

WAVERLEY BOROUGH COUNCIL

HOUSING OVERVIEW & SCRUTINY COMMITTEE

20 December 2019

Title:

DEVELOPMENT UPDATE

**[Portfolio Holder: Cllr Anne-Marie Rosoman]
[Wards Affected: Borough wide]**

Chiddingfold

Queens Mead: 1x1 bed flat, 1x2 bed flat, 6x2 bed house
Hartsgrove: 2x1 bed flats, 2x2 bed houses, 2x3 bed houses
Pathfields: 2x1 bed flats, 9x2 bed houses
Turners Mead: 2x2 bed houses

Planning applications have been submitted for all sites with the exception of Turners Mead. Ward and Parish Council Members have been informed and a letter will be sent to the residents in the vicinity of the sites advising them that the applications have been submitted and provide details of the application reference number.

Ockford Ridge

136 new homes – demolition of 85 homes – net gain of 51

Site A – Whitebeam Way: 37 new homes
Site B: 17 new homes
Site C: 30 new homes
Site D: 16 new homes (delivered)
Site E: est. 14 new homes (concept designs to be prepared)
Site F: est. 22 new homes (concept designs to be prepared)

Site A – Whitebeam Way

The Allocations Panel has now met and the properties have been allocated. Tenants will be notified in writing and the Tenancy and Estates and Home Choice Team will be available to answer any questions they may have.

Construction continues and remains on programme with the first roofs are appearing on site. Kitchen fittings, bathrooms and internal décor have now been chosen. A view home will be open for the community to visit ahead of handover of Phase 1 in May 2020.

Site B

The initial stage of procurement has commenced with the issue of the selection questionnaire (SQ) and associated documents now live on the South East Shared Services Portal.

Discharge of conditions from the reserve matters application continues. Tree reduction and boundary hedge works will commence this month, starting with the boundary with Eashing Lane Cemetery.

Street naming consultation is now complete with the approval of Laurel Close as the new name for the cul-de-sac when the development of the site is complete.

A draft Community Benefit Agreement for this site has been prepared for consultation.

Site C

A community drop-in event was held on 24 October, where designs for landscape, highways, footpaths and elevation designs were shared with the community.

Following this event architects are reviewing the feedback received at the consultation event and a reserve matters application will be submitted in mid-November with a date for consideration at Central Planning Committee expected at the end of March 2020.

Detailed designs for the Ridge Walk (footpath) which will form part of this application were also shared at the consultation event. This footpath will run from Hawthorn Drive to The Green and will improve pedestrian links and provide planting of new trees and shrubs.

The scheme was designed to meet the council design guidelines approved in 2018, however the outline consent was granted before Waverley Borough Council declared a climate change emergency and full consideration was given to the impact of this. For this reason the process to procure a build contractor to deliver the new homes on this site has been deferred to enable more time to consider the detailed specification for construction of the homes.

Sites E & F

Site E: 89 – 94 Ockford Ridge: three pairs of small, semi-detached houses whose rear gardens fall away steeply down to Cliffe Road. This site will be bought forward with investigation and concept designs prepared in the next 12 months.

Site F: 119 - 134 Ockford Ridge (excluding 125,126): a mixture of small semi-detached and terraced houses.

Refurbishment

Phase 2 & 3

Niblock Building Contractors continue to deliver Phase 2 and Phase 3 refurbishment works and are still on programme to handover all properties by March 2020.

Land Adjacent to 13 Ryle Road, Farnham

2x 1-bed flats

Housing Delivery Board considered the future of this site at a meeting on 25 October and recommended the matter is referred to Executive for a decision.

Land adjacent to 85 Aarons Hill, Godalming

4x 1-bed flats

A planning application was submitted and approved by the Central Planning Committee in March.

An application has been submitted to Surrey County Council to obtain an order for diverting the public right of way which links this site and the CALA site at Ockford Park.

CALA Homes are currently submitting applications to discharge conditions associated with the planning consent. These applications include a condition in relation to the location of the footpaths within the Ockford Park development and its link to our site at Aarons Hill. When this condition has been considered the matter will be referred back to Surrey County Council to consider further.

Community Rooms: conversion to 1 and 2-bed flats: Stonepit Close, Godalming, Griggs Meadow, Dunsfold, and Woodyers Close, Womersley

2 x 1-bed flats

1 x 2-bed flat

Niblock builders were appointed as the contractor and works were completed with three new homes handed over and occupied in April.

Churt – Parkhurst Fields

4 x 2-bed houses

All surveys have been completed which will inform the documents to be included as part of the planning application.

Residents near the site will be notified when the application has been made and validated and will have a further opportunity to comment as part of the formal planning consultation process.

The planning application for this site will be submitted at the same time as the scheme at Crossways Close.

Churt – Crossways Close

2 x 1-bed flats

2 x 2-bed flats

2 x 3-bed houses

6 x 2-bed houses

A majority of surveys have been completed and these will inform documents to be included as part of a planning application. The proposed location of the access to the new site has been reviewed and amended following feedback from Surrey County Council Highways and a traffic speed survey will be completed in November.

Residents near the site will be notified in due course when the application has been validated and will have a further opportunity to comment as part of the formal planning consultation process.

Cranleigh – Amlets Way

2x 2-bed houses (affordable rent)
3 x 3-bed houses (shared ownership)

Waverley entered into a contract with CALA Homes to acquire five new homes on their site in Cranleigh.

Progress on site is good with the shared ownership homes due to be handed over in December 2019 and rented homes in the New Year.

Pipeline Schemes at feasibility stage

(Not yet in the public domain)

Area	Sites	Potential new homes
Cranleigh	3	11
Farnham	3	15
Godalming	4	13
Haslemere	4	24
Other	4	40
	18	103