

**Local Plan Part 2:
Site Allocations and
Development Management Policies
Pre-Submission Plan Addendum**

October 2021

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1. Introduction

- 1.1 Waverley Borough Council consulted upon the Draft Local Plan Part 2 (LPP2), the 'Pre-Submission Plan', between 27th November 2020 and 29th January 2021.
- 1.2 Whilst it was anticipated that LPP2 Pre-Submission Plan would be the version of the plan that the Council would submit to the Secretary of State for independent examination, the Council proposes a number of changes to the plan. Firstly, the Council has identified a number of minor changes to the plan. These cover factual updates, changes to provide clarity and minor changes to some policies and text in response to some representations. These 'Minor Modifications' are set out in a separate schedule with the intention that they will be submitted alongside the Plan when it is submitted for examination. The nature of these Minor Modifications is such that the Council does not consider that they need to be subject to any further consultation before the Plan is submitted for examination.
- 1.3 The Council is also proposing other changes that are more significant. These modifications are set out in this Addendum and are subject to this further focussed consultation. The modifications contained in this Addendum and that are subject to this further consultation all relate to proposed site allocations. These changes include the following:
 - The removal of the previously proposed housing allocation at Red Court, Scotland Lane, Haslemere from the Plan;
 - The addition of a new housing site allocation at The Royal Junior School, Portsmouth Road, Hindhead;
 - Adjustments to the site boundaries of the proposed allocations at the Weyhill Youth Campus, Haslemere and the Old Grove, Hindhead.
 - Amendments to the proposed yields on the following sites: Haslemere Key Site, Haslemere; Weyhill Youth Campus, Haslemere; the Haslemere Preparatory School, Haslemere; Fairground Car Park, Haslemere; and the Old Grove, Hindhead.
- 1.4 The removal of the proposed housing allocation at Red Court means that there is also an associated change to the Haslemere settlement boundary within Chapter 3 of the Plan.
- 1.5 The Council has also taken the opportunity to update the relevant housing supply data to a new base date of 1st April 2021. This means that in relation to Haslemere the residual number of homes that need to be allocated to meet the minimum allocation from Local Plan Part 1 changes from 320 to 316.
- 1.6 The Local Plan Part 2 Pre-Submission Plan and the proposed changes, as detailed within this Addendum, is the version of the plan which the Council intends to submit to the Secretary of State for examination and ultimately wishes to adopt.

- 1.7 We will be inviting comments on the Addendum to the LPP2 Pre-Submission Plan from Friday 1st October 2021 until Friday 12th November 2021.
- 1.8 This Addendum document will be accompanied by an updated policies map and the supporting documents which have been updated to support the Addendum.

What are we consulting upon?

- 1.9 The Planning Inspectorate advises that if a local authority wishes to make changes to the plan once the publication plan has been consulted upon, and they wish the changes to be considered alongside the submitted plan, they should prepare an Addendum to the plan containing the proposed changes which should be published for consultation before the plan is submitted for examination. Waverley Borough Council is publishing the proposed changes to the LPP2 Pre-Submission Plan for consultation on the same basis as the Regulation 19 consultation that was undertaken on the LPP2 Pre-Submission Plan between November 2020 and January 2021. They are an Addendum to the LPP2 Pre-Submission Plan. This approach reflects the advice contained in paragraph 1.5 of the Planning Inspectorate Procedure Guide for Local Plan Examinations.
- 1.10 This document is not a fully revised draft version of the LPP2 Pre-Submission Plan. It is an Addendum to the LPP2 Pre-Submission Plan and only contains the proposed changes and any modifications to boundaries on the Policies Map.
- 1.11 This Addendum shows the proposed modifications to the LPP2 Pre-Submission Plan as track changes, with text proposed to be deleted shown in red strikethrough text (e.g.: ~~deleted text~~) and new text proposed to be added shown as red text (e.g.: new text). A tabulated summary of the proposed changes which are subject to consultation is provided in Appendix 1. Deleted maps are also shown as strikethrough; and where appropriate it will be indicated as to whether changes to maps are subject to consultation.
- 1.12 In addition to the changes subject to consultation, for completeness and clarity, the Council have shown a number of changes which are intended to be for information only. These are shown as follows: new or ~~deleted~~. This consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination.
- 1.13 The proposed modifications which are subject to consultation are predominately within Chapter 7 (Housing Sites). A modification is also proposed to the Haslemere settlement boundary section within Chapter 3; this modification results from the changes proposed in Chapter 7.

- 1.14 A Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) of the proposed changes to the Plan accompany this Addendum.
- 1.15 A number of other documents and assessments which were published alongside the LPP2 Pre-Submission Plan have been reviewed and updated to support this Addendum to the LPP2 Pre-Submission Plan. These include an update to the Landscape Study; the Settlement Boundaries Topic Paper; the Housing Numbers, Assessments and Allocations Topic Paper; and the Land Availability Assessment (LAA). The updated LAA has been produced to only focus on the areas with allocations being made through LPP2 (housing allocations in Haslemere and Witley, and allocations for Gypsies, Travellers and Travelling Showpeople borough-wide).

How do I make comments on the proposed modifications within the Addendum to the LPP2 Pre-Submission Plan?

- 1.16 The purpose of this stage is to enable people to make any comments on the proposed modifications to the LPP2 Pre-Submission Plan that they want to be taken into account at the public examination. Comments are also invited on the supporting documents which have been published alongside the proposed modifications which are subject to consultation (e.g., Sustainability Appraisal, topic papers etc).
- 1.17 This consultation is not intended to be an opportunity to make comments on any other parts of the LPP2 Pre-Submission Plan. Comments should only relate to the proposed modifications to the plan contained within this Addendum or the additional/updated evidence which has been published.
- 1.18 The comments received as part of this consultation on proposed modifications within this Addendum, along with all the comments received to the LPP2 Pre-Submission Plan consultation which took place in November 2020 to January 2021 will be submitted to the Secretary of State for consideration at the public examination with the plan and supporting documents.
- 1.19 Comments can be made in the following ways:
- Via the online consultation portal available at: <https://waverley.inconsult.uk/>
 - Representation forms are available to download from our website at www.waverley.gov.uk/LPP2 and can be emailed to: planningpolicy@waverley.gov.uk or printed and posted to: Planning Policy Team, Waverley Borough Council, The Burys, Godalming, GU7 1HR. Please use the council's representation form. However, if you prefer to write or email, please reference your correspondence with the relevant paragraph or policy

number. Please note that representations will be publicly available and cannot be treated as confidential, although address, telephone and email details will not be published.

Representations may be accompanied by a request to be notified at a specified address of any of the following:

- The Local Plan Part 2 has been submitted for independent examination;
- The publication of the Inspector's report; and
- The adoption of the Local Plan Part 2.

1.20 For more information or assistance on this consultation please contact the Planning Policy Team on 01483 523291 or email planningpolicy@waverley.gov.uk.

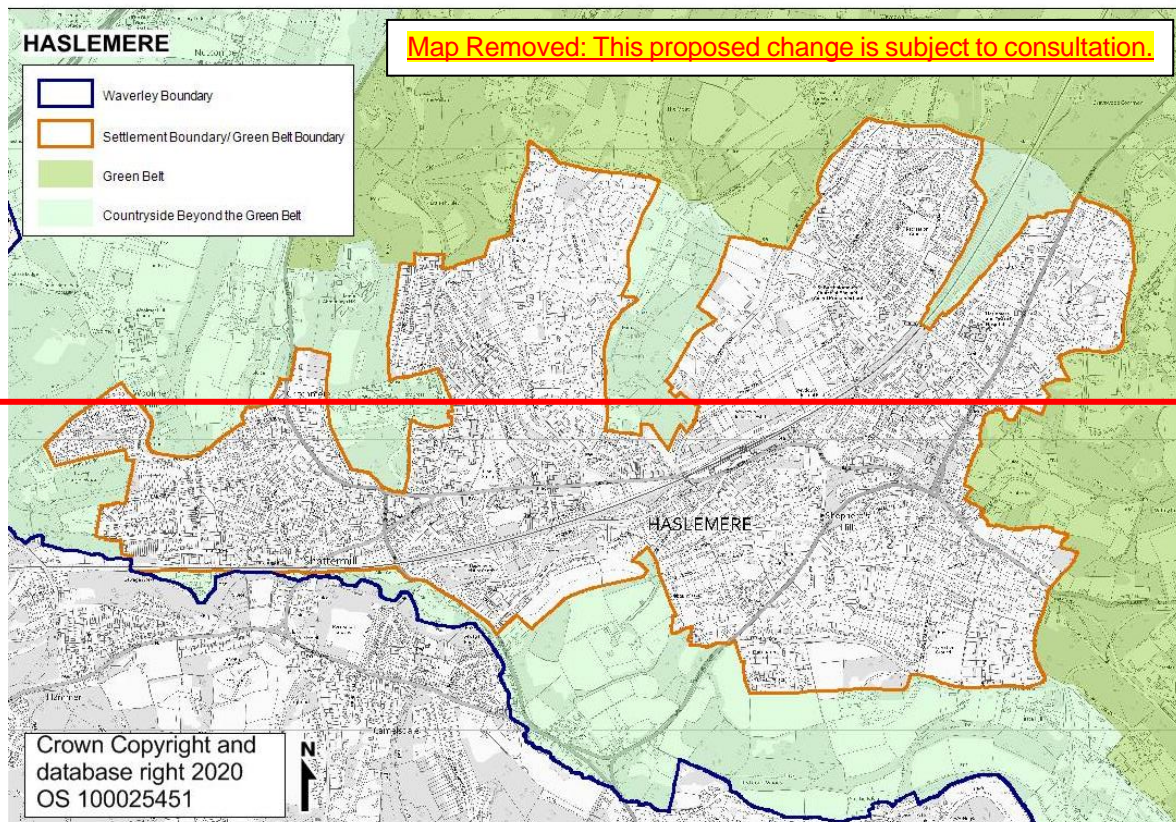
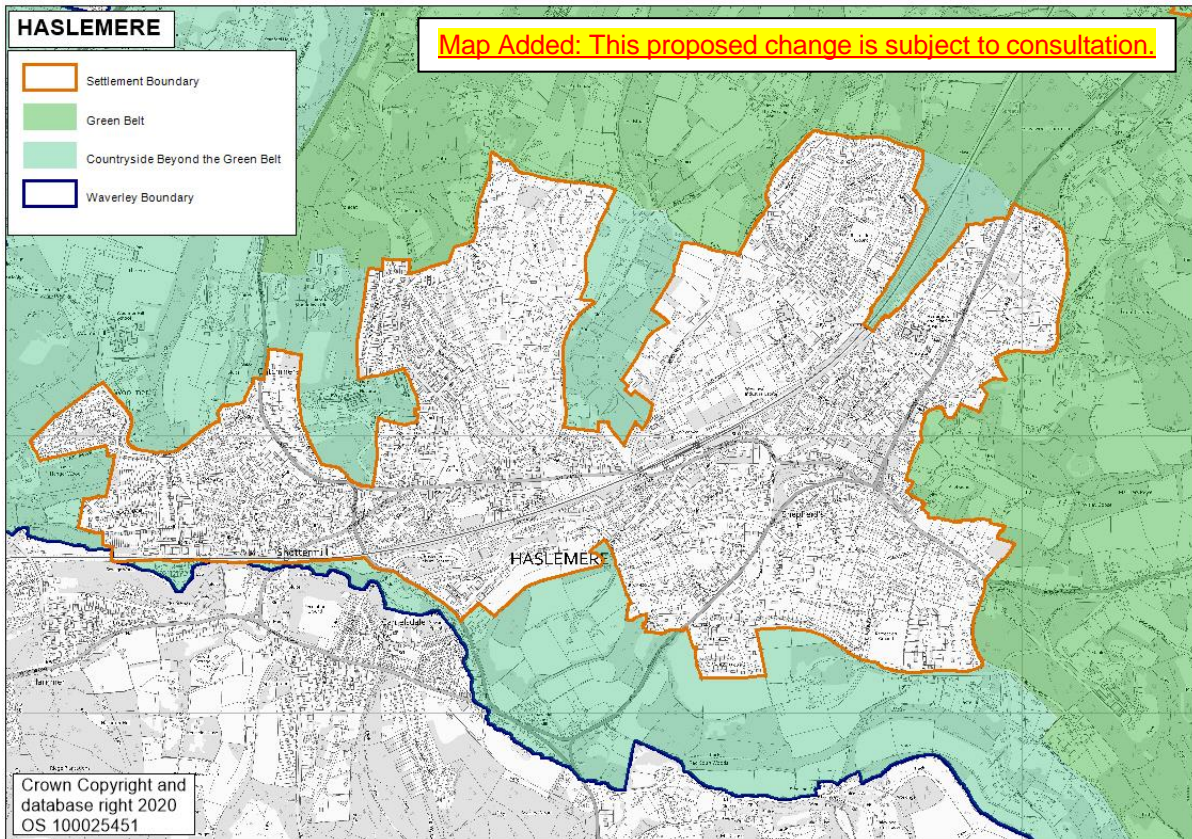
What will happen to the comments which I made to the LPP2 Pre-Submission Plan in November 2020/ January 2021?

1.21 The comments received during the November 2020 to January 2021 consultation on the LPP2 Pre-Submission Plan have been published on the [Council's website](#) and will be submitted to the Secretary of State for consideration at the public examination alongside any comments received on the proposed modifications. **Given this, it is not necessary to resubmit comments made to the LPP2 Pre-Submission Plan consultation which took place in November 2020 to January 2021.**

2. Proposed Modifications

Chapter 3

- 2.1 The Council propose to replace 'Map 17 Haslemere' with the below map which show the proposed settlement boundary for Haslemere. This change is proposed to take account of the removal of the Land at Red Court as a proposed housing allocation.



Chapter 7

2.2 The Council propose a number of changes, subject to consultation, within the 'Housing Site in Haslemere' section of Chapter 7. Given there a number of changes proposed within Chapter 7, for ease of consultation, the Council has chosen to show the whole of this section within this Addendum with the relevant tracked changes. However, it should be emphasised that comments should only be made on the proposed changes which as subject to consultation. As previously stated, these changes will be shown as follows: **new** or ~~deleted~~. This consultation is not intended to be an opportunity to make comments on any unchanged parts of the LPP2 Pre-Submission Plan. Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. As detailed previously, the aforementioned are shown as follows: **new** or ~~deleted~~.

Housing Sites in Haslemere

- 7.1 The minimum housing target for Haslemere is 990, as set in Local Plan Part 1. As of 1st April 2021~~0~~, there have been ~~248-230~~ completions within Haslemere. There are also ~~299-328~~ outstanding permissions (including resolutions to permit) and windfalls are anticipated to contribute a further ~~-153116-~~ dwellings. This totals ~~670-674~~ committed dwellings for Haslemere, meaning that there is an outstanding requirement to allocate a minimum of ~~320-316~~ dwellings through Local Plan Part 2.
- 7.2 Haslemere has significant constraints to accommodating development, due to the Green Belt, the AONB, and proximity to the South Downs National Park. In addition, it is close to the Wealden Heaths Phase II SPA and subject to the size and location of a site, this can be another significant constraint.
- 7.3 There are a number of urban sites which are suitable for redevelopment, and the Council is seeking to maximise the potential of these sites. Some of these are currently or formerly in other uses, and it has either been demonstrated that these are no longer required for their current use, or else would be suitable for a mixed use redevelopment. Parts of Hindhead and Beacon Hill are in close proximity to the SPA where new residential development needs to be strictly controlled to avoid an adverse impact on the SPA. There is however an area in central Hindhead which is subject to the Hindhead Avoidance Strategy and where measures are in place to allow limited growth without an adverse impact on the SPA.
- 7.4 There are not sufficient suitable sites within the settlement area or on other brownfield land to meet the full housing requirement in Haslemere, therefore the Council is proposing to allocate a single greenfield site outside the AONB. The Green Belt Review did not identify any areas of Green Belt as potentially suitable for removal in Haslemere, and no changes are proposed.
- 7.5 For sites that lie between 400m and 5km of the Wealden Heaths SPAs, a project-level HRA may be required to ensure there would be no likely significant impacts on the SPA, in accordance with Local Plan Part 1 Policy NE1.
- 7.6 At the application stage of all these sites, appropriate assessment of the impacts of development on nature conservation interests, groundwater resources, the landscape, and heritage assets will need to be undertaken, and any necessary mitigation implemented, alongside the promotion of sustainable transport, in accordance with the policies in Local Plan Part 1 and Local Plan Part 2.
- 7.7 The proposed site allocations for Haslemere are set out in the following policies, DS1 – DS11. These sites are anticipated to deliver ~~320-334~~ additional dwellings, against the outstanding requirement of ~~320-316~~.

Development Sites in Haslemere

DS 01 – Haslemere Key Site, West Street, Haslemere – ~~40-30~~ additional dwellings

DS 02 – Central Hindhead, London Road, Hindhead – 38 dwellings

DS 03 – Land at Andrews, Portsmouth Road, Hindhead – equivalent of 35 additional dwellings

DS 04 – Land at Wey Hill Youth Campus, Haslemere – ~~40-34~~ additional dwellings

DS 05 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere – ~~21-24~~ additional dwellings

~~DS 06 – Red Court, Scotland Lane, Haslemere – 50 dwellings~~

~~DS 06 – The Royal Junior School, Portsmouth Road, Hindhead – 90 dwellings~~

DS 07 – Fairground Car Park, Wey Hill, Haslemere – ~~55-20~~ dwellings

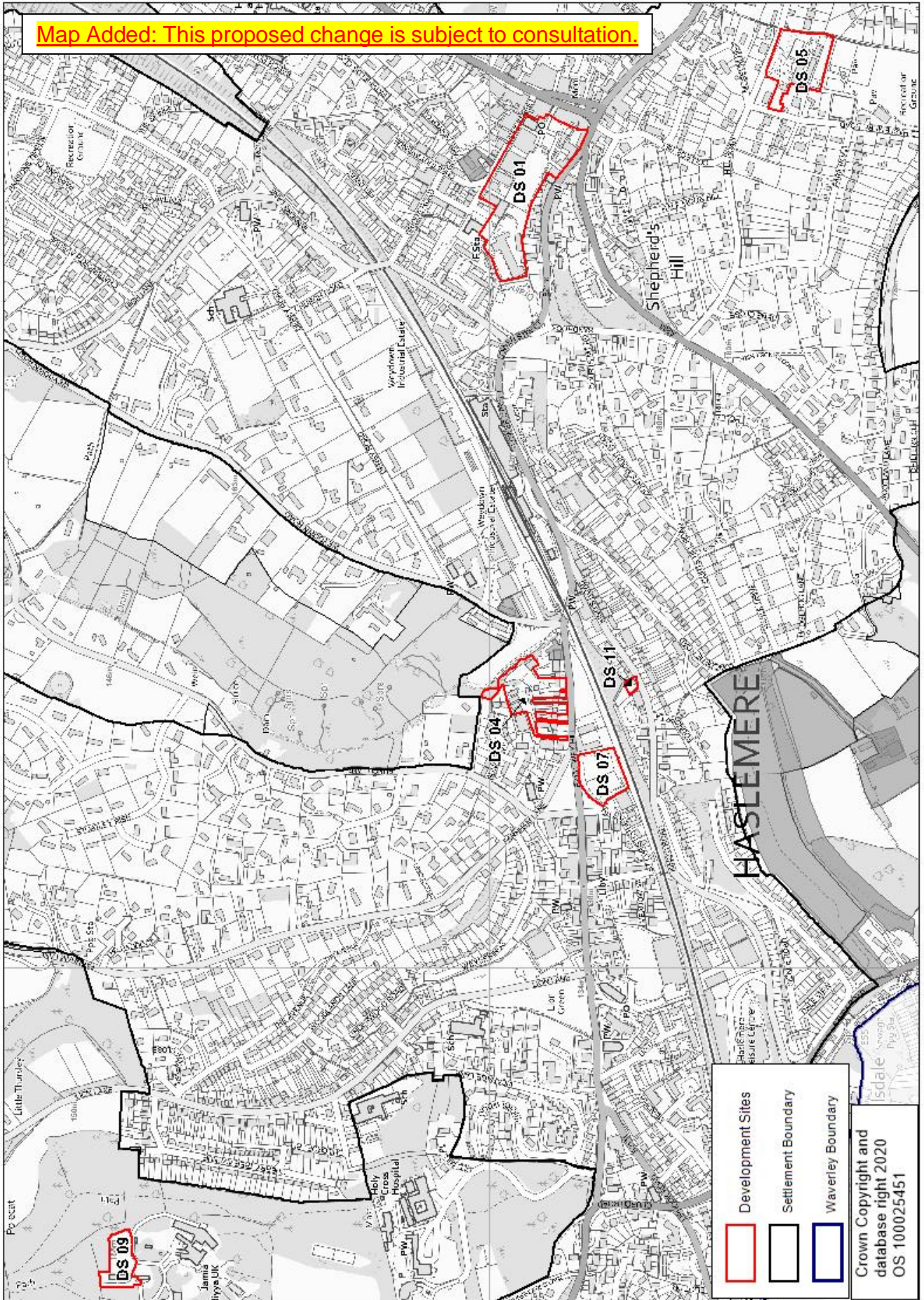
DS 08 – The Old Grove, High Pitfold, Hindhead – ~~18 dwellings~~ 40 dwellings

DS 09 – National Trust Car Park, Branksome Place, Hindhead Road, Haslemere – ~~13~~ dwellings

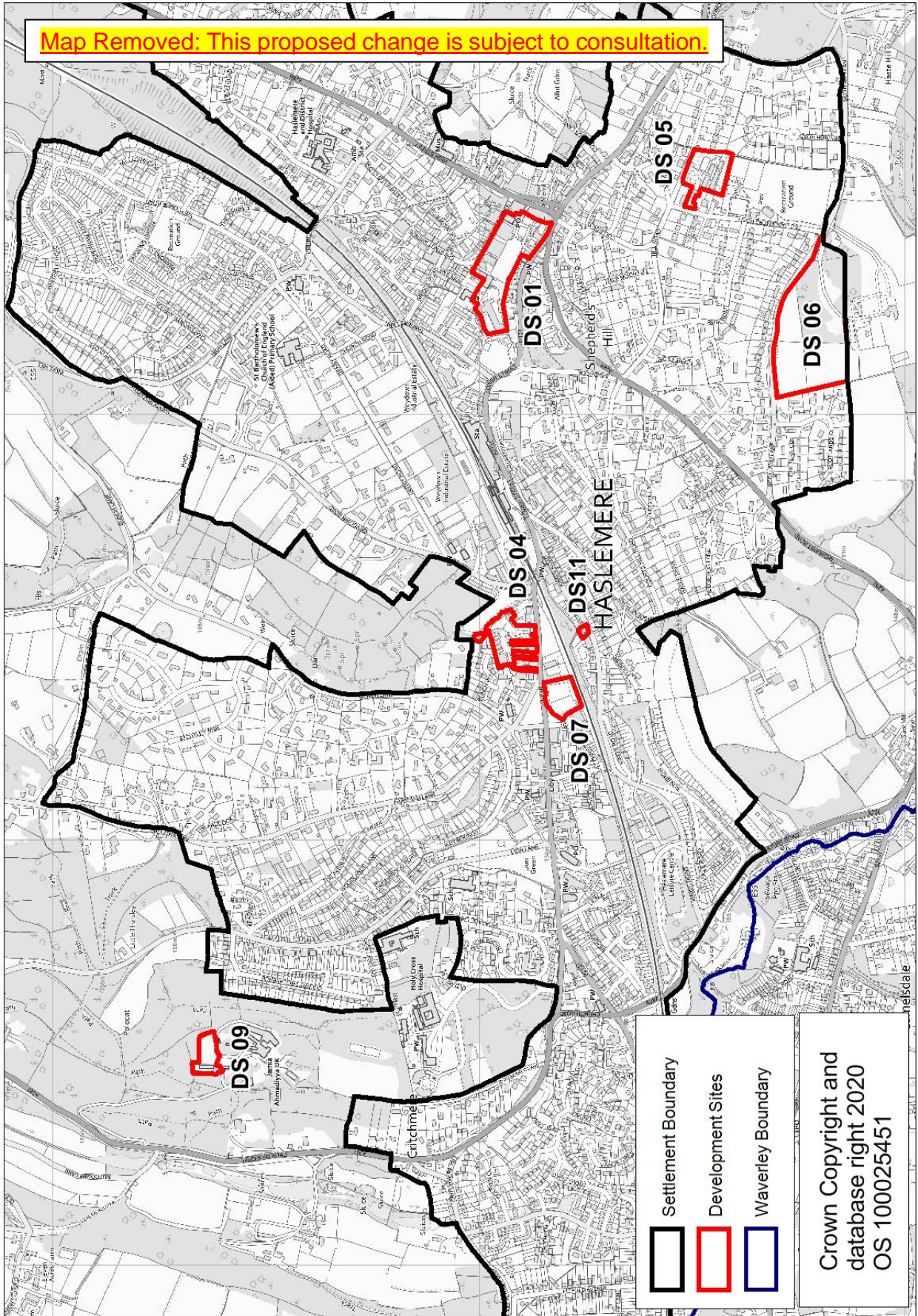
DS 10 – Hatherleigh, Tower Road, Hindhead – 5 additional dwellings

DS 11 – 34 Kings Road, Haslemere – 5 additional dwellings

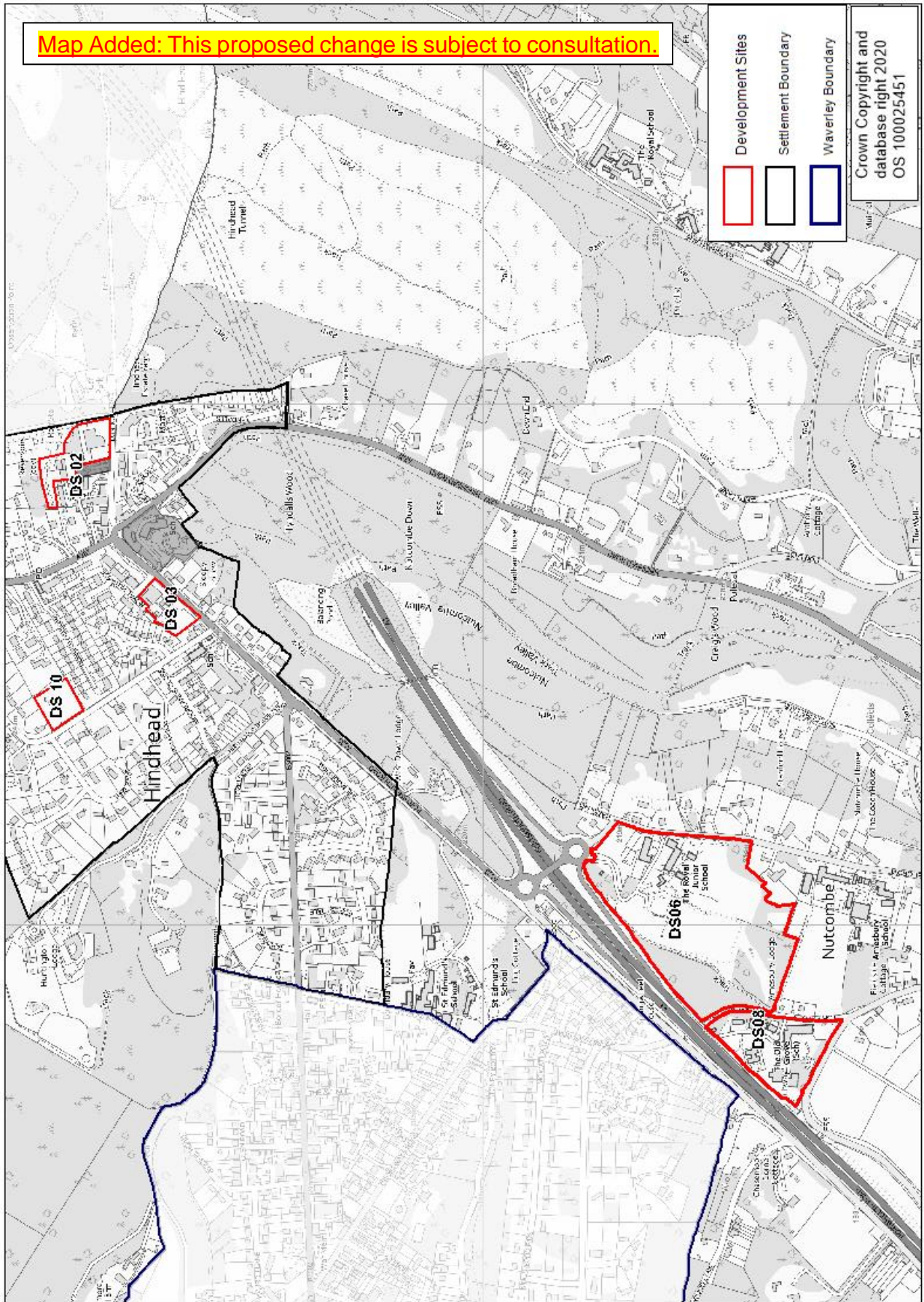
Map 43: Proposed housing allocations in Haslemere



Map Removed: This proposed change is subject to consultation.



Map 44: Proposed housing allocations in Hindhead, Haslemere

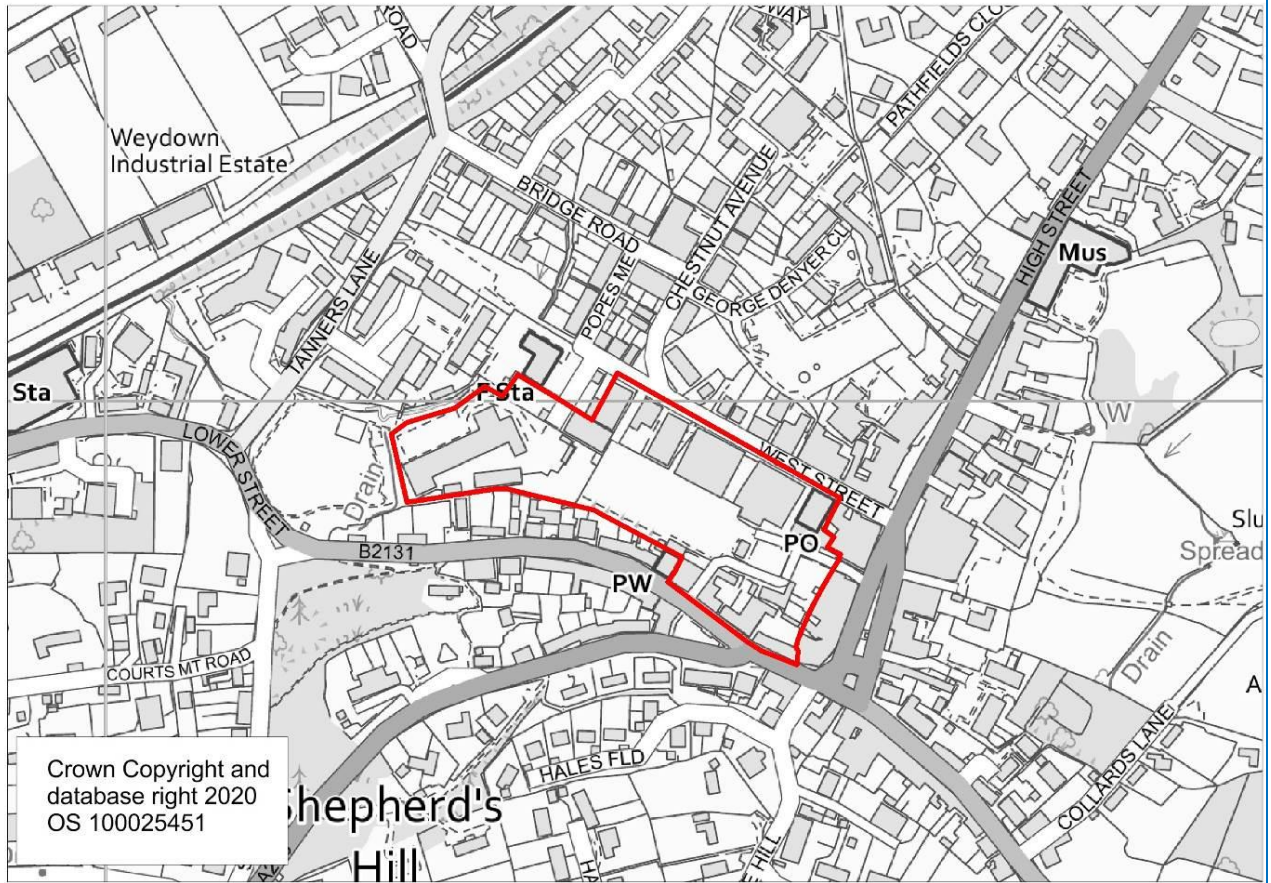


DS 01: Haslemere Key Site, West Street, Haslemere

Land at the Haslemere Key Site as identified on the Policies Map is allocated for at least **40-30** dwellings subject to:

- 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 at least existing public parking space capacity, unless it can be demonstrated there is sufficient parking space capacity 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, together with the retention or provision of rear servicing areas.
- d) Ensuring the ~~preservation-conservation or and~~ enhancement of the **heritage assets and the** historic environment, **including** through the layout and design of any proposals.
- e) The demonstration that development will not have a likely significant effect on protected habitats sites.

| | | | |
|------------------|--|---------------------|------------|
| Size | 2.5 ha | Existing use | Mixed |
| LAA ID | 141 | Approximate density | 50-150 dph |
| 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 • Rear Servicing • Flood Zones 2 and 3 • Source Protection Zone 2 | | |
| Description: | <p>This town centre site, partly owned by the Council, has potential for intensification. It is allocated for at least 40-30 dwellings, which can potentially be delivered by a comprehensive development of the site. The site is in multiple ownership and the Council will work with other landowners to unlock the potential of this site, making use of Compulsory Purchase powers if necessary.</p> <p>This area contains a number of important facilities and services including public parking, the fire station, and town centre commercial premises. It is intended to retain or enhance the facilities as part of any development proposals.</p> <p>A culverted river flows adjacent to the western edge of the site, and any proposals should avoid development within the functional flood plain, and not prejudice the future de-culverting of this river.</p> <p>Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.</p> | | |

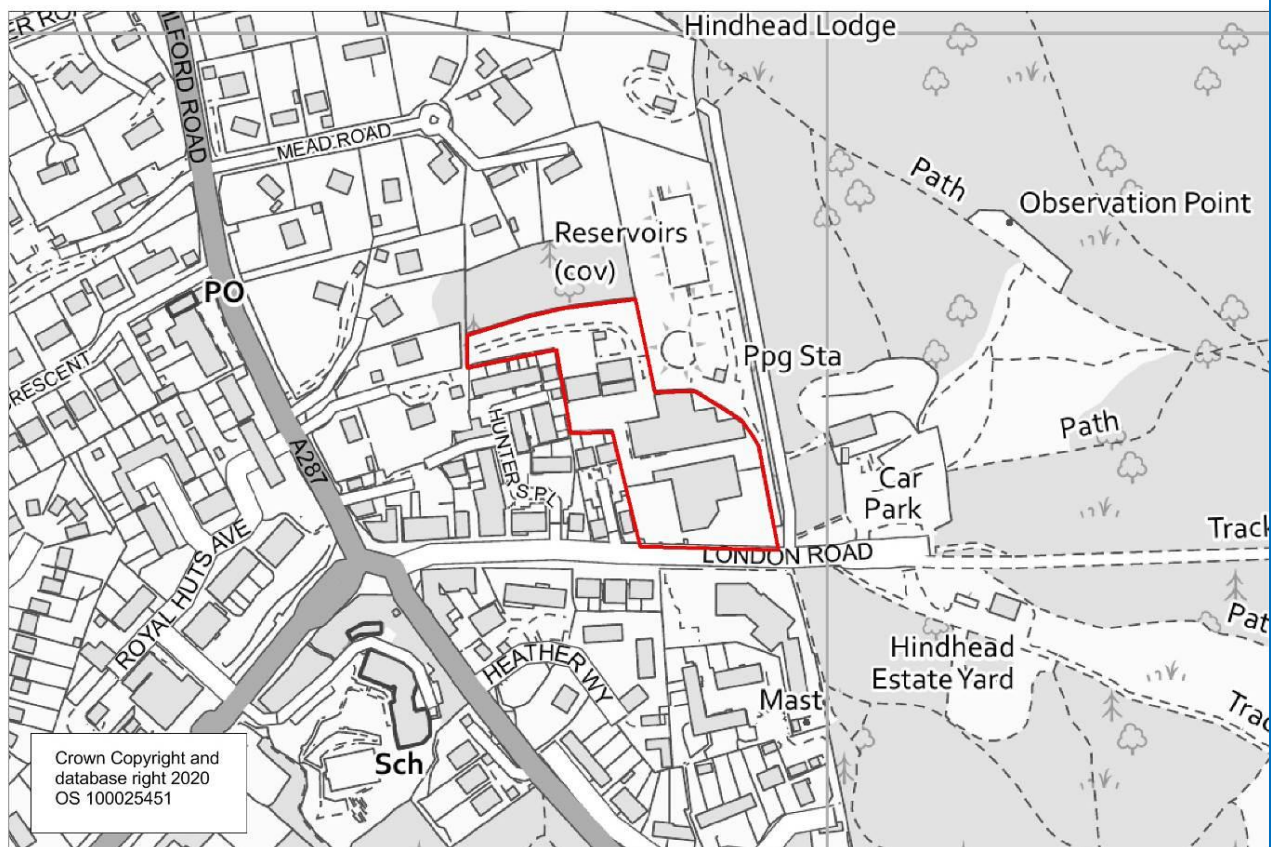


This map is indicative only.

DS 02: Central Hindhead, London Road, Hindhead

Land at Central Hindhead, as shown on the Policies Map, is allocated for approximately 38 dwellings, subject to compliance with the Hindhead Avoidance Strategy.

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|------------------|--|---------------------|-----------|
| Size | 1.6 ha | Existing use | Car sales |
| LAA ID | 144 | Approximate density | 24 dph |
| Key Constraints: | <ul style="list-style-type: none"> • Wealden Heaths II Special Protection Area 400m zone • Hindhead Concept Area • Potentially contaminated land • Source Protection Zone 2. | | |
| 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 38 dwellings. Given the proximity of the site to SPZ1 due regard will need to be had to the need to ensure the protection of groundwater sources from contamination. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.</p> | | |

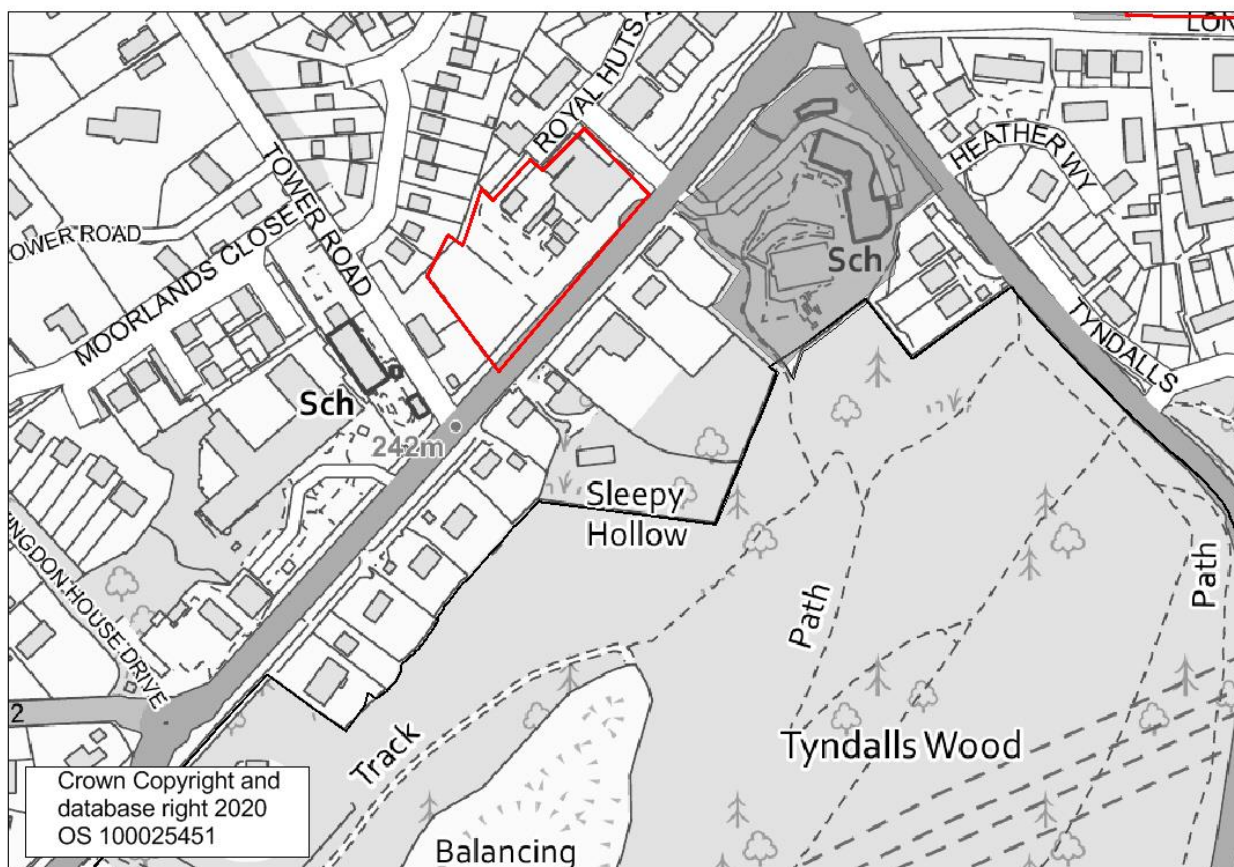


DS 03: Land at Andrews, Portsmouth Road, Hindhead

Land at Andrews as identified on the Policies Map is allocated for a 67_-bed **high dependency** care home, equivalent to 35 additional dwellings, subject to:

- a) Retention and enhancement of mature trees and other landscape features wherever possible.
- b) The demonstration that development will not have a likely significant effect on protected habitats sites.

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|------------------|--|---------------------|--------|
| Size | 0.55 ha | Existing use | Mixed |
| LAA ID | 145 | Approximate density | 70 dph |
| Key Constraints: | <ul style="list-style-type: none"> • Wealden Heaths I Special Protection Area 5 Km zone • Wealden Heaths II Special Protection Area 400m / 1 Km zone • East Hants Special Protection Area 5 Km zone • Source Protection Zone 3 | | |
| Description: | <p>The site is currently used for a mixture of uses, including: offices, residential, industrial workshops, retail, leisure and storage. The majority of the site is located within the 400m buffer zone of the Wealden Heaths II Special Protection Area (SPA). As a result, to ensure the integrity of the SPA is not harmed by a proposal, it is considered that redevelopment of the site from its current mixed use to a high dependency care home would be suitable.</p> | | |

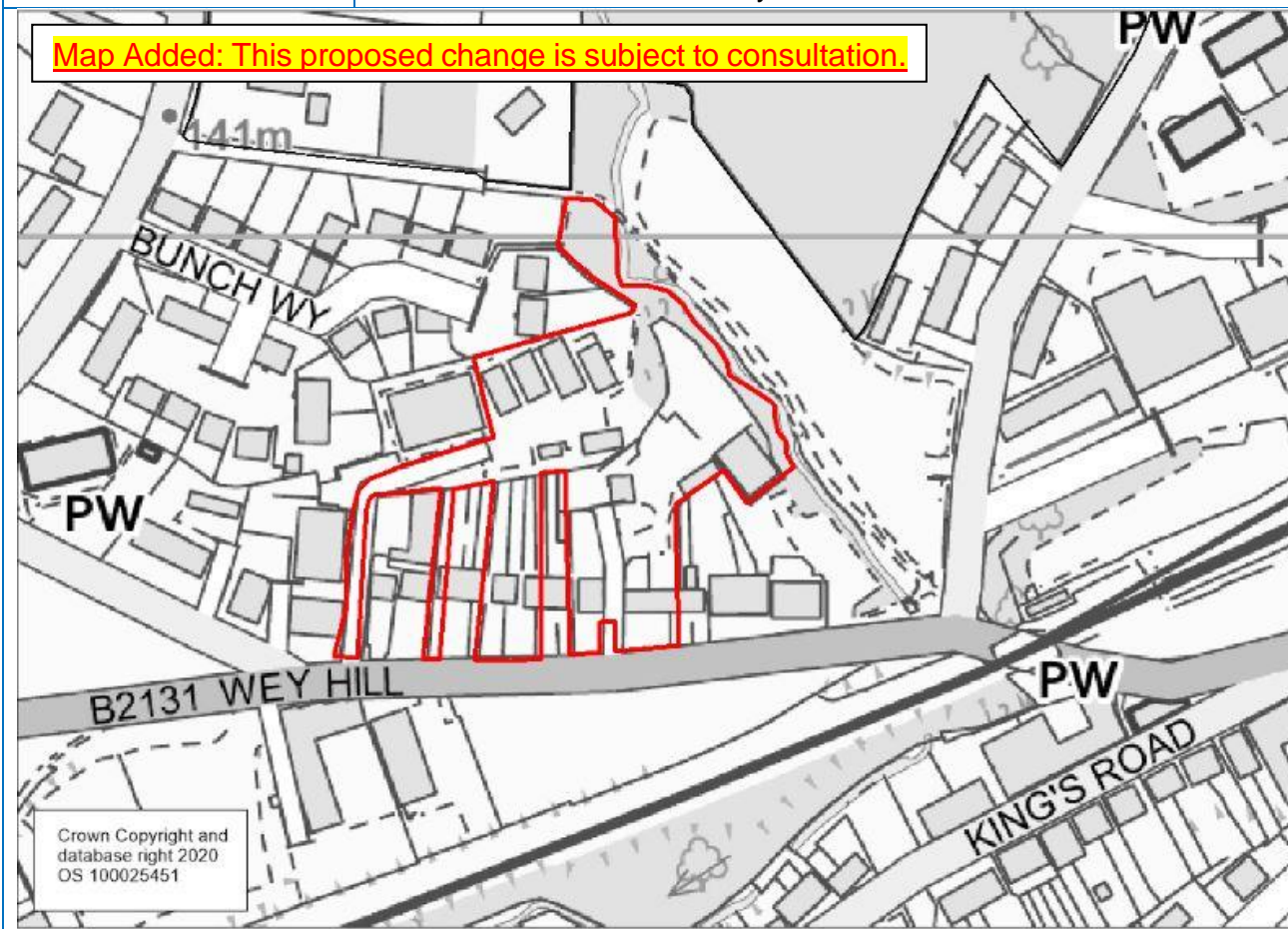


DS 04: Land at Wey Hill Youth Campus, Haslemere

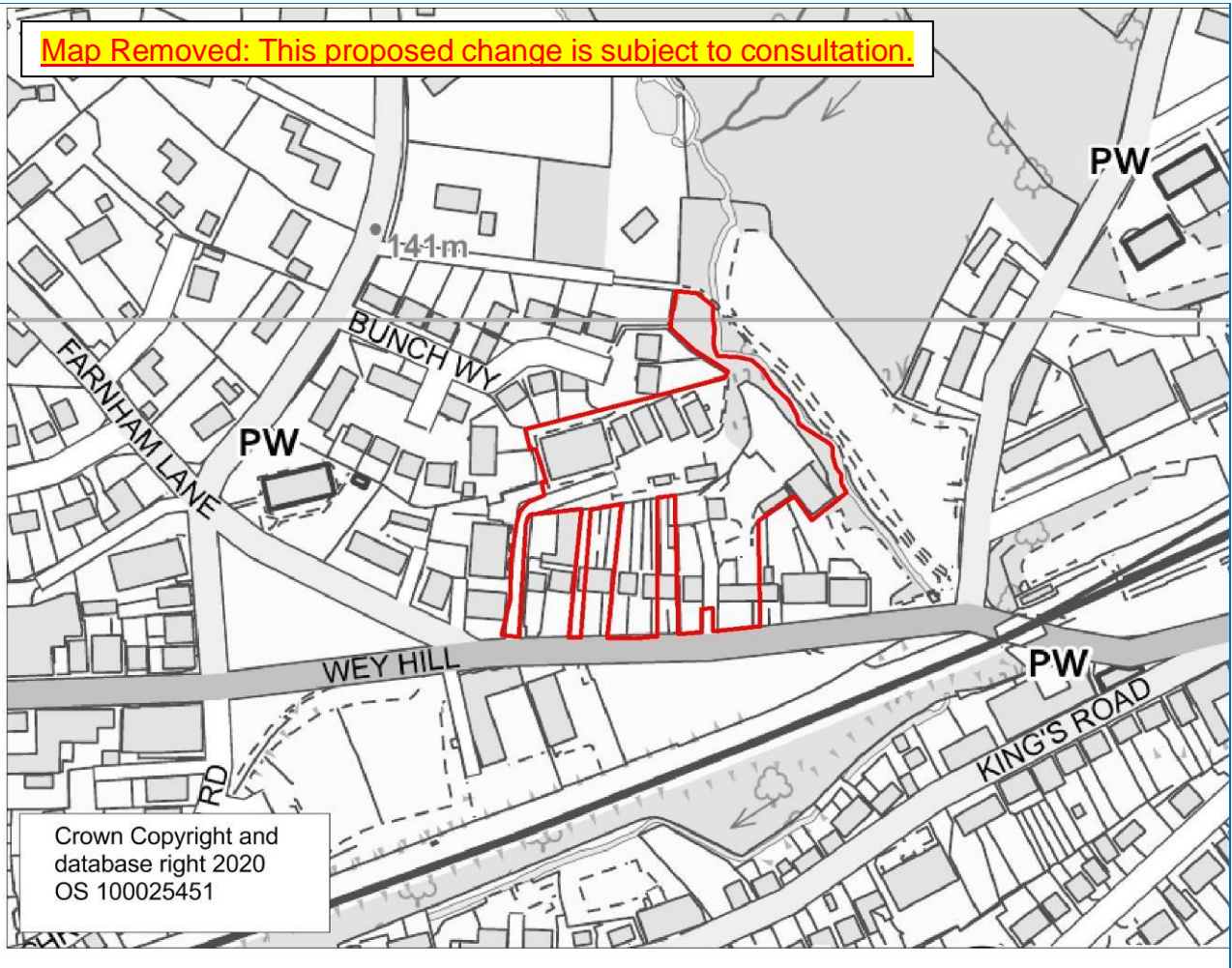
Land at the Wey Hill Youth Campus as identified on the Policies Map is allocated for approximately **40-34** dwellings. Development of this site should:

- a) 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 distinctive character of the area.
- b) The demonstration that development will not have a likely significant effect on protected habitats sites.

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|------------------|---|---------------------|----------------|
| Size | 40.88 ha | Existing use | Mixed |
| LAA ID | 697 | Approximate density | 450_dph |
| Key Constraints: | <ul style="list-style-type: none"> • 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 40-34 additional dwellings. The Council is working to ensure existing community groups which use the site can be housed elsewhere. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.</p> | | |



Map Removed: This proposed change is subject to consultation.



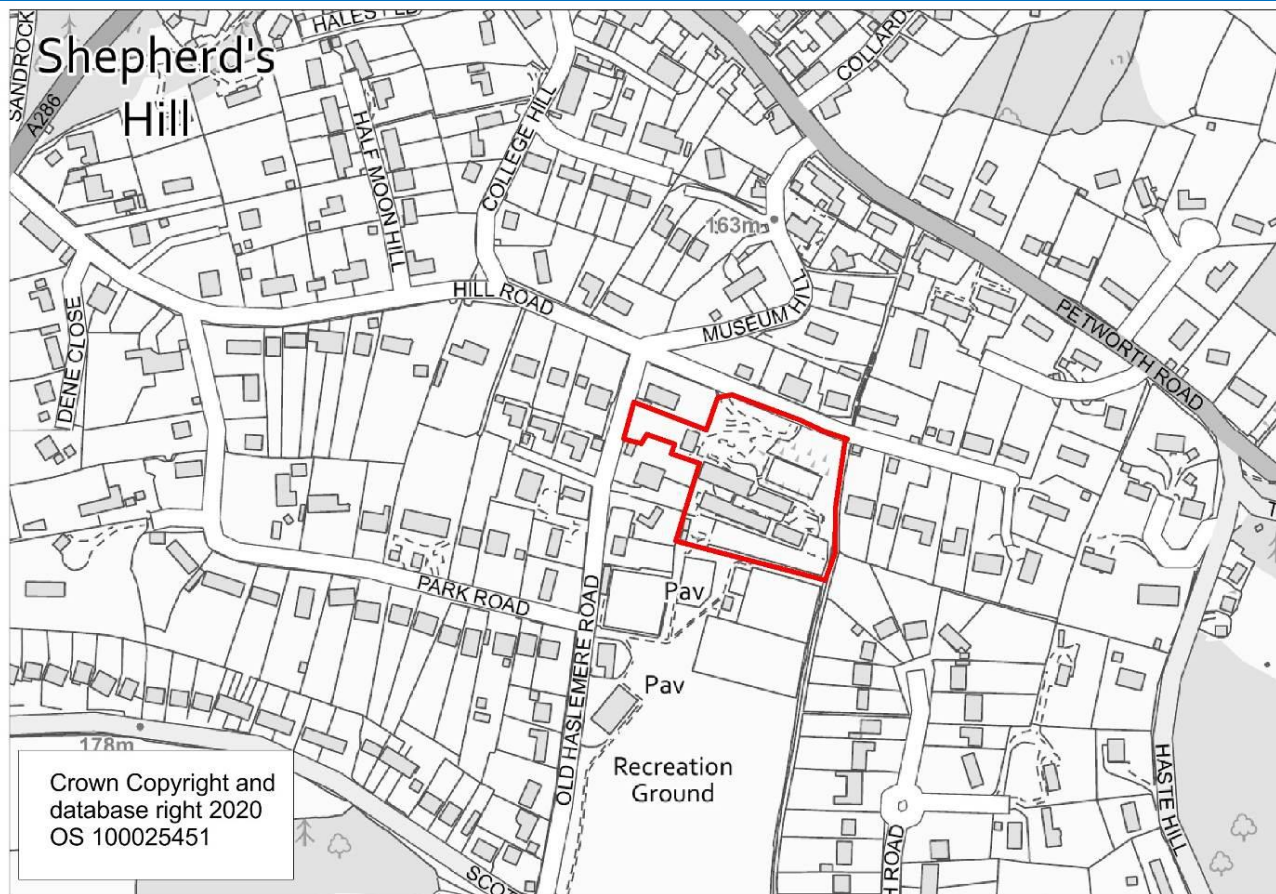
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DS 05: Haslemere Preparatory School, The Heights, 5 Hill Road, Haslemere

Land at Haslemere Preparatory School as identified on the Policies Map is allocated for **at least** an additional **241** dwellings subject to:

- a) The retention or provision of trees in order to maintain the wooded character of the Haslemere Hillside.
- b) Submission of a transport assessment to demonstrate that the development will not result in a net increase in traffic over its previous use as a school.
- c) The demonstration that development will not have a likely significant effect on protected habitats sites.

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|------------------|--|---------------------|-----------|
| Size | 1 ha | Existing use | Education |
| LAA ID | 980 | Approximate density | 254 dph |
| Key Constraints: | <ul style="list-style-type: none"> • Haslemere Hillside • Wealden Heaths II Special Protection Area 5 Km zone • Source Protection Zone 2 | | |
| Description: | <p>This former preparatory school closed in 2016 and is considered suitable for redevelopment to provide at least 241 additional dwellings. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36. In June 2021, the site has gained planning permission via appeal (WA/2018/1771) for the erection of twenty five dwellings following the demolition of the existing school buildings and existing dwelling.</p> | | |

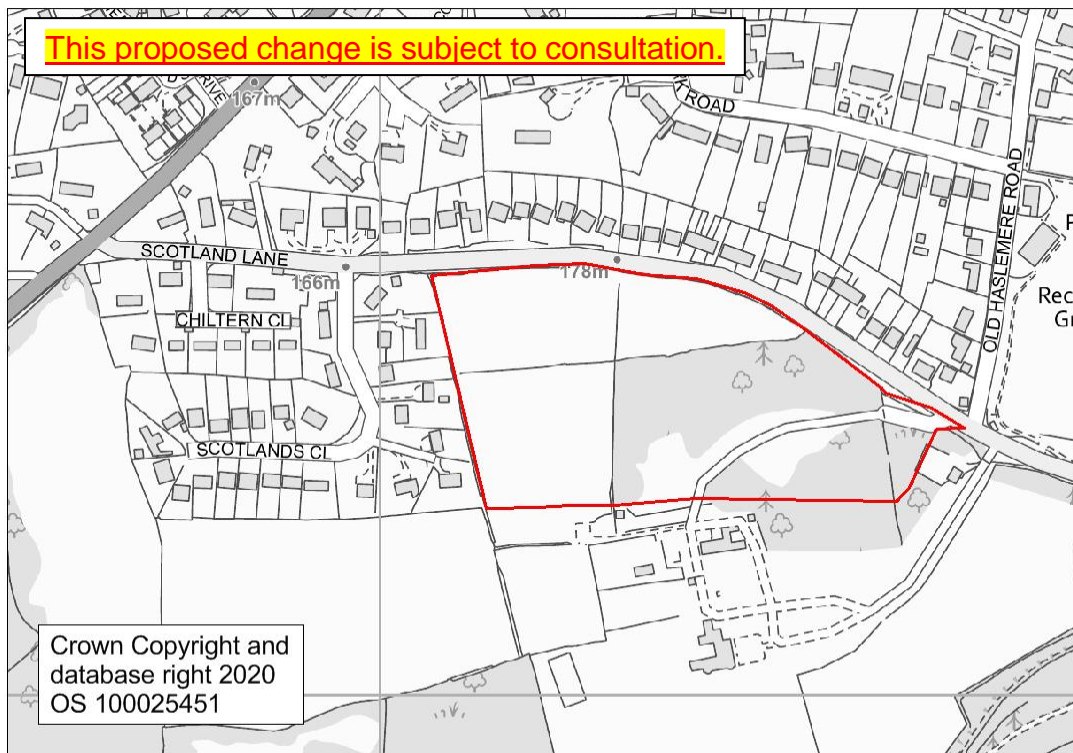


DS-06: Red Court, Scotland Lane, Haslemere

Land at Red Court as identified on the Policies Map is allocated for at least 50 dwellings subject to:

- a) Ensuring the conservation of the landscape and scenic beauty of the AONB and the South Downs National Park 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) Retention and enhancement of mature trees and other landscape features wherever possible.
- c) The demonstration that development will not have a likely significant effect on protected habitats sites.

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|------------------|---|---------------------|------------------------|
| Size | 4.9ha | Existing use | Agriculture / woodland |
| LAA ID | 987 | Approximate density | 10dph |
| Key Constraints: | <ul style="list-style-type: none"> • Area of Great Landscape Value treated as being within the Area of Outstanding Natural Beauty • Countryside beyond the Green Belt • Grade II Listed building • Wealden Heaths II Special Protection Area 5km Zone • Source Protection Zone 2 | | |
| Description: | <p>This site adjoins, but is located 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. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.</p> | | |



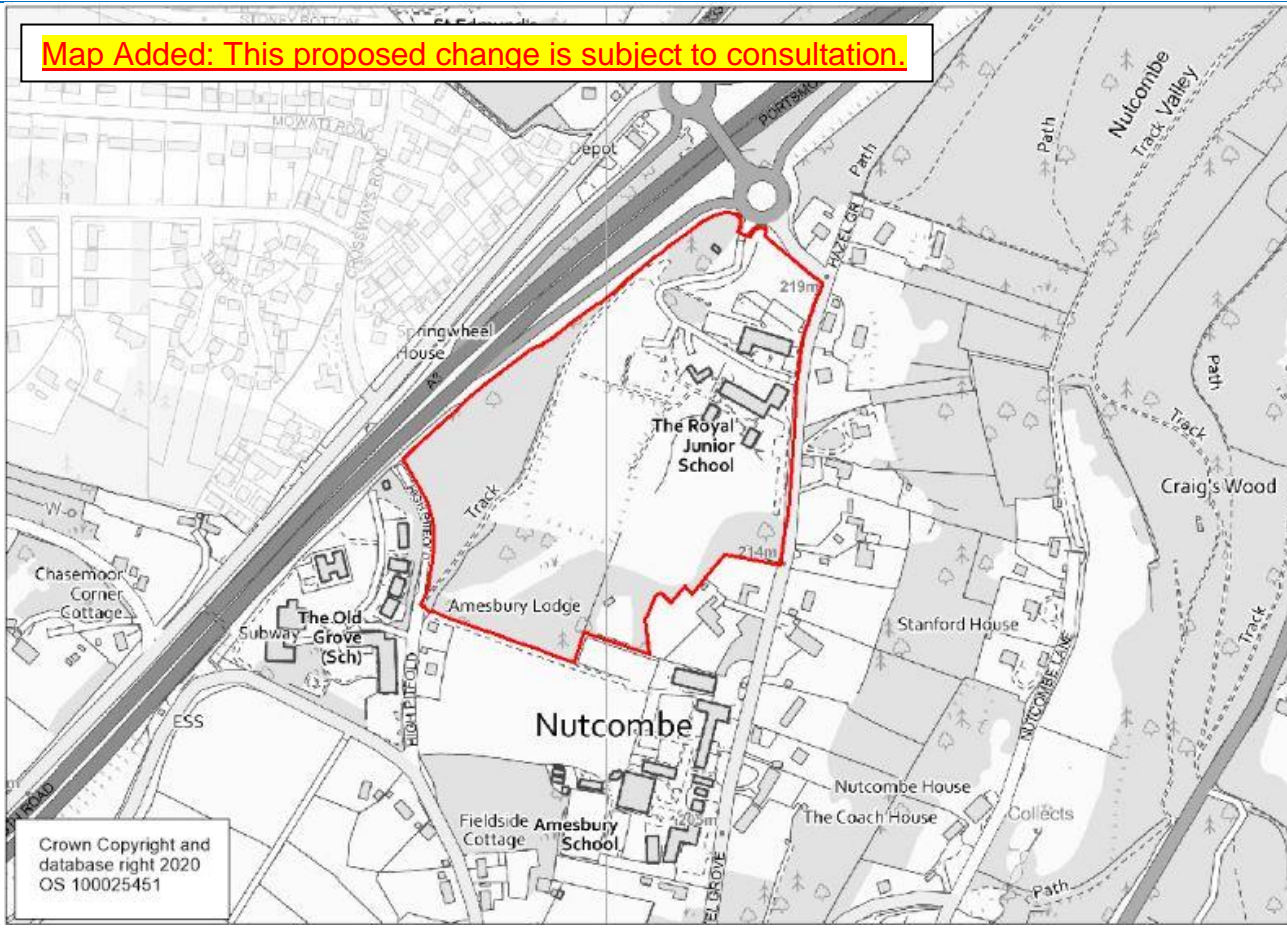
DS 06: The Royal Junior School, Portsmouth Road, Hindhead

The Royal Junior School, Portsmouth Road, Hindhead as identified on the Policies Map is allocated for approximately 90 dwellings subject to:

- a) The successful relocation of the Royal Junior School
- b) Ensuring 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.
- c) The protection and enhancement of existing trees, hedgerows, ponds and woodland areas including, especially along the site boundary to the A3 and Hazel Grove.
- d) The conservation and enhancement of the heritage assets, including the retention of the non-designated heritage asset Hindhead Court.
- e) The demonstration that development will not have a likely significant effect on protected habitats sites, specifically including the provision of SANG or other mitigation measures deemed appropriate to avoid significant impact to the Wealden Heaths Special Protection Area (SPA).
- f) The achievement of satisfactory detailed access arrangements to the development.
- g) The provision of sustainable transport measures which may include on-site and off-site pedestrian crossing improvements, footways and cycle ways.
- h) The undertaking of an independent design review throughout the planning process at pre-application, post submission and for any subsequent phase. The process needs to be agreed in writing with the Local Planning Authority, and representatives from the Local Planning Authority must be included within any design review process.

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|------------------|--|---------------------|-----------|
| Size | 9.6 ha | Existing use | Education |
| LAA ID | 1144 | Approximate density | 20-45 dph |
| Key Constraints: | <ul style="list-style-type: none"> • Countryside beyond the Green Belt • Area of Outstanding Natural Beauty • Area of Great Landscape Value • Wealden Heaths I Special Protection Area 5 Km zone • Wealden Heaths II Special Protection Area 1 Km zone • Non-designated heritage asset • Setting of Listed Buildings | | |
| Description: | <p>The site is to the east of the A3 Portsmouth Road and A333 Hindhead Road and to the west of Hazel Grove. The site is currently in use as a school in private ownership with extensive grounds used for sports and recreation. There is also an administrative function associated with the education facilities on the site. The site contains a number of buildings associated with the aforementioned uses. The site currently accessed via the roundabout on the A333 and has a secondary vehicular access off of Hazel Grove. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.</p> | | |

Map Added: This proposed change is subject to consultation.



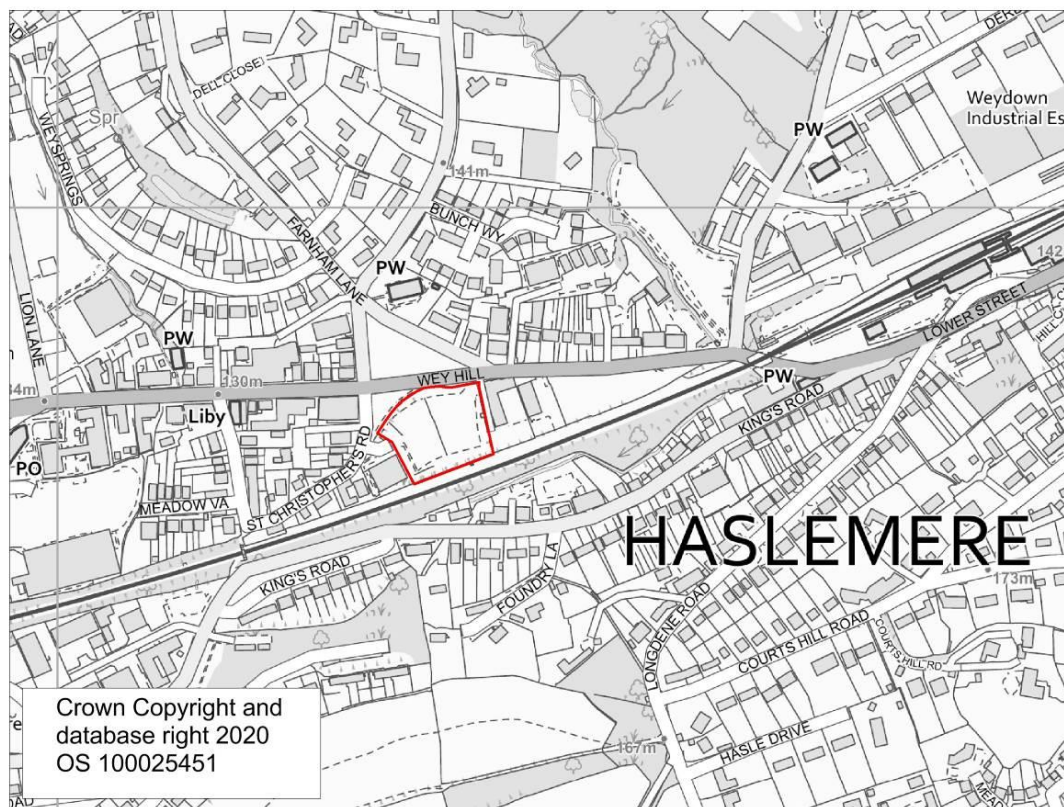
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DS 07: Fairground Car Park, Wey Hill, Haslemere

Land at the Fairground Car Park as identified on the Policies Map is allocated for at least **55-20** dwellings, as part of a mixed use development. Development of this site should:

- 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 distinctive character of the area.
- Retain at least existing parking space 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.
- The demonstration that development will not have a likely significant effect on protected habitats sites.
- The conservation and enhancement of the setting of nearby heritage assets**

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|------------------|--|---------------------|----------------|
| Size | 0.6ha | Existing use | Parking |
| LAA ID | 1004 | Approximate density | 3090dph |
| Key Constraints: | <ul style="list-style-type: none"> Potentially contaminated land — Wealden Heaths II Special Protection Area 5 Km zone Setting of Listed Building | | |
| Description: | <p>A mixed-use redevelopment of the site, including around 60-20 flats, the retention of parking, and possible provision of town centre uses on the main street frontage, is likely to come forward later in the plan period. Where appropriate, at least 5% of plots should be offered for Custom and Self-Build in accordance with Policy DM36.</p> | | |



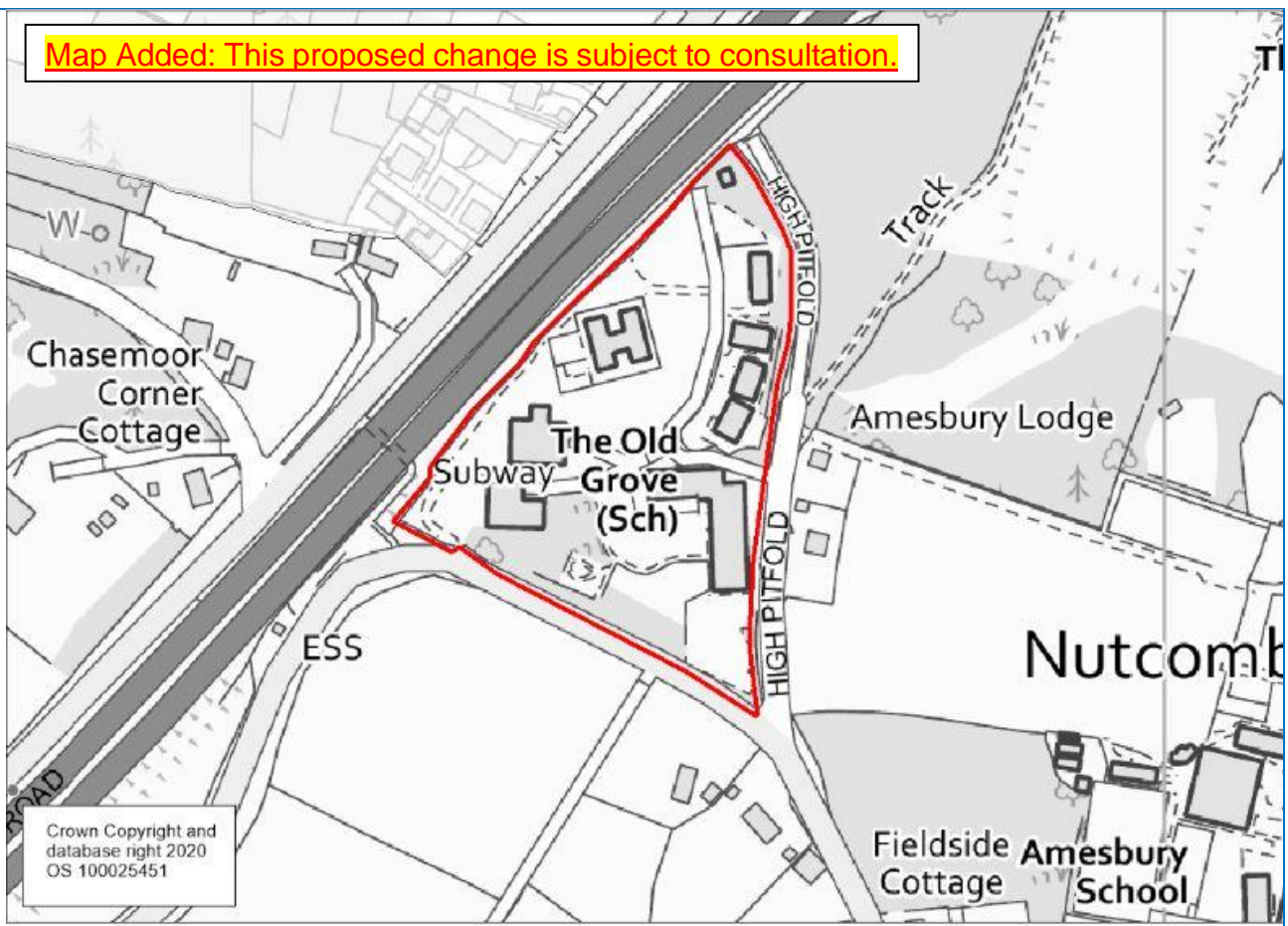
DS 08: The Old Grove, High Pitfold, Hindhead

The Old Grove as identified on the Policies Map is allocated for **4018** dwellings, subject to:

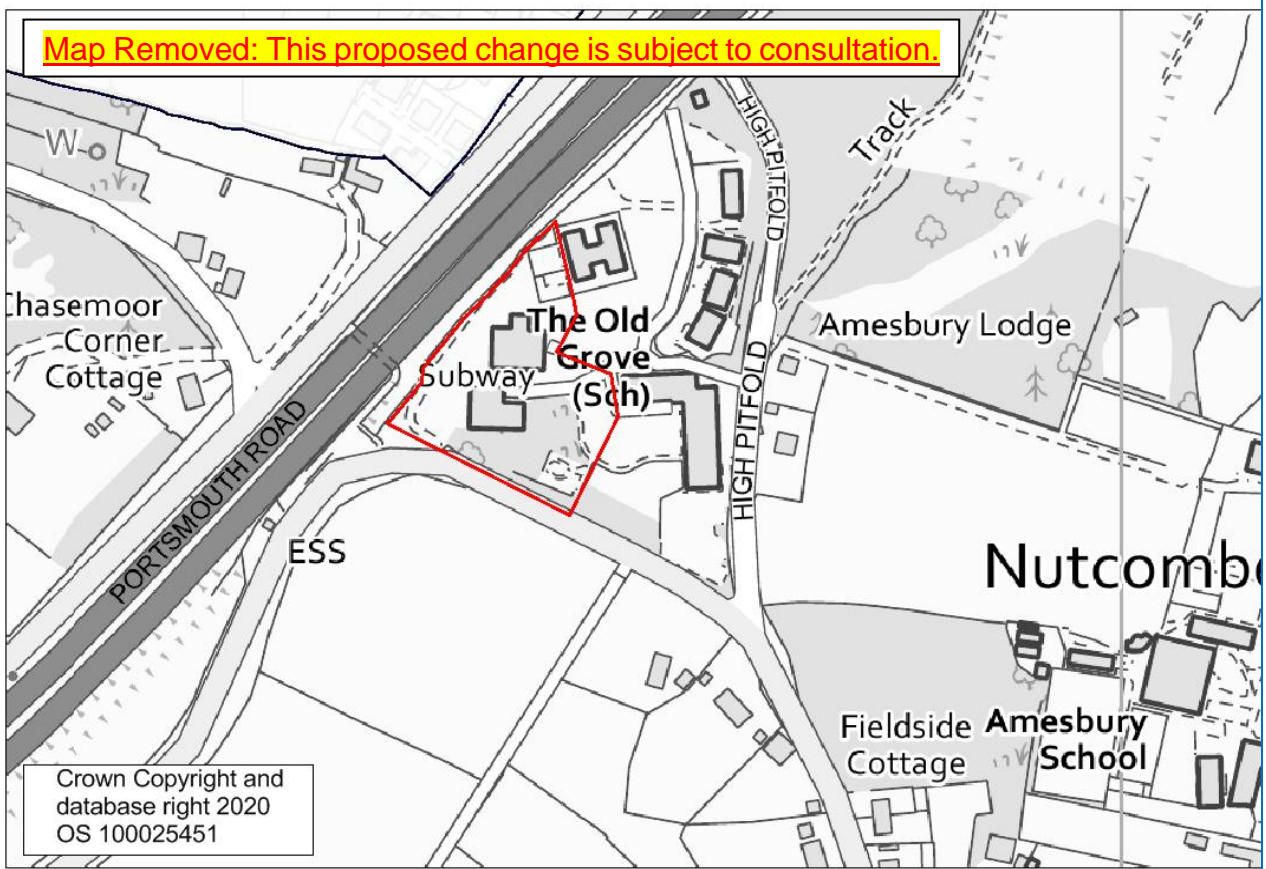
- a) **The redevelopment of the site resulting in the re-provision of at least the current number of existing bed spaces (Use Class C2)**
- b) The demonstration that development will not have a likely significant effect on protected habitats sites.
- c) Ensuring the conservation of the landscape and 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.
- d) **The protection and enhancement of existing trees, hedgerows, and vegetation, including along the site boundary to the A3 and High Pitfold.**
- e) **The conservation and enhancement of the setting of nearby heritage assets.**

| | | | |
|------------------|---|---------------------|--------------------|
| Size | 2.470.78 ha | Existing use | Residential |
| LAA ID | 890 | Approximate density | 23dph18 dph |
| Key Constraints: | <ul style="list-style-type: none"> • Countryside beyond the Green Belt • Area of Outstanding Natural Beauty • Area of Great Landscape Value • Wealden Heaths I Special Protection Area 5 Km zone • Wealden Heaths II Special Protection Area 5 Km zone • Setting of Listed Building | | |
| Description: | <p>This site is located in within the AONB and AGLV. The site offers a range of services for people who have physical and learning disabilities and other complex needs; it provides both day services and residential care accommodation. There are a number of buildings across the site, associated with the care use. The site is bound by the A3 and High Pitfold, the boundaries are denoted by large trees and mature vegetation, restricting views into the site. and currently sites two large buildings associated with the wider residential care accommodation on the site. Given the buildings currently on site, it is considered that redevelopment of the site for residential dwellings can occur with very little impact of the wider landscape character, viewpoints or visual receptors.</p> | | |

Map Added: This proposed change is subject to consultation.



Map Removed: This proposed change is subject to consultation.

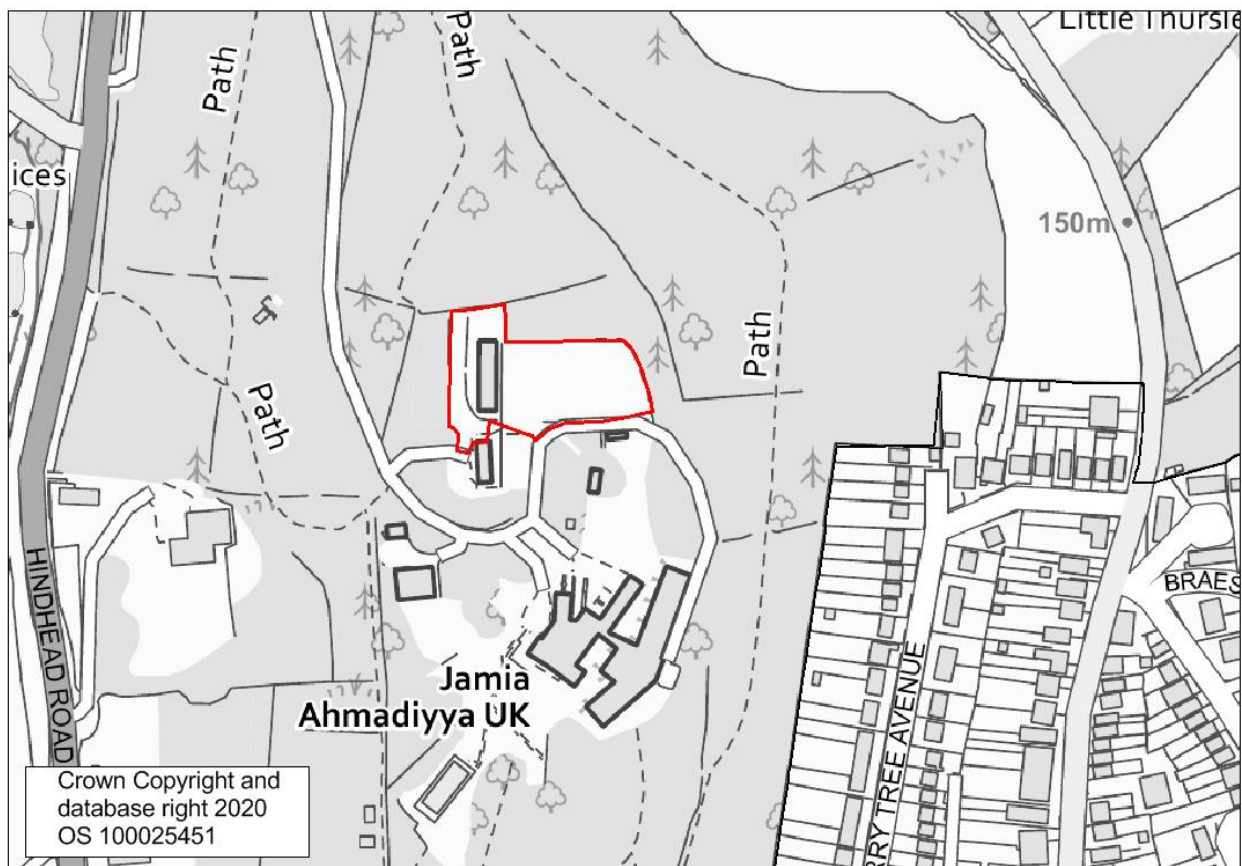


DS 09: National Trust Car Park, Branksome Place, Hindhead Road, Haslemere

The National Trust Car Park as identified on the Policies Map is allocated for **up to 13 dwellings**, subject to:

- a) The demonstration that development will not have a likely significant effect on protected habitats sites.
- b) Ensuring 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.
- c) **The conservation and enhancement of the setting of the heritage asset, Branksome Place (Grade II*).**
- d) The achievement of satisfactory detailed access arrangements to the development from Hindhead Road.

| | | | |
|------------------|--|---------------------|---------|
| Size | 0.4 ha | Existing use | Parking |
| LAA ID | 1105 | Approximate density | 30dph |
| Key Constraints: | <ul style="list-style-type: none"> • Countryside beyond the Green Belt • Area of Outstanding Natural Beauty (not subject to Policy) • <u>Wealden Heaths II Special Protection Area 1 Km zone</u> • <u>Setting of Grade II* Listed building</u> | | |
| Description: | The site is currently used for car parking, it is considered that the site is suitable for redevelopment for up to 13 residential dwellings. | | |



DS 10: Hatherleigh, Tower Road, Hindhead

Hatherleigh as identified on the Policies Map is allocated for an additional 5 dwellings.

| | | | |
|------------------|---|---------------------|-------------|
| Size | 0.49 ha | Existing use | Residential |
| LAA ID | 143 | Approximate density | 12 dph |
| Key Constraints: | <ul style="list-style-type: none">• Wealden Heaths I Special Protection Area 5 Km zone• Wealden Heaths II Special Protection Area 1 Km zone• Source Protection Source 1 and 3. | | |
| Description: | This site consists of a residential property on an extensive plot and it is considered that this site is suitable for small scale development. Any proposal would have to give due regard to the relationship with neighbouring properties. <u>In May 2021, the site has gained planning permission (WA/2020/0171) for the erection of six dwellings following the demolition of the existing dwelling.</u> | | |



DS 11: 34 Kings Road, Haslemere

34 Kings Road as identified on the Policies Map is allocated for an additional 5 dwellings.

| | | | |
|--------|--------|---------------------|-------------|
| Size | 0.3 ha | Existing use | Residential |
| LAA ID | 1067 | Approximate density | 20 dph |

Key Constraints:

- Wealden Heaths II Special Protection Area 5 Km zone

Description: This site consists of a residential property on a large plot. There is a varied and diverse character to the area, and this site is suitable for a small scale development. Any proposal would have to give due regard to the topography of the site and relationship with neighbouring properties. In May 2021, the site gained planning permission (WA/2020/0881) for the erection of a building to provide six flats following the demolition of the existing dwelling.



3. Appendix 1: Summary of Changes

This appendix includes a table listing the proposed changes which are subject to consultation as part of this Addendum to the LPP2 Pre-Submission Plan.

| Chapter | Para/Policy | Modification | Modification Detail | Reason for Modification |
|---------|---------------|--|---|---|
| 3 | Map 17 | Change to the Haslemere Settlement Boundary | Changes made to the Haslemere Settlement Boundary (Map 17) to take account of the changes to the proposed allocations in Chapter 7; specifically, the removal of the Land at Red Court. | To reflect the changes to the proposed housing allocations in Haslemere |
| 7 | 7.16 | Summary of Development Sites in Haslemere (after site reshuffle) | <p>DS 01 – Haslemere Key Site, West Street, Haslemere – 40 30 additional dwellings</p> <p>DS 02 – Central Hindhead, London Road, Hindhead – 38 dwellings</p> <p>DS 03 – Land at Andrews, Portsmouth Road, Hindhead – equivalent of 35 additional dwellings</p> <p>DS 04 – Land at Wey Hill Youth Campus, Haslemere – 40 34 additional dwellings</p> <p>DS 05 – Haslemere Preparatory School, The Heights, Hill Road, Haslemere – 24 24 additional dwellings</p> <p>DS 06 – Red Court, Scotland Lane, Haslemere – 50 dwellings</p> <p><u>DS 06 – The Royal Junior School, Portsmouth Road, Hindhead – 90 dwellings</u></p> <p>DS 07 – Fairground Car Park, Wey Hill, Haslemere – 55 20 dwellings</p> <p>DS 08 – The Old Grove, High Pitfold, Hindhead – 48 40 dwellings</p> <p>DS 09 – National Trust Car Park, Branksome Place, Hindhead Road, Haslemere – 13 dwellings</p> <p>DS 10 – Hatherleigh, Tower Road, Hindhead – 5 additional dwellings</p> | To reflect the changes to the proposed housing allocations in Haslemere |

| Chapter | Para/Policy | Modification | Modification Detail | Reason for Modification |
|---------|---------------|--|--|---|
| | | | DS 11 – 34 Kings Road, Haslemere – 5 additional dwellings | |
| 7 | Map 43 | Amendment to map to reflect changes to proposed housing allocations | Amend Map 43 to remove DS06: Red Court, Scotland Lane as a proposed allocation. | To reflect the changes to the proposed housing allocations in Haslemere |
| 7 | Map 44 | Amendment to map to reflect changes to proposed housing allocations | Amend Map 44 to show DS06: The Royal Junior School as a proposed allocation and an extended site at the Old Grove, High Pitfold. | To reflect the changes to the proposed housing allocations in Haslemere |
| 7 | DS01 | Change to the yield for DS01: Haslemere Key Site, West Street, Haslemere | Amendment to the proposed allocation yield at the Haslemere Key Site from 40 dwellings to 30 dwellings. | To reflect the amendment of the yield for the proposed housing allocation |
| 7 | DS04 | Change to the site boundary and yield for DS04: Land at Wey Hill Youth Campus, Haslemere | Amendment to the site boundary for DS04 to exclude the Scout Hut; map changed to shown this. As a result, the site size is amended from 1 hectare to 0.88 hectare. References to the proposed yield are amended from approximately 40 dwellings to approximately 34 dwellings. | To reflect the amendment to the site boundary, yield, and density for the proposed housing allocation |

| Chapter | Para/Policy | Modification | Modification Detail | Reason for Modification |
|---------|-------------|--|--|---|
| 7 | DS05 | Changes to the wording required in DS05: Haslemere Preparatory School, The Heights, 5 Hill Road, Haslemere | Amendment to proposed allocation yield at the Land at Haslemere Preparatory School from 'at least an additional 21 dwellings' to 'an additional 24 dwellings. As a result, the density is amended to 25dph. Add the following text to the description: " <u>In June 2021, the site has gained planning permission via appeal (WA/2018/1771) for the erection of twenty five dwellings following the demolition of the existing school buildings and existing dwelling.</u> " | Amendment to the site yield and density for the proposed housing allocation |
| 7 | DS06 | Removal of the proposed allocation DS05: Red Court, Scotland Lane, Haslemere | Remove DS06: Red Court, Scotland Lane as a proposed allocation | To reflect the changes to the proposed housing allocations in Haslemere |
| 7 | DS06 | Addition of a proposed allocation: DS06: The Royal Junior School, Portsmouth Road, Hindhead | Addition of a proposed housing site allocation at the Royal Junior School Hindhead for approximately 90 dwellings. Policy DS06: Royal Junior School Hindhead, Portsmouth Road, Hindhead added which details the specific requirements of the proposed allocation. | To reflect the changes to the proposed housing allocations in Haslemere |
| 7 | DS07 | Changes to the yield and density for DS07: Fairground Car Park, Wey Hill, Haslemere | Amendment to the proposed allocation yield at the Fairground Carpark from 55 dwellings to 20 dwellings. As a result, the density is amended to 30dph. | Amendment to the site's density and dwelling yield. |

| Chapter | Para/Policy | Modification | Modification Detail | Reason for Modification |
|---------|-------------|---|---|--|
| 7 | DS08 | Change to the site boundary and yield and wording for DS08: The Old Grove, High Pitfold, Hindhead | Amendment to the site boundary for DS08 to expand the site area to the whole of the Old Grove site. As a result the site size is amended from 0.73 hectare to 2.47 hectare. References to the proposed yield are amended from -18 dwellings to 40 dwellings and the site area amended from 23dph to 18dph. DS08 is amended to detail the specific requirements which result from the amended proposed allocation, including: references to the re-provision of existing C2 bedspaces; protection and enhances of existing trees, hedgerows and vegetation; and the conservation and enhancement of the setting of nearby heritage assets. | Update required reflect an increased site area and increased yield. Amendments to the policy to reflect the requirements of a larger site. |