

**Guildford Borough Land Availability Assessment
(LAA) October 2017: 2018 Addendum**

Published September 2018

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Disclaimer

We do not accept liability for any factual inaccuracies or omissions in the 2017 Land Availability Assessment (LAA) or this 2018 Addendum. The information within this Addendum represents the information that was available at the base date of 1st April 2018. There may be additional constraints on sites that are not listed and planning applications will continue to be determined on their own merits rather than on the information within the LAA or this Addendum. Issues may arise during the planning application process that could not have been foreseen in the preparation of this document. Landowners and applicants are advised to carry out their own analysis of site constraints for planning applications.

Purpose of this addendum

Since its publication in October 2017, there have been a number of amendments to sites within the Guildford Borough Land Availability Assessment (LAA); including the addition of new sites, and the deletion of, or changes to, the housing capacity or phasing of existing sites. This addendum highlights and explains the reasons for these changes. The information in this addendum supersedes information in the main body of the LAA in relation to these sites. The amendments will be incorporated, along with any further new updates to sites, in the main body of the LAA at the time of the next full update of the document.

The amendments made to the LAA include those that are as a result of a change in planning status up to 31st March 2018. The addendum includes the rolling five-year land supply position from April 2019 onwards, which assumes the new Local Plan is adopted, with an updated housing trajectory. The updated five-year housing land supply figures as at April 2018 is published in the 2017/18 Annual Monitoring Report¹.

New LAA sites

Four new sites have been added to the LAA following the Examination Hearings (which ran through June and July 2018) and consideration of the Sustainability Appraisal and Habitats Regulations Assessment outcomes in relation to the Plan. These sites are also allocated as sites A60, A61, A62 and A63 in the modified Submission Plan. The sites are listed in the 'New LAA Sites' table on page 5 of this addendum and should be considered 'realistic candidates for development'. This addendum contains maps and proformas for each of these sites. The site proformas assess the sites in terms of their suitability, availability and achievability for development in relation to identified potential constraints and indicate the period during which the site is likely to be developed. These site assessment proformas will be incorporated into Appendix B of the next updated version of the LAA.

Deleted sites

Sites classed as 'realistic candidates for development' in the LAA that have since received planning permission for housing or other uses will be deleted from this supply category. These sites are listed in the 'Deleted LAA Sites' table on pages 5 and 6 of this addendum. The dwellings permitted from these sites now form part of the 'approved outstanding capacity' in the updated Housing Trajectory table and graph on pages 7 and 8 of this addendum. These sites will be incorporated into Appendix C of the next updated version of the LAA. The LAA does not consider sites with outstanding planning permission to also be realistic candidates for development as they fall within a different category and therefore avoids double-counting within the borough's available housing supply. The permitted dwellings nevertheless count towards the overall future housing supply. This accords with the definition of 'deliverable' sites in the NPPF, which emphasises that:

"Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear

¹ Note that the calculated five-year housing land supply from 1/4/2018 excludes land in the Green Belt identified in the LAA as being deliverable within this five-year period. This is because the National Planning Policy Framework states that, to be considered 'deliverable', sites should offer a suitable location for development **now** (NPPF; definition of 'deliverable'), whereas local planning authorities may alter Green Belt boundaries only in exceptional circumstances, through the preparation or updating of a Local Plan (NPPF paragraph 136).

evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)”.

Sites previously assessed as ‘realistic sites for development’, which have subsequently been reassessed as unsuitable for development in accordance with the definitions in the NPPF will be deleted. These sites are shown in the ‘Deleted LAA Sites’ table on pages 5 and 6 of this addendum.

The tables in this addendum show both the LAA and Submission Local Plan site reference numbers for ease of reference.

Maps and assessment proformas for deleted sites are included at the back of this addendum to indicate that they are no longer LAA sites and are no longer considered suitable for development in accordance with the definitions presented in the NPPF. These replace the existing maps and proformas for these sites in Appendix B.

Amendments to capacity and phasing of existing sites

Amendments to the potential capacity of existing LAA sites are shown in the ‘Capacity amendments to existing LAA sites’ table on page 6 of this addendum.

Explanation of phasing amendments

Sites without planning permission

Sites that did not have planning permission as of 31st March 2018 that are still considered suitable have been kept in the LAA as ‘realistic candidates for development’. The anticipated completion date for these sites is indicated in the site profiles as years 1-5, 6-10 or 11-15 and is reflected in the updated Housing Trajectory. The first of these five-year periods commences after the scheduled adoption date for the new Local plan, i.e. the monitoring period 1st April 2019 to 31st March 2024.

Tables of amendments to sites in the 2017 LAA

The tables below list the amendments to sites within the Guildford Borough Land Availability Assessment (LAA) since its publication in October 2017. This information supersedes the information in the main body of the LAA in relation to these sites:

New LAA Sites

Local Plan site reference	LAA reference	Ward	Site	Allocated uses	Reason for allocation
A61	2254	Pilgrims	Land at Aaron's Hill, Godalming	Approximately 200 homes (C3)	To respond to the Inspector's interim conclusion that additional early delivery sites are necessary in order to achieve a robust rolling five-year housing land supply using a non-phased Liverpool approach.
A62	12	Shalford	Land at Hornhatch Farm, adjoining New Road, Chilworth	Approximately 80 homes (C3)	
A63	29	Send	Land west of Alderton's Farm, Send Marsh Road, Send	Approximately 120 homes (C3)	
A64	2010	Normandy	Land between Glaziers Lane and Strawberry Farm, Normandy	Approximately 105 homes (C3)	

Deleted LAA Sites

Local Plan site reference	LAA reference	Ward	Site	Reason for deletion
N/A	506	Ash South & Tongham	Land south of Grange Road, Ash (including the Coppins and land to the west, and land rear of the Gables, Viden and Birnam)	Planning permission gained.
N/A	1363	Worplesdon	Former scrap yard, Aldershot Road, Worplesdon	Planning permission gained.
N/A	2026	West Horsley	Land to the west of Silkmore Lane, West Horsley	Site no longer inset from Green Belt due to boundary amendment following Local Plan hearing sessions.

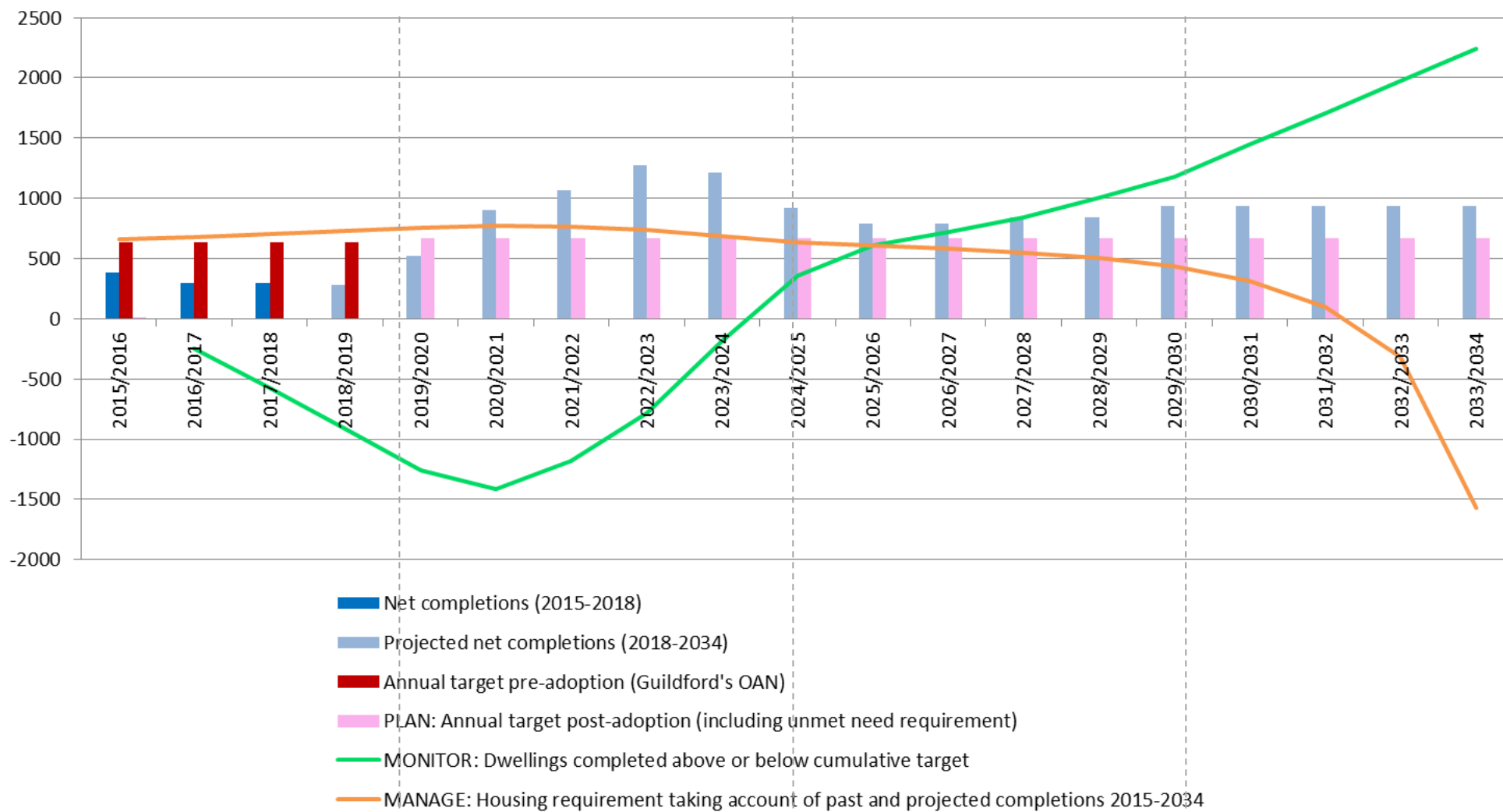
Local Plan site reference	LAA reference	Ward	Site	Reason for deletion
N/A	2324	Ash South & Tongham	Stadium Works, Oxenden Road, Tongham	Planning permission gained.
N/A	2366	Send	HM Prison Send, Ripley Road, Send, GU23 7LJ	The site is no longer available

Capacity amendments to existing LAA sites

Local Plan site reference	LAA ref	Ward	Site	Amendment	Reason
A43	2258	Send	Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley	Increased residential (including some self-build plots) (C3) use from 400 to 550.	To reflect the full capacity of the site following discussion at the Local Plan hearing sessions.
A58	152	Send	Land around Burnt Common warehouse, London Road, Send	Increased Light industrial (B1c) and/or general industrial (B2) and/or storage and distribution (B8) use from '7,000 sq m' to '14,800 sq m'.	To ensure that sufficient land is allocated to meet the identified Industrial need set out in the Employment Land Needs Assessment.

Housing Trajectory – Sites with provision and phasing

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					Total
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
Completions	387	294	299																	980
Outstanding capacity (Commenced)				284						4	4	5	5	5	14	13	13	13	13	373
Outstanding capacity (Approved)					165	165	166	166												662
~ Ash and Tongham (including those subject to Grampian)					185	185	185	186	186											927
~ Howard of Effingham					20	60	60	60	60	35										295
~ Guildford Station							138	151	149											438
Windfall					30	30	30	30	30	60	60	60	60	60	60	60	60	60	60	750
Rural exception					6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	90
Town Centre										117	117	118	118	118	55	55	55	55	55	863
Guildford urban area (excluding SARP)					37	37	37	37	37	23	22	22	22	22	21	21	21	20	20	399
Slyfield Area Regeneration Plan										100	100	100	100	100	100	100	100	100	100	1000
Ash and Tongham (urban area)										5	5	5	5	5	4	4	4	4	3	44
Ash and Tongham extension (currently countryside)										94	94	95	95	95	82	82	82	83	83	885
Within villages					16	16	16	15	15	3	2	2	2	2	13	13	13	13	13	154
Villages (land proposed to be inset from the Green Belt)					46	46	45	45	45	1	1	1	1	1	4	4	4	4	4	252
PDL in the Green Belt					13	13	13	14	14	25	25	26	26	26						195
Proposed new settlement (former Wisley airfield)								50	100	150	150	150	200	200	200	200	200	200	200	2000
Extensions to urban areas and villages																				
Proposed extension to urban area (Gosden Hill, Guildford)								50	100	100	100	100	100	100	210	210	210	210	210	1700
Proposed extension to urban area (Blackwell Farm, Guildford)								50	100	100	100	100	100	100	170	170	170	170	170	1500
Land north of Keens Lane, Guildford						38	38	37	37											150
Aaron's Hill, Godalming						50	50	50	50											200
Land to the north of West Horsley						30	30	30	30											120
Land to the west of West Horsley						34	34	34	33											135
Land near Horsley Railway Station, Ockham Road North						25	25	25	25											100
Land at Garlick's Arch, Send Marsh/Burnt Common and Ripley						65	85	150	150	100										550
Land west of Winds Ridge and Send Hill, Send						20	20													40
East of Glaziers Lane, Flexford						35	35	35												105
Hornhatch Farm, Chilworth						20	20	20	20											80
Aldertons Farm, Send Marsh						30	30	30	30											120
Total housing provision	387	294	299	284	518	905	1063	1271	1217	923	786	790	840	840	939	938	938	938	937	15107



*Local Plan target applied from 2019/2020 (First monitoring year after scheduled Plan adoption date)

Housing trajectory – explanatory notes

The housing trajectory is a core output of the LAA (NPPG; Paragraph 028; Reference ID: 3-028-20140306). The housing trajectory table available on page 6 of this addendum demonstrates the estimated delivery timescales for new homes across the plan period and compares the estimated housing provision to the annual requirement².

The housing trajectory table demonstrates the phasing of the strategic and other major sites as well as other categories of development (e.g. town centre, urban area, within villages, etc.) as proposed in the modified Submission Local Plan. These dwellings are incorporated in the 'Projected net completions (2018-2034)' key on the housing trajectory graph displayed on page 7 of this addendum. Full explanation for the projected phasing of all of the sites/categories of development is available in the Council's response to the Inspector's Matters, Issues and Questions (Question 4).

The 'Annual target' bars displayed on the graph in the 'pre-adoption' phase (2015/16 to 2018/19) show the annual housing target, which reflects Guildford's OAN (630 dwellings per annum). The remaining 'Annual target' bars, post adoption, show the annual requirement (672 dwellings per annum), which includes a contribution towards Woking's unmet need.

The 'Monitor' (green) line demonstrates the number of dwellings that the housing supply is either above or below the cumulative targeted provision as at 1st April beginning each monitoring year. This is calculated by adding completions from 1st April 2015 to 31st March of the particular monitoring year and comparing this figure with the total cumulative target for that year. If the trend line is positive (above zero), the Plan is ahead of target, whilst if it is negative (below zero), the Plan is under-delivering relative to the cumulative target.

Although the 'Monitor' line demonstrates under or over-supply at any one point in time, it does not take account of future completions in meeting the overall target for the Plan period. The 'Manage' (orange) line demonstrates the number of dwellings remaining to fulfil the overall target for the Plan period, represented as an annualised figure. This figure is calculated by subtracting the projected completions up to 31st March of the preceding monitoring year from the total Plan requirement of 12,600, then dividing the resulting figure (dwellings remaining to be built) by the number of years remaining in the Plan period.

² The objectively assessed need (OAN) for Guildford was examined as part of the Local Plan hearing sessions. This concluded that the OAN is 630 homes a year. This figure forms the annual requirement from the base date of the plan (2015). From the date of adoption onwards (April 2019), a further 42 homes per year will be applied to the annual requirement, resulting in 672 homes per year, to contribute towards meeting 20% of Woking's unmet need.

Five-year housing land supply

In order for the emerging Local Plan to be found sound, the Council must demonstrate that a robust, rolling five year housing land supply can be maintained from the date of adoption (expected to be April 2019). The figures presented within the rolling five-year housing land supply table below have been calculated based on the annual housing requirement that has been agreed by the Inspector following the Local Plan hearing sessions.

The NPPF states at paragraph 73 that:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

The table below has been calculated with a 20% buffer to reflect the significant level of under-delivery that has occurred previously.

Emerging Local Plan - five year land supply position

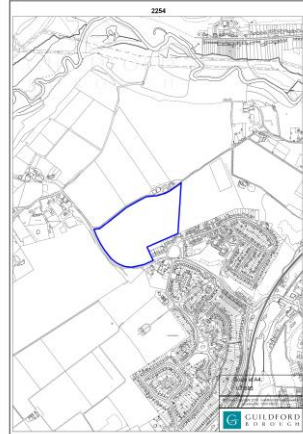
The following table illustrates the housing land supply position for the plan period 2015 - 2034

	Pre-adoption				First five years					6-10 YEARS					11 - 15 YEARS					Total
	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	
Annual housing target	630	630	630	630	672	672	672	672	672	672	672	672	672	672	672	672	672	672	672	12600
Years remaining	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Supply	387	294	299	284	518	905	1063	1271	1217	923	786	790	840	840	939	938	938	938	937	15107
Backlog/Surplus		-243	-579	-910	-1256	-1410	-1177	-786	-187	358	609	723	841	1009	1177	1444	1710	1976	2242	
Backlog/Surplus annualised over remaining plan period		-14	-34	-57	-84	-101	-91	-66	-17	36	68	90	120	168	235	361	570	988	2242	
5 year requirement + (5x annualised backlog/surplus)	3192	3302	3446	3602	3779	3864	3813	3688	3445	3181	3022	2908	2759	2519	2183					
5 year requirement plus 20% buffer	3830	3962	4136	4323	4534	4636	4575	4425	4134	3817	3626	3490	3311	3023	2620					
5 year supply	1782	2300	3069	4041	4974	5379	5260	4987	4556	4179	4195	4347	4495	4593	4690					
5 year housing land supply	2.33	2.90	3.71	4.67	5.48	5.80	5.75	5.64	5.51	5.47	5.78	6.23	6.79	7.60	8.95					

Proformas for sites added to, or deleted from, the LAA since October 2017³

³ Please note that this section shows updated assessment proformas for new LAA sites and for sites that have been deleted from the LAA since its October 2017 version. Deleted sites show text as struck-through in red and the maps show a 'deleted' watermark.
Where the only amendment to a site has been to its phasing or potential capacity for a proposed land use, these amendments are shown in the 'Capacity amendments to existing LAA sites' table on page 5, rather than on updated proformas.

(New) LAA Site 2254 - Aaron's Hill Site

Site reference	2254	
Address	Land at Aaron's Hill, Godalming	
Ward	Pilgrims	
Site area	9.3 ha	
Current land use	Pastoral farmland	
Suitability		
<u>Location</u> The site is north of Aaron's Hill in Godalming, bounded by Eashing Lane and Halfway Lane.		
<u>Physical description of the site</u> The site is bounded by Eashing Lane to the west and Halfway Lane to the north, with residential gardens providing the boundary to the south. The eastern boundary of the site follows the boundary of Guildford Borough. However, Waverley Borough Council has allocated the land adjoining the site boundary for residential development. Pylons run through a section of the site.		
<u>Character of the area</u> The site comprises greenfield land enclosed by hedgerows and trees along the roadside boundaries, and residential gardens to the south. The area to the north of the site comprises open greenfield land, which includes a veterinary practice and associated buildings. Residential use adjoins the southern boundary of the site.		
<u>Relevant planning history</u> There is no relevant planning history for this site in Guildford Borough. However, a planning application [Ref: WA/2018/1239] for the erection of 262 dwellings (use class C3), including 78 affordable dwellings together with a 131sqm building for community use (use class D1) and associated works, including informal and formal open space and internal road network landscape enhancement, has been submitted to Waverley Borough Council for the land adjoining the eastern boundary of the site.		
<u>Summary of land designations</u> <ul style="list-style-type: none">• Green Belt adjoining the settlement boundary• AGLV• Within 400m and 5km of the Wealden Heaths SPA• Flood Zone 1 (low risk)• Greenfield land		
<u>Physical limitations and considerations</u>		
<u>Flood risk reduction</u> The site is at low risk of fluvial flooding (flood zone 1). A flood risk assessment would be required as part of development proposals, particularly as a small part of the site is identified as having a high possibility of surface water flooding.		
<u>Access</u> Access could be achieved from Eashing Lane. The planning application submitted to Waverley Borough Council demonstrates that access could also be provided from Aaron's Hill road.		
<u>Transport</u> Bridleway 292 runs along Halfway Lane (private road).		

Environmental limitations and considerations

Green Belt and countryside

The site is not identified as a potential development area in the Green Belt and Countryside Study. However, the site was identified in Waverley Borough Council's Green Belt Review (2014) as land with the potential to be removed from the Green Belt.

Landscape

The site is located within the AGLV. The site is categorised in the Landscape Character Assessment as falling within Rural Character Area L1 Open Greensand Hills. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed. Development should consider linkages from the site, and green corridors, to green spaces surrounding the site.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The landowner has proposed bespoke SANG that would provide mitigation for this site.

Appropriateness and likely attractiveness for the type of development proposed

Well-designed new homes in this location are likely to be attractive to the market.

Contribution to regeneration priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well-designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is under the control of one landowner and is available for development.

Delivery record: The site is within the control of a company that secures full detailed planning permission and then appoints a housebuilder partner to build out the scheme. The company has delivered a number of schemes since their launch in 2008.

Achievability

Development could realistically be achieved within the next five years. The larger site has been planned comprehensively and is proposed to be developed by two housebuilders. The site promoters are seeking to submit a planning application to the Council following the adoption of the Local Plan.

Applying constraints

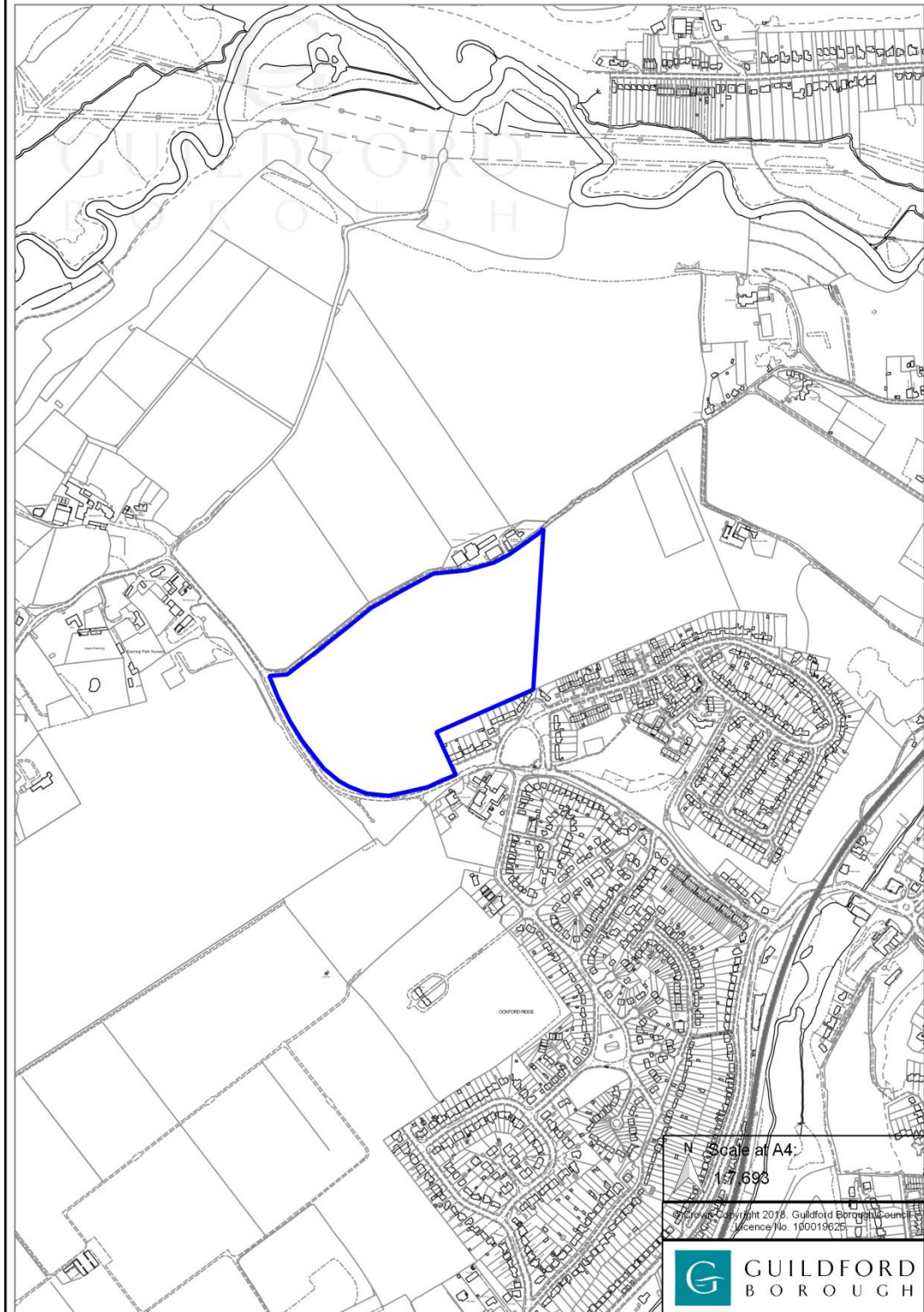
Constraints have been identified in relation to the potential impact on landscape. However, appropriate mitigation is considered possible.

Consideration of possible uses

This site is most suited for residential development, to provide new homes to help meet the identified need.

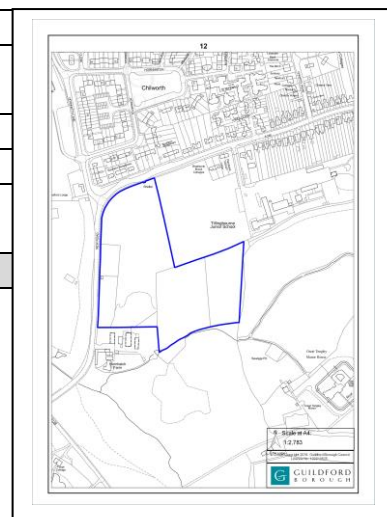
Uses		
<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	200	22 dph
Timescales		years
		0-5
		6-10
		11-15

2254



(New) LAA Site 12 - Land at Hornhatch Farm, adjoining New Road, Chilworth

Site reference	12
Address	Land at Hornhatch Farm, adjoining New Road, Chilworth
Ward	Shalford
Site area	4.5 Ha
Current land use	Fields
Suitability	
<p><u>Location</u> The site is located on the edge of Chilworth village, south west of Tillingbourne School.</p> <p><u>Physical description of the site</u> The site consists primarily of greenfield land, which includes some land used as a turning-circle servicing the function of the Farm to the south of the site. The site is surrounded by defensible boundaries including hedgerows following New Road to the north and west, hedgerows and tree belts located near Tillingbourne School to the east, and woodland at Wonersh Common to the south of the site.</p> <p><u>Character of the area</u> The area to the north of the site is residential, with Tillingbourne School to the northeast. Land to the east and west of the site is greenfield with some woodland areas. The southern edge of the site borders Hornhatch farm and woodland.</p> <p><u>Relevant planning history</u> In May 2013, outline planning permission was refused for the development of 30 new homes (including 11 affordable homes) with associated parking, landscaping and access from New Road, Chilworth (ref: 13/P/00206).</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> • Green Belt adjoining the village settlement • Greenfield • Flood zone 1 (low risk) • Within 5km to 7km of the Thames Basin Heaths SPA – beyond the zone of influence • Grade 3 (moderate/good) agricultural land. <p><u>Physical limitations and considerations</u></p> <p><u>Flood risk reduction</u> The site is at low risk of fluvial flooding (flood zone 1).</p> <p><u>Access</u> Access to the site is off the A248 New road.</p> <p><u>Impact of development on the Thames Basin Heath SPA and potential mitigation</u> The proposed dwellings fall within the 5-7km zone surrounding the TBH SPA. Development here may have an impact on the TBH SPA, judged on a case by case basis. The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).</p> <p><u>Environmental limitations and considerations</u> Although not subject to a Tree Preservation Order, there are trees on site which development would need to consider.</p> <p><u>Green Belt and countryside</u> The site is identified as a potential development area in the Green Belt and Countryside Study (E51-B). The potential development area scores three against the purposes of the Green Belt and is ranked 6th in terms of sustainability criteria.</p>	



Landscape

The site is located adjacent to an Area of Great Landscape Value (AGLV). The site is categorised in the Landscape Character Assessment as falling within Rural Character Area H4 Shalford Gravel Terrace. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Appropriateness and likely attractiveness for the type of development proposed

Well designed new homes in this location are likely to be attractive to those looking for family homes.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Availability

Landownership: The site is available for development.

Delivery record: The site is under the control of one landowner.

Achievability

Information submitted by the landowner demonstrates that development could realistically be achieved within the next five years. Initial masterplanning work has begun for the site, with the landowner seeking to submit a planning application to the Council following the adoption of the Local Plan.

Applying constraints

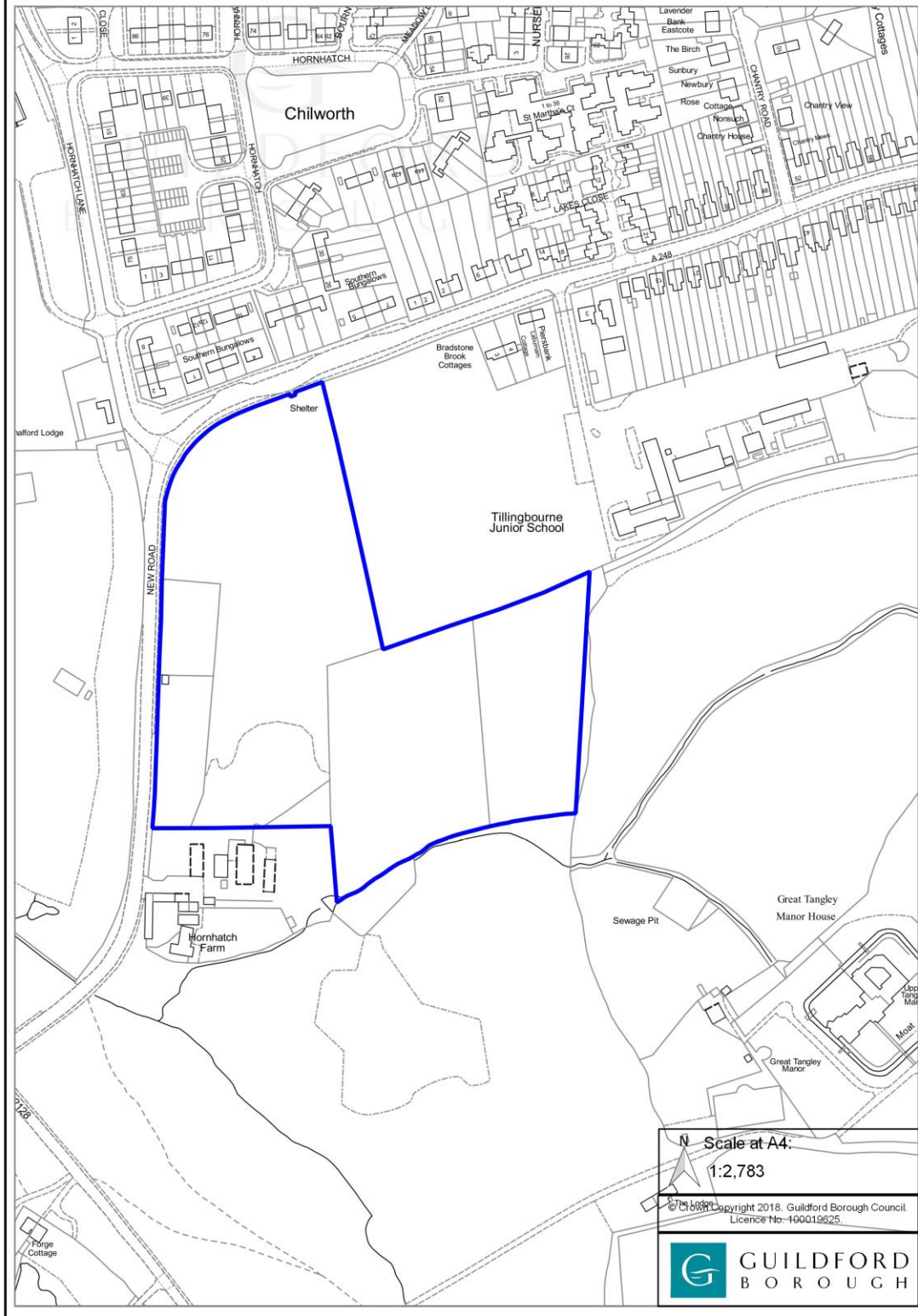
Constraints have been identified in relation to the potential impact on landscape. However, appropriate mitigation is considered possible.

Consideration of possible uses


This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	80	18 dph
Timescales		years
		0-5
		6-10
		11-15



**(New) LAA Site 29 - Land east of Alderton's Farm, Send Marsh Road, Send, Woking,
GU23 7DJ**

Site reference	29	
Address	Land east of Alderton's Farm, Send Marsh Road, Send, Woking, GU23 7DJ	
Ward	Send	
Site area	6.8 ha	
Current land use	Pastoral farmland	
Suitability		
<u>Location</u> The site sits east of Alderton's Farm and south of the B368 Send Marsh Road.		
<u>Physical description of the site</u> The site is surrounded by defensible boundaries, including hedgerows and residential gardens to the east, trees and residential gardens to the south, substantial hedgerows to the west and the B368 to the north. A row of trees runs roughly from east to west across the middle of the site, and prevents further views of the site from Send Marsh Road.		
<u>Character of the area</u> The site comprises greenfield land enclosed by hedgerows, trees and residential gardens to the east and south, with substantial hedgerows to the west. The area to the west of the site comprises open greenfield land with Alderton's Farm in the northern area. To the north, east and south of the site comprises residential uses.		
<u>Relevant planning history</u> There is no relevant planning history for the site.		
<u>Summary of land designations</u> <ul style="list-style-type: none">• Green Belt adjoining the settlement boundary• Within 400m and 5km of the Thames Basin Heaths SPA• Flood Zone 1 (low risk)• Greenfield land• Grade 3 (moderate/good) agricultural land.		
<u>Physical limitations and considerations</u>		
<u>Agricultural land classification and level of use</u> The land is classified as Grade 3 (moderate/good) agricultural land.		
<u>Flood risk reduction</u> The site is at low risk of fluvial flooding (flood zone 1).		
<u>Access</u> Access could be achieved from the B368 Send Marsh Road.		
<u>Environmental limitations and considerations</u>		
<u>Green Belt and countryside</u> The site is identified as potential development area B15-C in the Green Belt and Countryside Study. The potential development area scores two against the purposes of the Green Belt and is ranked 18th in terms of sustainability criteria.		

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E2 Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed. Development should consider linkages from the site, and green corridors, to green spaces surrounding the site.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well designed new homes in this location are likely to be attractive to the market.

Contribution to regeneration priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development.
Delivery record: The site is under the control of a developer.

Achievability

Development could realistically be achieved within the next five years given it is already within the control of a house builder who is seeking to submit a planning application to the Council following the adoption of the Local Plan.

Applying constraints

There are no known constraints.

Consideration of possible uses

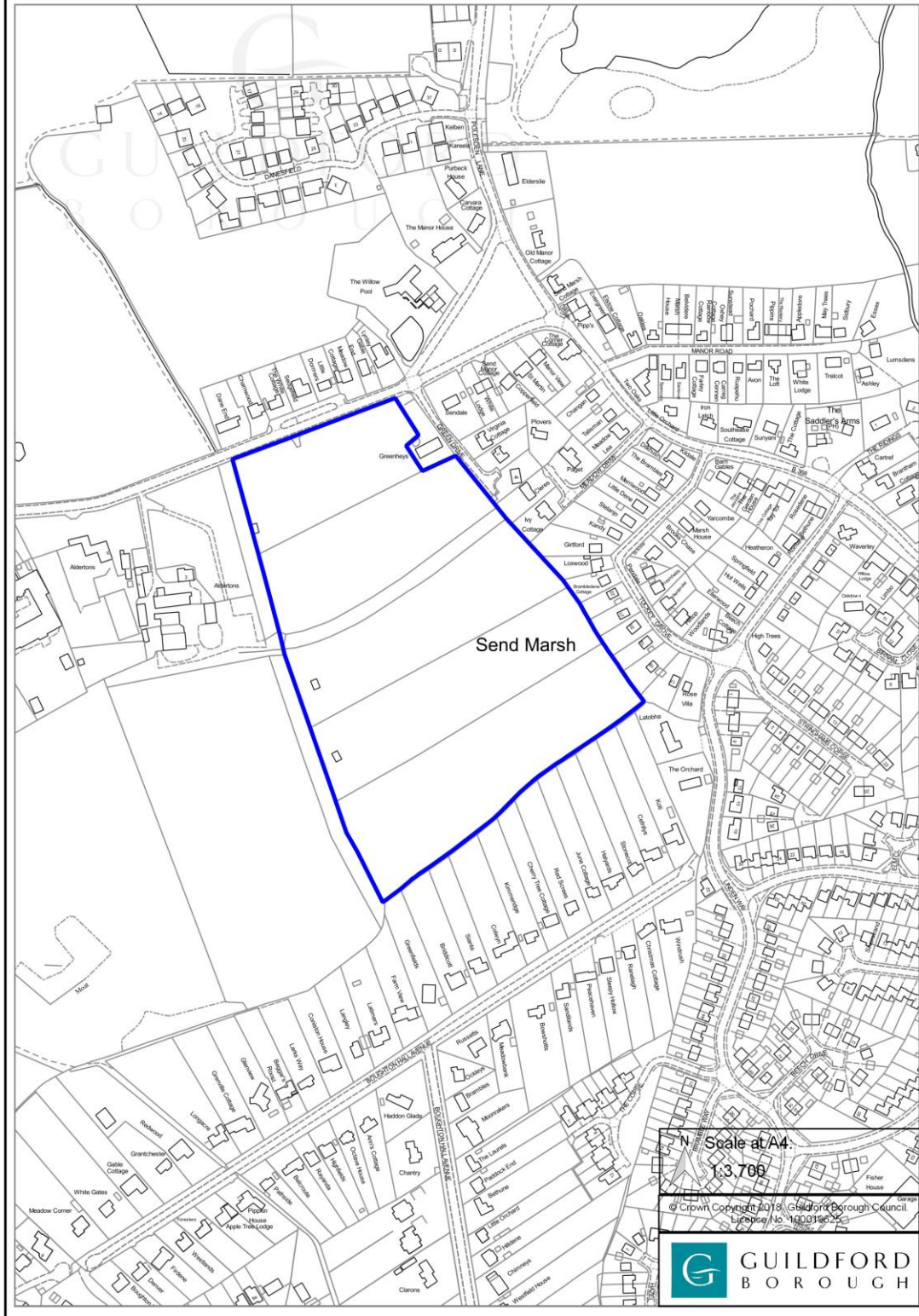
This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses


<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	120	18 dph

Timescales

	years	
	0-5	
	6-10	
	11-15	



(New) LAA Site 2010 - Land between Glaziers Lane and Strawberry Farm, Normandy

Site references	2010	
Address	Land between Glaziers Lane and Strawberry Farm, Normandy	
Ward	Normandy	
Site area	5.75 ha	
Current land use	Pastoral farmland, paddocks and a lake	
Suitability		

Location
The site sits east of Glazier's Lane and north of the railway line near Wanborough train station.

Physical description of the site
The site is surrounded by defensible boundaries, including hedgerows and residential gardens near Glazier's Lane to the north and west, a substantial tree belt with open farmland to the east, and tree belts following the railway line to the south. There is a large pond in the eastern part of the site with banking around it.

Character of the area
The site comprises greenfield land enclosed by treebelts to the north, east and south. Surrounding the site to the north and east are further greenfield areas screened by treebelts. The south of the site lines the railway, screened by more trees. The north and east of the site comprises residential properties fronting Glazier's Lane.

Relevant planning history
Permission was granted in 1996 for the formation of the amenity lake [Ref: 95/P/01512].

In February 2017, a planning application [Ref: 16/P/01452] for the construction of 42 residential units with associated parking and gardens was refused.

A planning application [Ref: 17/P/01413] for the construction of 9 residential units with associated parking and gardens was refused in January 2018. This application is currently awaiting determination at appeal.

Summary of land designations

- Green Belt adjoining the settlement boundary
- Within 400m and 5km of the Thames Basin Heaths SPA
- Flood Zone 1 (low risk)
- Greenfield land
- Grade 3 (moderate/good) agricultural land.

Physical limitations and considerations

Agricultural land classification and level of use
The land is classified as Grade 3 (moderate/good) agricultural land.

Flood risk reduction
The site is at low risk of fluvial flooding (flood zone 1).

Access
Access could be achieved from Glazier's Lane.

Transport

The site is located close to Wanborough railway station.

Environmental limitations and considerations

Green Belt and countryside

The site is identified as potential development area H10-B in the Green Belt and Countryside Study. The potential development area scores three against the purposes of the Green Belt and is ranked 22nd in terms of sustainability criteria.

Landscape

The site is categorised in the Landscape Character Assessment as falling within Rural Character Area E1 Wanborough Wooded Rolling Claylands. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.

Green infrastructure

Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed. Development should consider linkages from the site, and green corridors, to green spaces surrounding the site.

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well designed new homes in this location are likely to be attractive to the market. The site is within easy access of Wanborough train station.

Contribution to regeneration priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

There is no known reason why well designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.

Availability

Landownership: The site is available for development.

Delivery record: The site has two landowners and under option with a developer that is intending to deliver it in partnership with another developer.

Achievability

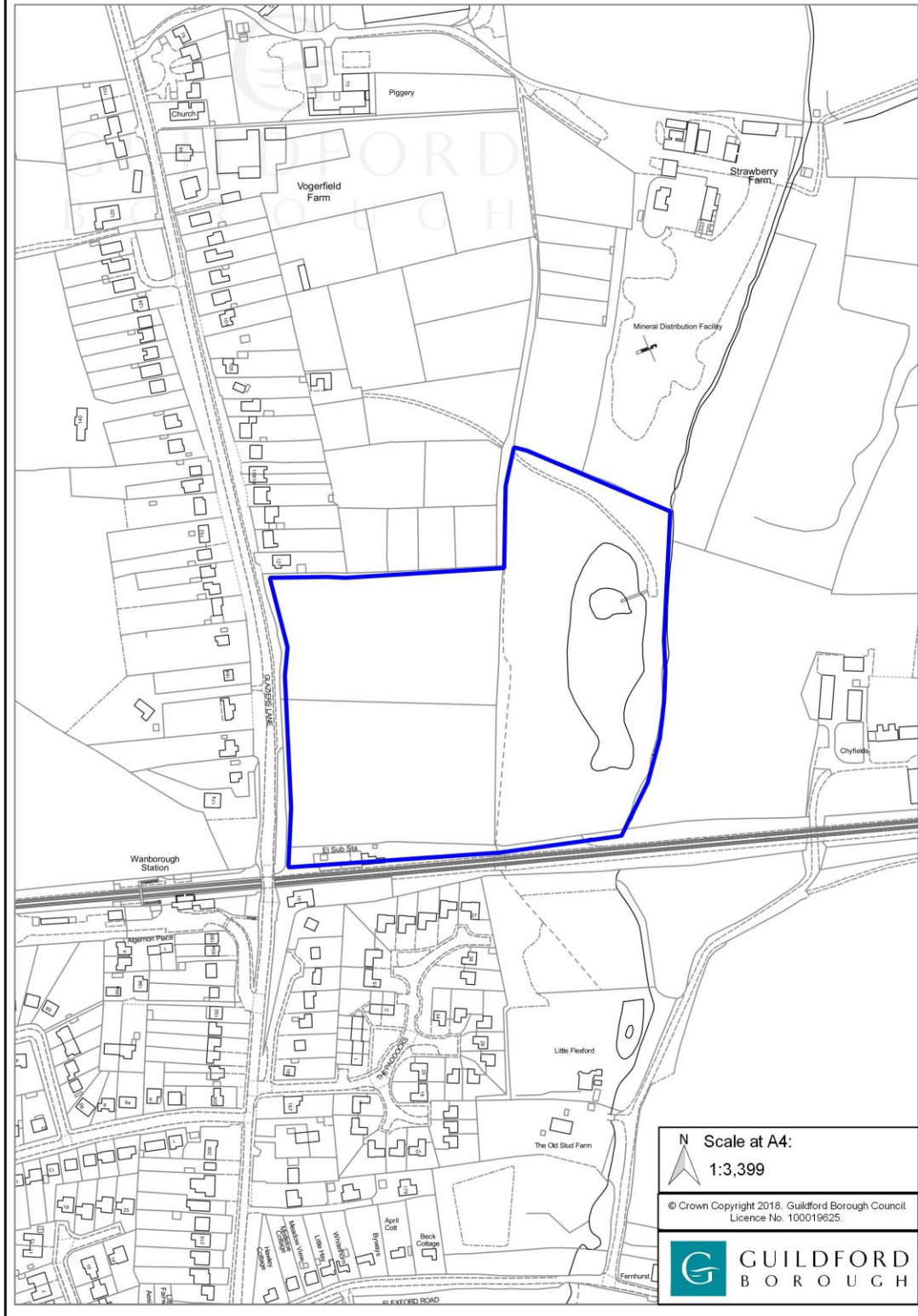
Development could realistically be achieved within the next five years given the site will be developed by two house builders. The site promoter is seeking to submit a planning application to the Council following the adoption of the Local Plan.

Applying constraints

Constraints have been identified in relation to the presence of the fishing pond on part of the site. The lake is relatively shallow (1.5m below ground level) with the surrounding banking having been created using the resultant spoils. The pond is intended to be filled in or reduced significantly in size. It is not considered that it would preclude or delay delivery of development on the site.

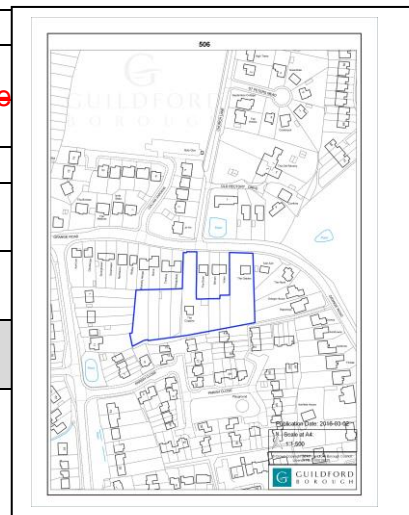
Consideration of possible uses		
This site is most suited for residential development, to provide new homes to help meet the identified need.		
Uses		
<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	105	18 dph
Timescales		years
		0-5
		6-10
		11-15

2010



(Deleted) LAA Site 506 - Land south of Grange Road, Ash (including the Coppins and land to the west, and land rear of the Gables, Viden and Birnam)

Site reference	506
Address	Land south of Grange Road, Ash (including the Coppins and land to the west, and land rear of the Gables, Viden and Birnam)
Ward	Ash South and Tongham
Site area	0.5 ha
Current land use	Residential (2 properties) and private residential gardens (C3)
Suitability	
<p><u>Location</u> The site is close to Ash railway station and local schools. This is a predominantly residential area.</p> <p><u>Physical description of the site</u> The site consists of two residential houses and many residential gardens.</p> <p><u>Character of the area</u> The area is residential in character with family homes and gardens. The site is towards the eastern edge of Ash and Tongham urban area, with countryside land currently to the east.</p> <p><u>Relevant planning history</u> Land to the rear of Grange Road, including the Coppins An outline planning application for ten new homes with a new access road following demolition of the existing house was approved in 2008 (ref: 07/P/01611). This permission has expired.</p> <p>A planning application for 14 new homes following demolition of the existing dwelling was refused in 2006 (ref: 06/P/01952, resubmission of ref: 05/P/01739).</p> <p>A planning application for 14 new homes following demolition of the existing dwelling was refused and dismissed at appeal in 2007 (ref: 05/P/01730).</p> <p>The Gables and land to the rear of Viden and Birnam, Grange Road, Ash A planning application for four two-storey dwellings with associated access, parking and landscaping was refused (ref: 14/P/01756). An appeal was subsequently dismissed on 5 February 2016 but only on the basis that the Section 106 legal agreement had not been finalised. In all other respects, the Inspector found the development to be acceptable.</p> <p>The applicant re-submitted a further application, which was approved in June 2016 (ref: 16/P/00327).</p> <p><u>Land designations</u></p> <ul style="list-style-type: none"> — Ash and Tongham Urban Area — Flood zone 1 (low risk) — Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided — Previously developed land and private residential gardens (greenfield) — Tree preservation orders within the site, including at entrance to existing property <p><u>Physical limitations and considerations</u> The site is at low risk of fluvial flooding (flood zone 1).</p> <p>The site is within a hot spot area identified in the Ash Surface Water Study (Ash Lodge Drive hotspot). Any proposed development in this area should have regard to findings and recommendations of this study. Concerns regarding drainage was listed as a reason for refusal of planning application 07/P/01611.</p> <p>Access from Grange Road to the land rear of the Gables has been considered suitable as part of the recent</p>	



~~planning decision (ref:14/P/01756).~~

~~With regards to access from Grange Road via the Coppins, highways considerations were satisfied in the planning application 07/P/01611, and this was not given as a reason for refusal. However, it is worth noting that to achieve suitable access and visibility splays, adjacent front garden land was required. This may be the reason that development was not delivered. However, with adjoining development likely, access would most likely be achieved from the Gables access.~~

Environmental limitations and considerations

~~The arrangements for trees made in planning application 07/P/01611 were considered acceptable. Whilst there are trees on site, including some with tree preservation orders, these are not a showstopper to development as long as satisfactory arrangements are made. Equally, impact of development on trees was not given as a reason for refusal of planning application ref:14/P/01756.~~

Impact of development on the Thames Basin Heath SPA and potential mitigation

~~The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).~~

Appropriateness and likely attractiveness for the type of development proposed

~~Well designed new homes in this location, close to Ash railway station and local shops are likely to be attractive to those looking for family homes.~~

Contribution to wider priorities

~~Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.~~

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

~~The proposals in planning application 07/P/01611 were considered to be overbearing on neighbouring properties, and this was cited as a reason for refusal, alongside over development of the site. The reason for refusal also said that the development would be out context with the scale and character of the surrounding area and be detrimental to the visual amenities of the locality and the existing amenities of surrounding residents. Any further proposals on this site must address this reason for refusal. This was not listed as a reason for refusal in planning application 14/P/01756.~~

Availability

~~Landownership: With regards to the Coppins, the landowner remains interested in redevelopment in the future. The redevelopment potential of the whole site is also dependent on the availability of the other land. It can take time to assemble land when there are multiple landowners involved.~~

~~Delivery record: The planning history shows attempts to develop this site.~~

Achievability

~~Given the recent appeal decision and subsequent resubmission of a planning application for part of this site, it is likely that the whole site will eventually be developed.~~

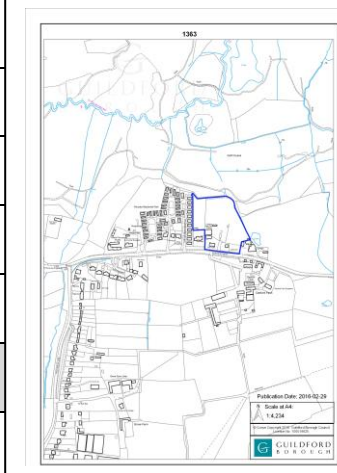
~~Part of the site has received permission to erect 4 detached two storey dwellings with parking and private amenity space/garden. This should be considered deliverable within 1-5 years.
The remainder of the site may follow later, and has been categorised in the 6-10 year delivery period.~~

Applying constraints

~~Constraints have been identified in relation to surface water drainage, trees and impact on the neighbouring area on part of the site.~~

Consideration of possible uses		
This site is most suited for residential development, to provide new homes to help meet the identified need.		
Use		
<u>Use</u>	<u>Number of homes</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	10 (net)	32 dph
Timescales		years
6-10 years = 11 (gross), 10 (net) homes		0-5
		6-10
		11-15

(Deleted) LAA Site 1363 - Former scrap yard, Aldershot Road, Worplesdon

Site reference	1363	
Address	Former scrap yard, Aldershot Road, Worplesdon	
Ward	Worplesdon	
Site area	1.7 ha	
Current land use	Scrap yard (sui generis) and residential (C3)	
Suitability		
<u>Location</u> The site is between the villages of Fairlands and Normandy, north of the A323 Aldershot Road.		
<u>Physical description of the site</u> The site includes two residential buildings, a commercial building and a scrap yard.		
<u>Character of the area</u> The site is close to other residential areas and commercial uses, with a golf course to the north.		
<u>Relevant planning history</u> There are various historical planning permissions relating to the current uses on the site.		
A planning application proposing the erection of 27 dwellings (including 13 affordable homes), accommodation for up to five people with autism and an 80 bed dementia care home, following the demolition of all existing permanent and temporary buildings on site (ref: 15/P/01980), was refused in June 2016.		
Another planning application proposing the erection of 45 dwellings (including 22 affordable homes) and accommodation for up to five people with autism (ref: 15/P/01987) is currently awaiting decision.		
<u>Summary of land designations</u> <ul style="list-style-type: none">— Green Belt outside of the village settlement boundary— Flood zone 1 (low risk)— Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided— Previously developed land		
<u>Physical limitations and considerations</u>		
<u>Contamination, pollution and any hazardous risk</u> A Phase 1 ground conditions survey report has been prepared for the site. This identifies a number of potential sources of contamination and recommends further investigations and appropriate remediation would be required.		
<u>Flood risk reduction</u> The site is at low risk of fluvial flooding (flood zone 1).		
<u>Access</u> Access to the site is off the A323 Aldershot Road. The current planning application has not yet been determined. It is however noted that in response to the planning application, SCC highways has noted that the following package of works would be required to be undertaken at the applicant's expense through a S278 Agreement:		
1) An extension to the footway to the east of the development on Aldershot Road should be provided. An appropriate crossing point in the form of traffic island and light columns should also be provided. Currently		

~~the footway facility ends just before the roundabout at Fairlands. A new footway should be implemented to link the village to this area where there are additional facilities and Merrist Wood college.~~

~~2) Signing enhancement round the bend on Aldershot Road to the west of Frog Grove Lane should be provided, a chevron board and some HMPs will be required. This is a casualty site with a number of accidents occurring on the bend due to vehicles losing control.~~

Environmental limitations and considerations

Green Belt and countryside

~~Redevelopment of previously developed land may be appropriate if it would not have a greater impact on the openness of the Green Belt.~~

Landscape

~~The site is categorised in the Landscape Character Assessment as falling within Rural Character Area G1 Worplesdon wooded and settled sand heath. All development proposals should provide positive benefit in terms of landscape and townscape character and local distinctiveness and will have regard to the identified landscape character areas.~~

Nature

~~An extended Phase 1 Habitat Survey has been undertaken on the site which indicates that whilst the site does not generally support significant species, two of the buildings on site support transitional bat roosts. This would require appropriate measures prior to any development being able to proceed.~~

Green infrastructure

~~Opportunities to conserve and enhance biodiversity should be taken, particularly when greenfield land is developed.~~

Impact of development on the Thames Basin Heath SPA and potential mitigation

~~The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide mitigation for this site (see Infrastructure Delivery Plan).~~

Appropriateness and likely attractiveness for the type of development proposed

~~Well designed new homes in this location are likely to be attractive to the market.~~

Contribution to wider priorities

~~Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.~~

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

~~There is no known reason why well designed new homes in this location, that take account of the amenities of the neighbouring properties, should have an unacceptable impact.~~

Availability

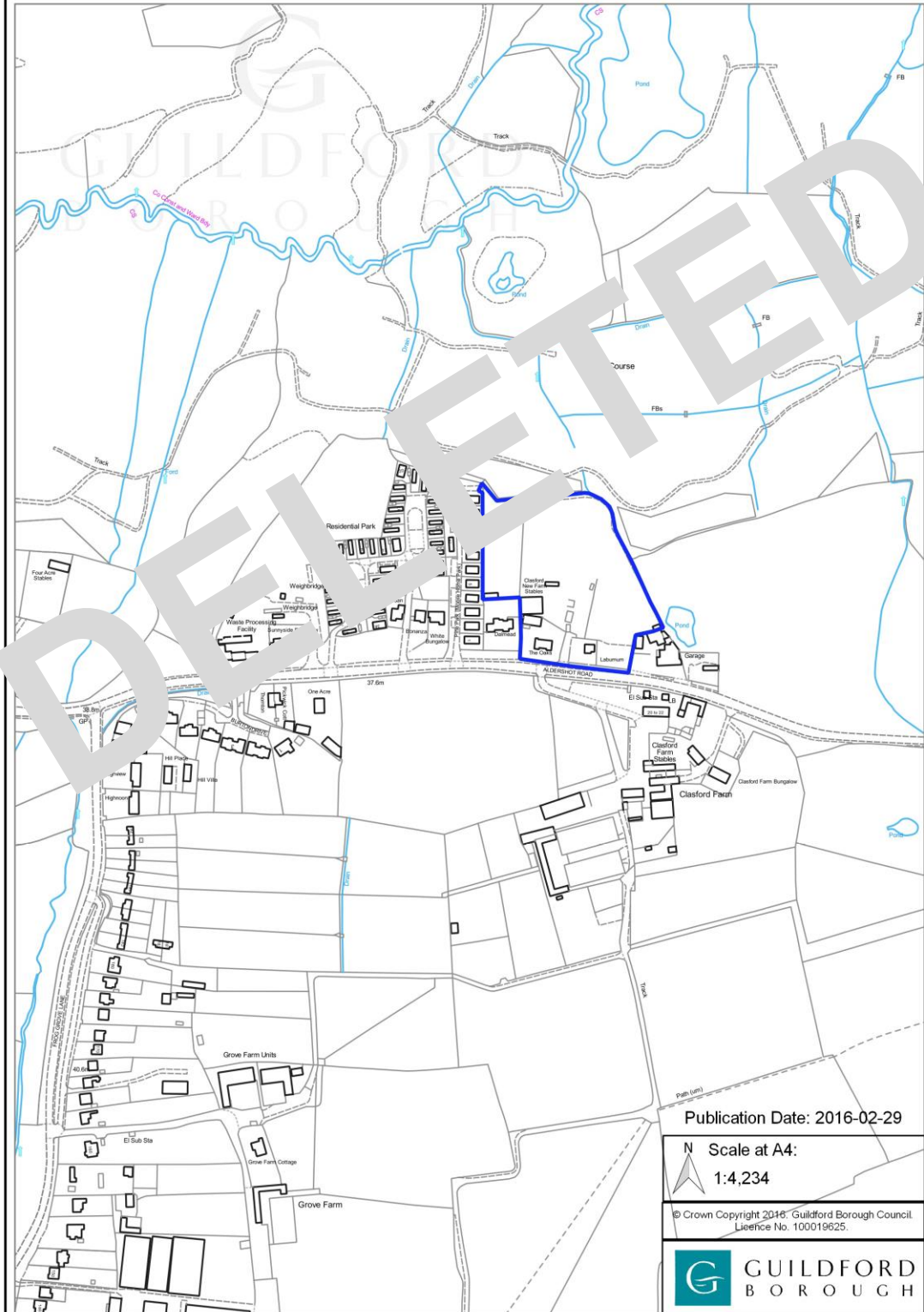
~~Landownership: The land is available for development.
Delivery record: The site is under option with a developer.~~

Achievability

~~There is a realistic prospect that development can be delivered within the next five years.~~

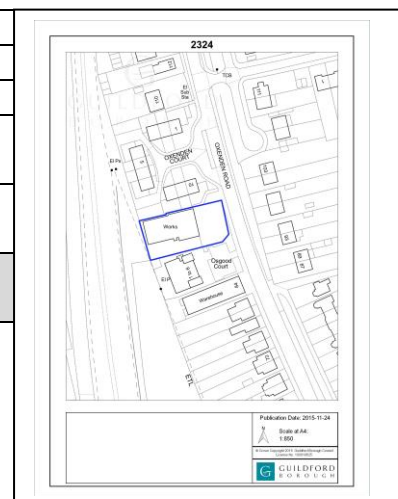
Applying constraints		
Constraints have been identified in relation to contamination, however appropriate mitigation is considered possible.		
Consideration of possible uses		
This site is most suited for residential development, to provide new homes to help meet the identified need.		
Uses		
<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	50	45 dph
Timescales		years
This is a deliverable site, on which there is a realistic prospect that new homes will be built within the first five years of the Local Plan.		0-5
		6-10
		11-15

1363



(Deleted) LAA Site 2324 - Stadium Works, Oxenden Road, Tongham

Site reference	2324
Address	Stadium Works, Oxenden Road, Tongham
Ward	Ash South and Tongham
Site area	0.1 ha
Current land use	Industrial (B2)
Suitability	
<p><u>Location</u> The site is in Ash and Tongham urban area, close to the A331. This is a predominantly residential area. It is close to Ash Manor School.</p> <p><u>Physical description of the site</u> Currently a car maintenance depot, it has an industrial character relating to its history and association with the old race track that was demolished in 1992 to make way for the Blackwater Valley relief road (A331).</p> <p><u>Character of the area</u> The area is predominantly residential, with other facilities that are usual in an urban area such as schools. To the west of the site is landscaping associated with the Blackwater Valley relief road (A331).</p> <p><u>Relevant planning history</u> A planning application proposing to demolish the existing building and build 10 x 1-bedroom flats, with parking and landscaping (ref: 15/P/00765) was refused. A further planning application for 9 dwellings was also refused (ref: 16/P/01451).</p> <p>A further planning application for the erection of a two-storey detached building comprising of four x two-bedroom flats and two x one-bedroom flats with associated parking and landscaping following demolition of existing building is currently awaiting determination (ref: 17/P/00794).</p> <p><u>Land designations</u></p> <ul style="list-style-type: none"> — Ash and Tongham Urban Area — Flood zone 1 (low risk) — Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoided — Previously developed land <p><u>Physical limitations and considerations</u> The site is at low risk of fluvial flooding (flood zone 1). The site is within a hot spot area identified in the Ash Surface Water Study (Tongham/Oxenden Road hotspot). Any proposed development in this area should have regard to findings and recommendations of this study.</p> <p><u>Access</u> There is currently access to the site for the current use. Access would need to be considered with regards to the proposed new use of the land.</p> <p><u>Contamination Risks</u> Historically, this site was used as a petrol station with pumps and storage tanks. The site was then changed to an industrial estate and later a site for the manufacturing and assembly of electro mechanical equipment. The site will need thorough checks to assess any level of risk and any remains of petrol tanks and if necessary, remediation may be required.</p> <p><u>Environmental limitations and considerations</u> This is previously developed land within limited landscaping. Proposals should consider improvements to biodiversity where possible.</p> <p><u>Impact of development on the Thames Basin Heath SPA and potential mitigation</u> The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). As this</p>	



~~development proposes nine homes or fewer, mitigation can be provided by any SANG. Adequate SANG mitigation is available.~~

Appropriateness and likely attractiveness for the type of development proposed

~~Well designed new homes in this location, with good road links and facilities nearby is likely to be attractive to the market.~~

Contribution to wider priorities

~~Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities. There is a loss of employment land however this is not a strategic employment site.~~

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

~~Given the current industrial use in a predominantly residential area, a residential use is likely to have less impact on neighbouring areas, as long as designed in an appropriate way.~~

Availability

~~Landownership: A current planning application suggests the land is available for development.~~

Achievability

~~There is a realistic prospect that development will be achieved here, given the current planning application, and the location of the current use in a residential area. A planning application would need to justify the loss of employment land.~~

Applying constraints

~~Constraints relate to potential contamination, the loss of employment land and potential surface water flooding. With careful site investigation, design, mitigation and evidence, these constraints should be possible to overcome.~~

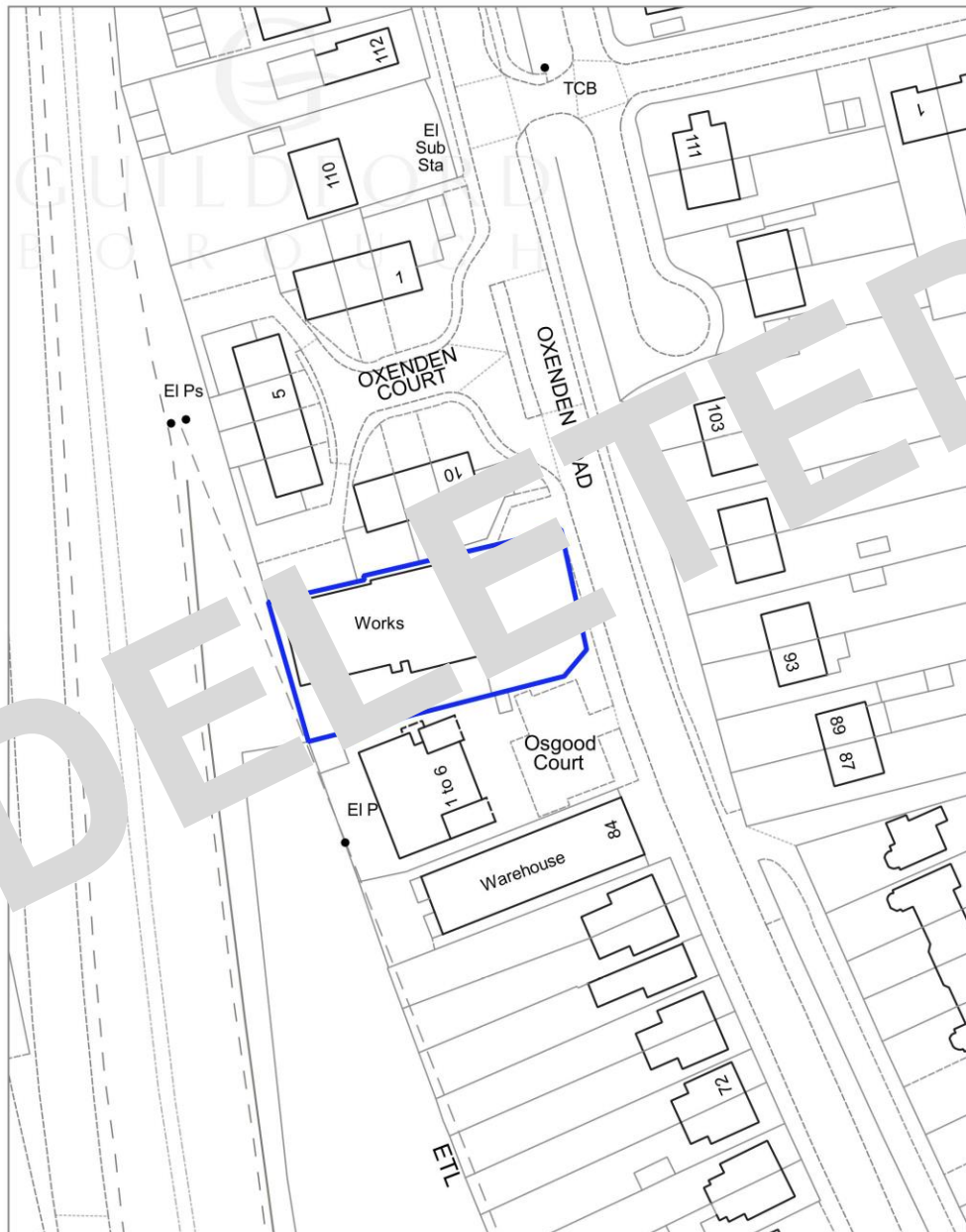
Consideration of possible uses

~~This site is most suited for residential development, to provide new homes to help meet the identified need.~~

Use

<u>Use</u>	<u>Number of homes (net)</u>	<u>Density (dwellings per hectare)</u>
Residential (C3)	6	60 dph
Timescales		years
There is a realistic prospect that this site will deliver new homes in the next five years.		0-5
		6-10
		11-15

2324



Publication Date: 2015-11-24



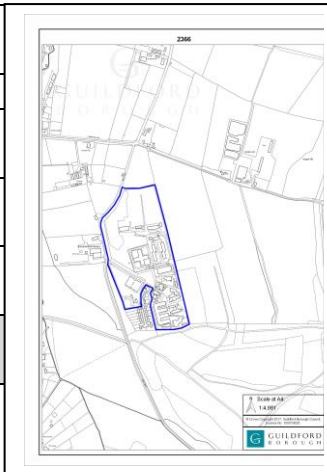
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GUILDFORD
BOROUGH

(Deleted) LAA Site 2366 - HM Prison Send, Ripley Road, Send, GU23 7LJ

Site reference	2366	
Address	HM Prison Send, Ripley Road, Send, GU23 7LJ	
Ward	Lovelace	
Site area	8.24 ha	
Current land use	HM Prison	
Suitability		
<u>Location</u> The site is located adjacent to and to the east of Ripley Road, south of the A3 and close to West Clandon.		
<u>Physical description of the site</u> The site consists of largely previously developed land; including HM Prison buildings, parade grounds and associated other buildings, with some greenfield and open space.		
<u>Character of the area</u> The site is surrounded by medium sensitivity Green Belt land. Ancient woodland is located to the north of the site and surrounds the southern half of the site. The woodland to the south and south west is an SNCI.		
<u>Relevant planning history</u> There is no recent relevant planning history for this site.		
<u>Summary of land designations</u> <ul style="list-style-type: none">Green Belt, outside of the village settlementFlood zone 1 (low risk)Within 400m to 5km of the Thames Basin Heaths SPA, where the impact of development can be avoidedPreviously developed land		
<u>Physical limitations and considerations</u>		
<u>Flood risk reduction</u> The site is at low risk of fluvial flooding (flood zone 1).		
<u>Access</u> Access to the site is off Ripley Road. There is current access to the site.		
<u>Utilities</u> The site consists of some previously developed land with a connection to services.		
<u>Environmental limitations and considerations</u>		
<u>Green Belt and countryside</u> The site is proposed to be inset from the Green Belt within the Green Belt and Countryside Study (Volume 5).		
<u>Landscape</u> The southern part of the site is considered to be generally enclosed by surrounding woodlands, most of which have SNCI status. The northern part of the site is generally considered more open and redevelopment proposals should be sensitive to the character of the surrounding open landscape.		

Impact of development on the Thames Basin Heath SPA and potential mitigation

The proposed dwellings require the provision of Suitable Alternative Natural Greenspace (SANG). The Local Plan proposes suitable SANG that will provide avoidance for this site (see Infrastructure Delivery Plan).

Appropriateness and likely attractiveness for the type of development proposed

Well designed new homes in this location are likely to be attractive to the market.

Contribution to wider priorities

Provision of new homes here would help towards meeting the housing number in the Local Plan and contribute towards achieving sustainable, inclusive and mixed communities.

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

A well designed redevelopment proposal is not expected to negatively impact on the amenity of neighbouring areas. There are some occupied houses already on the site. The amenity of existing residents will need to be considered and addressed in the design of redevelopment proposals.

Availability

Landownership: The land is available for development.

Delivery record: The landowner anticipates the existing use relocating within the next 5 years.

Achievability

Given the timescales for potential relocation, deliverability of any new homes is anticipated to be within the next 6-10 years.

Applying constraints

Constraints applying to this site include the consideration of the character of the surrounding landscape and existing residential units on the site. Redevelopment proposals would need to be sensitive to this.

Consideration of possible uses

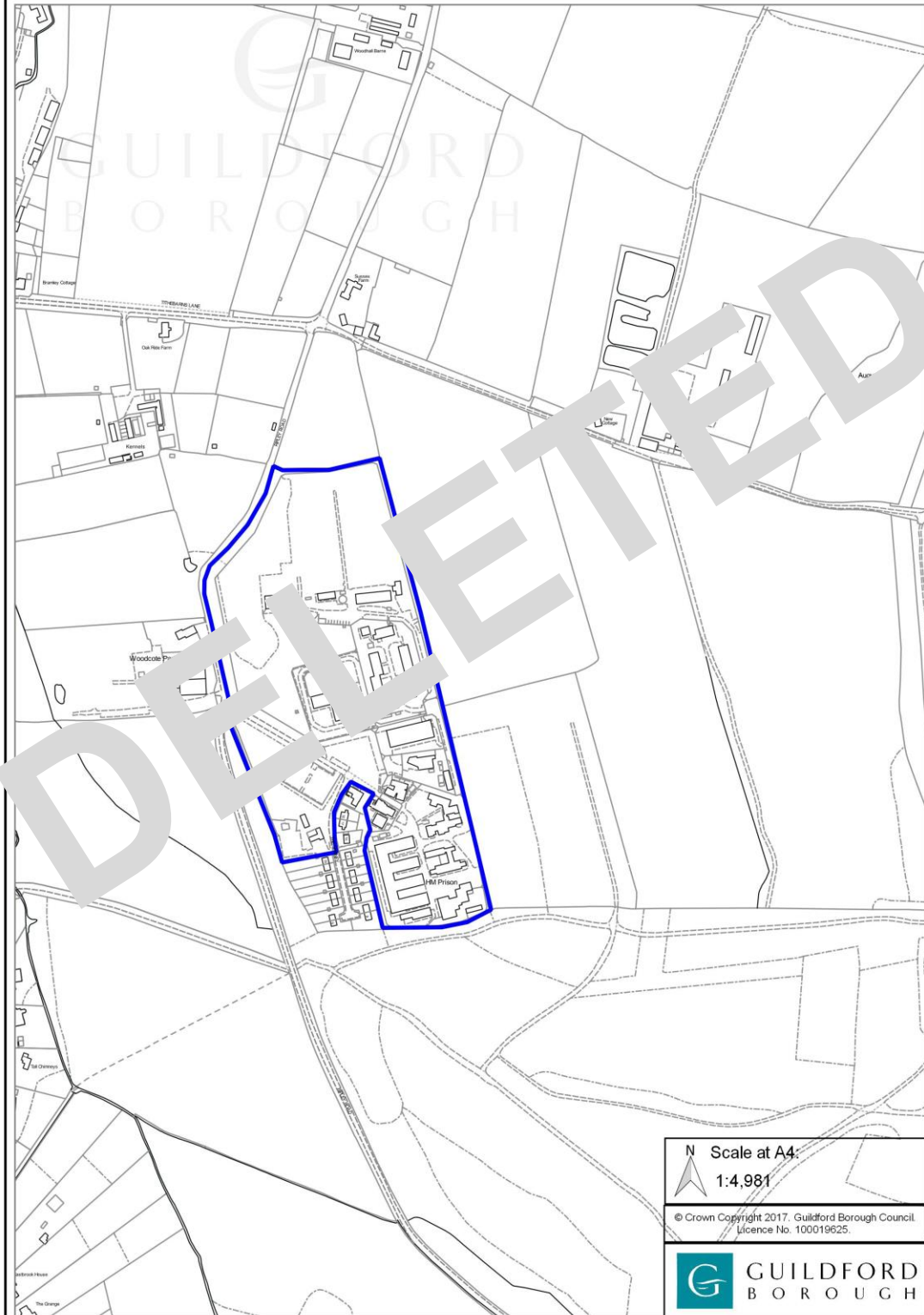
This site is most suited for residential development, to provide new homes to help meet the identified need.

Uses

Use	Number of homes (net)	Density (dwellings per hectare)
Residential (C3)	150	18 dph

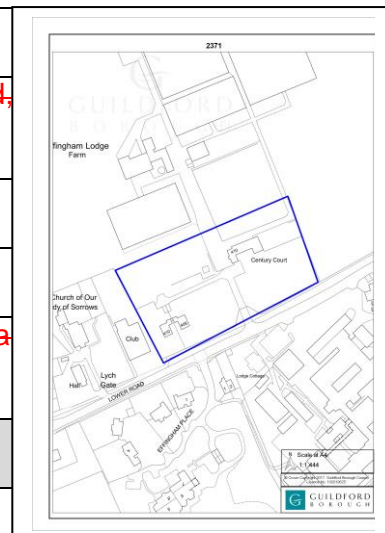
Timescales	years	
This is a developable site, with a reasonable prospect that development will be delivered within 6-10 years of the Local Plan.	0-5	
	6-10	
	11-15	

2366



**(Deleted) LAA Site 2371 - Land north of Lower Road, south of Thornet Wood,
Effingham**

Site references	2371
Address	Land north of Lower Road, south of Thornet Wood, Effingham
Ward	Effingham
Site area	1.21 ha
Current land use	Mixed use—Some residential, offices and other ha standing
Suitability	
<p><u>Location</u> Located on Lower Road, opposite the Howard of Effingham School, the site is an edge-of-settlement location. However, the site is close to local services and has good access to neighbouring settlements via Lower Road.</p> <p><u>Physical description of the site</u> The site consists of some previously developed land, alongside other hard standing including an access road. Buildings within the site are currently mixed-use, with some residential, some office space and other buildings to support the function of the Farm.</p> <p><u>Character of the area</u> The character of the street scene surrounding the site is primarily residential, with the notable Howard of Effingham School opposite the site. The site is located near the Church of Our Lady of Sorrows on Lower road. Land behind the site is designated Green Belt.</p> <p><u>Relevant planning history</u> Part of the site was included in a hybrid planning application (ref: 14/P/02109) which considered the replacement of the Howard of Effingham Secondary School alongside the construction of up to 258 residential dwellings. This application was dismissed at appeal in March 2016.</p> <p><u>Summary of land designations</u></p> <ul style="list-style-type: none"> — Green Belt outside of the settlement boundary — Previously developed land — Flood Zone 1 <p><u>Physical limitations and considerations</u></p> <p><u>Flood risk reduction</u> The site is at low risk of fluvial flooding (Flood Zone 1).</p> <p><u>Access</u> Access to the site could be provided from Lower Road. An access road from Lower Road already exists within the site.</p> <p><u>Utilities</u> The site consists of some previously developed land with a connection to services.</p> <p><u>Environmental limitations and considerations</u></p> <p><u>Green Belt and countryside</u> The site is washed over by the Green Belt. However, the site consists of previously developed land which a well-designed proposal could suitably redevelop for residential purpose.</p>	



Landscape

~~Land behind the site will continue to be open Green Belt and a redevelopment proposal should be sensitive to the character of the landscape adjoining the site.~~

Impact of development on the Thames Basin Heath SPA and potential mitigation

~~The site is within 5km — 7km of the Thames Basin Heath SPA and is not over 50 net new dwellings.~~

Appropriateness and likely attractiveness for the type of development proposed

~~New homes here would likely be attractive to the market, with easy access to town.~~

Contribution to regeneration priorities

~~New homes here would use previously developed land to help meet identified development needs.~~

Environmental / amenity impacts experienced by would be occupiers and neighbouring areas

~~A well-designed redevelopment proposal is not expected to negatively impact on the amenity of neighbouring areas.~~

Availability

~~Landownership: The site is available for development.~~

Achievability

~~The school has worked in partnership with a developer to propose development on this site previously. The Effingham Neighbourhood Plan has identified this site as appropriate for the development of six residential units.~~

Applying constraints

~~The key constraints for this site are i) The Effingham Conservation Area, and ii) the Listed — and locally listed — status of buildings within the setting of the site. Development proposals should be sensitive to these constraints and avoid harm to the setting of the area and views toward the Conservation Area.~~

Consideration of possible uses

~~Residential development would be the best use of this site, particularly as it is at low risk of fluvial flooding. The site is close to shops and services, making use of a previously developed site.~~

Uses

Use	Number of homes (net)	Density (dwellings per hectare)
Residential (C3)	6	5 dph

Timescales

years	
0-5	
6-10	
11-15	

