

LOCAL PLAN PART 2: THE SUBMISSION OF AVAILABLE SITES FOR CONSIDERATION FOR POTENTIAL DEVELOPMENT

Please use the following form to submit details of a site that you consider has potential for development.

Guidelines for submission

- Please complete a separate form for each site.
- Please only complete forms for sites that can accommodate 5 or more new dwellings. There is no threshold for land that has potential for commercial development or other uses.
- If you have previously promoted a site to the Council, please do not re-submit unless there are substantial changes to the information relating to the site. The [2016 Land Availability Assessment](#) is available on the Council's website.
- Please include as much information as possible; you must also provide a location map that clearly identifies the site boundary.
- Please do not send in details of sites outside of the Waverley boundary.

Please be aware that any information you submit will be publicly available by Waverley Borough Council and will be identifiable by name or organisation.

If you are in doubt about whether to submit a site or if you have any other queries please contact the Council on 01483 523291 or email planningpolicy@waverley.gov.uk

Please see the disclaimer at the end of this form.

Please return this form and your location plan to:-

Call for Sites
Planning Policy,
Planning Services,
Waverley Borough Council,
The Bury's,
Godalming, GU7 1HR

or by email to planningpolicy@waverley.gov.uk

Please read the notes at the end of
this form before submitting

Official Use Only	
Reference	
Received	
Acknowledged	

1. Your Details		
	Your Details	Agents Details (if applicable)
Name:		David Neame
Organisation:	Bewley Homes Plc.	Neame Sutton Limited
Position:		Director
Email:		David.Neame@neamesutton.co.uk
Telephone:		02392 597139
Address:	Refer to Agent	West Suite, Coles Yard Barn, North Lane
Town:		Clanfield
Postcode:		PO8 0RN
Your role:	Planning Consultant	

2. Site Details		
Name of Site / Site Address	Ruffolds Farm, Guildford Road, Cranleigh	
Postcode (if known)	GU6 8NA	
Name of Parish(es)	Cranleigh	
Site size (hectares)	4.29	
Ordnance Survey Grid reference	Easting:	Northing:

What type of development (i.e. housing, industrial, commercial, leisure, mixed use (please specify))	Housing	
Existing / Previous use of the site. i.e. housing, industrial, agriculture	Unused Agriculture	
Please indicate what percentage of the site was previously developed and what is not	Greenfield	
Have you, or any other person, previously submitted the site to the Council for consideration for development?	Yes Call for Sites 2014	
If YES please provide details of what has changed on site and why the site should be reconsidered.	LAA identification number 296	

Planning History	
Has the site ever been subject to a planning application for development for housing or for other uses?	No
If YES please provide details	
To avoid delays in assessing the site it is essential that you provide a plan showing clearly the site location and boundary (preferably at a scale of 1:2500 or 1:1250)	

3. Site Ownership.	
Are you (or your client):	
Sole Owner of the Site	<input type="checkbox"/>
Owner of part of the site	<input type="checkbox"/>
Do not own (or hold any legal interest in) the site whatsoever	<input type="checkbox"/>
If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of it (please provide details)? Is land acquisition required?	
Bewley Homes Plc. hold an Option on the land	
Please provide details here:	

<p>Does the owner (or other owner(s)) support your proposals for the site?</p> <p>Yes Please provide evidence</p>
<p>With regard to site ownership, is the site considered available:</p> <p>Yes</p>

4. Amount of new development/Timescales?	
<p>What is the estimated number of new homes/commercial floorspace or size of building that you consider could be provide on the site?</p>	150
<p>When is the site likely to be available for development?</p> <p>Within five years <input checked="" type="checkbox"/></p> <p>Between five and ten years <input type="checkbox"/></p> <p>Between ten and fifteen years <input type="checkbox"/></p> <p>Over fifteen years <input type="checkbox"/></p>	
<p>Please identify any issues affecting the timescale for bringing the site forward for development (eg. infrastructure requirements)</p> <p>No known constraints to delivery</p>	

5. Financial Viability
<p>Has an economic viability assessment been carried out for the proposed development?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unsure <input type="checkbox"/></p>
<p>If YES please provide details below or attach separately.</p> <p>Bewley Homes Plc. has undertaken a commercial viability appraisal prior to entering into an Option Agreement</p>

6. Market Interest

Do you know if there has been any market interest in the site?

Yes No Unsure

If YES please provide details.
Bewley Homes PLC.

7. Utilities

Please tell us which of the following utilities are available to the site.

Mains water supply	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Mains sewerage	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Electricity supply	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Gas supply	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Public Highway	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Landline telephone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>
Broadband internet	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unsure	<input type="checkbox"/>

Other:

8. Potential Constraints

Are you aware of any issues which could stop the site being developed?

Physical Constraints (pylons, trees, topography, other)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>
Does the site have access constraints or ransom strips	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>
Do restrictive covenants prevent development?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>
Do current uses need to be relocated?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>
Public rights of way cross or adjoin the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>
Is the land contaminated?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>
Other constraints the Council should be informed of?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unsure	<input type="checkbox"/>

If you answered YES to any of the above questions, please provide more details, including details of how you consider any constraints can be overcome.

N/A

Potential Housing Sites

Please answer the following questions if the site is being submitted for having potential for housing (including as part of a mixed development)

How many new homes do you think will be built each year?	Yr1 = 30, Yr2 = 40, Yr3 = 40, yr4 = 40,
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Type and size of new homes

What type and size of dwellings?	4+ bed	3 bed	2 bed	1 bed
Houses (including bungalows)	Flexible housing mix to meet the identified need at the time of the application including policy compliant proportion of affordable housing			
Flats/apartments				
Affordable Housing Sites				
What tenure are you proposing?				
	4+ bed	3 bed	2 bed	1 bed
Social Rent				
Affordable Rent				
Shared ownership				

If you wish to provide any further information, please continue on a separate sheet.