

Appendix 7

Potential housing sites outside settlements

Chiddingfold

ID	Site Address	Size (ha)	Estimated Yield	Summary RAG Score
286	Land to the north of Queens Mead (west of the A283)	3.12	56	Amber
402	Land South of Field View Close, Chiddingfold	0.26	6	Amber
481	Land adjacent to Turners Mead, Chiddingfold	12.02	216	Red

Churt

ID	Site Address	Size (ha)	Estimated Yield	Summary RAG Score
393	Land at Gatesbury, The Meadows	0.59	2	Amber

Dunsfold

ID	Site Address	Size (ha)	Estimated Yield	Summary RAG Score
299	Land at Shoppe Hill	0.94	17	Amber
658	Alehouse Field, The Common, Dunsfold	0.63	11	Amber
15	Land at Dunsfold Common Road	0.97	5	Red
638	Land at Coombe Bury Cottage	0.98	20	Red

Elstead

ID	Site Address	Size (ha)	Estimated Yield	Summary RAG Score
16	Weyburn Works, Shackleford Road	15.14	66	Green
308	Land to the rear of The Croft	1.51	27	Amber
471	Land rear of Stacey's Farm Cottage, Thursley Road	0.62	11	Red
577	Tanshire Park, Elstead Road, Peperharow	1.47	38	Red
613	Sunray Farm, West Hill	2.55	20	Red
624	Moors Lane	0.94	19	Red
689	Land off West Hill and Hill Crest, Elstead	5.18	100	Red
695	Land at Red House Farm, Red House Lane, Elstead	1.33	17	Red

Ewhurst

ID	Site Address	Size (ha)	Estimated Yield	Summary RAG Score
398	Land south of Cranleigh Road	0.83	20-30+	Amber
399	Land at Backward Point, Cranleigh Road	1.48	17	Amber
400	Land to the rear of Blue Cottage and Penlan, Cranleigh Road	1.24	25	Amber
558	Ewhurst Brickworks, Horsham Road	1.66	30	Amber
694	Smokejacks, Horsham Road, Ewhurst	6.86	30-100	Red

Appendix 9

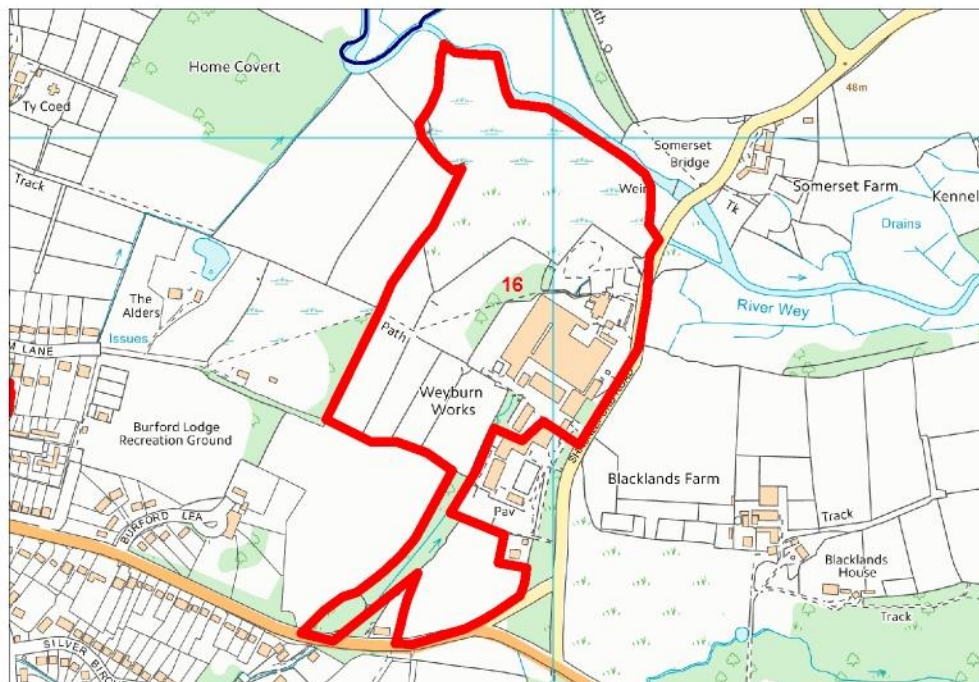
Detailed assessment of potential housing sites outside settlements

D	Site Address	Settlement	Parish
16	Weyburn Works, Shackleford Road	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
15.14	Call for sites 2014	Prior to 6th March 2012

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	No
Industrial/Commercial 30% Greenfield 70%			
		Rural Brownfield (for SA assessment 2014)	Yes

Site Map



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Council
LA 100025451
August 2014

Site Description

This is a partly brownfield, partly greenfield site, located to the east of Elstead village. It is bounded by the River Wey to the north, open land to the west, and roads to the south and east. The site adjoins Tanshire Park, a business park.

Suitability

The site is within the Green Belt and AONB. It is reasonably close to but outside the Elstead settlement boundary. A large scale development would be a substantial addition to the village. The Green Belt Review suggests that there may be some potential to remove land in this area from the Green Belt. Otherwise a large part of the site, which is not developed, does not currently relate well to the main settlement pattern of the village. Any development potential may be focused around that part of the site that is brownfield and use for housing subject to the Council being satisfied that it is no longer needed for employment purposes. Part of the site is in Flood Zone 3. The site is within 400 metres of the Wealden Heaths SPA and therefore, residential development will be subject to a project specific Habitats Regulations Assessment and where necessary a full Appropriate Assessment. Part of the site is subject to contamination.

Accessibility to Services

The site has moderate good accessibility to a bus stop, moderate accessibility to a local centre and a GP/health facility, and poor accessibility to a town centre, a secondary school, a primary school and a train station.

Availability

The site was submitted in the Call for Sites 2014 and is therefore considered available.

Achievability

Subject to addressing any contamination, there is a reasonable prospect that the development of housing would be achievable during the plan period.

WBC Estimated Yield (net)

WBC Estimated density

Timeframe for Development?

66

4.36

Within five years (2014 - 19)

Indicative Summary RAG score

Green

16 Weyburn Works, Shackleford Road

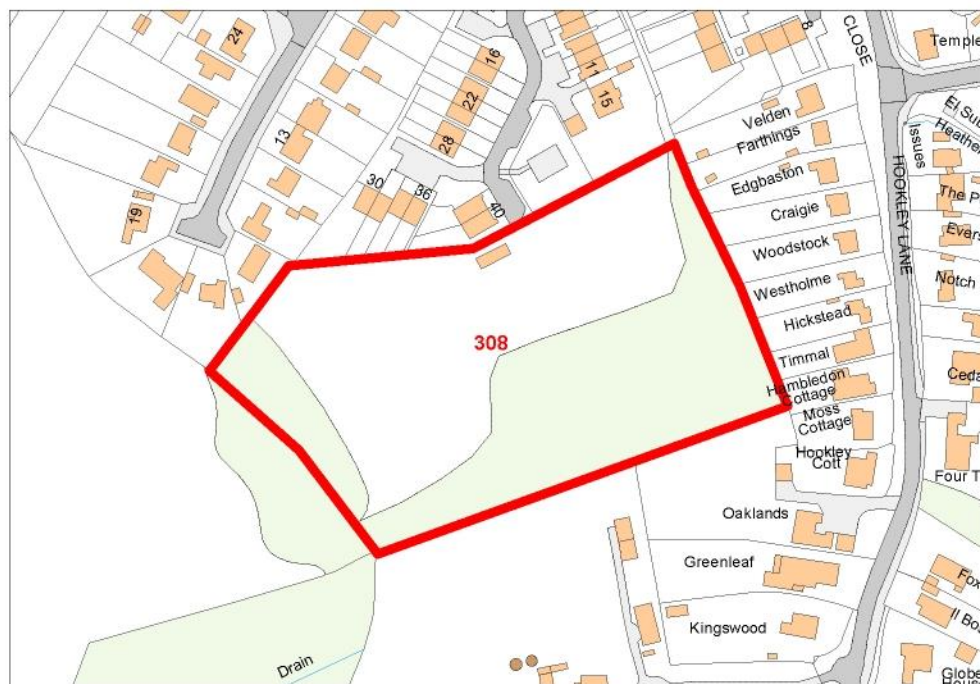
Elstead

ID	Site Address	Settlement	Parish
308	Land to the rear of The Croft	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
1.51	Housing Options Call for Sites (20	Prior to 6th March 2012

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	Yes
Greenfield			
		Rural Brownfield (for SA assessment 2014)	No

Site Map



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Site Description

This is a greenfield site with pasture land and many trees and hedgerows. It is surrounded by housing to the north and east, a nursery to the south and open land to the west.

Suitability

The site is within an AONB and the Green Belt. It lies within 400m and 5 km of the Wealden Heaths SPA. Therefore development will only be possible if it can demonstrate adequate avoidance or mitigation of significant adverse effects. The site is reasonably well related to the existing settlement boundary. Although the Green Belt review did not specifically recommend a boundary change in this location, development could be possible as a rounding off of the settlement boundary. The Landscape Study also recognised that there could be some scope for development close to the village in association with existing housing.

Accessibility to Services

The site has good accessibility to a local centre and a GP/health facility, moderate accessibility to bus stop and poor accessibility to a town centre, a secondary school, a primary school and a train station.

Availability

The site was last put forward in 2010 but the agent has confirmed the site is available.

Achievability

There is a reasonable prospect that the development of housing would be achievable during the plan period

WBC Estimated Yield (net)

27

WBC Estimated density

17.88

Timeframe for Development?

First five years (2014 - 2019)

Indicative Summary RAG score

Amber

308 Land to the rear of The Croft

Elstead

Accessibility to Services

Site has good accessibility to a local centre, a primary school, a GP / health centre and a bus stop. It has poor accessibility to a town centre, a secondary school and a train station.

Availability

The site was submitted in the Call for Sites 2014 and is therefore considered available.

Achievability

The site was submitted in the Call for Sites 2014 and is therefore considered available.

WBC Estimated Yield (net)

11

WBC Estimated density

17.74

Timeframe for Development?

Within five years (2014 - 19)

Indicative Summary RAG score

Red

471 Land rear of Stacey's Farm Cottage, Thursley Road

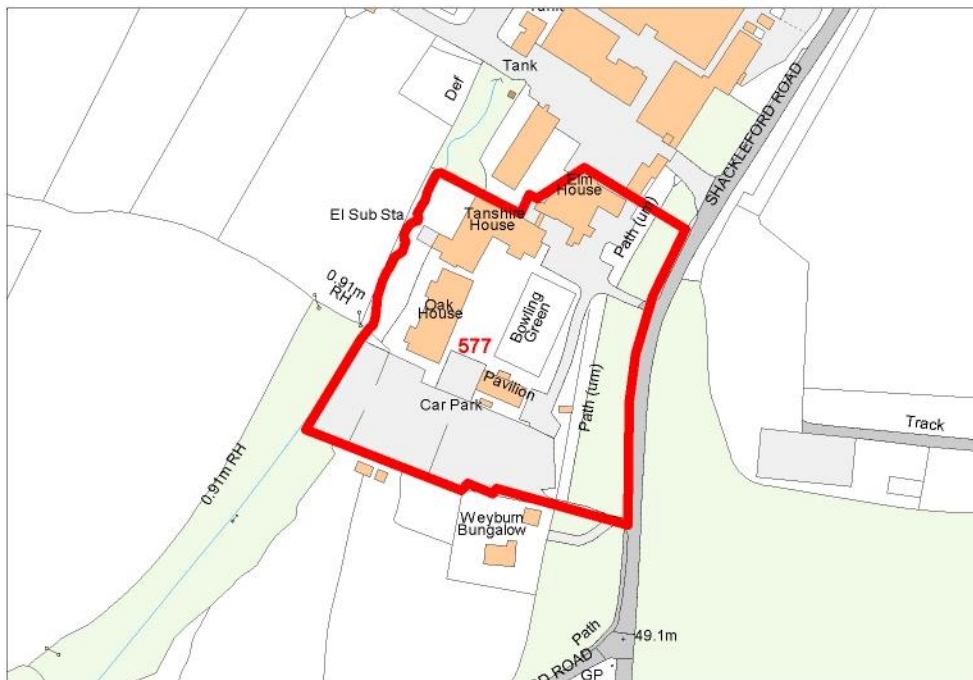
Elstead

ID	Site Address	Settlement	Parish
577	Tanshire Park, Elstead Road, Peperharow	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
1.47	Call for Sites/Pref Options Spring	Previously in 2007 and 23rd April 2012

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	No
Industrial/Commercial		Rural Brownfield (for SA assessment 2014)	Yes

Site Map



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Site Description

This is a brownfield site to the east of the village, containing a number of modern commercial / industrial buildings plus a bowling green and a parking area. It is bounded by a road the east, the disused Weyburn Works to its north and greenfields to the west and east. Mature trees line the site boundary to the west and east.

Suitability

The site is within an AONB and the Green Belt. It is within 400m of the Wealden Heaths SPA and therefore residential development will be subject to a project specific Habitats Regulations Assessment (HRA) and, where necessary, a full Appropriate Assessment (AA). The site also lies close to an SAC and an SSSI. The site is not well related to the current settlement boundary. The Green Belt Review suggests that there may be some potential to remove this land from the Green Belt as part of a review of the settlement boundary around Elstead. The NPPF states that the redevelopment of brownfield sites may not be inappropriate in the Green Belt. Therefore, its redevelopment for housing would be consistent with the review. However, its suitability for housing purposes may be dependent on whether the council is satisfied with the loss of

employment on the site. A small part of the site contains contaminated land.

Accessibility to Services

The site has moderate accessibility to a local centre, a GP / health centre and a bus stop and poor accessibility to a town centre, primary and secondary schools and a train station.

Availability

The site was last put forward in 2012 but the agent has confirmed the site is available.

Achievability

Subject to addressing any contamination, there is a reasonable prospect that the development of housing would be achievable during the plan period.

WBC Estimated Yield (net)	WBC Estimated density	Timeframe for Development?
38	25.85	2019-2024 or earlier, subject to curr

Indicative Summary RAG score **Red**

577 Tanshire Park, Elstead Road, Peperharow

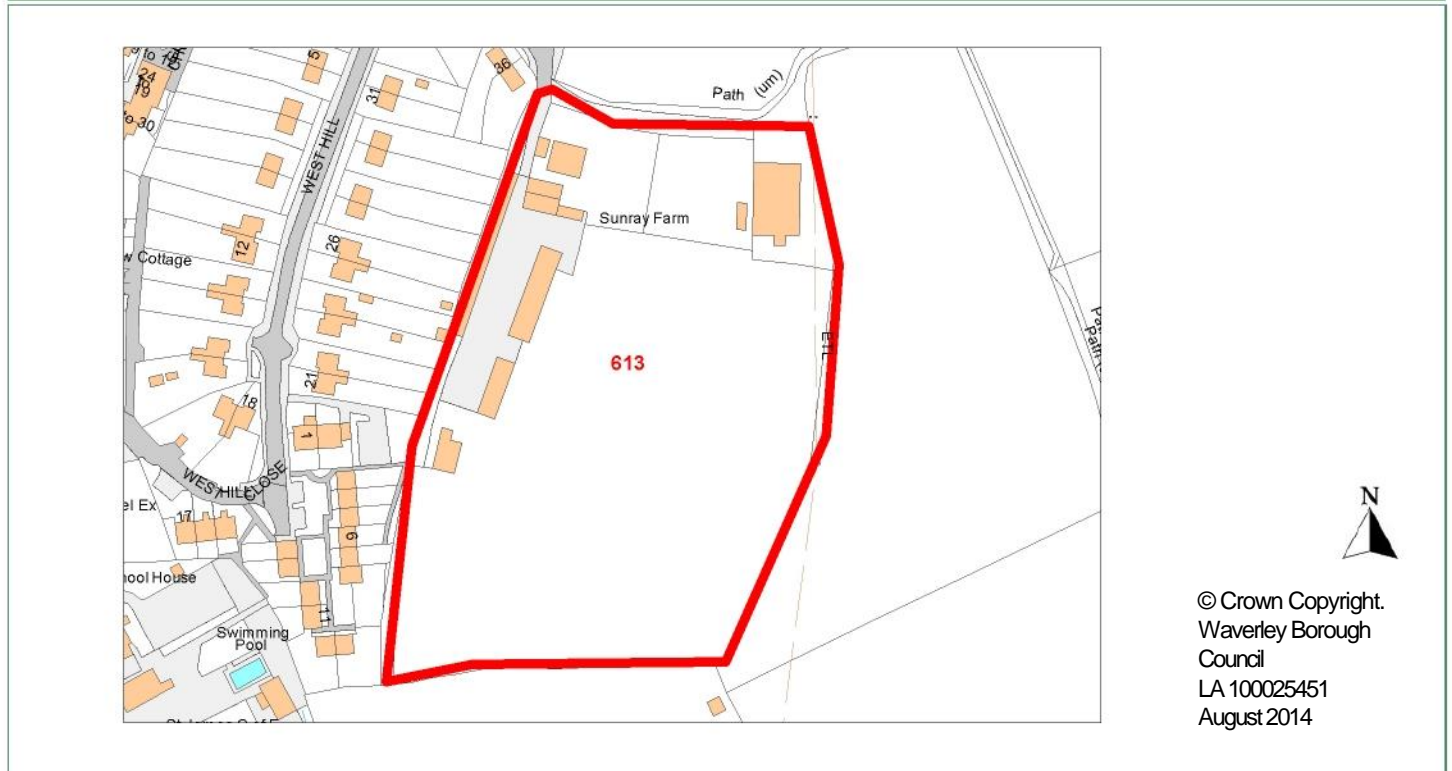
Elstead

ID	Site Address	Settlement	Parish
613	Sunray Farm, West Hill	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
2.55	Call for sites 2014	23 July 2012

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	Yes
Residential and equestrian.			
		Rural Brownfield (for SA assessment 2014)	No

Site Map



Site Description

The site, which lies to the south of the village, is in agricultural use, with some farm buildings along its western and northern boundaries. It is surrounded by a road and housing on its western side and open land on its other sides.

Suitability

The site is within an AONB and the Green Belt. It lies within 400m and 5 km of the Wealden Heaths SPA. Therefore development will only be possible if it can demonstrate adequate avoidance or mitigation of significant adverse effects. The site also lies close to an SAC and an SSSI. The site is reasonably well related to the settlement boundary of the village. The development of the site would be inconsistent with the Green Belt review. The landscape study has indicated that there may be some potential for development in this area.

Accessibility to Services

The site has good accessibility to a primary school and a bus stop, moderate accessibility to a local centre and a GP / health centre. It has poor accessibility to a town centre, a secondary school and a train station.

Availability

The site was put forward in the Call for Sites 2014 and is therefore considered to be available.

Achievability

There is a reasonable prospect that the development of housing would be achievable during the plan period

WBC Estimated Yield (net)	WBC Estimated density	Timeframe for Development?
20	7.84	Within five years (2014 - 19)

Indicative Summary RAG score

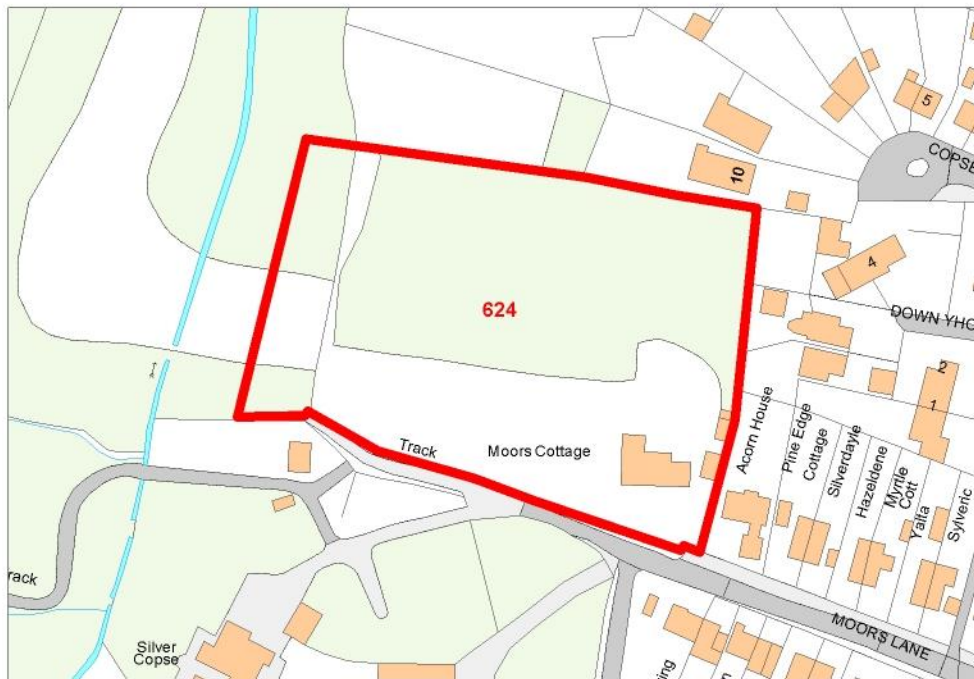
Red

ID	Site Address	Settlement	Parish
624	Moors Lane	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
0.94	Call for sites 2014	29 November 2013

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	Yes
Residential			
		Rural Brownfield (for SA assessment 2014)	No

Site Map



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Site Description

The site comprises open land, with some trees on the northern side and a dwelling in the south east corner. The site is bounded by housing on its eastern side and open land on its other sides.

Suitability

The site is within an AONB and the Green Belt. It lies within 400m and 5 km of the Wealden Heaths SPA. Therefore development will only be possible if it can demonstrate adequate avoidance or mitigation of significant adverse effects. The site also lies close to an SAC and an SSSI. Part of the site is safeguarded for potential minerals and waste use. The site is well related to the settlement boundary of the village. The development of the site would be inconsistent with the Green Belt review. The landscape study has indicated that development in this segment would be likely to have a negative impact on the landscape.

Accessibility to Services

The site has good accessibility to a primary school and a bus stop and moderate accessibility to a local centre and a GP / health centre. It has poor access to a town centre, a secondary school and a train station.

Availability

The site was put forward in the Call for Sites 2014 and is therefore considered to be available.

Achievability

There is a reasonable prospect that the development of housing would be achievable during the plan period.

WBC Estimated Yield (net)	WBC Estimated density	Timeframe for Development?
19	20.21	Unknown

Indicative Summary RAG score

Red

624 Moors Lane

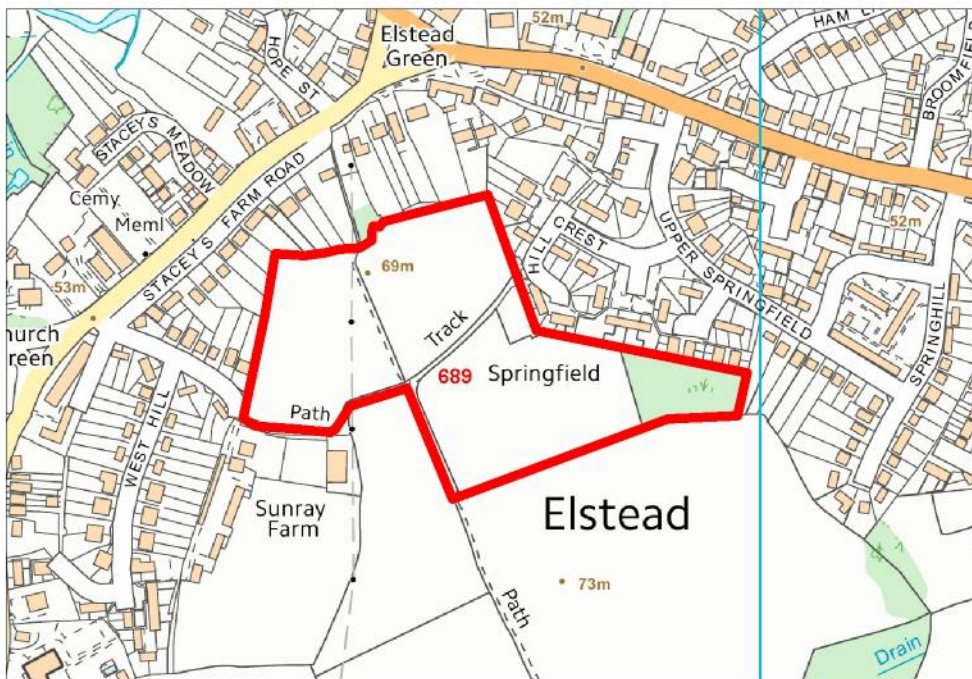
Elstead

ID	Site Address	Settlement	Parish
689	Land off West Hill and Hill Crest, Elstead	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
5.18	Call for sites 2014	29/01/2014

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	Yes
Agriculture, grazing land	Housing	Rural Brownfield (for SA assessment 2014)	No

Site Map



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Site Description

The site consists mainly of open land, with a small wooded area in its eastern corner. It is bounded by housing on its northern side and open land on its other sides.

Suitability

The site is within an AONB and the Green Belt. It lies within 400m and 5 km of the Wealden Heaths SPA. Therefore development will only be possible if it can demonstrate adequate avoidance or mitigation of significant adverse effects. The site also lies close to an SAC and an SSSI. The site is reasonably well related to the settlement boundary. However, the development of the site would be inconsistent with the Green Belt Review. The landscape study referred to the importance of keeping a green rural character to this side of the village, but says that there could be some potential for development in the segment as a whole, close to existing housing.

Accessibility to Services

The site has good accessibility to a local centre, a primary school, a GP / health centre and a bus stop. It has poor access to a town centre, a secondary school and a train station.

Availability

The site was put forward in the Call for Sites 2014 and is therefore considered to be available.

Achievability

There is a reasonable prospect that the development of housing would be achievable during the plan period.

WBC Estimated Yield (net)

100

WBC Estimated density

19.31

Timeframe for Development?

Within five years (2014 - 19)

Indicative Summary RAG score

Red

689 Land off West Hill and Hill Crest, Elstead

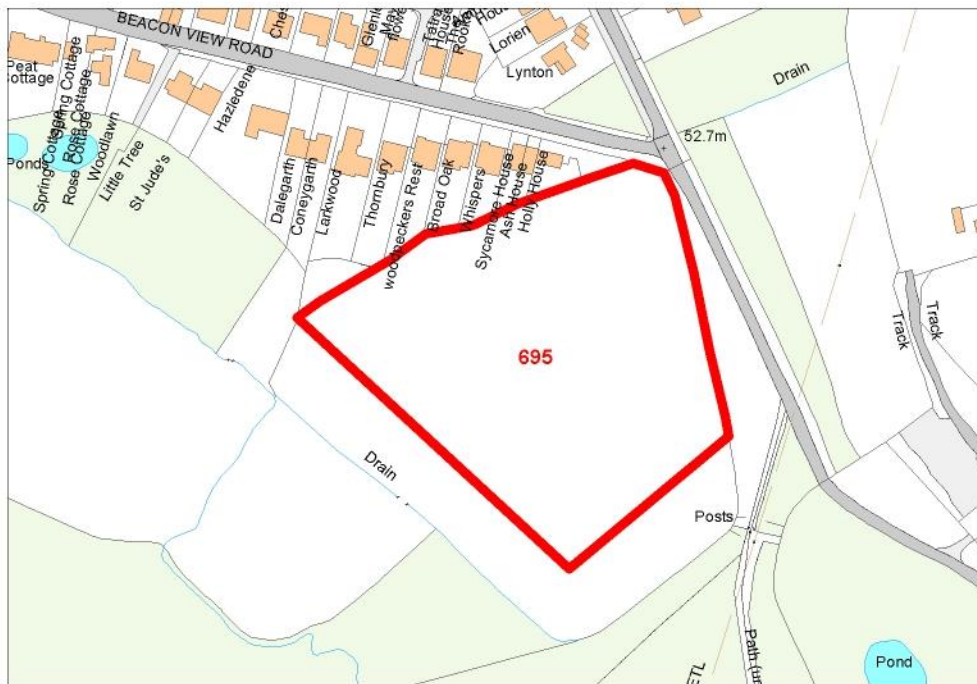
Elstead

ID	Site Address	Settlement	Parish
695	Land at Red House Farm, Red House Lane, Elstead	Elstead	Elstead

Site Size (Ha)	Latest Source	Date First Logged
1.33	Call for sites 2014	29/01/2014

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	Yes
Agricultural and camping	Housing	Rural Brownfield (for SA assessment 2014)	No

Site Map



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Site Description

The site is open, agricultural land, located to the south of the village. It is surrounded by housing on its northern side and trees on all other sides.

Suitability

The site is within an AONB and the Green Belt. It is within 400m of the Wealden Heaths SPA and therefore residential development will be subject to a project specific Habitats Regulations Assessment (HRA) and, where necessary, a full Appropriate Assessment (AA). The site also lies very close to an SAC and an SSSI. The site is reasonably well related to the settlement boundary. The landscape study has indicated that potential in this segment is limited without having a negative impact on the landscape. The development of the site would also be inconsistent with the Green Belt Review.

Accessibility to Services

The site has good accessibility to a primary school, moderate accessibility to a bus stop and poor access to a town centre, a local centre, a secondary school, a GP/health centre and a train station.

Availability

The site was put forward in the Call for Sites 2014 and is therefore considered to be available.

Achievability

There is a reasonable prospect that the development of housing would be achievable during the plan period.

WBC Estimated Yield (net)

17

WBC Estimated density

12.78

Timeframe for Development?

Between first five years (2014 - 19) a

Indicative Summary RAG score

Red

