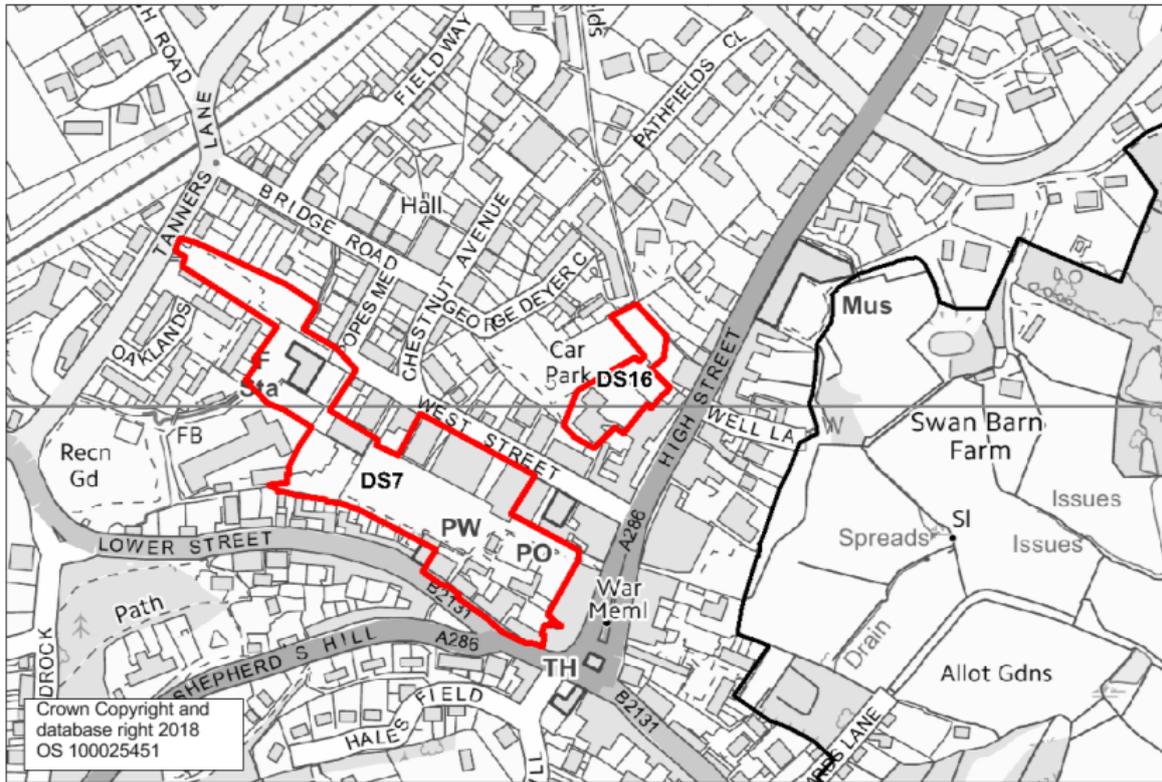
DS 15: Longdene Field

Size:	0.8ha	Estimated net dwellings:	25
LAA ID:	955		
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Area of Outstanding Natural Beauty • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site in Haslemere is mostly within the AONB however the site topography and screening by mature trees means that development of this site would be achievable without a significant landscape impact.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Ensure the conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment Retain and enhance mature trees and other landscape features wherever possible <p>Provide for the retention, and wherever possible the enhancement, of public footpaths connecting Haslemere with the AONB</p>		



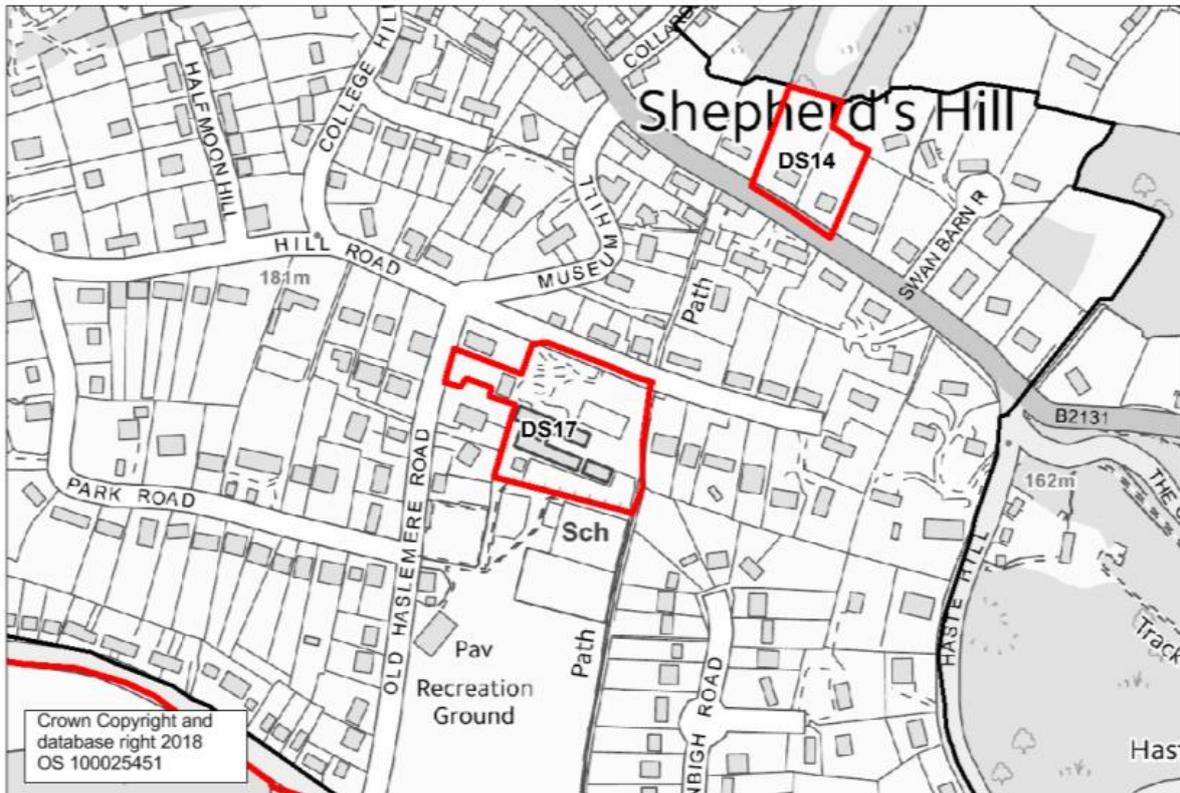
DS 16: Georgian House Hotel, High Street, Haslemere

Size:	0.25	Estimated net dwellings:	19
LAA ID:	973		
Key Constraints:	<ul style="list-style-type: none"> • Grade II Listed Building • Conservation Area • Wealden Heaths II Special Protection Area 5 Km zone • Area of High Archaeological Potential 		
Description:	<p>This hotel has closed twice in recent years, and its modern rear extension is proposed to be converted to flats, retaining the original building as a boutique hotel.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Retain the historic parts of the building for a hotel use, subject to policy LRC1. Preserve or enhance the character and appearance of the historic environment 		



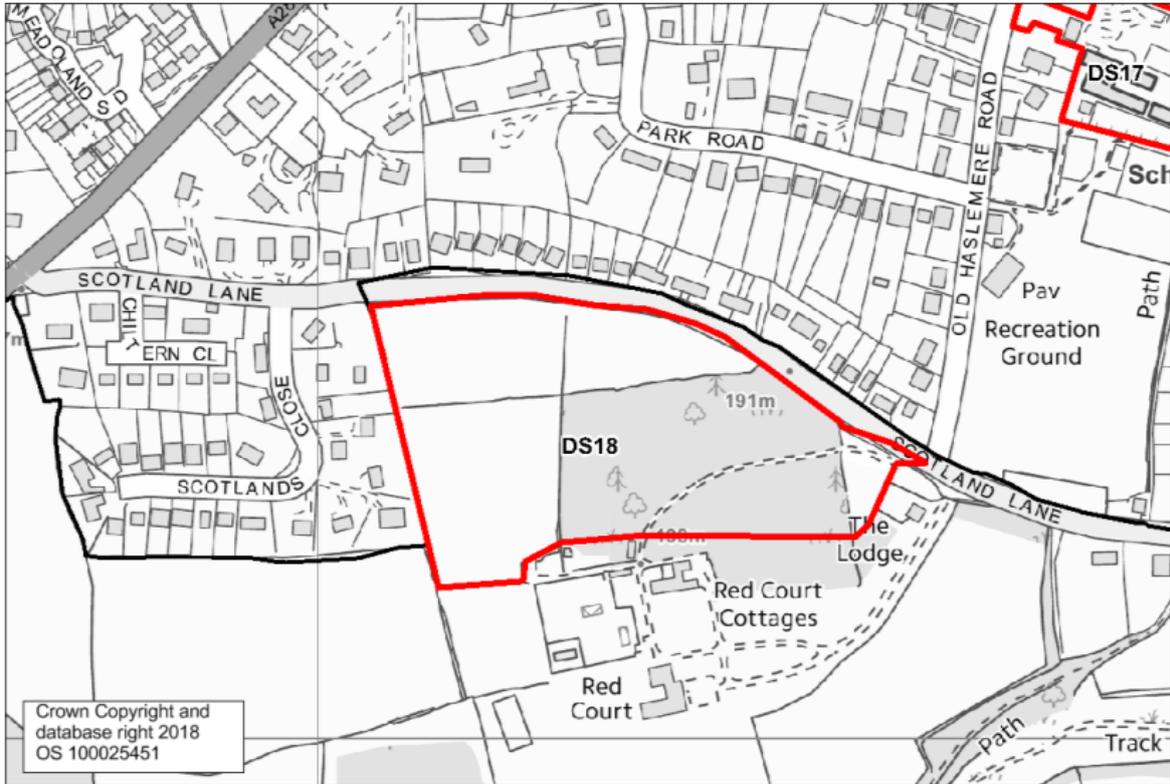
DS 17: Haslemere Preparatory School, The Heights, Hill Road, Haslemere

Size:	1ha	Estimated net dwellings:	20
LAA ID:	980		
Key Constraints:	<ul style="list-style-type: none"> • Haslemere Hillsides • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This former preparatory school closed in 2016 and after being marketed unsuccessfully for other education or community uses is considered suitable for redevelopment and is able to accommodate at least 20 dwellings.</p>		
Site Specific Requirements:	None.		



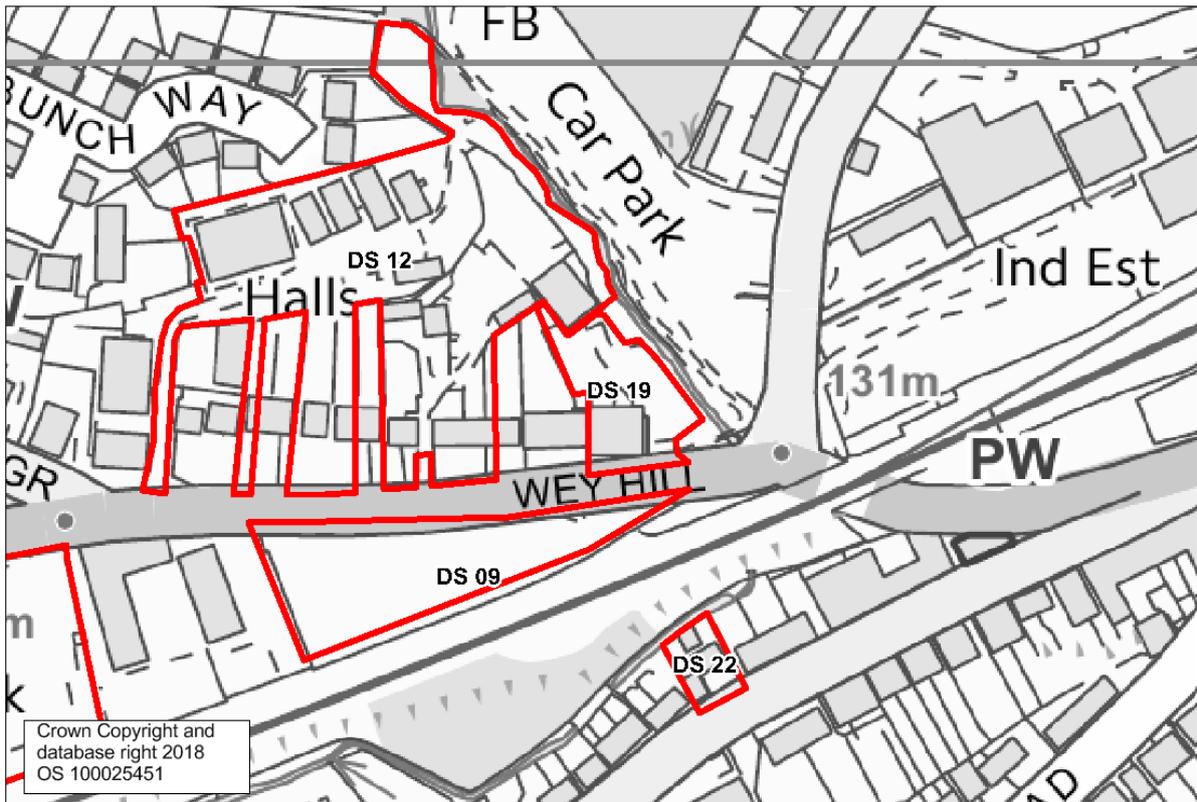
DS 18: Red Court, Scotland Lane, Haslemere

Size:	5.5ha	Estimated net dwellings:	50
LAA ID:	987		
Key Constraints:	<ul style="list-style-type: none"> • Area of Outstanding Natural Beauty / Area of Great Landscape Value • Countryside Beyond the Green Belt • Grade II Listed building • Wealden Heaths II Special Protection Area 5km Zone 		
Description:	<p>This site is outside of the AONB, and as land rises to the north has limited prominence in the landscape. This site is likely to accommodate around 50 dwellings.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Ensure the conservation of the landscape and scenic beauty of the AONB through consideration of the individual and cumulative impact of development in the layout, landscaping, and design of proposals, informed by a Landscape and Visual Impact Assessment Retain and enhance mature trees and other landscape features wherever possible Provide for the retention, and wherever possible the enhancement, of public footpaths connecting Haslemere with the AONB. 		



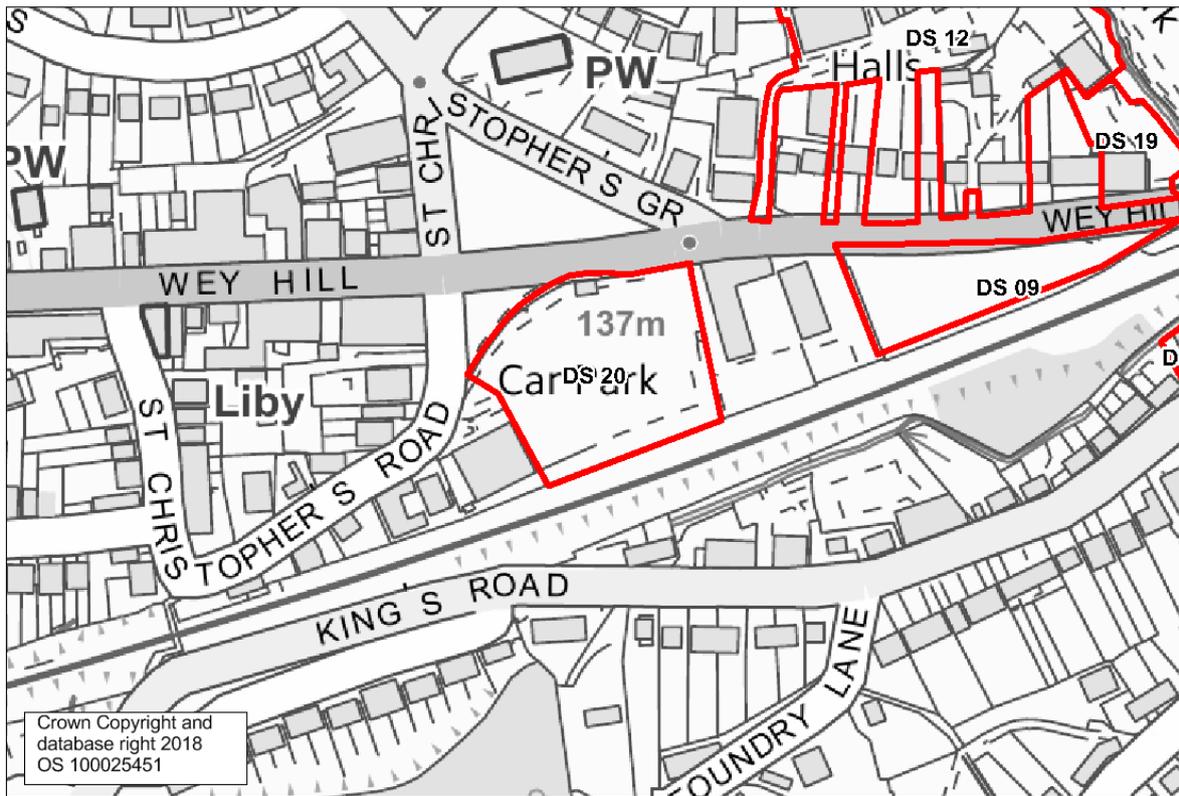
DS 19: Rear of 4 Wey Hill, Haslemere

Size:	0.15	Estimated net dwellings:	5
LAA ID:	1001		
Key Constraints:	<ul style="list-style-type: none"> • Flood Zone 3 • Within 20m of a river • Haslemere Town Centre • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site consists of a former pub car park, with the Crown and Cushion having been converted to flats. The site is likely to be able to accommodate 6 dwellings.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Be designed to maximise Place Shaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinct character of the area. Fulfil both elements of the Exception Test 		



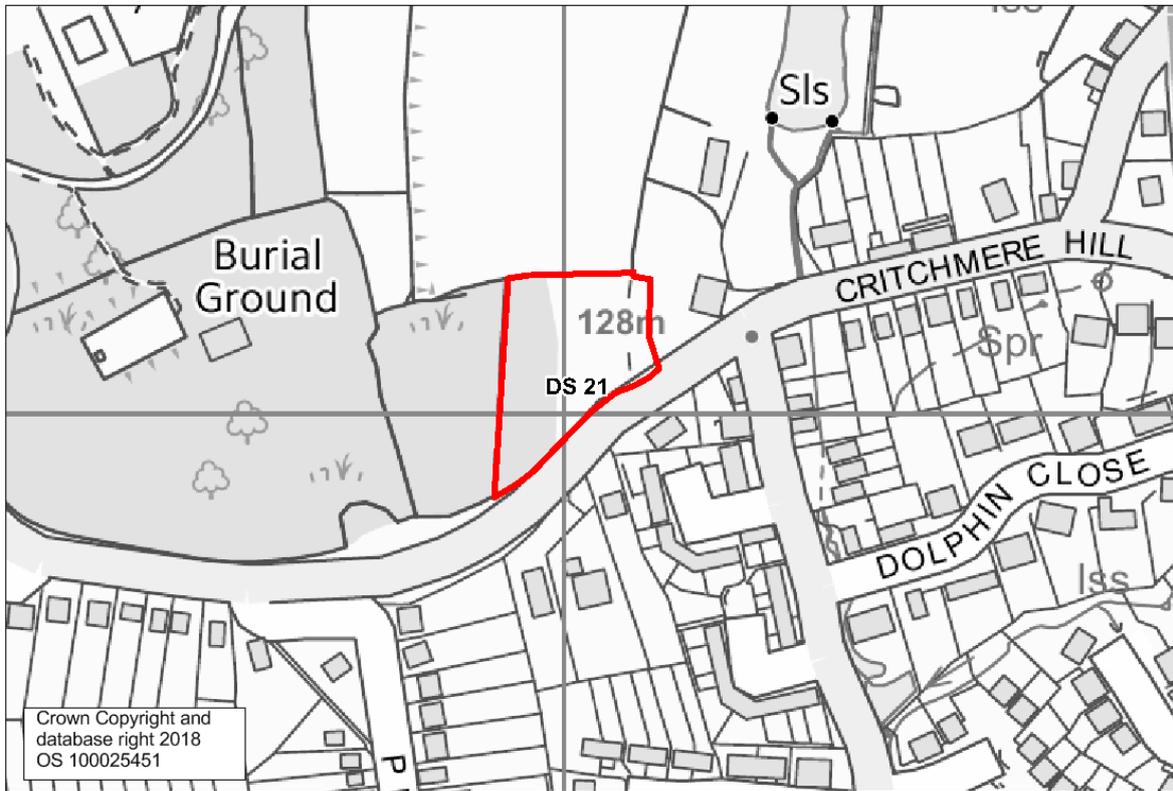
DS 20: Fairground Car Park, Wey Hill, Haslemere

Size:	0.5ha	Estimated net dwellings:	50
LAA ID:	1004		
Key Constraints:	<ul style="list-style-type: none"> • Registered Common Land • Haslemere Town Centre • Potentially contaminated land • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>The Council is currently seeking to deregister this site as Common Land, and temporarily resurface it, with a mixed-use redevelopment of the site, including around 50 flats, likely to come forward later in the plan period.</p>		
Site Specific Requirements:	<p>Development on this site should:</p> <ol style="list-style-type: none"> Be designed to maximise Place Shaping opportunities in Wey Hill through improvements to the public realm, to the viability and vitality of the area, and by promoting the distinct character of the area. Retain at least 100 public parking spaces at the Fairground site, unless it can be demonstrated there is sufficient parking in the area or additional capacity can be provided at an alternative location within walking distance of the town centre. 		



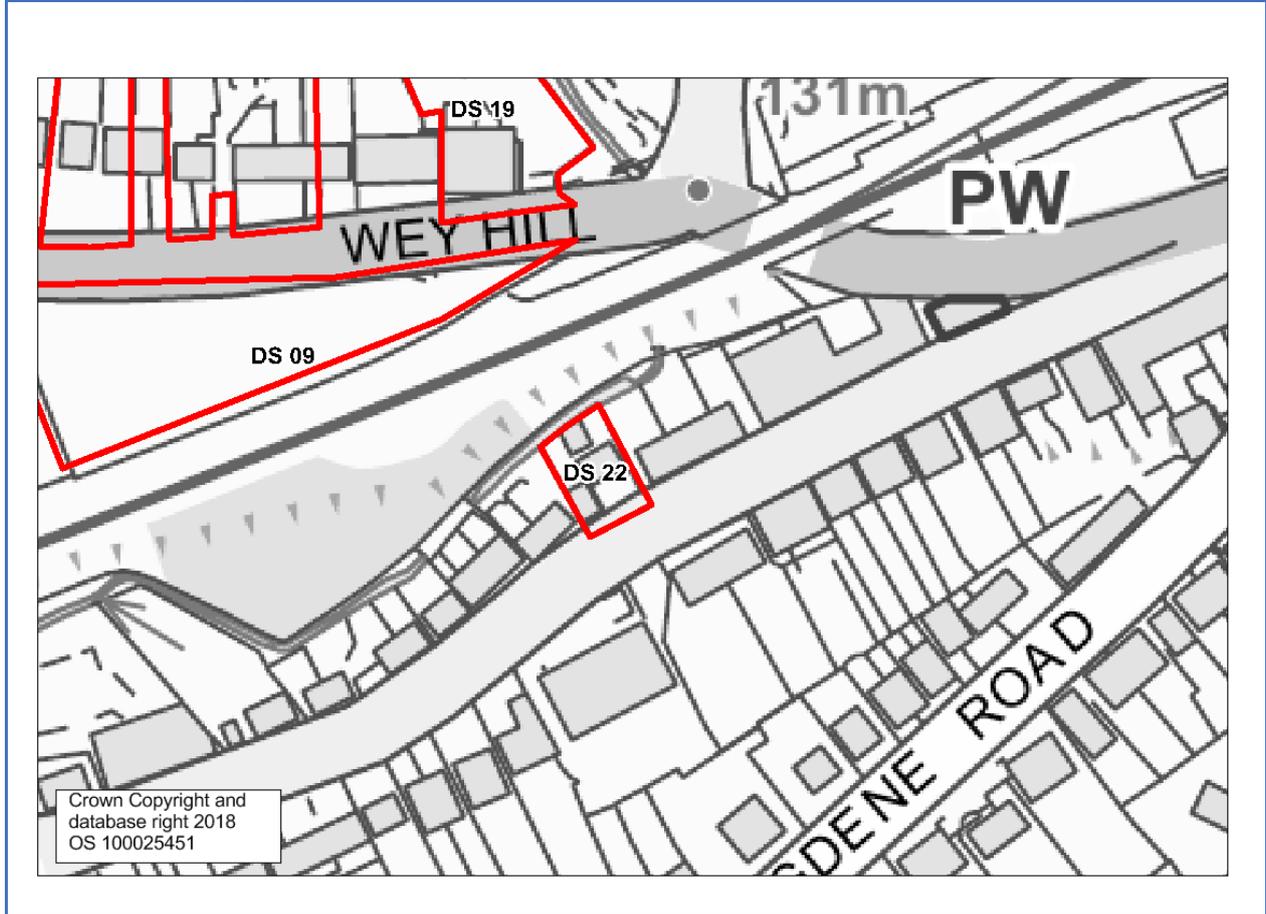
DS 21: Land adjacent the Royal Oak, Haslemere

Size:	0.2ha	Estimated net dwellings:	6
LAA ID:	1005		
Key Constraints:	<ul style="list-style-type: none"> • Area of Great Landscape Value • Countryside Beyond the Green Belt • Wealden Heaths II Special Protection Area 5 Km zone 		
Description:	<p>This site consists of an area of land adjacent to the Royal Oak Pub. The site is visually well related to the settlement and would be suitable for a small development of around 6 dwellings.</p>		
Site Specific Requirements:	None.		



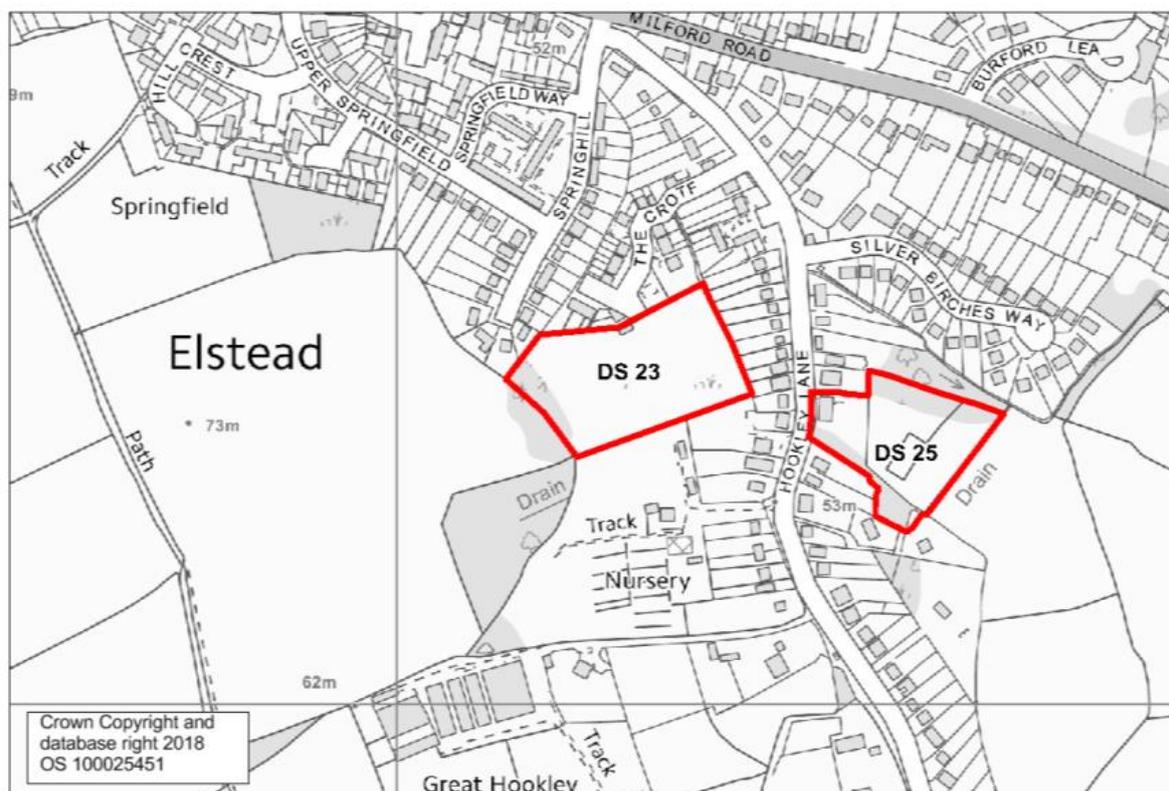
DS 22: 12 Kings Road, Haslemere

Size:	0.05ha	Estimated net dwellings:	5
LAA ID:	1013		
Key Constraints:	<ul style="list-style-type: none"> • Wealden Heaths II Special Protection Area 5 Km zone • Flood zones 2 and 3 		
Description:	This site contains a row of derelict garages and can likely accommodate a flatted development of 5 units without harm to the character of the area.		
Site Specific Requirements:	Development of this site should meet the requirements of the Exception Test.		



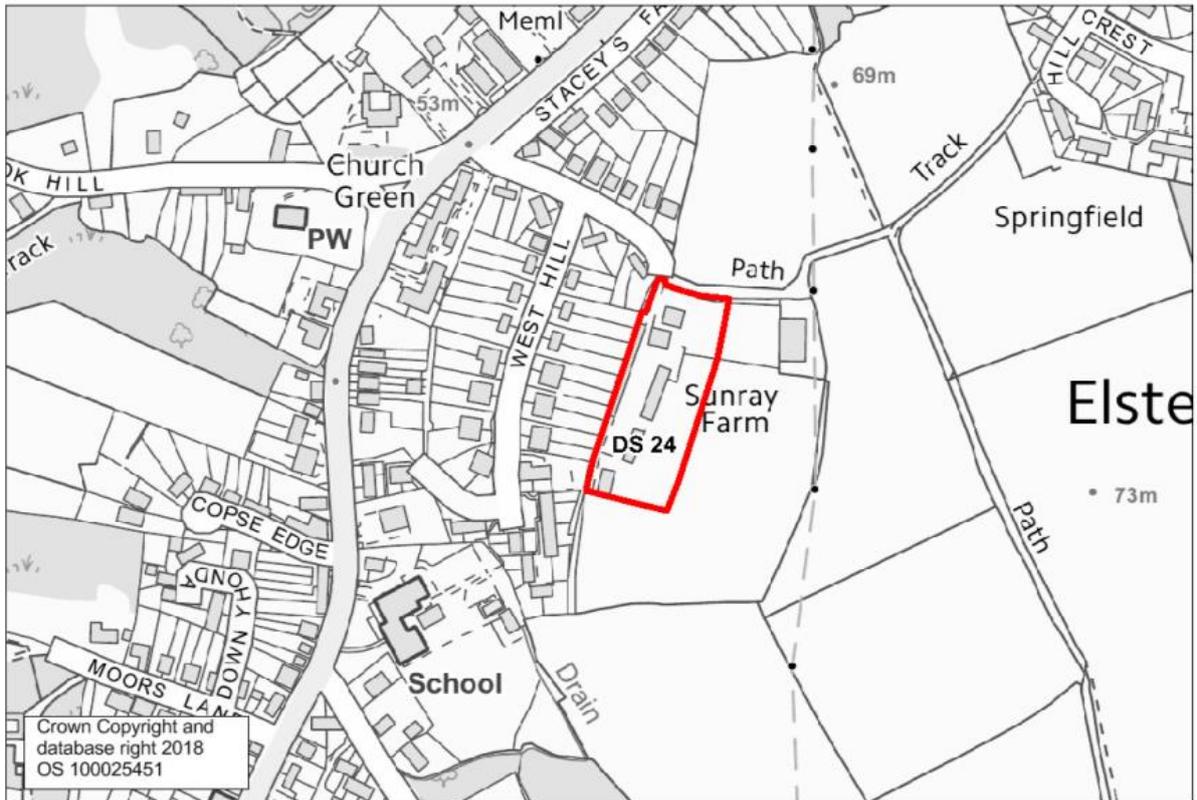
DS 23: Land to the rear of The Croft, Elstead

Size:	1.5ha	Estimated net dwellings:	35
LAA ID:	308		
Key Constraints:	<ul style="list-style-type: none"> • Green Belt • Surrey Hills Area of Outstanding Natural Beauty • Wealden Heaths II Special Protection Area 5 Km zone • Wealden Heaths I Special Area of Conservation 2km zone 		
Description:	<p>This site is a field adjacent to a modern development at the Croft. Given the character of the area, this site should be able to deliver approximately 35 dwellings.</p>		
Site Specific Requirements:	None.		



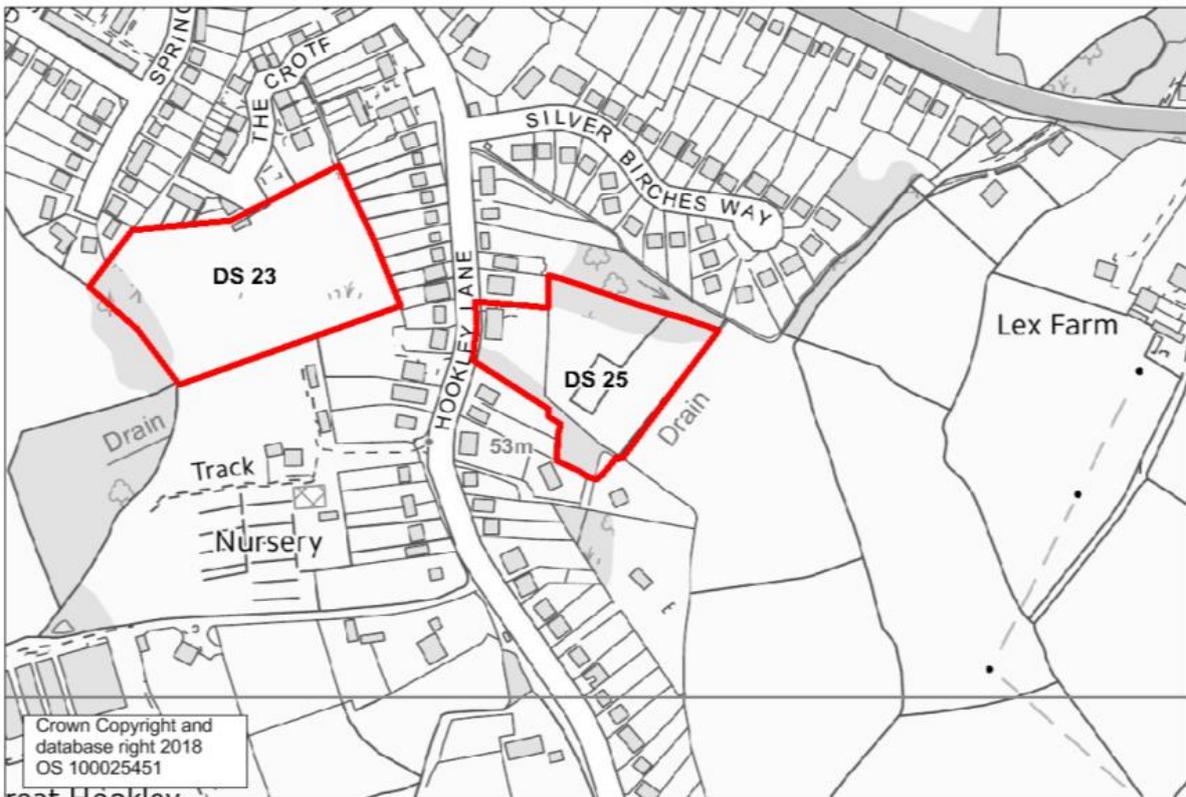
DS 24: Sunray Farm, West Hill, Elstead

Size:	0.8ha	Estimated net dwellings:	12
LAA ID:	613		
Key Constraints:	<ul style="list-style-type: none"> • Green Belt • Wealden Heaths II Special Protection Area 5 Km zone • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone 		
Description:	<p>This site is in the Green Belt but has been previously developed with a number of equestrian buildings and former agricultural buildings. Given the scale of built development on this site, it is likely to be able to accommodate a limited development of approximately 12 dwellings.</p>		
Site Specific Requirements:	<p>Proposals for development of this site should not having a greater impact on openness or intrusion into the open countryside than existing development on the site.</p>		



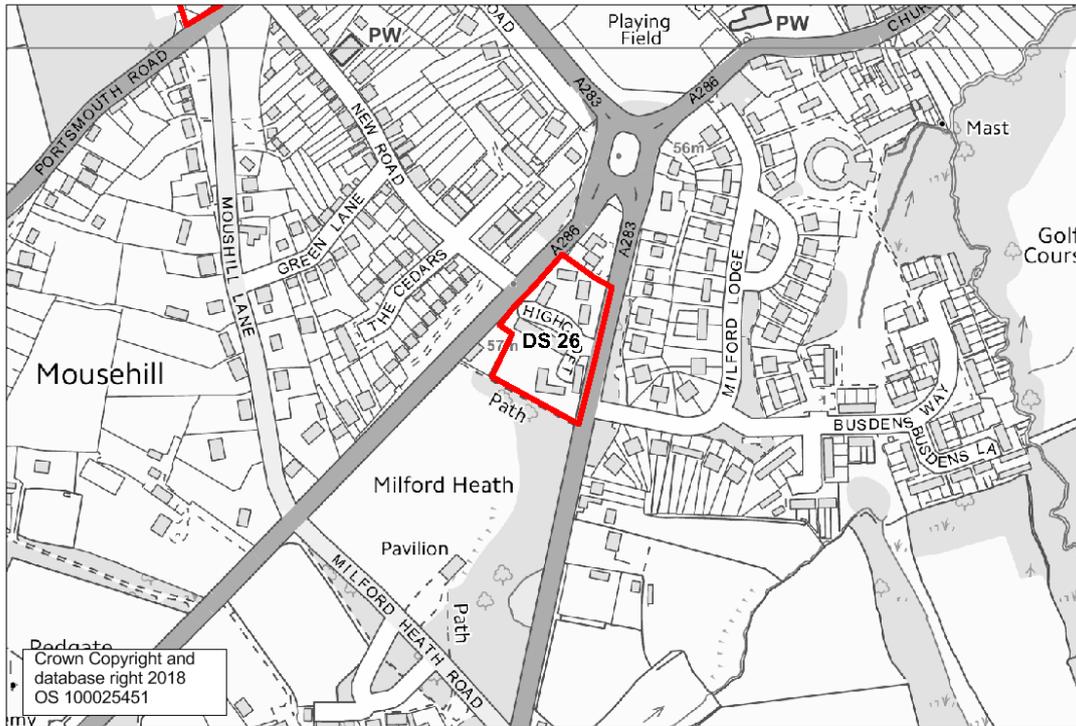
DS 25: Land at Four Trees, Hookley Lane, Elstead

Size:	1ha	Estimated net dwellings:	20
LAA ID:	824		
Key Constraints:	<ul style="list-style-type: none"> • Green Belt • Surrey Hills Area of Outstanding Natural Beauty • Wealden Heaths II Special Protection Area 5 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Wealden Heaths I Special Protection Area 5 Km zone 		
Description:	<p>This site on Hookley Lane is currently formed of a residential garden. A development of approximately 20 additional dwellings is likely to be achievable while respecting the pattern and character of development in the area.</p>		
Site Specific Requirements:	None.		



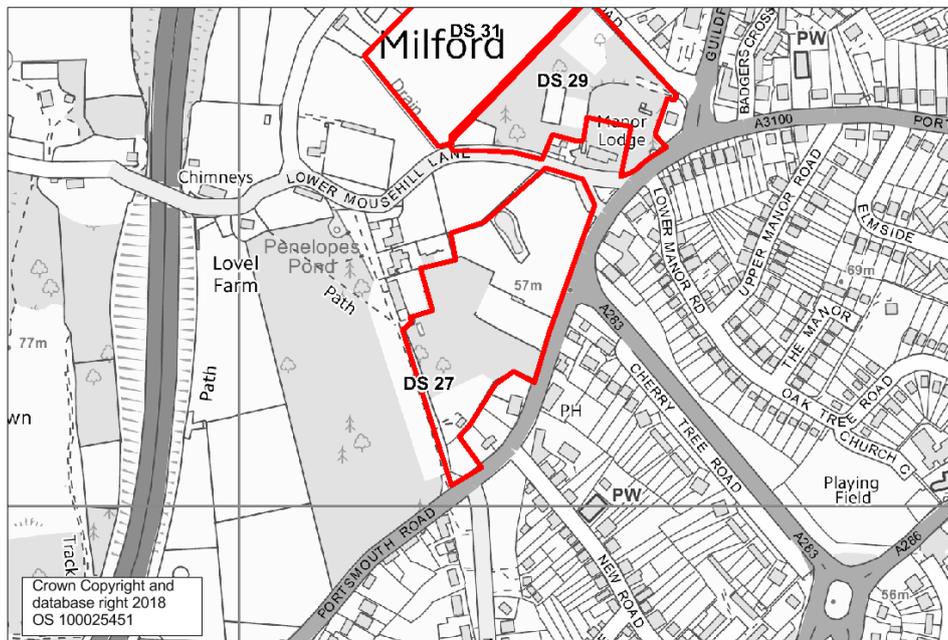
DS 26 - Land at Highcroft, Milford

Size:	0.9ha	Estimated net dwellings:	7
LAA ID:	467		
Key constraints:	<ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Proposed to be removed from the Green Belt 		
Description:	This site in Milford has previously been developed for retirement housing and can accommodate a limited level of additional development.		
Site specific requirements:	<p>This site is allocated for development subject to the retention or enhancement of a mature tree belt on the southern boundary of the site.</p> <p>A project level HRA will likely be required to ensure that there would be no likely significant effect upon the integrity of European Sites.</p>		



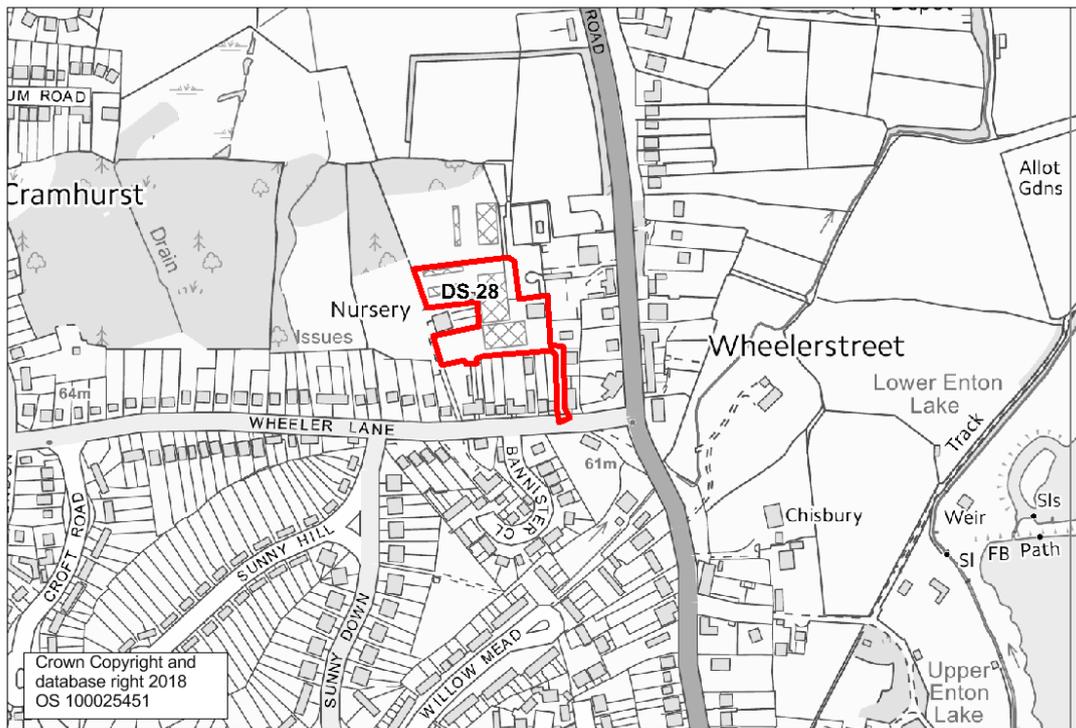
DS 27 – Land at Mousehill Mead, Milford

Size:	2.7ha	Estimated net dwellings:	30
LAA ID:	364		
Key constraints:	<ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Area of Outstanding Natural Beauty • Proposed to be removed from the Green Belt • Part medium risk of surface water flooding 		
Description:	<p>This large site is located to the west of Portsmouth Road, Milford and extends towards the A3. The predominant use of the site is garden curtilage, agriculture and woodland.</p>		
Site specific requirements:	<p>This site is allocated subject to:</p> <ol style="list-style-type: none"> The retention or enhancement of tree belts and other landscape features wherever possible. The provision or improvement of legible routes for cyclists and pedestrians through and between the sites, and into Milford. Development being designed and landscaped to ensure no significant harm to the natural beauty of the AONB, supported by the submission of a Landscape and Visual Impact Assessment for each site. At least 5% of plots on each site being offered for custom and self-build in accordance with Policy DM15. <p>A project level HRA will likely be required to ensure that there would be no likely significant effect upon the integrity of European Sites.</p>		



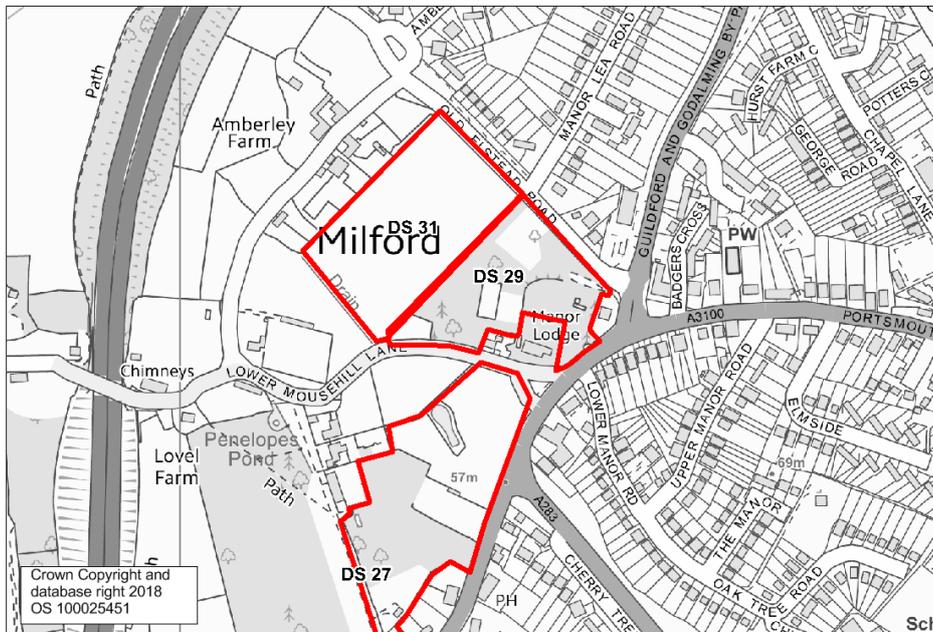
DS 28 – Land Wheeler Street Nurseries, Witley

Size:	0.7	Estimated net dwellings:	20
LAA ID:	368		
Key constraints:	<ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Proposed to be removed from the Green Belt 		
Description:	<p>The site is located to the north of the ribbon development that runs along Wheeler Lane from which it takes its access. It is presently occupied by Wheeler Street Nurseries, a residential bungalow and an area of open storage/parking. The site is bounded by woodland and residential properties.</p>		
Site specific requirements:	<p>This site is allocation subject to at least 5% of plots on each site being offered for custom and self-build in accordance with Policy DM15.</p> <p>A project level HRA will likely be required to ensure that there would be no likely significant effect upon the integrity of European Sites.</p>		



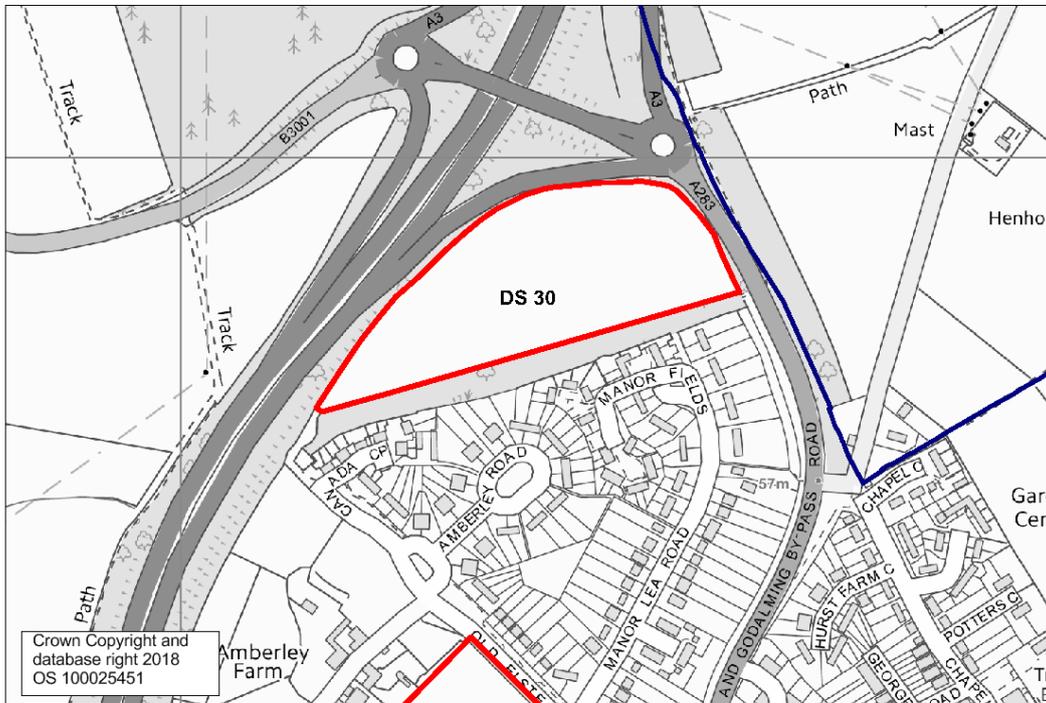
DS 29 – Land at Manor Lodge, Milford

Size:	1.7ha	Estimated net dwellings:	30
LAA ID:	449		
Key constraints:	<ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Area of Outstanding Natural Beauty • Proposed to be removed from the Green Belt 		
Description:	<p>The site is undeveloped and located on land that lies to the west of the junction where Portsmouth Road, Lower Moushill Lane and Old Elstead Road meet. The site is surrounded by the residential dwellings ; Manor Lodge, Manor Cottage and Four Ways directly adjoin it, and there is more dense development to the north east and south east.</p>		
Site specific requirements:	<p>This site is allocated subject to:</p> <ol style="list-style-type: none"> The retention or enhancement of tree belts and other landscape features wherever possible. The provision or improvement of legible routes for cyclists and pedestrians through and between the sites, and into Milford. Development being designed and landscaped to ensure no significant harm to the natural beauty of the AONB, supported by the submission of a Landscape and Visual Impact Assessment for each site. <p>At least 5% of plots on each site being offered for custom and self-build in accordance with Policy DM15.</p> <p>A project level HRA will likely be required to ensure that there would be no likely significant effect upon the integrity of European Sites.</p>		



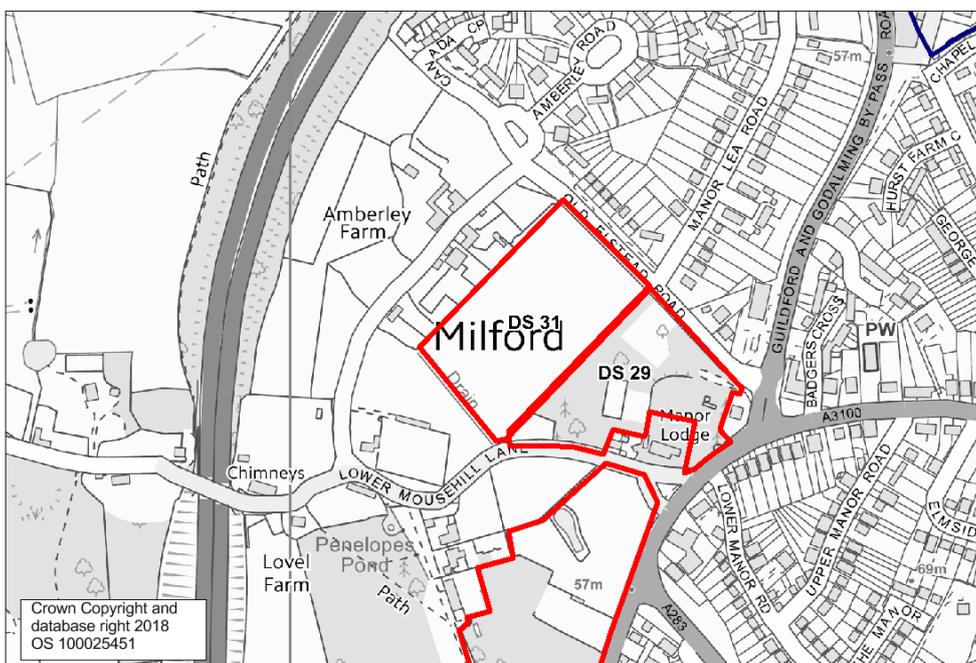
DS 30 – Land at Coneycroft, Milford

Size:	3.7ha	Estimated net dwellings:	100
LAA ID:	703		
Key constraints:	<ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Area of Outstanding Natural Beauty • Proposed to be removed from the Green Belt 		
Description:	This site is adjacent to the A3, sheltered by tree lined banks. The site is generally flat.		
Site specific requirements:	<p>This site is allocated subject to:</p> <ol style="list-style-type: none"> The retention or enhancement of tree belts and other landscape features wherever possible. The provision or improvement of legible routes for cyclists and pedestrians through and between the sites, and into Milford. Development being designed and landscaped to ensure no significant harm to the natural beauty of the AONB, supported by the submission of a Landscape and Visual Impact Assessment for each site. <p>At least 5% of plots on each site being offered for custom and self-build in accordance with Policy DM15.</p> <p>A project level HRA will likely be required to ensure that there would be no likely significant effect upon the integrity of European Sites.</p>		



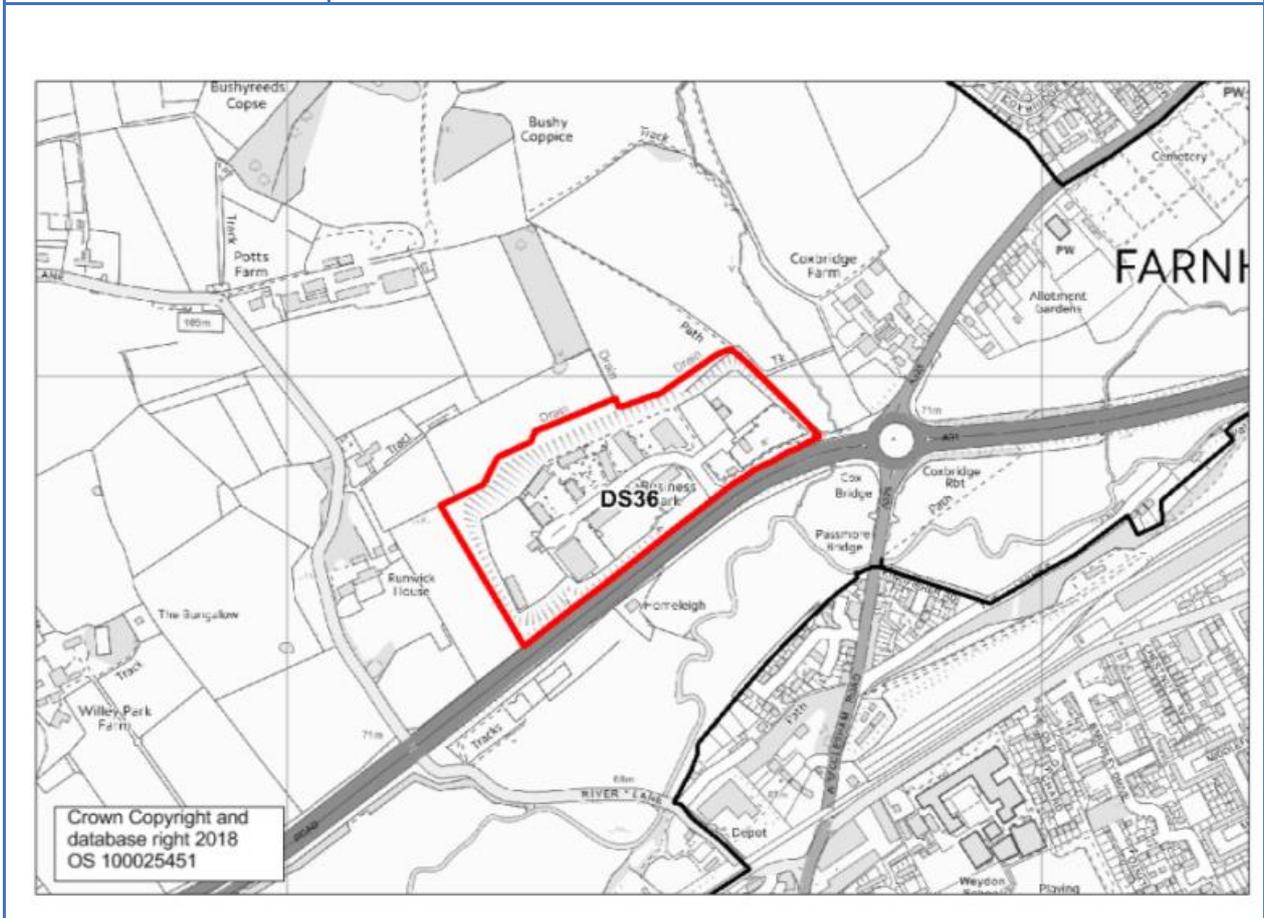
DS 31 – Land at Old Elstead Road, Milford

Size:	2.3ha	Estimated net dwellings:	60
LAA ID:	875		
Key constraints:	<ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 1 Km zone • Wealden Heaths I Special Area of Conservation 2km zone • Area of Outstanding Natural Beauty • Proposed to be removed from the Green Belt 		
Description:	<p>The site is undeveloped paddock land and lies to the south west of Old Elstead Road, with residential buildings to the north west and south east. The group immediately to the north includes pair of Grade II Listed buildings. There is an established belt of trees on the boundary fronting Old Elstead Road and mature hedging and trees on the south eastern boundary. The site is open on the south western boundary.</p>		
Site specific requirements:	<p>This site is allocated subject to:</p> <ol style="list-style-type: none"> The retention or enhancement of tree belts and other landscape features wherever possible. The provision or improvement of legible routes for cyclists and pedestrians through and between the sites, and into Milford. Development being designed and landscaped to ensure no significant harm to the natural beauty of the AONB, supported by the submission of a Landscape and Visual Impact Assessment for each site. <p>At least 5% of plots on each site being offered for custom and self-build in accordance with Policy DM15.</p> <p>A project level HRA will likely be required to ensure that there would be no likely significant effect upon the integrity of European Sites.</p>		



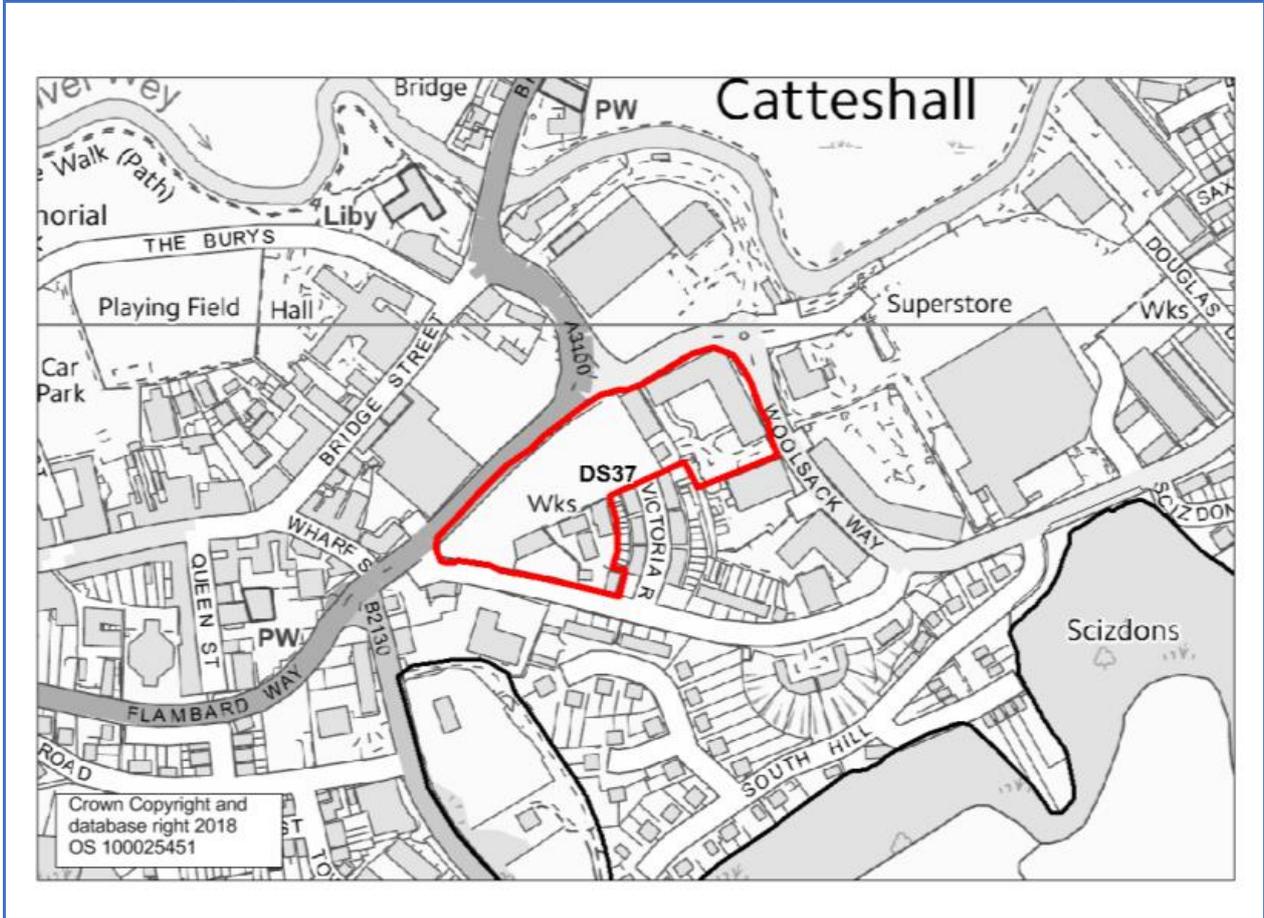
DS 40: Coxbridge Business Park, Farnham

Size:	9ha		
Key Constraints:	<ul style="list-style-type: none"> • Area of Great Landscape Value • Countryside Beyond the Green Belt • Wealden Heaths I Special Protection Area 5 Km zone • Potentially contaminated land 		
Description:	<p>Coxbridge Business Park was previously allocated for industrial and commercial uses which are likely to be incompatible with residential development. This site has now largely been built out.</p>		
Site Specific Requirements:	<p>At Coxbridge Business Park :</p> <ol style="list-style-type: none"> Any proposal for major development within this site shall be accompanied by a Transport Assessment and a Travel Plan, together with any necessary improvements to the access from the A31 and off-site highway improvements on the A31. Particular care and attention shall be paid to the design and external appearance of any new buildings. No part of any new development on this site shall intrude over the embankments around the site. Any proposal for major development within this site shall include a landscaping scheme include planting both within the site and on the embankments. 		



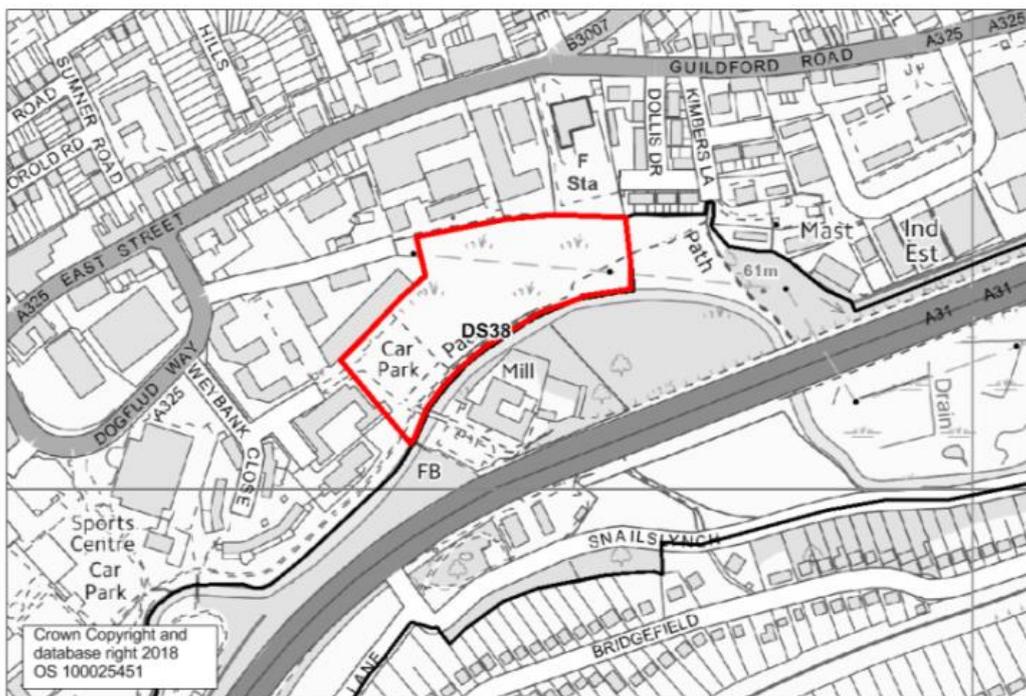
DS 41: Godalming Key Site

Size:	1.7ha
Key Constraints:	<ul style="list-style-type: none"> Wealden Heaths I Special Protection Area 5 Km zone
Description:	Godalming Key Site has largely been developed, however areas have yet to come forward. As such this is proposed to be retained to ensure any further development contributes to the comprehensive redevelopment of the site.
Site Specific Requirements:	<p>Development at this site should:</p> <ol style="list-style-type: none"> Maximise place shaping opportunities through high-quality coordinated development with a form and mix of uses appropriate to an edge-of-town centre location Only have vehicular access from Catteshall Lane or Woolsack Way. Seek to improve pedestrian and cycle links through the site where possible.



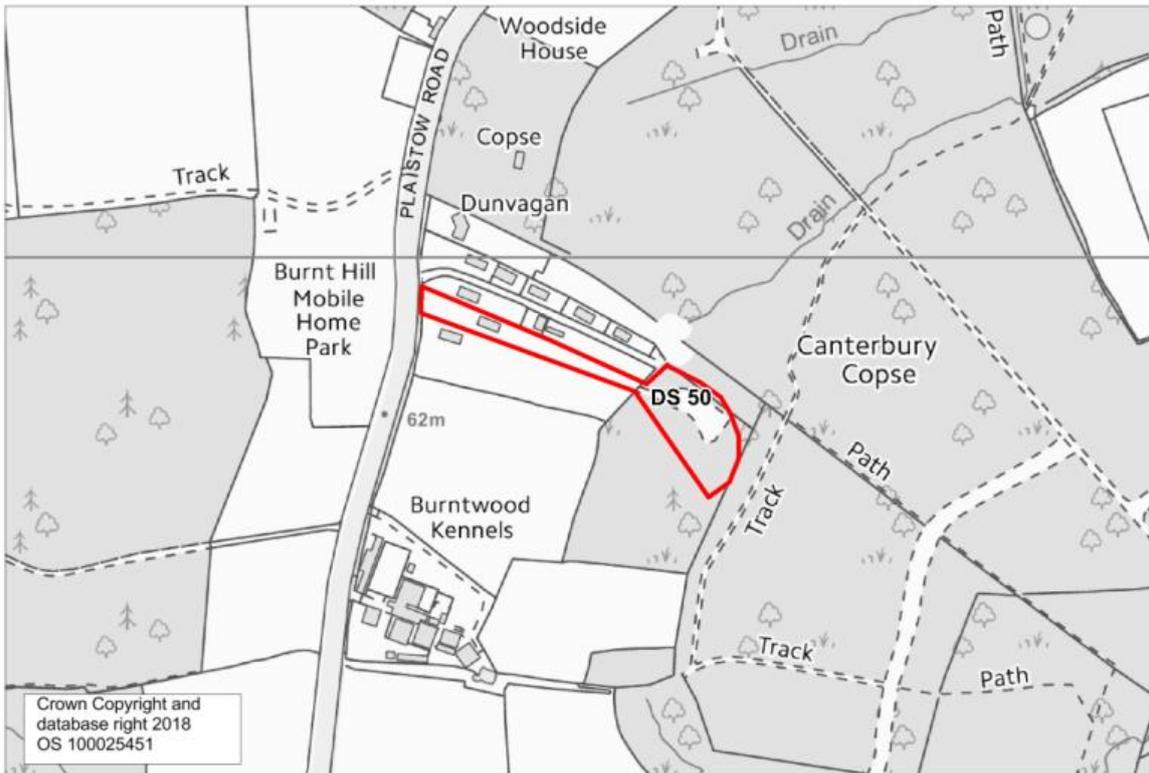
DS 42: Farnham Riverside

Size:	1.8ha
Key Constraints:	<ul style="list-style-type: none"> • Thames Basin Heath 5km buffer zone • Flood zones 2 and 3 • Potentially contaminated land • FNP Green Infrastructure
Description:	Farnham Riverside contains temporary parking displaced from the nearby Brightwells Development. When this is no longer required there is potential for development of this site for other uses. Given its edge-of-town centre location, this site has potential to support Place Shaping in Farnham.
Site Specific Requirements:	<p>Development at this site:</p> <ol style="list-style-type: none"> Be accompanied by a flood risk and drainage assessment demonstrating how the development will not result in any loss of storage capacity within the flood plan, will not increase the risk of flooding elsewhere, and how any more vulnerable uses will be directed away from areas at higher risk of flooding. Be accompanied by an assessment of the nature and extent of any contamination together with details of any necessary remedial measures, in particular with regard to ensuring the avoidance of any impacts on the River Wey corridor. Maximise opportunities to conserve and enhance the ecological value of the River Wey corridor and protect and enhance pedestrian links along and to the River Wey walk Where major development is proposed, be accompanied by a Transport Assessment and Travel Plan.



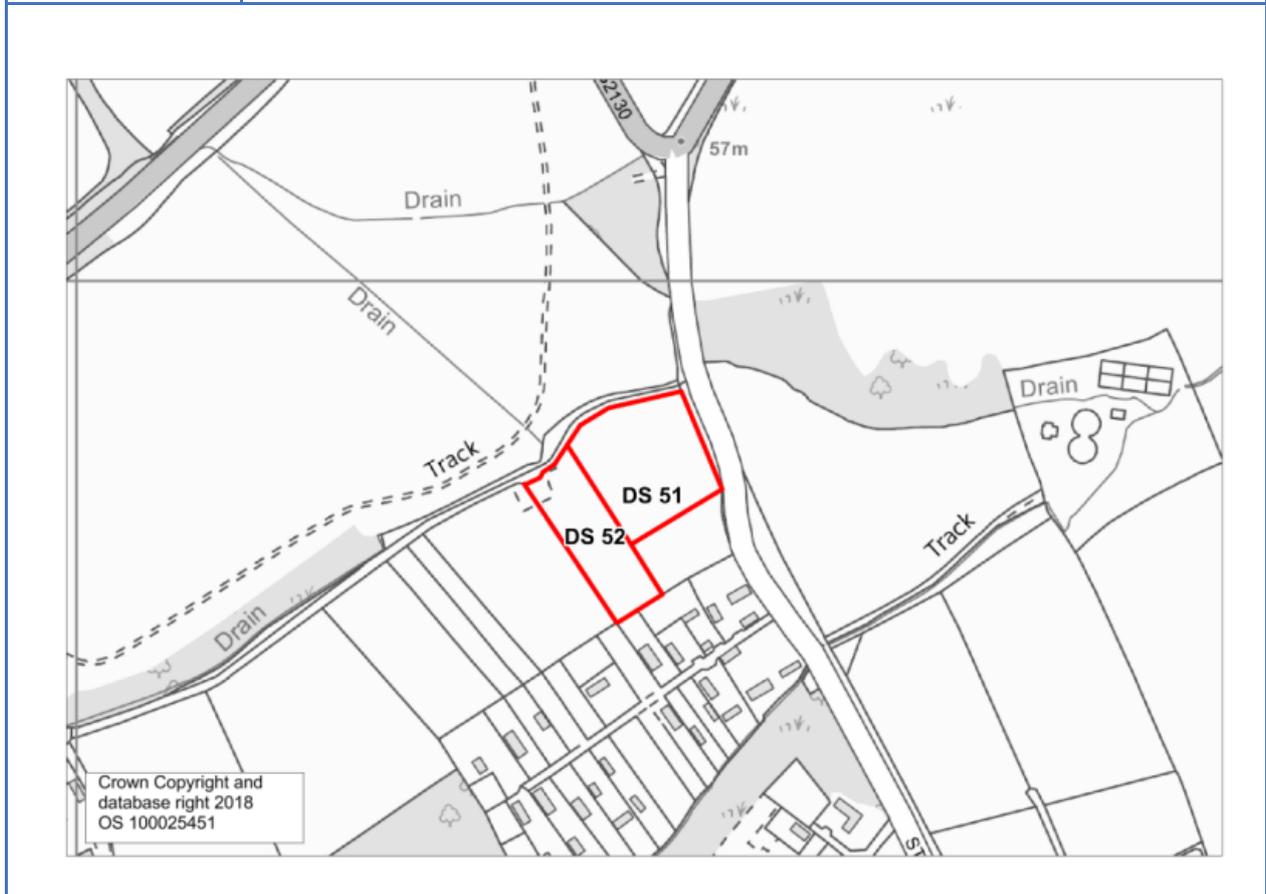
DS 50: Burnt Hill, Plaistow Road, Dunsfold

Size:	0.58ha	Estimated net pitches/plots:	3 pitches 2 plots
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Area of Great Landscape Value • Surrounding Ancient and Semi-Natural Woodland 		
Description:	<p>Burnt Hill is an existing Travelling Showpeople site that has now become vacant. It's located on the eastern side of Plaistow Road about a mile and a half south of Dunsfold Village. The site extends to approximately 0.6 hectares with woodland clearing to the rear, previously used as a vehicle turning circle.</p>		
Site Specific Requirements:	None.		



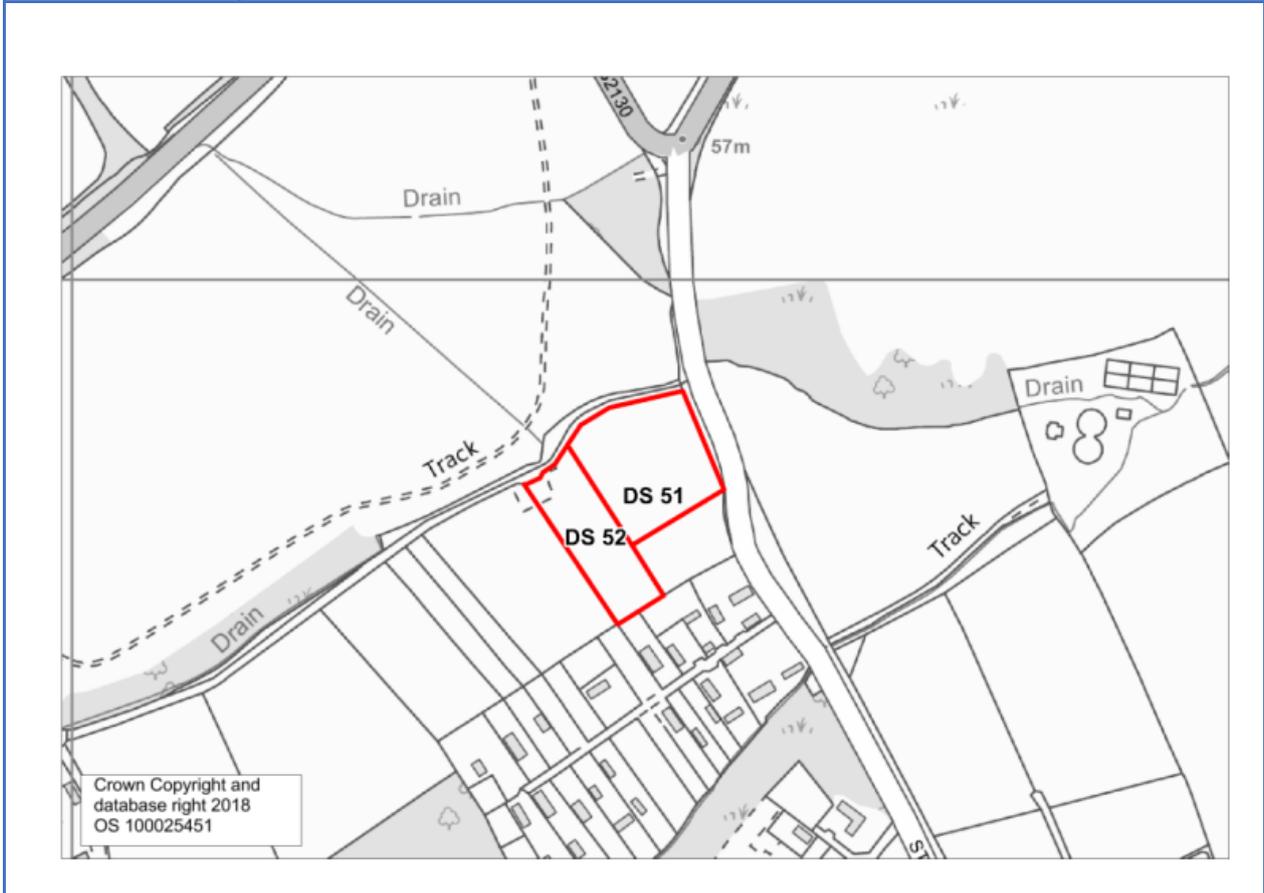
DS 51: Adjacent to Lydia Park, Stovolds Hill, Cranleigh

Size:	0.69ha	Estimated net pitches:	8
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green belt • Area of Great Landscape Value 		
Description:	<p>The site is located to the south western side of Stovolds Hill. The site is adjacent to Lydia Park, an established Gypsies and Traveller site. The area between Lydia Park and DS 51 is used for equestrian activities and has a separate access from Stovolds Hill. The site has the potential to make a significant contribution to meeting traveller need in Waverley.</p>		
Site Specific Requirements:	<p>Appropriate screening to minimise the effect on the environment.</p>		



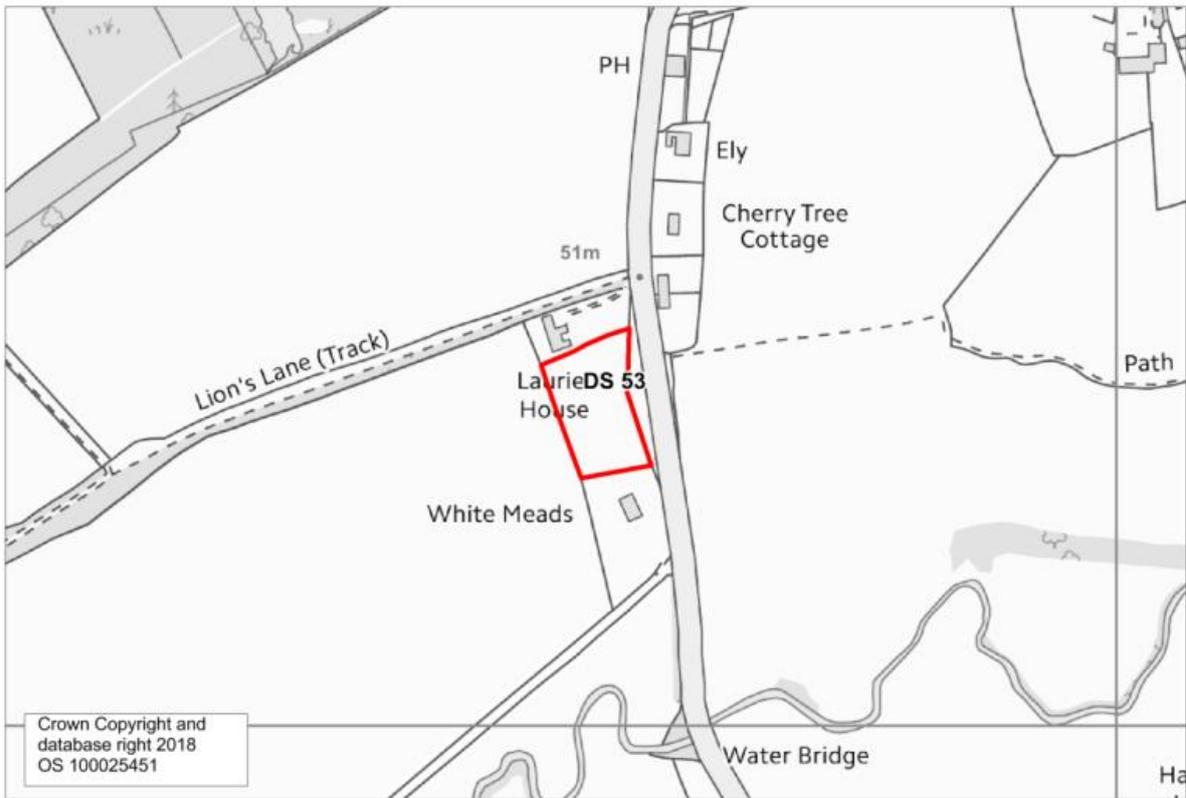
DS 52: Rear of 9 Lydia Park, Stovolds Hill, Cranleigh

Size:	0.56ha	Estimated net pitches:	5
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green belt • Area of Great Landscape Value 		
Description:	<p>This site sits adjacent to promoted site DS 51. Development on this site could either come forward as part of a comprehensive development proposal with DS 51 or as a separate proposal subject to the completed delivery of DS 51.</p>		
Site Specific Requirements:	<p>Appropriate screening to minimise the effect on the environment.</p>		



DS 53: Land west of Knowle Lane, Cranleigh

Size:	0.46	Estimated net pitches:	2 maximum
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt 		
Description:	<p>This is an established single gypsy household site granted at appeal in 2016. The site has an existing access onto the Knowle Lane through a tree belt. The site has potential for modest intensification.</p>		
Site Specific Requirements:	<p>Character and appearance conditions E.g. control of the numbers of caravans, the use of the site, lighting, landscaping, and provision for storage and recyclables.</p>		



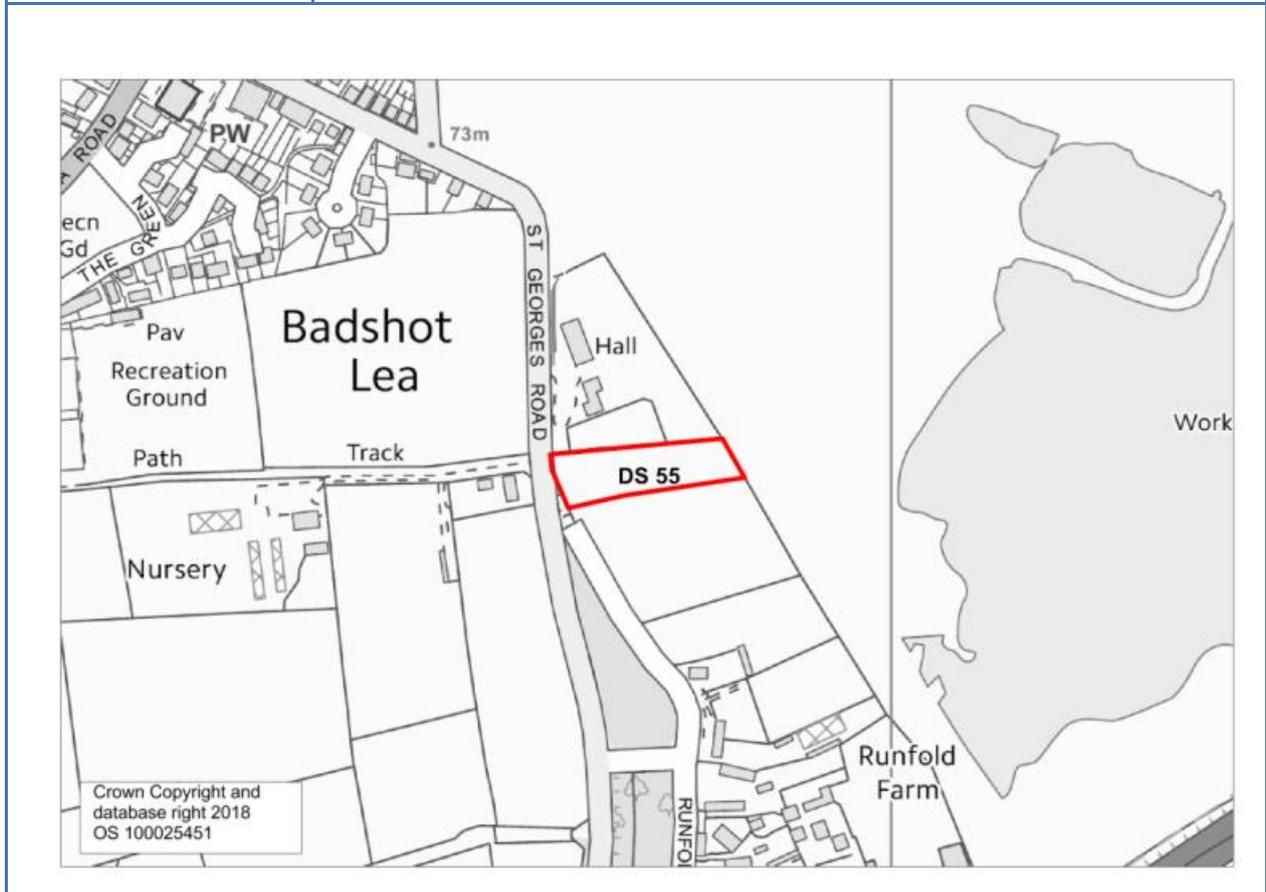
DS 54: Monkton Farm, Monkton Lane, Farnham

Size:	0.67ha	Estimated net pitches:	8 maximum
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Land Outside Built-up Area - Farnham Neighbourhood Plan • Areas of High Archaeological Potential - WA207 		
Description:	<p>The site at Monkton Farm has an established single gypsy household that includes a number of sheds and other structures associated with agricultural use. A temporary planning permission (WA1994/0910) was granted on appeal in 1996 for the siting of one mobile home for a maximum period of two years. After this period the mobile home was in breach of planning control but this became beyond enforcement in 2008. As such, a recommendation of No Further (Enforcement) Action was signed off by Council in 2016. The redevelopment of the site has the potential to make a significant contribution to meeting traveller need in Waverley.</p>		
Site Specific Requirements:	<p>Site being comprehensively redeveloped.</p>		



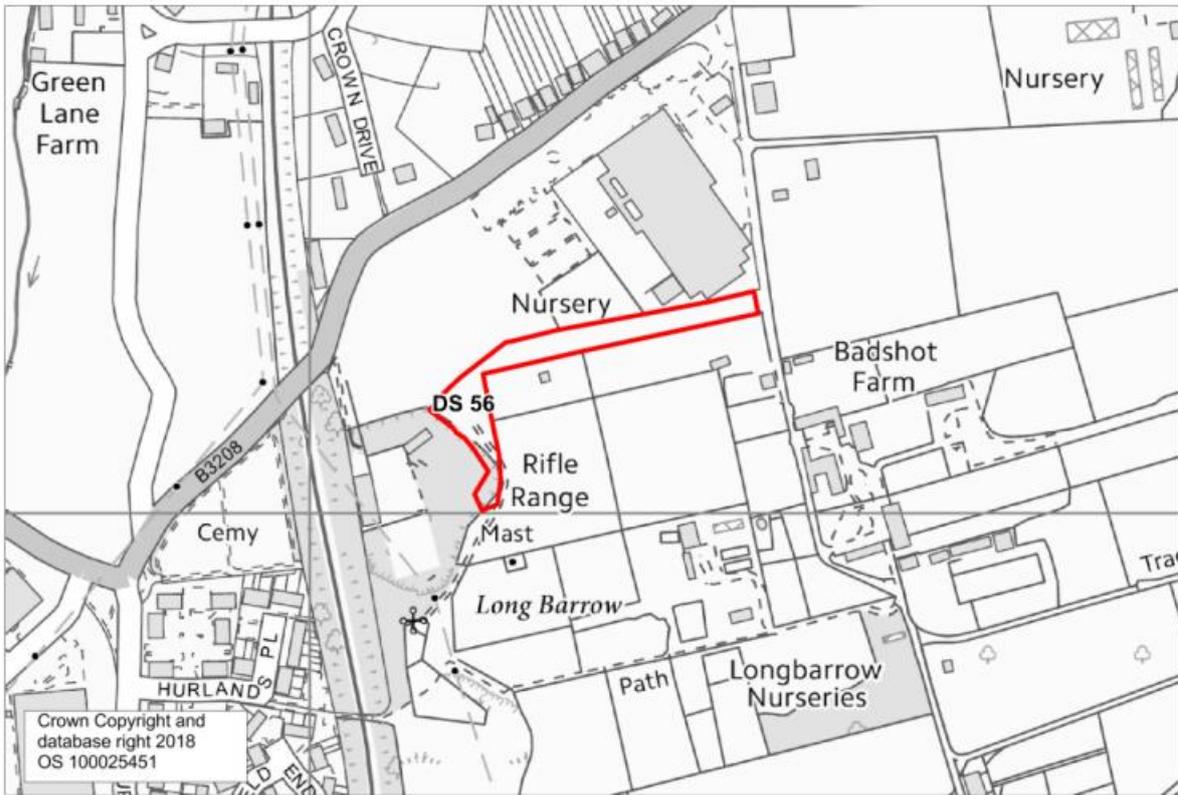
DS 55: South of Kiln Hall, St Georges Road, Badshot Lea

Size:	0.4ha	Estimated net pitches:	4 maximum
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Land Outside Built-up Area - Farnham Neighbourhood Plan 		
Description:	This is an established single gypsy household site to the south east of Badshot Lea. The site has potential for modest intensification.		
Site Specific Requirements:	An appropriate design and layout scheme being sympathetic to the area's rural character.		



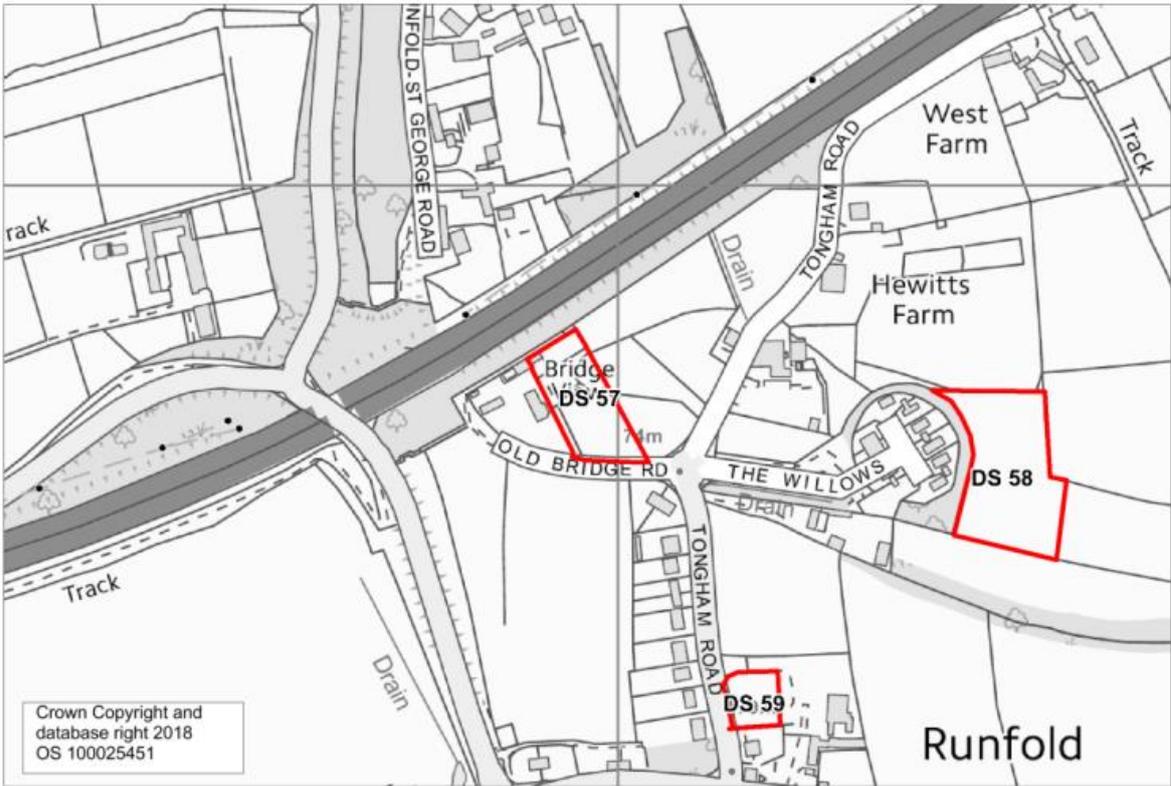
DS 56: Land off Badshot Lea Road, Badshot Lea

Size:	0.5ha	Estimated net pitches:	3 maximum
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Land Outside Built-up Area - Farnham Neighbourhood Plan 		
Description:	<p>This is an established single gypsy household site located on the west side of Badshot Farm Lane immediately south of Squires Garden Centre. The site has potential for intensification.</p>		
Site Specific Requirements:	<p>An appropriate design and layout scheme being sympathetic to the area's rural character.</p>		



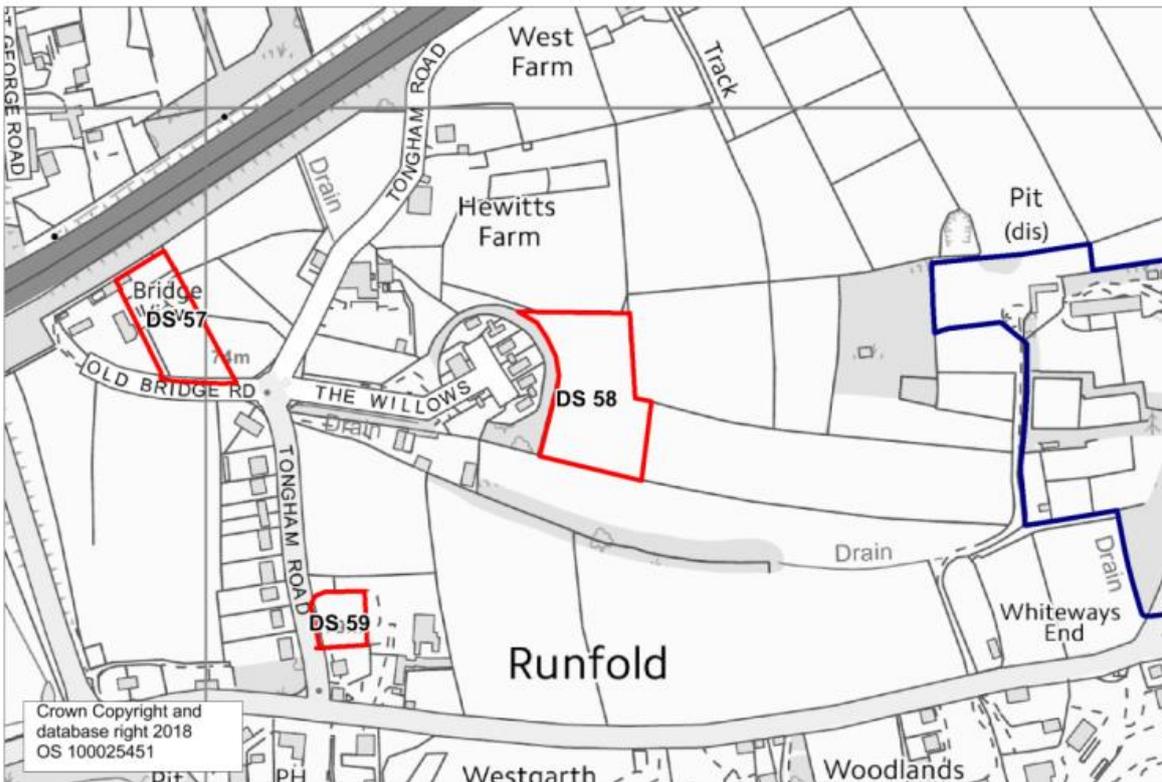
DS 57: Hop Meadows, Old Bridge Road, Runfold

Size:	0.38ha	Estimated net pitches:	7 maximum
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Wealden Heaths I Special Protection Area 5 Km zone • Land Outside Built-up Area - Farnham Neighbourhood Plan 		
Description:	<p>Hop Meadows has planning permission for 5 gypsy pitches. The site is not completely built out. There is potential to provide additional pitches with the site's boundary. Hop Meadows is immediately adjacent to Bridge View, an established Gypsy and Traveller site with 3 pitches.</p>		
Site Specific Requirements:	<p>Subject to an approved revision of the existing and partly established layout and design.</p>		



DS 58: East of the Willows, Runfold

Size:	0.69ha	Estimated net pitches:	10
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Wealden Heaths I Special Protection Area 5 Km zone • Land Outside Built-up Area - Farnham Neighbourhood Plan 		
Description:	<p>This site lies adjacent to The Willows, a County Council managed Gypsy and Traveller site. It has no direct access and its delivery is dependant on an access being formed through The Willows. Despite having access issues this site has the potential to make a significant contribution to meeting traveller need in Waverley. This site is likely to come forward later on in the plan period subject to an access agreement with Surrey County Council.</p>		
Site Specific Requirements:	<p>Subject to access agreement with the Surrey County Council.</p>		



DS 59: Old Stone Yard, Tongham Road, Runfold

Size:	0.14ha	Estimated net pitches:	3 maximum
Key Constraints:	<ul style="list-style-type: none"> • Countryside Beyond the Green Belt • Farnham Aldershot Strategic Gap • Thames Basin Heath 5km buffer zone • Wealden Heaths I Special Protection Area 5 Km zone • Land Outside Built-up Area - Farnham Neighbourhood Plan 		
Description:	This is an established single gypsy household site located on the east side of Tongham Road in Runfold. The site has the potential for intensification.		
Site Specific Requirements:	Subject to a suitable design and layout.		

