

# Strategic Environmental Assessment (SEA) for the Dunsfold Parish Neighbourhood Plan

Scoping Report

Dunsfold Parish Council

July 2018

## Quality information

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## Revision History

Revision	Revision date	Details	Name	Position
V1	July 2018	Draft for internal review	Cheryl Beattie	Environmental Planner
V2	August 2018	Draft for external review	Mark Fessey	Associate Director

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## Table of Contents

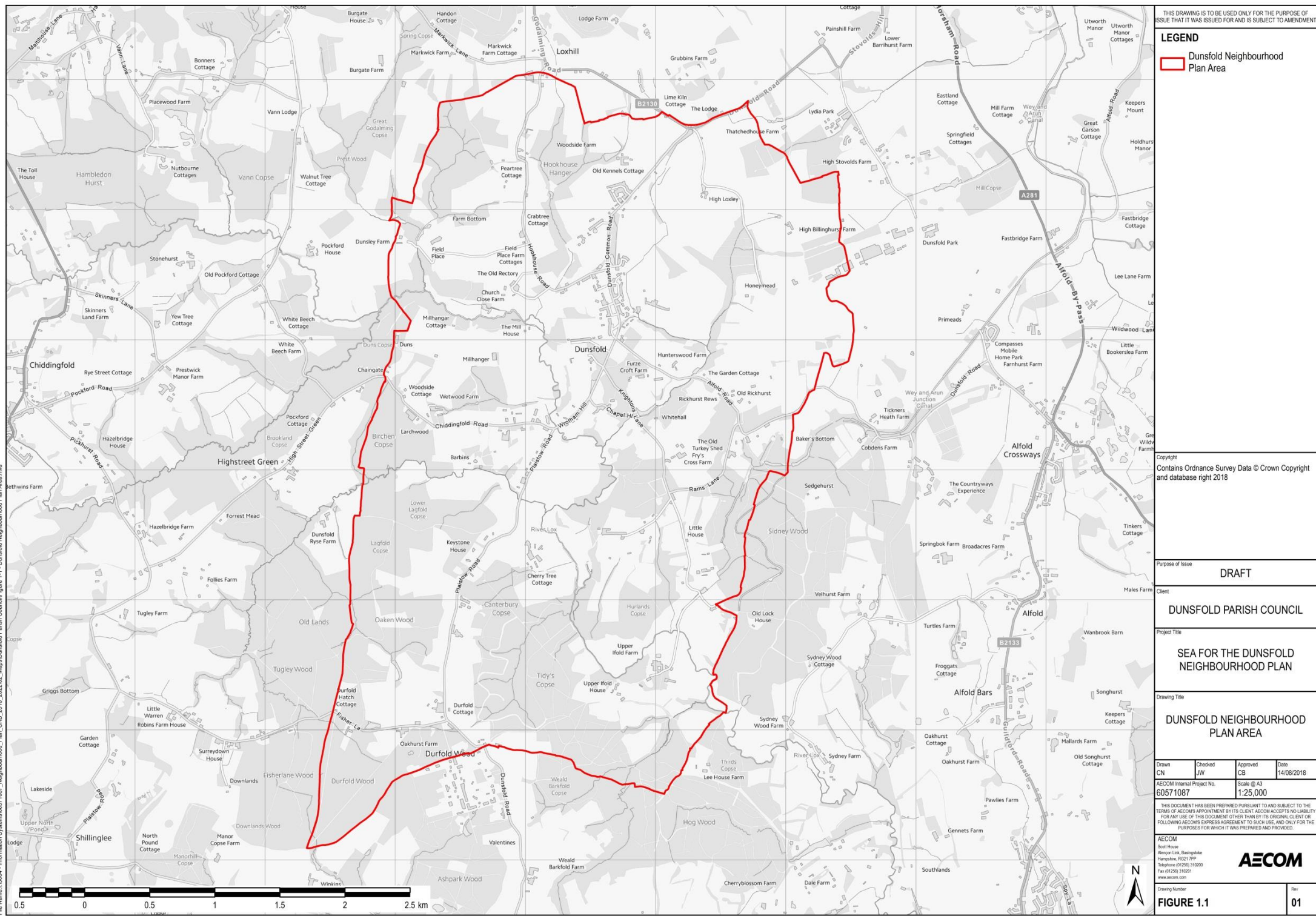
1.	Introduction .....	4
2.	Air Quality.....	9
3.	Biodiversity .....	12
4.	Climate Change .....	18
5.	Landscape and Historic Environment.....	26
6.	Land, Soil and Water Resources .....	35
7.	Population and Community.....	41
8.	Health and Wellbeing.....	48
9.	Transportation .....	52
10.	Next Steps.....	55
	Appendix A : SEA framework .....	56

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Dunsfold Neighbourhood Plan (DNP).
- 1.2 The DNP is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Dunsfold Neighbourhood Plan Area was designated in August 2017, and the DNP is being prepared in the context of the Waverley Local Plan (2013-2032). The DNP is at an early stage of development, with evidence currently being collected to facilitate the development of the plan. Key information relating to the DNP is presented below in **Table 1.1**

**Table 1.1: Key facts relating to the Dunsfold Neighbourhood Plan**

Name of Responsible Authority	Dunsfold Parish Council
Title of Plan	Dunsfold Neighbourhood Plan
Subject	Neighbourhood Planning
Purpose	<p>The Dunsfold Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Waverley Local Plan.</p> <p>The emerging Dunsfold Neighbourhood Plan will be used to guide and shape development within the designated Dunsfold Neighbourhood Plan Area.</p>
Timescale	2013-2032
Area covered by the plan	The Neighbourhood Plan Area covers the parish of Dunsfold in Waverley Borough ( <b>Figure 1.1</b> )
Summary of content	The Dunsfold Neighbourhood Plan will set out a vision, objectives, a strategy and range of policies to guide future development within the designated Neighbourhood Plan Area. The Plan is likely to allocate development sites to accommodate around 35 new dwellings.
Plan contact point	<p>Celeste Lawrence, Dunsfold Parish Council</p> <p>Email address: dunsfoldparishclerk@btconnect.com</p>



## Relationship of the Dunsfold Neighbourhood Plan with the Waverley Local Plan

- 1.3 The DNP is being prepared in the context of the Waverley Local Plan Part 1: Strategic Policies and Sites (2013 – 2032) (LPP1). The LPP1 sets out the spatial plan for Waverley Borough up until 2032. Neighbourhood Plans will form part of the development framework for Waverley, alongside the ‘parent’ document – the Local Plan. Neighbourhood Plans are required to be in general conformity with the strategic policies of the adopted Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Waverley, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.4 The LPP1 replaces a number of policies from the Local Plan 2002. However; some policies from the Local Plan 2002 have been retained until the adoption of the Local Plan Part 2: Site Allocations and Development Management Policies (LPP2). The LPP2 is in preparation and, at its current stage, is defining the preferred options. It is estimated that the LPP2 will be adopted in late 2019.
- 1.5 The LPP1 spatial strategy focuses the majority of growth in the four main settlements of Farnham, Godalming, Haslemere and Cranleigh as well as at the strategic development site Dunsfold Aerodrome. This is supported by moderate levels of growth in the ‘Large Villages’ of Bramley, Chiddingfold, Elstead, Milford and Witley.
- 1.6 LPP1 Policy SP2 (Spatial Strategy) identifies Dunsfold as a ‘Smaller Village’ and will allow for limited development in/around the village, recognising the area as outside of the Surrey Hill Area of Outstanding Natural Beauty (AONB) and outside of the Green Belt, thus offering scope for growth. Policy ALH1 (The Amount and Location of Housing) identifies provisions for the delivery of around 100 new dwellings in Dunsfold (not including the Dunsfold Aerodrome strategic site). The policy further identifies that another 188 dwellings are expected to be delivered on windfall sites in the larger and smaller villages, which total 11 villages including Dunsfold.
- 1.7 As noted previously, the LPP1 Policy SP2 (Spatial Strategy) identifies Dunsfold Aerodrome as a strategic location for the development of a new settlement. Policy SS7 (New Settlement at Dunsfold Aerodrome) identifies that the allocation is expected to deliver around 2600 new dwellings as well as supporting infrastructure, services and facilities as part of a new Local Centre, open space and an expanded business park. The strategic allocation however is located outside of the DNP area.

## SEA explained

- 1.8 The DNP has been screened in by Waverley Borough Council as requiring a Strategic Environmental Assessment (SEA). SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts. Through this approach, the SEA for the DNP seeks to maximise the emerging plan’s contribution to sustainable development.
- 1.9 SEA is undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.10 Two key procedural requirements of the SEA Regulations are that:



- i. When deciding on ‘the scope and level of detail of the information’ which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
  - ii. A report (the ‘Environmental Report’) is published for consultation alongside the Draft Plan (i.e. the draft DNP) that presents outcomes from the environmental assessment (i.e. discusses ‘likely significant effects’ that would result from plan implementation) and reasonable alternatives
- 1.11 This ‘Scoping Report’ is concerned with item (i) above. It presents a suggested scope for the SEA so that the designated authorities (Historic England, Natural England and the Environment Agency) can provide timely comment.

## SEA ‘scoping’ explained

- 1.12 Developing the draft scope for the SEA as presented in this report has involved the following steps:
- i. Defining the broader context for the DNP and associated SEA (i.e. EU, UK Government and local policy and commitments), to summarise the regulatory and legislative landscape;
  - ii. Establishing the baseline for the SEA, (i.e. the current and future situation in the area in the absence of the DNP), in order to help identify the plan’s likely significant effects;
  - iii. Identifying particular problems or opportunities (‘issues’) that should be a particular focus of the SEA; and
  - iv. Developing a SEA Framework comprising objectives and appraisal questions on the basis of these issues which can then be used to appraise the draft plan.

## Structure of this report

### Key sustainability issues

- 1.13 The outcomes of the scoping elements introduced through steps i-iv above have been presented under a series of eight key environmental themes, as follows:
- Air Quality
  - Biodiversity
  - Landscape and the Historic Environment
  - Climate Change (including flood risk)
  - Land, Soil and Water Resources
  - Population and Community
  - Health and Wellbeing
  - Transportation
- 1.14 The selected environmental themes incorporate the ‘SEA topics’ suggested by Annex I(f) of the SEA Directive.<sup>1</sup> These were refined to reflect a broad understanding of the anticipated scope of plan effects.

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<sup>1</sup> The SEA Directive is ‘of a procedural nature’ (para 9 of the Directive preamble) and does not set out to prescribe particular issues that should and should not be a focus, beyond requiring a focus on ‘the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors’ [our emphasis]

- 1.15 It is intended that presenting the scoping information under these themes will help enable the reader to easily locate the information of greatest interest to them. Once agreed (i.e. subsequent to consultation on this Scoping Report), the suggested scope presented under the eight themes will provide a methodological 'framework' for the environmental assessment of the draft plan and reasonable alternatives. The discussion of the scoping information for each theme is presented in Sections 2 to 9.

## SEA framework to assess policy proposals

- 1.16 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the emerging DNP will be assessed consistently using the framework.
- 1.17 The SEA objectives and appraisal questions proposed for the DNP SEA are presented under each of the themes in Sections 2 to 9, and are also presented collectively within one framework in **Appendix I**.



## 2. Air Quality

### Focus of theme

- Air pollution sources
- Air quality hotspots
- Air quality management

### Policy context

- 2.1 The UK's Air Quality Strategy<sup>2</sup> details a long term vision for improving air quality in the UK, which involves objectives and policies for the different pollutants and the environmental implications associated with these.
- 2.2 Key messages from the National Planning Policy Framework<sup>3</sup> (NPPF) include:
- *'Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.'*
  - *'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.'*
  - *'New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.'*
- 2.3 Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>4</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 'Clean Air' and the policies contained within 'Chapter 4: Increasing resource efficiency, and reducing pollution and waste' within the 25 year plan directly relate to the air quality SEA theme.
- 2.4 In terms of the local context, Waverley Borough Council is required under Section 82 of the Environment Act (1995) to monitor air quality across the Borough, report regularly to DEFRA, and take action where nationally set levels are likely to be exceeded. Monitoring is undertaken to assess levels of nitrogen dioxide (NO<sub>2</sub>),

<sup>2</sup> DEFRA (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf) [accessed 03/08/18]

<sup>3</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

<sup>4</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]

sulphur dioxide (SO<sub>2</sub>), ozone (O<sub>3</sub>), benzene (C<sub>6</sub>H<sub>6</sub>) and particulates (PM<sub>10</sub>). Where exceedances exist, areas are declared as Air Quality Management Areas (AQMA) and local authorities are required to produce an Air Quality Action Plan (AQAP) to improve air quality in the area.

- 2.5 Following concerns over accuracy, the 2016 Waverley air quality report was withdrawn by the council in 2017. The most up to date report is the revised 2016 air quality report (reissued in 2018).

## Baseline summary

### Summary of current baseline

- 2.6 Within Waverley Borough there are two existing AQMAs; Farnham AQMA and Godalming AQMA, neither of which is located within the DNP area. An AQMA was also previously declared in Hindhead; however, this was revoked in 2015 following the opening of the Hindhead Tunnel.<sup>5</sup>
- 2.7 In common with many other urban areas in the UK, the principal pollutant of concern in Waverley is nitrogen dioxide (NO<sub>2</sub>). Road traffic has been recognised as the major pollution source with the greatest effects in the largest population centres within the Borough. Both existing AQMAs are declared for exceedances in the annual mean nitrogen dioxide objective and the latest monitoring report<sup>6</sup> (2016 reissued in 2018) identifies that *'overall concentrations in the Farnham AQMA have remained relatively stable for the past five years, however in Godalming annual mean concentrations of NO<sub>2</sub> have been generally increasing slightly every year, excluding 2014.'*
- 2.8 An air quality steering group was established in 2017 to review the proposed options and to assess the effectiveness of existing and proposed traffic management options included in Waverley's Air Quality Action Plan (AQAP) (2008). The joint working process will look to develop new strategies incorporating specific transport measures and interventions to help deliver the key elements of the AQAP. Some of these provisions may include the provision of infrastructure to support the use of electric vehicle charging points, developing Urban Traffic Control and traffic signal strategies, and enhanced enforcement of parking and loading restrictions.

### Summary of future baseline

- 2.9 Future development within and around the DNP area (including development allocations within the Local Plan such as Dunsfold Aerodrome for 2,600 new homes) has the potential to increase traffic and congestion; particularly given the level of provisions within the Neighbourhood Plan area, meaning residents are still likely to travel to surrounding settlements like Cranleigh, Godalming, Haslemere and Guildford to access the wider range of services and facilities available there. This has the potential to increase levels of NO<sub>2</sub> and decrease air quality.

## Headline sustainability issues

- There are no Air Quality Management Areas (AQMA) within the Neighbourhood Plan Area.
- Traffic and congestion arising from planned new development within and surrounding the area (including the Dunsfold Aerodrome site) have the potential to increase emissions and reduce air quality in the Neighbourhood Plan Area.

<sup>5</sup> Waverley Borough Council (2015) Air Quality Management Areas (AQMA) [online] available at: [http://www.waverley.gov.uk/info/200356/air\\_quality/1982/air\\_quality\\_management\\_areas\\_aqmas](http://www.waverley.gov.uk/info/200356/air_quality/1982/air_quality_management_areas_aqmas) [accessed 02/08/18]

<sup>6</sup> Waverley Borough Council (2018) 2016 Air quality Annual Status Report (ASR) – 2018 Reissue [online] available at: [http://www.waverley.gov.uk/downloads/file/5995/2016\\_air\\_quality\\_annual\\_status\\_report](http://www.waverley.gov.uk/downloads/file/5995/2016_air_quality_annual_status_report) [accessed 02/08/18]

- The closest AQMA is located in Godalming. As one of the larger towns in Waverley Borough, residents of the DNP area are likely to travel to Godalming to access a wider range of services and facilities.

## What are the SEA objectives and appraisal questions for the air quality SEA theme?

### SEA objective

### Assessment questions – will the option/proposal help to:

Minimise and/or mitigate all sources of air pollution

Promote the use of sustainable modes of transport, including walking, cycling and public transport?

Reduce the need to travel outside of the Neighbourhood Plan Area?

## 3. Biodiversity

### Focus of theme

- Nature conservation designations
- Habitats
- Species
- Geodiversity

### Policy context

3.1 The EU Biodiversity Strategy<sup>7</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to *'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'*.

3.2 Key messages from the National Planning Policy Framework<sup>8</sup> (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to *'contribute to protecting and enhancing our natural, built and historic environment'* including by *'helping to improve biodiversity.'*
- *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value[...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.'*
- *'To protect and enhance biodiversity and geodiversity, plans should:*
  - a. *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
  - b. *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*
- Take a proactive approach to mitigating and adapting to climate change, considering the long term implications for biodiversity.

<sup>7</sup> European Commission (2011) Our life insurance, our natural capital: an EU biodiversity strategy to 2020 [online] available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:52011DC0244&from=EN> [accessed 03/08/18]

<sup>8</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

- The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.
- 3.3 The Natural Environment White Paper (NEWP)<sup>9</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal wellbeing. It was in part a response to the UK's failure to halt and reverse the decline of biodiversity by 2010, and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature. It includes commitments to:
- Halt biodiversity loss, support functioning ecosystems and establish coherent ecological networks by 2020;
  - Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas;
  - Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas; and
  - Address barriers to using green infrastructure to promote sustainable growth
- 3.4 Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy; the 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services'<sup>10</sup> aims to '*halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people*'.
- 3.5 The recently published 25 Year Environment Plan<sup>11</sup> sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:
- Using and managing land sustainably;
  - Recovering nature and enhancing the beauty of landscapes;
  - Connecting people with the environment to improve health and wellbeing;
  - Increasing resource efficiency, and reducing pollution and waste;
  - Securing clean, productive and biologically diverse seas and oceans; and
  - Protecting and improving the global environment
- 3.6 In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Chapter 5 'Securing clean, productive and biologically diverse seas and oceans' directly relate to the Biodiversity SEA theme.

<sup>9</sup> HM Gov (2011) The Natural Choice: securing the value of nature [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228842/8082.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf) [accessed 03/08/18]

<sup>10</sup> DEFRA (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf) [accessed 03/08/18]

<sup>11</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]

- 3.7 At the local level, there is no active biodiversity action plan, however; the Surrey Nature Partnership has produced a suite of documents, which includes 'Biodiversity Opportunity Areas: the basis for realising Surrey's ecological network'. The document presents a policy statement for each Biodiversity Opportunity Area and identifies where improved habitat management, as well as efforts to restore and re-create Priority Habitats will be most effective in enhancing connectivity to benefit recovery of Priority Species in a fragmented landscape.
- 3.8 The Waverley Local Plan identifies a strategic objective to '*protect and enhance Waverley's biodiversity, including its wildlife species and their habitats, both on designated sites such as the Thames Basin Heaths and Wealden Heaths (Phases 1 and 2) Special Protection Areas, and on undesignated sites*'. The plan provides policies NE1 (Biodiversity and Geological Conservation), NE2 (Green and Blue Infrastructure) and NE3 (Thames Basin Heaths Special Protection Area) to protect and enhance biodiversity.

## Baseline summary

### Summary of current baseline

- 3.9 The designated biodiversity within and surrounding the DNP area is depicted in **Figure 3.1**.



Drawing Number	Rev
<b>FIGURE 3.1</b>	<b>01</b>

## European designated sites

- 3.10 There are no European or internationally designated sites within, or in close proximity to the Neighbourhood Plan area.

## Nationally designated sites

### Chiddingfold Forest SSSI

- 3.11 Chiddingfold Forest consists of a number of areas of woodland covering 542.5ha which together form the largest more or less continuous area of oakwoods on the Weald Clay. The site lies within the Low Weald Natural Area and parts lie within the Surrey Hills Area of Outstanding Natural Beauty (AONB). The notification reasons<sup>12</sup> identify that the site *'consists of a mixture of woodland types ranging from ancient oak woodland to coniferous plantation and includes many semi-natural types of woodland supporting a wide range of floristic communities. Many of the streams on the site cut deep into the clay and support a relict gill flora and fauna. The variety of woodland types, the gills, and the well-maintained rides provide habitats for a rich variety of insects and the site supports many nationally rare invertebrates and a number of regionally scarce bryophytes and lichens. The site is also noted for its diverse community of breeding birds.'* The majority of the component units are considered to be in an 'unfavourable – recovering' condition (92.38%) with the remainder in a 'favourable' condition.
- 3.12 The Dunsfold settlement area lies within the Chiddingfold Forest SSSI Impact Risk Zone and any residential development of over 100 homes outside of the existing settlement area will require consultation with Natural England.

## Locally designated biodiversity

### Sites of Nature Conservation Interest (SNCIs)

- 3.13 Waverley Borough contains 170 Sites of Nature Conservation Interest (also known as Local Wildlife Sites) which provide corridors for the natural dispersal and migration of species. This includes the following sites within the DNP area:
- Dunsfold Common and Green;
  - Burnwood Copse;
  - Honeymead Copse;
  - Sayers Land, Jewings Hurst and Benbow Rew;
  - Furtherfits;
  - Wrotham Great Copse;
  - Hurlands Copse and Ireland Copse;
  - Furnace Bridge Copse;
  - Botany Bay to Durfold Wood;
  - Hog Wood;
  - Upper Ifold Farm Wood;
  - Third's Copse and Merrow Farm Copse
- 3.14 It is anticipated that in the preparation of the emerging Local Plan Part 2: Site Allocations and Development Management Policies) work will be undertaken to map

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<sup>12</sup> Natural England (2018) Designated Sites View – Chiddingfold Forest SSSI [online] available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1005561&SiteName=chiddingfold-forest&countyCode=&responsiblePerson=&SeaArea=&IFCAAra=> [date accessed 03/08/18]

and identify Waverley's local ecological network and in doing so 'will consider the potential for preservation, restoration and re-creation of habitats.'<sup>13</sup>

### *Priority Habitats and Species*

3.15 There are a large number of Woodland Biodiversity Action Plan Priority Habitats within and surrounding the DNP area, as depicted in **Figure 3.1**. The woodland habitats include: Ancient and Semi-Natural Woodland; Ancient Replanted Woodland; Deciduous Woodland; and Woodpasture and Parkland.

## Summary of future baseline

3.16 Habitats and species are likely to continue to be afforded protection through the higher level planning framework, however; they will potentially face increasing pressures from future development within the DNP area (particularly considering the Dunsfold Aerodrome site allocated within the Local Plan, which contains some of the Neighbourhood Plan Area's Deciduous Woodland Priority Habitat), with the potential for negative effects on the wider ecological network, which can be exacerbated by the effects of climate change. The DNP presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species, undesignated sites, and connections between designated sites and undesignated sites at a localised scale, and at an early stage of planning for future growth. This is particularly relevant in the siting of new small scale housing development.

## Headline sustainability issues

- The nationally designated Chiddingfold Forest SSSI lies within the Neighbourhood Plan area.
- The Dunsfold settlement area is located within the Chiddingfold Forest SSSI Impact Risk Zone, and development of over 100 homes outside of the existing settlement area will require consultation with Natural England.
- An extensive network of woodland habitats, associated species and Sites of Nature Conservation Interest existing within and surround the Neighbourhood Plan area. These should be preserved and protected in order to prevent the loss, fragmentation and deterioration of ecological networks. This includes Deciduous Woodland habitats within the Dunsfold Aerodrome strategic allocation site.

## What are the SEA objectives and appraisal questions for the biodiversity SEA theme?

SEA objective	Assessment questions – will the option/proposal help to:
Protect and enhance all biodiversity and geological features, and support ecological connectivity.	<p>Support the status and condition of Chiddingfold Forest SSSI?</p> <p>Protect and enhance locally designated biodiversity?</p> <p>Protect and enhance the extensive network of Woodland Priority Habitats and the habitats of Priority Species?</p> <p>Achieve a net gain in biodiversity?</p> <p>Support enhancements to multifunctional green and blue<sup>14</sup> infrastructure networks?</p>

<sup>13</sup> Waverley Borough Council (2018) Local Plan Part 1: Strategic Policies and Sites: pg. 16-5 para 16.20



## 4. Climate Change

### Focus of theme

- Contribution to climate change
- Effects of climate change
- Climate change adaptation
- Flood risk

### Policy context

4.1 The UK Climate Change Act<sup>15</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement. The Climate Change Act includes the following:

- The Act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels.
- The Act requires the Government to set legally binding 'carbon budgets' - a cap on the amount of greenhouse gases emitted in the UK over a five year period. The carbon budgets are designed to reflect the cost-effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.
- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions. The National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same.

4.2 The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It required the Government to compile an assessment of the risks for the UK arising from climate change, and then develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report aiming to understand the current and future climate risks and opportunities. The evidence report<sup>16</sup> contains six priority risk areas requiring additional action in the next five years, identified below:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, wellbeing and productivity from high temperatures;
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry;
- Risks to natural capital, including terrestrial, marine and freshwater ecosystems, soils and biodiversity;

<sup>14</sup> Green and blue infrastructure networks include (but are not limited to); green spaces, open spaces, parks, gardens, allotments, natural areas, river corridors, waterbodies; and the links between these assets

<sup>15</sup> GOV.UK (2008) Climate Change Act 2008 [online] available at: [http://www.legislation.gov.uk/ukpga/2008/27/contents?\\_sm\\_au=iVVt4Hr6tbjgnqNj](http://www.legislation.gov.uk/ukpga/2008/27/contents?_sm_au=iVVt4Hr6tbjgnqNj) [accessed 02/08/18]

<sup>16</sup> GOV.UK (2017) UK Climate Change Risk Assessment Report January 2017 [online] available at: <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-2017> [accessed 02/08/18]

- Risks to domestic and international food production and trade; and
  - New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.
- 4.3 Published in January 2018 by the UK Government, 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>17</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, policies contained within Chapter 1 'Using and managing land sustainably' and Chapter 6 'Protecting and improving the global environment', Goal 4 'A reduced risk of harm from environmental hazards such as flooding and drought' and Goal 7 'Mitigating and adapting to climate change' directly relate to the Climate Change SEA theme.
- 4.4 Key messages from the National Planning Policy Framework<sup>18</sup> (NPPF) include:
- One of the three overarching objectives of the NPPF is an environmental objective to '*contribute to protecting and enhancing our natural, built and historic environment*' including by '*mitigating and adapting to climate change*' and '*moving to a low carbon economy.*' *'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'*
  - '*Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.'*
  - '*Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'*
  - Direct development away from areas at highest risk of flooding (whether existing or future). '*Where development is necessary, it should be made safe for its lifetime without increasing flood risk elsewhere.'*
- 4.5 The Flood and Water Management Act<sup>19</sup> highlights that alternatives to traditional engineering approaches to flood risk management include:
- Incorporating greater resilience measures into the design of new buildings, and retro-fitting properties at risk (including historic buildings);
  - Utilising the environment in order to reduce flooding, for example through the management of land to reduce runoff and through harnessing the ability of wetlands to store water;

<sup>17</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]

<sup>18</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

<sup>19</sup> Flood and Water Management Act (2010) [online] available at: <http://www.legislation.gov.uk/ukpga/2010/29/contents> [accessed 02/03/18]

- Identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere;
- Planning to roll back development in coastal areas to avoid damage from flooding or coastal erosion; and
- Creating sustainable drainage systems

4.6 At the local level, the Surrey Transport Plan: Climate Change Strategy<sup>20</sup> sets out the ambition to reduce carbon dioxide (CO<sub>2</sub>) emissions from transport in Surrey and to manage risks posed to the transport network arising from climate change, with the aim to develop a lower carbon transport system that is more resilient to future climate risks and higher energy prices. The objectives of the strategy are to:

- Reduce distance travelled by reducing the need to travel
- Increase the proportion of travel by sustainable modes such as walking and cycling, maintain public transport patronage and increase vehicle occupancy
- Switch to lower carbon vehicles, encourage efficient driving and manage traffic flows
- Reduce energy use of highway infrastructure and transport services
- Manage the risks posed to transport, by forecasted effects of climate change

4.7 The Waverley Local Plan identifies a strategic objective to 'reduce the emissions that contribute to climate change and minimise the risks resulting from the impact of climate change' and 'ensure that new development is located and designed to manage and reduce its risk from flooding.' The plan provides policies ST1 (Sustainable Transport), CC1 (Climate Change), CC2 (Sustainable Construction and Design), CC3 (Renewable Energy Development), and CC4 (Flood Risk Management) to address the strategic issues in relation to climate change.

## Baseline summary

### Summary of current baseline

#### Contribution to climate change

4.8 In relation to GHG emissions, source data from the Department of Energy and Climate Change suggests that Waverley Borough has had slightly lower per capita emissions total than that of both Surrey and England since 2005 (see **Table 4.1** below). Within Waverley, the domestic sector is identified as the biggest contributor to these emissions, as is found at the county and regional levels.

**Table 4.1: Per capita local CO<sub>2</sub> emission estimates; industry, domestic and transport sectors<sup>21</sup>**

	2005	2006	2007	2008	2009	2010	2011	2012
<b>Waverley</b>								
Industrial and Commercial (t CO <sub>2</sub> )	208.6	205.8	197.4	190.1	173.4	172.8	157.9	172.2

<sup>20</sup> Surrey County Council (2011) Surrey Transport Plan: Climate Change Strategy [online] available at:

[https://www.surreycc.gov.uk/data/assets/pdf\\_file/0008/29978/STP-Climate-Change-strategy.pdf](https://www.surreycc.gov.uk/data/assets/pdf_file/0008/29978/STP-Climate-Change-strategy.pdf) [accessed 02/08/18]

<sup>21</sup> Department of Energy and Climate Change (2011) Official statistics: Local Authority carbon dioxide emissions, UK local and regional CO<sub>2</sub> emissions: subset dataset (emissions within the scope of influence of local authorities) [online] available at: <https://www.gov.uk/government/statistics/local-authority-emissions-estimates> [accessed 03/08/18]



Domestic (t CO <sub>2</sub> )	348.6	348.3	335.7	340.0	308.9	331.8	293.0	325.9
Transport (t CO <sub>2</sub> )	254.0	247.2	248.6	235.9	229.4	224.7	223.9	225.8
<b>Total per capita (t CO<sub>2</sub>)</b>	7.0	6.8	6.6	6.4	5.9	6.0	5.5	5.9

#### Surrey

Industrial and Commercial (t CO <sub>2</sub> )	2362.3	2366.1	2324.9	2351.0	2130.2	2237.0	2085.7	2243.2
Domestic (t CO <sub>2</sub> )	3023.3	3031.0	2961.4	2971.3	2707.6	2913.5	2572.6	2867.3
Transport (t CO <sub>2</sub> )	2131.7	2086.4	2098.6	1981.4	1913.0	1871.8	1855.9	1833.3
<b>Total per capita (t CO<sub>2</sub>)</b>	7.0	6.9	6.7	6.6	6.1	6.2	5.7	6.1

#### South East

Industrial and Commercial (t CO <sub>2</sub> )	20871.3	20984.7	20315.8	20031.7	17604.2	19086.2	17227.9	18113.3
Domestic (t CO <sub>2</sub> )	20992.3	21092.6	20514.1	20465.8	18628.1	20023.3	17589.4	19547.3
Transport (t CO <sub>2</sub> )	15078.2	14868.6	15116.6	14267.9	13773.2	13540.5	13350.7	13171.3
<b>Total per capita (t CO<sub>2</sub>)</b>	6.9	6.9	6.7	6.5	5.9	6.1	5.6	5.8

#### England

Industrial and Commercial (t CO <sub>2</sub> )	150921.4	151289.8	145526.0	142423.3	124804.0	134007.5	119799.7	127889.9
Domestic (t CO <sub>2</sub> )	128131.4	128169.2	124260.5	123351.5	112289.3	120482.6	105764.8	116838.1
Transport (t CO <sub>2</sub> )	85853.7	85274.4	86907.5	82368.4	79682.7	78392.3	77100.0	76116.9
<b>Total per capita (t CO<sub>2</sub>)</b>	7.2	7.2	6.9	6.7	6.1	6.3	5.7	6.0

- 4.9 In 2015, Waverley Borough consumed a total of 2,513GWh (Gigawatt hours) of energy from all fuels. The largest consuming sector was the domestic sector, consuming around 44% of the total figure. The total energy consumed in Waverley has reduced by around 0.3% from 2010 levels; this is significantly less of a reduction than found at the regional level for the South East which has reduced energy consumed by around 4.7% since 2010.<sup>22</sup>
- 4.10 The Climate Change Evidence Paper produced by Waverley Borough Council<sup>23</sup> identifies that the amount of renewable and low carbon energy currently being produced in Waverley is limited. Planning policy since 2006 has required all developments to generate at least 10% of their energy demands from renewable sources on site. As a result over 100 decentralised renewable energy installations have been provided as a planning requirement for new development, including heat pumps, solar hot water panels, PV and biomass boilers. The report identifies that a review of renewable energy targets for the south east region anticipates large scale wind (both off-shore and on-shore) will make the largest contributions to the South East's renewable energy production by 2020. In addition, energy from waste and landfill gas is anticipated to continue to make significant contributions to the renewable energy mix, along with an increase in solar electricity.

### Potential effects of climate change

- 4.11 The outcome of research on the probable effects of climate change in the UK was released in 2009 by the UK Climate Projections (UKCP09) team.<sup>24</sup> UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.
- 4.12 As highlighted by the research, the effects of climate change for the South East by 2050 for a medium emissions scenario<sup>25</sup> are likely to be as follows:
- The central estimate of increase in winter mean temperature is 2.2°C and an increase in summer mean temperature of 2.8°C
  - The central estimate of change in winter mean precipitation is 16% and summer mean precipitation is -19%
- 4.13 Resulting from these changes, a range of risks may exist for the DNP area, including:
- Effects on water resources from climate change
  - Reduction in availability of groundwater for extraction
  - Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain
  - Increased risk of flooding, including increased vulnerability to 1:100 year floods
  - A need to increase the capacity of wastewater treatment plants and sewers
  - A need to upgrade flood defences
  - Soil erosion due to flash flooding

<sup>22</sup> Department for Business, Energy & Industrial Strategy (2017) Sub-national total final energy consumption statistics: 2005-2015 [online] available at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level> [accessed 02/08/18]

<sup>23</sup> Waverley Borough Council (2011) Climate Change Background Evidence Paper [online] available at: [http://www.waverley.gov.uk/downloads/download/977/climate\\_change\\_evidence](http://www.waverley.gov.uk/downloads/download/977/climate_change_evidence) [accessed 02/08/18]

<sup>24</sup> Data released 18<sup>th</sup> June 2009 [online] available at: <http://ukclimateprojections.metoffice.gov.uk/21684> [accessed 03/08/18]

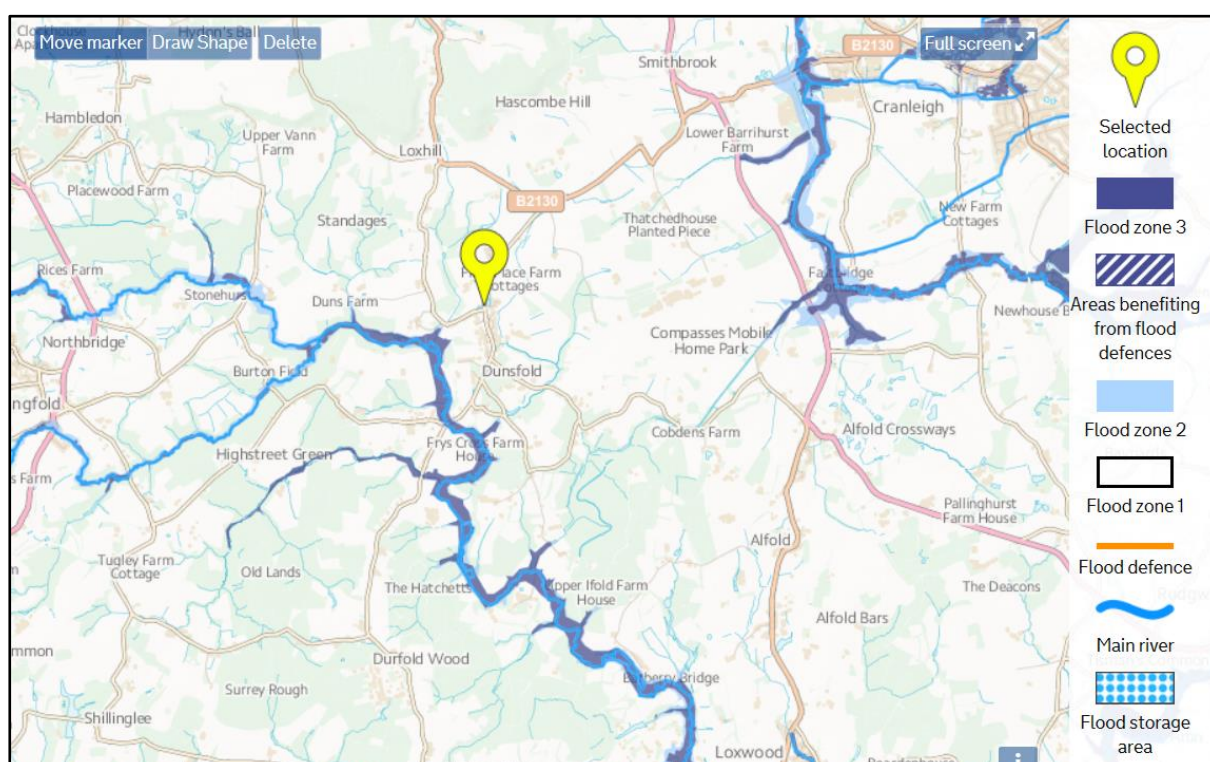
<sup>25</sup> UK Climate Projections (2009) South West 2050s Medium Emissions Scenario [online] available at: <http://ukclimateprojections.metoffice.gov.uk/23687?emission=medium> [accessed 03/08/18]

- Loss of species that are at the edge of their southerly distribution
- Spread of species at the northern edge of their distribution
- Increased demand for air-conditioning
- Increased drought and flood relating problems such as soil shrinkages and subsidence
- Risk of road surfaces melting more frequently due to increased temperature
- Flooding of roads

### Flood risk

4.14 The areas at highest risk of flooding in the DNP area are largely concentrated around the river corridors of the River Lox and Loxwood Stream, as depicted in **Figure 4.1** below

**Figure 4.1: Fluvial flood risk in the Dunsfold Neighbourhood Plan area**<sup>26</sup>

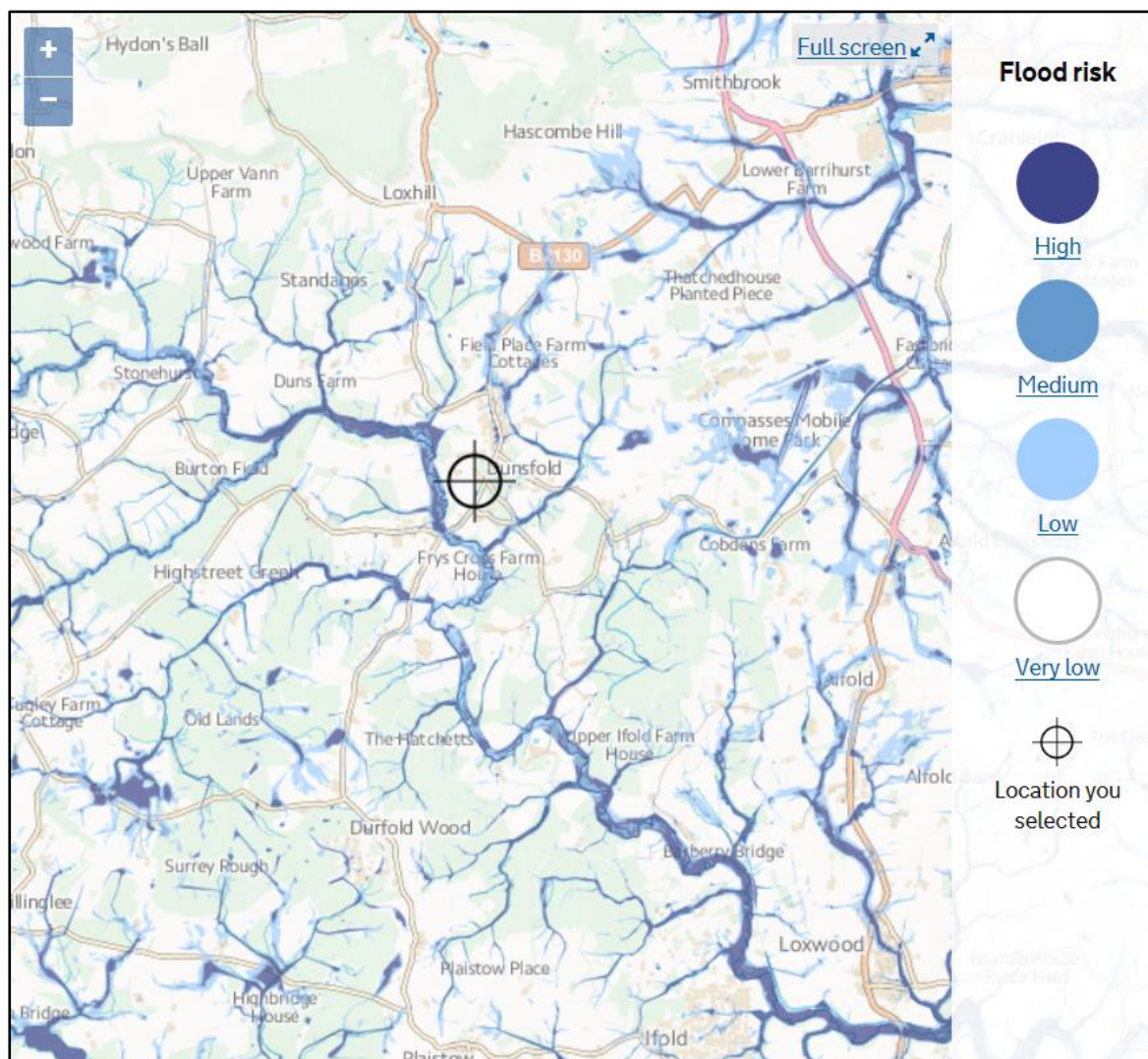


4.15 Surface water drainage and sewer flooding is also a risk for some parts of the DNP area. Again, this is largely concentrated around the river corridors in the Plan area, as depicted in **Figure 4.2** below.

<sup>26</sup> Environment Agency (2018) Flood Map for Planning [online] available at: <https://flood-map-for-planning.service.gov.uk/> [accessed 03/08/18]



**Figure 4.2: Surface water flood risk in the Dunsfold Neighbourhood Plan area<sup>27</sup>**



## Summary of future baseline

- 4.16 Climate change has the potential to increase the occurrence of extreme weather events in the DNP area, with increases in mean summer and winter temperatures, increases in mean precipitation in winter, and decreases in mean precipitation in summer. This is likely to increase the risks associated with climate change (including fluvial flooding) with an increased need for resilience and adaptation.
- 4.17 In terms of climate change contribution, GHG emissions may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies. There is also a need to increase renewable energy development in Waverley, which local and neighbourhood planning can contribute to delivering.
- 4.18 Development (including the Dunsfold Aerodrome site allocated through the Local Plan) is likely to increase built surface areas and reduce groundwater absorption, which has the potential to increase surface water flood risk. Local Plan policy provisions (Policy CC4) should ensure that development includes the use of Sustainable Drainage Systems (SuDS) in larger scale development (over 10 dwellings), and the DNP can enhance policy provisions by evidencing where smaller sites may require SuDS also.

<sup>27</sup> Environment Agency (2018) Long term flood risk information - flood risk from surface water [online] available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> [accessed 03/08/18]

## Headline sustainability issues

- The domestic sector is identified as the greatest consumer of energy and the biggest contributor to GHG emissions in the Borough.
- There are areas at risk of flooding (fluvial and surface water flooding) within the DNP area.
- There is a need for renewable energy development to increase the renewable energy capacity of the Borough

## What are the SEA objectives and appraisal questions for the climate change SEA theme?

SEA objective	Assessment questions – will the option/proposal help to:
Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan area	<p>Increase the number of new developments meeting or exceeding sustainable design criteria?</p> <p>Reduce energy consumption from non-renewable sources?</p> <p>Generate energy from low or zero carbon sources?</p> <p>Reduce the need to travel or the number of journeys made?</p> <p>Promote the use of sustainable modes of transport, including walking, cycling and public transport?</p>
Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding	<p>Avoid development in areas at risk of flooding, taking into account the likely future effects of climate change?</p> <p>Sustainably manage water run-off?</p> <p>Increase resilience of the built and natural environment to the effects of climate change?</p> <p>Ensure that the potential risks associated with climate change are considered in new development in the plan area?</p> <p>Improve and extend green infrastructure networks?</p>

## 5. Landscape and Historic Environment

### Focus of theme

- Landscape and townscape character and quality
- Designated and non-designated sites and areas
- Setting of cultural heritage assets
- Archaeological assets

### Policy context

5.1 Key messages from the National Planning Policy Framework<sup>28</sup> (NPPF) include:

- *'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.'*
- Strategic policies should set out an overall strategy making provision for *'conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.'*
- Planning policies and decisions should ensure that developments *'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).'*
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
  - a. *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
  - b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
  - c. *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*
- Heritage assets should be recognised as an *'irreplaceable resource'* that should be conserved in a *'manner appropriate to their significance'*, taking account of *'the wider social, cultural, economic and environmental benefits'* of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Plans should set out a *'positive strategy'* for the *'conservation and enjoyment of the historic environment'*, including those heritage assets that are most at risk.
- *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's*

<sup>28</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]



*conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance.'*

- 5.2 Additionally, the National Planning Practice Guidance states that Neighbourhood Plans should include enough information, where relevant, *'about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale'* and *'about local non-designated heritage assets including sites of archaeological interest to guide decisions'*.
- 5.3 Along with the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes', Goal 6 'Enhanced beauty, heritage and engagement with the natural environment' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>29</sup> directly relates to the Landscape and Historic Environment SEA theme.
- 5.4 The Government's Statement on the Historic Environment for England<sup>30</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.
- 5.5 At the local level, Waverley Local Plan identifies strategic objectives to 'protect the countryside for its intrinsic character and beauty and as a recreational asset, including its visitor facilities, and, where appropriate, promote its continued recreational use'; 'to provide appropriate protection to the hierarchy of national and local landscape designations in Waverley, including the Surrey Hills Area of Outstanding Natural Beauty'; and 'to safeguard and enhance the historic heritage and the diverse landscapes and townscapes in Waverley, and to ensure that new development takes proper account of the character and distinctiveness of the area in which it is located.' The plan provides policies RE1 (Countryside beyond the Green Belt), RE3 (Landscape Character), TD1 (Townscape and Design), and HA1 (Protection of Heritage Assets) to provide protection for and address the strategic issues in relation to landscapes, townscapes and the historic environment.
- 5.6 The Waverley Cultural Strategy<sup>31</sup> seeks to make sure that culture plays a full role in making Waverley a better place to live and work with a vision that *'Waverley will be known for its culture; which will celebrate its rich and diverse history, be grounded in the striking aesthetics of the Borough and be community centred'*. The key objectives are to create opportunities, help enhance and shape the identity of towns and villages and to deliver the right conditions to help culture thrive in the Borough.
- 5.7 The Surrey Hills Area of Outstanding Natural Beauty (AONB) Management Plan<sup>32</sup> sets out the policy framework for the Surrey Hills and identifies the following vision;  
  
*'The Surrey Hills AONB is recognised as a national asset in which its natural and cultural resources are managed in an attractive landscape mosaic of farmland, woodland, heaths, downs and commons. It provides opportunities for appropriate business enterprise and for all to enjoy and appreciate its natural beauty.'*
- 5.8 The plan identifies the following key pressures and threats to the AONB landscape:

<sup>29</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]

<sup>30</sup> HM Government (2010) The Government's Statement on the Historic Environment for England [online] available at: [http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference\\_library/publications/6763.aspx](http://webarchive.nationalarchives.gov.uk/+/http://www.culture.gov.uk/reference_library/publications/6763.aspx) [accessed 01/08/18]

<sup>31</sup> Waverley Borough Council (2016) Cultural Strategy 2016 – 2026 [online] available at: [http://www.waverley.gov.uk/downloads/file/5841/cultural\\_strategy\\_2016-2026\\_summary](http://www.waverley.gov.uk/downloads/file/5841/cultural_strategy_2016-2026_summary) [accessed 03/08/18]

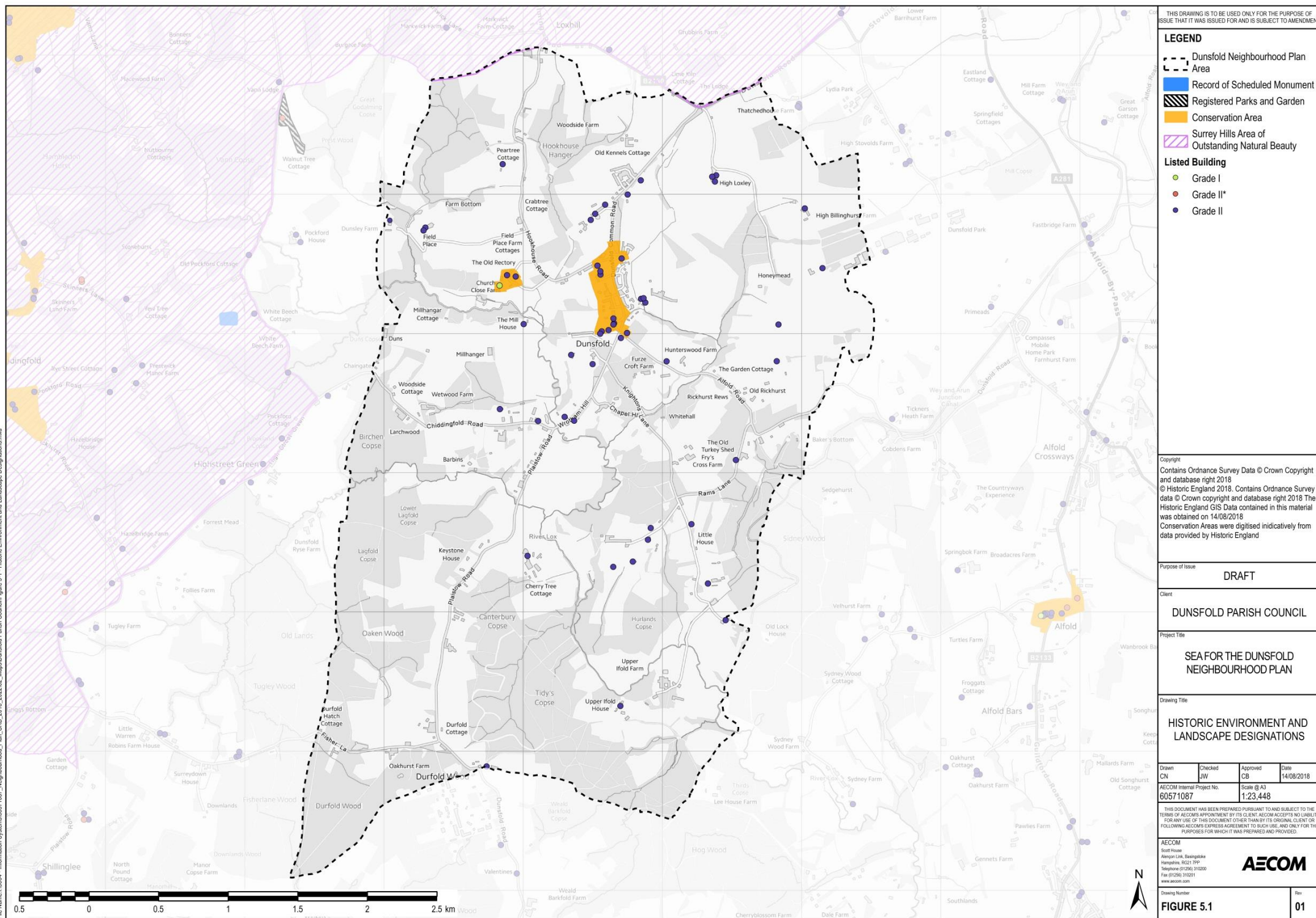
<sup>32</sup> Surrey Hills Board (2014) Surrey Hills AONB Management Plan 2014 – 2019 [online] available at: <http://www.surreyhill.org/wp-content/uploads/2014/12/Surrey-Hills-Management-Plan-17b-SP.pdf> [accessed 03/08/18]

- Housing development
- Off road vehicles
- Energy (oil, gas and fracking)
- Loss of local services
- Excavation of minerals
- Changes in agriculture
- Aircraft noise
- Climate change
- Mountain biking
- Road cycling

## Baseline summary

### Summary of current baseline

- 5.9 The designated landscapes and historic environment assets located within the Neighbourhood Plan area are depicted in **Figure 5.1**. However, this figure does not include locally designated 'Buildings of Local Merit' or sites with military remains which are known locally to exist in Dunsfold Parish.





## Landscape baseline

### National landscape designations

5.10 The DNP area lies within the Low Weald National Character Area (NCA).<sup>33</sup> The NCA is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9% of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23% of the area is identified as greenbelt land. There are four Statements of Environmental Opportunity (SEO) for this NCA:

- SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity
- SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.
- SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.
- SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.

5.11 The DNP area lies adjacent to Surrey Hills AONB (see **Figure 5.1**) which was designated in 1958 and stretches across rural Surrey, covering a quarter of the county. The area contains 40% woodland cover, of which 14% is ancient woodland. There are around 37,000 people living in the AONB, and 40% of the land is designated agricultural land.<sup>34</sup>

5.12 The AONB Management Plan recognises that significant parts of the Surrey countryside adjacent to the AONB (including the Dunsfold Neighbourhood Plan area) are designated at a county level as Areas of Great Landscape Value (AGLV), and these areas have acted as a buffer to the AONB and are significant in conserving the landscape setting of some towns. Although not a national designation, the Plan recognises the importance of the AGLV designation in protecting the integrity of the AONB landscape, particularly views to and from the AONB, and has been '*instrumental in helping to conserve and enhance the Surrey Hills*'.

### Local landscape baseline

<sup>33</sup> Natural England (2013) National Character Area Profile 121: Low Weald [online] available at: <http://publications.naturalengland.org.uk/publication/12332031?category=587130> [accessed 03/08/18]

<sup>34</sup> Surrey Hills Board (2014) Surrey Hills AONB Management Plan 2014 – 2019 [online] available at: <http://www.surreyhill.org/wp-content/uploads/2014/12/Surrey-Hills-Management-Plan-17b-SP.pdf> [accessed 03/08/18]

5.13 The Waverley Landscape Report<sup>35</sup> does not assess the land within the DNP, as it focuses on the main settlements and larger villages which are expected to deliver the majority of growth needs within the Borough. The Surrey Hills AGLV Review<sup>36</sup> identifies that the AGLV (Area of Great Landscape Value) designation was first identified in the first County Plan in 1958, which was a smaller area incorporating the North Downs escarpment and the area of Greensand Hills surrounding Leith Hill. County Plan reviews in the seventies and eighties extended the designated area (as extensions to the AONB boundary) and these extensions remain in place today and include the DNP area.

## Historic environment baseline

5.14 There are 53 Listed Buildings in the DNP area, all of which are Grade II, except for the Church of St Mary and All Saints, which is a Grade I Listed Building. None of the Listed Buildings are identified as 'at risk' on Historic England's Heritage at Risk Register<sup>37</sup>. The Listed Buildings are largely concentrated in the Dunsfold Conservation Area, and another Conservation Area (Dunsfold Church) is designated around St Mary's Church at Church Road.

5.15 The Dunsfold Conservation Area Appraisal<sup>38</sup> provides the following summary of the special interest of Dunsfold Conservation Area (**Table 5.1**):

**Table 5.1: Summary of the special interest of Dunsfold Conservation Area**

### Summary of special interest

Overview	The Conservation Area (CA) developed as narrow ribbon along the edge of the elongated common along the western edge. Later development outside the CA on the eastern edge has changed the character to some degree. However, the common still dominates the street scene providing the CA, along with gaps between dwellings, with its feel of open space and connection with the wider landscape
Heritage	The majority of the Listed Buildings within the CA are grouped along both ends of the western edge of the common. Many show evidence for previous uses, such as blacksmith.
Form	Linear; with the row of houses alongside the elongated common.
Notable buildings	The area's special character lies in the quality of its domestic scale buildings, many of which are Listed Buildings. There are none that stand out beyond this apart from Forge Cottage which is one of the earliest known hall houses in Surrey. One Building of Local Merit (BLM) is also identified; The Old Reading House, The Common.
Main architectural features	Tall dominant chimneys, tile hanging, brick dentils.
Vistas	As a result of its dominance within the streetscene, the vistas which are important to the CA are orientated around the common. These include: <ul style="list-style-type: none"> <li>View from behind the war memorial looking into the CA</li> <li>View looking west along Oak Tree Lane, with landmark oak tree</li> </ul>

<sup>35</sup> Waverley Borough Council (2014) Waverley Landscape Report [online] available at:

[http://www.waverley.gov.uk/downloads/download/1780/waverley\\_landscape\\_report\\_august\\_2014](http://www.waverley.gov.uk/downloads/download/1780/waverley_landscape_report_august_2014) [date accessed 03/08/18]

<sup>36</sup> Chris Burnett Associates (2007) Surrey Hills AGLV Review [online] available at:

[http://www.waverley.gov.uk/downloads/file/2730/surrey\\_hills\\_aglv\\_review\\_-\\_final\\_report\\_2007](http://www.waverley.gov.uk/downloads/file/2730/surrey_hills_aglv_review_-_final_report_2007) [accessed 03/08/18]

<sup>37</sup> Historic England (2018) Heritage at Risk Register [online] available at: <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/> [accessed 06/08/18]

<sup>38</sup> Waverley Borough Council (2017) Dunsfold Conservation Area Appraisal [online] available at:

[http://www.waverley.gov.uk/downloads/file/5614/dunsfold\\_conservation\\_area\\_appraisal\\_caa](http://www.waverley.gov.uk/downloads/file/5614/dunsfold_conservation_area_appraisal_caa) [accessed 03/08/18]

## Summary of special interest

- View of the south of the common from bench in the middle of the CA
- View looking north from public car park with Hascombe Hill in the background and piece of public art in the foreground
- View looking south along common and historic row of houses from Shoppe Hill.

5.16 Despite there being no assets identified on the national Heritage at Risk Register, the CA appraisal does identify that Dunsfold School has been identified by the Council as a building which is considered to be 'at risk' as a result of it standing empty since 2004. The appraisal identifies that the future of the building is currently uncertain. The following buildings have also been identified as positively contributing to the character of the CA:

- Roseacre
- The Old Store House & Goose Green
- Bowbricks

5.17 The Dunsfold Church Conservation Area Appraisal<sup>39</sup> provides the following summary of the special interest of Dunsfold Church Conservation Area (**Table 5.2**):

**Table 5.2: Summary of the special interest of Dunsfold Church Conservation Area**

### Summary of special interest

Overview	The CA is made up of a small compact grouping of dwellings, surrounding the church, which has had little development and therefore has remained distinctly rural. The main village of Dunsfold developed 1/3 mile to the south east, rather than surrounding the church, resulting in this small grouping.
Heritage	St Mary's Church, built in the 13 <sup>th</sup> Century is rare because of its virtually complete original form. The houses surrounding it have developed because of the church.
Form	Small compact grouping surrounding the church.
Notable buildings	St Mary's Church
Main architectural features	Clay tile hanging, dominant chimneys
Vistas	<p>Because of its size and location, the main vistas within the CA are orientated around the small green and the church. However, there is one that includes landscape beyond the CA. The vistas include:</p> <ul style="list-style-type: none"> <li>▪ View looking towards the church from Church Road with the small area of green in the foreground.</li> <li>▪ View of the church from The Rectory with the lych gate in the foreground.</li> <li>▪ View looking north from the lych gate.</li> <li>▪ View looking towards The Old Rectory.</li> <li>▪ View looking towards the church and landscape beyond the CA.</li> </ul>

<sup>39</sup> Waverley Borough Council (2016) Dunsfold Church Conservation Area Appraisal [online] available at: [http://www.waverley.gov.uk/info/514/conservation\\_areas/1306/dunsfold\\_church\\_conservation\\_area](http://www.waverley.gov.uk/info/514/conservation_areas/1306/dunsfold_church_conservation_area) [accessed 06/08/18]



- 5.18 Waverley Local Plan also identifies Sites and Areas of High Archaeological Potential within the Plan area. These areas are outside of the existing settlement area of Dunsfold and located further west, south west and in the north of the DNP area.
- 5.19 Including the Building of Local Merit listed in Table 5.1, a total of 5 Buildings of Local Merit have been identified at this stage:
- Woodside Cottage, High Street Green
  - Old Reading Room, Dunsfold Common
  - Barn House, Upper Ifold
  - Dunsfold Grange, Dunsfold Common Road, near Griggs Meadow
  - Adjacent to Gorebridge House in Hook House Lane.
- 5.20 It is also noted that there are potentially sites within Dunsfold that are protected under the 1986 Protection of Military Remains Act, given the close proximity of Dunsfold Aerodrome; however these have not been readily identifiable, and at this stage are recognised as a data gap in the baseline information.

## Summary of future baseline

- 5.21 New development has the potential to lead to incremental but small changes in landscape character and quality in and around the DNP area. This includes from the loss of landscape features and visual impact. However, new development also has the potential to enhance the historic setting and better reveal assets' cultural heritage significance, educating both local residents and visitors.
- 5.22 New development also has the potential to impact on the fabric and setting of cultural heritage assets; for example through inappropriate design and layout. It should be noted, however; that existing historic environment designations and higher level planning policies offer a degree of protection to cultural heritage assets and their settings.
- 5.23 The potential in-combination effects of development proposed through the DNP and the Dunsfold Aerodrome development proposed through the Local Plan may have implications for the overall character and appearance of Dunsfold in the future

## Headline sustainability issues

- The DNP area lies within NCA 121: Low Weald; which is identified as having a strong rural and agricultural character. Further development has the potential to impact upon this character.
- The DNP area lies within a locally designated Area of Great Landscape Value (AGLV) which is recognised for its role in protecting the setting of the nearby Surrey Hills AONB.
- Development has the potential to affect the significance of heritage assets and their settings, both positively and negatively.
- Development within the DNP area has the potential to affect, both positively and negatively; the Dunsfold and Dunsfold Church Conservation Areas.
- The potential in-combination effects of development proposed through the DNP and the Dunsfold Aerodrome development proposed through the Local Plan may have implications for the overall character and appearance of Dunsfold in the future.

## What are the SEA objectives and appraisal questions for the landscape and historic environment SEA theme?

SEA objective	Assessment questions – will the option/proposal help to:
Protect and enhance the character and quality of landscapes within and surrounding the Neighbourhood Plan area.	<p>Conserve and enhance the setting of Surrey Hills AONB?</p> <p>Conserve and enhance landscape character?</p> <p>Protect and enhance key landscape features?</p>
Protect and enhance the cultural heritage resource within the Neighbourhood Plan area, including the historic environment and archaeological assets.	<p>Conserve and enhance Listed Buildings, Buildings of Local Merit and their settings within and surrounding the DNP area?</p> <p>Conserve and enhance the Dunsfold, and St Mary's Dunsfold Conservation Areas?</p> <p>Conserve and enhance local identity and distinctiveness?</p> <p>Support access to, interpretation and understanding of the historic environment?</p>

## 6. Land, Soil and Water Resources

### Focus of theme

- Soil resources
- Waste management
- Watercourses
- Water availability
- Water quality

### Policy context

- 6.1 The EU's Soil Thematic Strategy<sup>40</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.
- 6.2 The EU Water Framework Directive<sup>41</sup> (WFD) drives a catchment-based approach to water management. In England and Wales there are 100 water catchments and it is Defra's intention to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD, namely:
- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems;
  - Promote the sustainable use of water;
  - Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances; and
  - Ensure the progressive reduction of groundwater pollution.
- 6.3 Key messages from the National Planning Policy Framework<sup>42</sup> (NPPF) include:
- *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
    - a. *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*
    - b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
  - Prevent new or existing development from being 'adversely affected' by the presence of 'unacceptable levels' of soil pollution or land instability and be willing to remediate and mitigate 'despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.

<sup>40</sup> European Commission (2006) Thematic Strategy for Soil Protection [online] available at: [http://ec.europa.eu/environment/soil/three\\_en.htm](http://ec.europa.eu/environment/soil/three_en.htm) [accessed 01/08/18]

<sup>41</sup> European Commission (2000) Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy [online] available at: [http://ec.europa.eu/environment/water/water-framework/index\\_en.html](http://ec.europa.eu/environment/water/water-framework/index_en.html) [accessed 08/08/18]

<sup>42</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

- *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*
  - *'Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.'*
  - Planning policies and decisions should *'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs'*, and *'promote and support the development of under-utilised land and buildings.'*
  - Taking a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for water supply.
  - Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
  - The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.
- 6.4 Along with the policies contained within Chapter 1 'Using and managing land sustainably' and Chapter 4 'Increasing resource efficiency, and reducing pollution and waste', Goal 2 'Clean and plentiful water', Goal 5 'Using resources from nature more sustainably and efficiently' and Goal 8 'Minimising waste' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>43</sup> directly relates to the land, soil and water resources SEA theme.
- 6.5 Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>44</sup>, which sets out a vision for soil use in England, and the Water White Paper<sup>45</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.
- 6.6 In terms of waste management, the Government Review of Waste Policy in England<sup>46</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials.
- 6.7 The National Waste Management Plan<sup>47</sup> provides an analysis of the current waste management situation in England, and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>48</sup>. This includes an assessment of the need for new collection schemes,

<sup>43</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]

<sup>44</sup> DEFRA (2009) Safeguarding our Soils: A strategy for England [online] available at: <https://www.gov.uk/government/publications/safeguarding-our-soils-a-strategy-for-england> [accessed 01/08/18]

<sup>45</sup> DEFRA (2011) Water for life (The Water White Paper) [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/228861/8230.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/228861/8230.pdf) [accessed 01/08/18]

<sup>46</sup> DEFRA (2011) Government Review of Waste Policy in England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69401/pb13540-waste-policy-review110614.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69401/pb13540-waste-policy-review110614.pdf) [accessed 01/08/18]

<sup>47</sup> DEFRA (2013) Waste Management Plan for England [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/265810/pb14100-waste-management-plan-20131213.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf) [accessed 08/08/18]

<sup>48</sup> Directive 2008/98/EC

additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

- 6.8 The South East River Basin Management Plan<sup>49</sup> provides a framework for protecting and enhancing the benefits provided by the water environment. It also informs decisions on land-use planning and provides baseline classification of water bodies, statutory objectives for protected areas, statutory objectives for water bodies, and a summary programme of measures to achieve statutory objectives.
- 6.9 At the local level, Waverley Local Plan identifies a strategic objective to 'support the development of suitable brownfield land, including a new settlement at the Dunsfold Aerodrome site, subject to appropriate infrastructure and mitigation'. The plan provides policies RE1 (Countryside beyond the Green Belt) and CC2 (Sustainable Construction and Design) which are relevant to the Land, Soil and Water Resources SEA theme.
- 6.10 The Waverley Borough Council High Level Water Cycle Study<sup>50</sup> works in collaboration with the Sustainability Appraisal and Strategic Flood Risk Assessment to assess and consider the limitations and constraints of the future growth of the Borough proposed through the Local Plan. It investigates available sewage network capacity and environmental capacity to show where there may be particular challenges to infrastructure provision.

## Baseline summary

### Summary of current baseline

#### Soil resources

- 6.11 The Agricultural Land Classification (ALC) classifies land into size grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land. At the local level a detailed classification has not been undertaken within the Neighbourhood Plan area. As such, there is a need to rely on the national 'Provisional Agricultural Land Quality' dataset.
- 6.12 The Provisional Agricultural Land Quality dataset shows that the DNP area is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. It is also important to note that the national dataset is of very low resolution, and may not necessarily provide an accurate reflection of the agricultural land quality within the DNP area.

#### Water resources

- 6.13 Water resources in the DNP area are managed by Thames Water as part of the Guildford Water Resource Zone (WRZ). The Draft Water Resources Management Plan<sup>51</sup> identifies that short, medium and long-term supply-demand deficits are forecasted for the Guildford WRZ in 2025. Preferred plans to address this deficit include the following features:

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<sup>49</sup> DEFRA & Environment Agency (2015) Water for life and livelihoods Part 1: South East river basin district River basin management plan [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/718337/South\\_East\\_RBD\\_Part\\_1\\_river\\_basin\\_management\\_plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/718337/South_East_RBD_Part_1_river_basin_management_plan.pdf) [accessed 08/08/18]

<sup>50</sup> Capita (2016) Waverley Borough Council High Level Water Cycle Study [online] available at: [http://www.waverley.gov.uk/downloads/file/5293/waverley\\_borough\\_council\\_high\\_level\\_water\\_cycle\\_study](http://www.waverley.gov.uk/downloads/file/5293/waverley_borough_council_high_level_water_cycle_study) [accessed 09/08/18]

<sup>51</sup> Thames Water (2017) Shaping your water future – Our water resources management plan 2019 [online] available at: <https://www.thameswater.co.uk/-/media/Site-Content/Your-water-future-2018/WRMP-Sections/dWRMP19-Section-00---Executive-summary-221217.pdf> [accessed 03/08/18]



- The installation of around 21,000 smart meters in households
- Reduced leakage by 1.5Ml/d through metering and tackling customer supply pipe leakage
- Delivering a transfer main from Shalford water treatment works to Netley Mill to facilitate movement of water from the west of the resource zone to the east
- Remove a network constraint at Ladymeads to allow an extra 4.6Ml/d supply to Guildford from 2031.

6.14 The Water Cycle Study<sup>52</sup> identifies that the most significant challenge in managing wastewater is wastewater arising from the Dunsfold Park Strategic Allocation given its distance from existing treatment works and network capacity. Given the close proximity of the strategic allocation, further development in Dunsfold may therefore also be subject to similar issues.

## Water quality

6.15 The DNP area lies within the Arun Upper operational catchment<sup>53</sup>, as part of the wider Arun and Western Streams management catchment. The operational catchment contains 1 waterbody – Loxwood Stream. Loxwood Stream is classified by the Environment Agency as having ‘good’ chemical quality, but ‘poor’ ecological quality and is linked to the Nitrates Directive; given that the entire Plan area lies within a designated Surface Water Nitrate Vulnerable Zone.<sup>54</sup> The reasons for not achieving good status relate to agriculture and rural land management and the water industry.

## Waste management

6.16 **Table 6.1** below identifies the estimated waste arisings up until 2033:

**Table 6.1: Estimated waste arising in Surrey (tonnes)<sup>55</sup>**

	Waste from households	Commercial & Industrial waste	Construction, Demolition & Excavation waste
2018	598,000	945,000	1,972,000
2023	630,000	1,013,000	1,972,000
2028	662,000	1,085,000	1,972,000
2033	694,000	1,164,000	1,972,000

6.17 In relation to household waste, the Draft Waste Local Plan<sup>56</sup> sets targets for the period up to 2033 of; 70% of waste from households is prepared for re-use or is recycled; and no waste from households is landfilled. The forecasts identify that non-landfill waste management facilities have capacity to accommodate the estimated growth in waste produced.

<sup>52</sup> Capita (2016) Waverley Borough Council High Level Water Cycle Study [online] available at: [http://www.waverley.gov.uk/downloads/file/5293/waverley\\_borough\\_council\\_high\\_level\\_water\\_cycle\\_study](http://www.waverley.gov.uk/downloads/file/5293/waverley_borough_council_high_level_water_cycle_study) [accessed 09/08/18]

<sup>53</sup> Environment Agency (2018) Catchment Data Explorer [online] available at: <http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3367> [accessed 03/08/18]

<sup>54</sup> Natural England (2018) Magic Map Application [online] available at: <http://magic.gov.uk/> [accessed 03/08/18]

<sup>55</sup> Surrey County Council (2017) Draft Waste Local Plan [online] available at: [https://www.surreycc.gov.uk/\\_data/assets/pdf\\_file/0004/150484/2017-12-01-Draft-Waste-Local-Plan-Full-Version\\_v2\\_Dec2017.pdf](https://www.surreycc.gov.uk/_data/assets/pdf_file/0004/150484/2017-12-01-Draft-Waste-Local-Plan-Full-Version_v2_Dec2017.pdf) [accessed 03/08/18]

<sup>56</sup> Ibid.

## Minerals extraction

6.18 There are no Preferred Areas or Areas of Search for minerals extraction within the DNP area.<sup>57</sup>

## Summary of future baseline

- 6.19 Further development has the potential to affect water quality through diffuse pollution, waste water discharges, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the DNP and wider area.
- 6.20 It is unlikely that small scale development proposed through the DNP would have a significant impact on the wider area's Nitrate Vulnerable Zone unless agricultural intensification occurs.
- 6.21 In the absence of Agricultural Land Classification, it remains uncertain whether new development in the DNP area will lead to losses of higher quality (best and most versatile) agricultural land.

## Headline sustainability issues

- The entire DNP area falls within a designated Surface Water Nitrate Vulnerable Zone
- The ecological quality of Loxwood Stream is considered to be 'poor'.
- There is a lack of evidence to ascertain agricultural land quality within the DNP area, national provisional quality datasets indicate Grade 3 land, and as part of a precautionary approach it is noted that there is the potential for loss of high quality (Grade 3a 'best and most versatile') agricultural land.
- Evidence arising in the Dunsfold Aerodrome Strategic Site Allocation (within the Local Plan) suggests that development in the area may be subject to wastewater treatment capacity constraints

## What are the SEA objectives and appraisal questions for the land, soil and water resources SEA theme?

SEA objective	Assessment questions – will the option/proposal help to:
Ensure the efficient and effective use of land	Promote the use of previously developed land where possible? Avoid the loss of best and most versatile agricultural land (Grades 1 to 3a)?
Use and manage water resources in a sustainable manner	Support improvements to water quality? Minimise water consumption?

<sup>57</sup> Surrey County Council (2011) Core Strategy Development Plan Document [online] available at: <https://www.surreycc.gov.uk/land-planning-and-development/minerals-and-waste-policies-and-plans/minerals-core-strategy-development-plan> [accessed 03/08/18]

Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste	Support the minimisation, reuse and recycling of waste? Encourage recycling of materials during construction?
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## 7. Population and Community

### Focus of theme

- Population size
- Population density
- Age structure
- Deprivation
- House prices and affordability
- Homelessness
- Education and skills

### Policy context

7.1 Key messages from the National Planning Policy Framework<sup>58</sup> (NPPF) include:

- One of the three overarching objectives of the NPPF is a social objective to; *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
- To support the Government's objective of significantly boosting the supply of housing, strategic policies *'should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'*
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site where possible.
- Recognise the important contribution of small and medium sized development sites in meeting housing needs. Local Plans should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, and neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.
- In rural areas, planning policies and decisions should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

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<sup>58</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high quality public spaces, which encourage the active and continual use of public areas.
- Ensuring that there is a '*sufficient choice of school places*' and taking a '*proactive, positive and collaborative approach*' to bringing forward '*development that will widen choice in education*'.

7.2 The 'Ready for Ageing?' report, published by the Select Committee on Public Service and Demographic Change<sup>59</sup> warns that society is underprepared for an ageing population. The report states that 'longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises'. The report recognises that the supply of specialist housing for the older generation is insufficient for the demand. There is a need for central and local Government, housing associations, and house builders to ensure that these housing needs are better addressed, giving as much priority to promoting an adequate market of social housing for the older generation as is given to the younger generation.

7.3 Policies contained in Chapter 1 'Using and managing land sustainably' and Chapter 4 'Increasing resource efficiency, and reducing pollution and waste' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>60</sup> directly relates to the Population and Communities SEA theme.

7.4 At the local level, Waverley Local Plan identifies the following strategic objectives:

- To support the delivery of at least 11,210 additional homes in Waverley in the period 2013 to 2032. To contribute to the delivery of sustainable communities by directing most new development to the main settlements of Farnham, Godalming, Haslemere and Cranleigh, where there is the best available access to jobs, services and other facilities. This will include some new development on greenfield land on the edge of these settlements.
- To support the provision of new development in and on the edge of villages where it meets identified local needs or helps to sustain local facilities and to support the sustainable growth and expansion of rural businesses.
- To deliver a balance of housing and employment growth that takes account of both the need for additional housing and the need to maintain Waverley's economic prosperity.
- To ensure that adequate provision is made for new or improved social, physical and green infrastructure to meet the needs of the increased population and additional demands arising from employment related development.
- To deliver an increase in the overall stock of affordable housing and to ensure that as far as possible the type and tenure of affordable housing meet the local needs identified in the Strategic Housing Market Assessment where it is viable to do so.
- To support the delivery of a range of sizes and types of new homes and accommodation, including homes and accommodation to meet the needs of specific groups of the population, including older people, first time buyers and Gypsies, Travellers and Travelling Showpeople

<sup>59</sup> Select Committee on Public Service and Demographic Change (2013) Ready for Ageing? [online] available at: <https://publications.parliament.uk/pa/ld201213/ldselect/ldpublic/140/140.pdf> [accessed 01/08/18]

<sup>60</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]



- To safeguard existing employment accommodation and support the delivery of new and improved commercial premises, both within the main settlements and in rural areas, in order to meet the needs of a range of businesses in Waverley; in particular to accommodate the projected growth in B1a/b (Offices/Research and Development) uses and the specific needs of small to medium enterprises (SMEs)
  - To support the vitality and viability of the centres of Farnham, Godalming, Haslemere and Cranleigh, taking account of the differences between each of the centres and the different roles that they play.
  - To meet the leisure, recreation and cultural needs of the community.
  - To ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive.
- 7.5 The plan provides policies ALH1 (The Amount and Location of Housing), ICS1 (Infrastructure and Community Services), AHN1 (Affordable Housing on Development Sites), AHN2 (Rural Exception Sites), AHN3 (Housing Types and Sizes), AHN4 (Gypsies, Travellers and Travelling Showpeople), EE1 (New Economic Development), EE2 (Protecting Existing Employment Sites), TCS1 (Town Centres), TCS2 (Local Centres), TCS3 (Neighbourhood and Village Centres), and LRC1 (Leisure and Recreation Facilities) which are relevant to the Population and Community SEA theme.
- 7.6 The Waverley Housing Community Engagement Strategy<sup>61</sup> sets out the ways the Council will work with tenants, customers and communities and identifies the different opportunities to get involved and help shape decisions that the Council undertake.
- 7.7 The Waverley Homelessness Strategy<sup>62</sup> reviews the current levels of homelessness in Waverley and the services and accommodation available to meet the needs of those who are homeless or threatened with homelessness. It is accompanied by an action plan which outlines the measures the Council will take over the next 5 years to meet the challenge of preventing homelessness.
- 7.8 The Safer Waverley Partnership Strategy<sup>63</sup> identifies the following key priorities:
- To focus on threat, harm, risk and vulnerability; including serious organised crime, child sexual exploitation, modern day slavery, domestic abuse, threat of radicalisation and supporting vulnerable victims.
  - To identify and tackle crime and anti-social behaviour hotspot locations and perpetrators.
  - To improve engagement with the public to help make local communities stronger.
- 7.9 The Draft Waverley Economic Strategy<sup>64</sup> identifies the vision for Waverley as follows:
- 'A great place for local businesses to grow and flourish and where our communities have access to high value local jobs and where everyone shares in the economic prosperity.'*
- 7.10 The strategy sets out how the vision will be achieved through six key themes; Sustainable business and employment growth; high quality business and employment

<sup>61</sup> Waverley Borough Council (2017) Waverley Housing Community Engagement Strategy 2016 – 2019 [online] available at: <https://www.waverley-housing.co.uk/wp-content/uploads/2018/03/Community-Engagement-Action-Plan-2018-19-Action-Plan-2018-19.pdf> [accessed 06/08/18]

<sup>62</sup> Waverley Borough Council (2018) Waverley Borough Council Homelessness Strategy 2018 – 2023 [online] available at: [http://www.waverley.gov.uk/downloads/file/722/homelessness\\_strategy\\_2018-2023](http://www.waverley.gov.uk/downloads/file/722/homelessness_strategy_2018-2023) [accessed 06/08/18]

<sup>63</sup> Waverley Borough Council (2017) Safer Waverley Partnership Strategy 2017 – 2020 [online] available at: [http://www.waverley.gov.uk/downloads/file/5767/safer\\_waverley\\_partnership\\_swp\\_partnership\\_and\\_strategy\\_plan\\_2017-2020](http://www.waverley.gov.uk/downloads/file/5767/safer_waverley_partnership_swp_partnership_and_strategy_plan_2017-2020) [accessed 06/08/18]

<sup>64</sup> Waverley Borough Council (2018) Economic Strategy 2018 – 2023 [online] available at: [http://www.waverley.gov.uk/downloads/file/2240/waverley\\_economic\\_strategy\\_2018-2023\\_draft](http://www.waverley.gov.uk/downloads/file/2240/waverley_economic_strategy_2018-2023_draft) [accessed 06/08/18]

support; healthy town and village centres; a successful visitor economy that's right for Waverley; a great place for local higher educational institutions and their students; supporting the right housing developments in the local community.

## Baseline summary

### Summary of current baseline

- 7.11 The geographical extent of the DNP area is depicted in Figure 1.1 (see Chapter 1). For the purposes of this report, the economic and social baseline for the DNP area has used data pertaining to the Dunsfold Parish<sup>65</sup>.

### Population

- 7.12 In 2011, in Dunsfold Parish, there were 989 usual residents over an area of around 1,605ha at a density of 0.6 people per hectare. Of these people 16.4% were aged 15 or under, and 2.6% were aged 85 or over. The majority of residents were aged between 45 and 59 (28.3%).<sup>66</sup>
- 7.13 The resident population has increased slightly since 2001 in which the Census recorded 930 usual residents at a density of 0.58 people per hectare. The percentage of residents aged 15 or below has decreased slightly since 2001 (a decrease of 0.6%), and alternatively the number of people aged 85 or over has increased slightly since 2001 (an increase of 0.3%).<sup>67</sup>
- 7.14 97.6% of the usual residents in 2011 identified themselves as white, 1% as mixed/multiple ethnic groups, 1% as Asian/Asian British, 0.2% as Black/African/Caribbean/Black-British, and 0.2% as Arab.<sup>68</sup>
- 7.15 Of the 989 usual residents in 2011, 72.2% identified with a religion, the majority of which were Christian (70%). 1.3% identified themselves as Muslim, 0.3% of residents identified themselves as Buddhist, 0.1% identified as Jewish, and 0.5% identified an 'other' religion. 23.4% of residents did not identify with a religion, and 4.4% preferred not to state their religious beliefs.<sup>69</sup>
- 7.16 Of the 820 usual residents aged 16 and over, 60.8% were married or in a registered same-sex civil partnership, and 14.4% were single. 9% of these residents were either separated or divorced and 6.3% were widowed.<sup>70</sup>

### Deprivation

- 7.17 The English Indices of Deprivation provide a set of relative measures of deprivation for small areas (Lower Super Output Areas - LSOAs) across England, based on seven domains of deprivation. In 2011, the Dunsfold LSOA was ranked 24,531 out of 32,844 in the Index of Multiple Deprivation (where 1 is the most deprived), indicating low levels of deprivation in the DNP area.<sup>71</sup> Waverley Borough is further identified as one of the 20% least deprived districts/unitary authorities in England.

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<sup>65</sup> NOMIS (2018) Dataset selection [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?theme=75&subgrp=Key+Statistics> [accessed 05/09/18]

<sup>66</sup> ONS (2011) Query – dataset selection using 2011 Census – Dunsfold Parish [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?> [accessed 05/09/18]

<sup>67</sup> ONS (2001) Query – dataset selection using 2001 Census – Dunsfold Parish [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?> [accessed 05/09/18]

<sup>68</sup> ONS (2011) Query – dataset selection using 2011 Census – Dunsfold Parish [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?> [accessed 05/09/18]

<sup>69</sup> Ibid.

<sup>70</sup> Ibid.

<sup>71</sup> MHCLG (2015) English indices of deprivation 2015 [online] available at: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015> [accessed 06/08/18]

## Housing

- 7.18 In 2011, there were 467 dwellings in Dunsfold Parish; however, 26 of these were household spaces with no usual resident. The majority were detached (49.3%) or semi-detached (33%) houses or bungalows. There were 42 terraced dwellings (9%) and 38 flats/maisonettes/apartments (8.1%). The census further recorded 3 caravans / other mobile or temporary homes (0.6%).<sup>72</sup>
- 7.19 Of the 441 households (dwellings occupied by residents), 70.1% owned their dwellings; either outright (38.5%), or with a mortgage or loan (31.5%), and a further 12 households (2.7%) were in shared ownership. 14.3% of the households were socially rented, 8.8% were privately rented, and 4.1% were living rent free.<sup>73</sup>
- 7.20 In the last 12 months Zoopla<sup>74</sup> identify 11 sales in the Dunsfold area, with an average price paid of £590,527, which is slightly higher than the average for Surrey (£543,525). The average price paid for a detached house in the area is £772,375, which is lower than the average for Surrey (£829,231) and the average price paid for a semi-detached in Dunsfold is around £80,000 higher than the average for Surrey. The average price paid for terraced housing or flats in Dunsfold is significantly less than the average for Surrey, and the data identifies that only 1 flat has been sold in the Dunsfold area in the last twelve months, at around £190,000 less than the average price paid for a flat in Surrey.
- 7.21 The Dunsfold Housing Development Survey<sup>75</sup> using data from the Land Registry Office pertaining to the GU8 4 post code (encompassing a wider area than the Neighbourhood Plan area which includes Hascombe, Chiddingfold, Hydestile, Godalming, Hambledon, Shillinglee, Busbridge and Loxhill) identifies that average house prices in this area are more often closely associated with urban areas such as Godalming or Farnham, compared with other rural areas in the borough, however the price of a detached property is significantly higher at almost £300,000 more. The report identifies that whilst not the most expensive rural area in Surrey, the house price ratio in Waverley is now 13.7 times the average salary, meaning that to acquire an 80% mortgage you would require an annual household income of £122,193 (the average income for Waverley is £39,057) which places much of the property within the area out of the reach of the average family.
- 7.22 The Dunsfold Parish Housing Needs Assessment<sup>76</sup> (HNA) identifies a housing need for 90 dwellings over the Neighbourhood Plan period. The Assessment identifies that given affordability pressures in Dunsfold both affordable homeownership and affordable rented schemes would be appropriate to meeting these needs. Smaller housing units are also needed, particularly in the context of affordable housing tenures, and with a high demand for terraced homes, the NP should consider whether site specific policies might be used to bring such housing forward, particularly where it enables smaller homes to be delivered. The report has also identified a need for up to 21 specialist dwellings for the elderly – 5 of which should be provided as affordable or social rented homes.
- 7.23 Waverley's Homelessness Strategy identifies only one homeless household living in temporary accommodation as at March 2017 in Waverley Borough, demonstrating a good track record in preventing homelessness in the Borough over the last 5 years.

<sup>72</sup> ONS (2011) Query – dataset selection using 2011 Census – Dunsfold Parish [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?> [accessed 05/09/18]

<sup>73</sup> Ibid.

<sup>74</sup> Zoopla (2018) House prices in Dunsfold and Surrey [online] available at: <https://www.zoopla.co.uk/market/dunsfold/?q=Dunsfold%2C%20Surrey> [accessed 06/08/18]

<sup>75</sup> Surrey Community Action (2018) Dunsfold Neighbourhood Plan Housing Development Survey April 2018

<sup>76</sup> AECOM (2018) Dunsfold Parish Housing Needs Assessment

7.24 The Waverley Gypsy and Traveller Accommodation Assessment<sup>77</sup> identifies that there is a need for 27 additional pitches for households that meet the planning definition, and up to 24 additional pitches for unknown households that were not able to be interviewed in the period up to 2032.

## Education, skills and employment

7.25 In 2011, of all usual residents aged 16 years and over (of which there were 826); there were 320 residents (38.7%) with 'Level 4 qualifications and above', and a further 321 residents (38.8%) with qualifications at levels 1 to 3. 17 residents were in apprenticeships, and 42 residents were schoolchildren or full-time students (of which 5 were economically active and in employment). 130 residents had no qualifications.<sup>78</sup>

7.26 In terms of occupation, of all usual residents aged 16 to 74 in employment the week before the 2011 census, the majority were employed in professional occupations (20.7%) followed closely by managerial, director and senior official occupations (18.1% with a higher proportion of males than females).<sup>79</sup>

7.27 In terms of industry, the majority of residents were employed in the professional, scientific and technical activities, followed closely by the education industry and wholesale and retail trade (including motor repairs).<sup>80</sup>

## Summary of future baseline

7.28 Population trends indicate an ageing population and reduced numbers of younger children in the Plan area. Considering that the area is not deprived in relation to indices such as health deprivation and disability, it is expected that increasing numbers of elderly residents will continue. This can have implications for housing, and may indicate a need for more specialist accommodation to meet the needs of the elderly in the future.

7.29 Overall levels of deprivation in the DNP area are likely to remain low.

## Headline sustainability issues

- Population trends indicate an ageing population.
- Between 2001 and 2011, there was a slight decline in the number of people aged 15 and under.
- The average house price is significantly higher than the average household income, placing much of the housing in the DNP area out of the reach of the average family.
- There are low levels of deprivation within the DNP area.

## What are the SEA objectives and appraisal questions for the population and community SEA theme?

### SEA objective

### Assessment questions – will the option/proposal help to:

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<sup>77</sup> Opinion Research Services (2018) Waverley Borough Council Gypsy and Traveller Accommodation Assessment [online] available at: [http://www.waverley.gov.uk/downloads/file/6045/gypsy\\_and\\_traveller\\_accommodation\\_assessment\\_march\\_2018](http://www.waverley.gov.uk/downloads/file/6045/gypsy_and_traveller_accommodation_assessment_march_2018) [accessed 09/08/18]

<sup>78</sup> ONS (2011) Query – dataset selection using 2011 Census – Dunsfold Parish [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?> [accessed 06/08/18]

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.

Cater for existing and future residents needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities

Promote the development of a range of high quality, accessible community facilities?

Encourage and promote social cohesion and encourage active involvement of local people in community activities?

Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.

Support the provision of a range of house types and sizes?

Meet the needs of all sectors of the community?

Provide housing in sustainable locations that allow easy access to a range of local services and facilities?



## 8. Health and Wellbeing

### Focus of theme

- Health indicators and deprivation
- Influences on health and wellbeing

### Policy context

8.1 Key messages from the National Planning Policy Framework<sup>81</sup> (NPPF) include:

- One of the three overarching objectives of the NPPF is a social objective to; *'support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing.'*
- *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*
- Policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.
- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

8.2 The policies contained in Chapter 3 'Connecting people with the environment to improve health and wellbeing' of the Government's 'A Green Future: Our 25 Year Plan to Improve the Environment'<sup>82</sup> directly relates to the health and wellbeing SEA theme.

8.3 Other key national messages in relation to health include; Fair Society, Healthy Lives<sup>83</sup> ('The Marmot Review') which investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities'.

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<sup>81</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

<sup>82</sup> HM GOV (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf) [accessed 01/08/18]

<sup>83</sup> The Marmot Review (2011) The Marmot Review: Implications for Spatial Planning [online] available at: <http://webarchive.nationalarchives.gov.uk/20170106161952/http://www.apho.org.uk/resource/item.aspx?RID=106106> [accessed 01/08/18]

- 8.4 The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012<sup>84</sup> transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.
- 8.5 The Joint Strategic Needs Assessment (JSNA)<sup>85</sup> provides an assessment of the current and future health and social care needs of the local community. Thematic chapters explore the key issues in relation to: starting well; developing well; transitioning to adulthood; living well; and ageing well.
- 8.6 The Waverley Health and Wellbeing Strategy<sup>86</sup> provides an overview of the health and wellbeing challenges in Waverley, and identifies a vision for health and wellbeing with the aim to deliver on the following priorities:
- Develop a preventative approach
  - Promote emotional wellbeing and mental health
  - Improve older adults' health and wellbeing
  - Improve the health and wellbeing of children and young people
  - Safeguard the population
- 8.7 At the local level, Waverley Local Plan identifies strategic objectives to 'meet the leisure, recreation and cultural needs of the community', and 'to ensure that the design, form and location of new developments contribute to the creation of sustainable communities that are attractive, safe and inclusive'. The plan provides policies ICS1 (Infrastructure and Community Services), LRC1 (Leisure and Recreation Facilities) and NE2 (Green and Blue Infrastructure) which are relevant to the Health and Wellbeing SEA theme.
- 8.8 The Waverley Playing Pitch Strategy<sup>87</sup> and Waverley Play Area Strategy<sup>88</sup> both provide an overview of current provisions and actions to address shortfalls or increase provisions within Waverley.

## Baseline summary

### Summary of current baseline

- 8.9 The health profile for Waverley<sup>89</sup> identifies that the health of people in Waverley is generally better than the England average. However, around 8% (1,800) of children live in low income families. Life expectancy for both men and women is higher than the England average. Life expectancy is 5.7 year lower for men and 9.5 years lower for women in the most deprived areas of Waverley than in the least deprived areas. **Figure 8.1** is taken from Public Health England's health profile and shows how the health of the residents in Waverley compares with the rest of England.

<sup>84</sup> Health and Social Care Act 2012: <http://www.legislation.gov.uk/ukpga/2012/7/contents/enacted>

<sup>85</sup> Surrey County Council (2018) Joint Strategic Needs Assessment [online] available at: <https://www.surreyi.gov.uk/jsna/> [accessed 06/08/18]

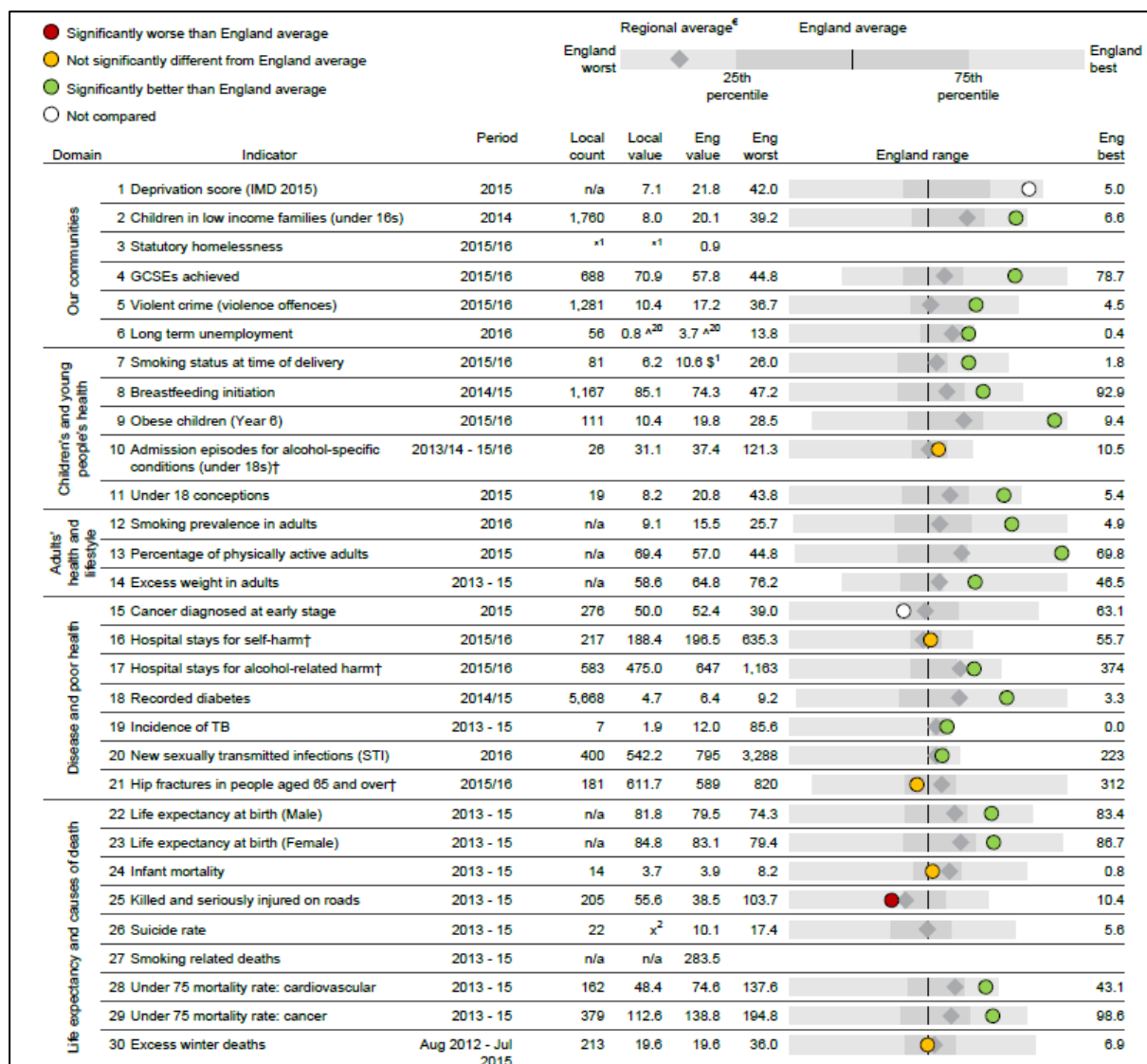
<sup>86</sup> Waverley Borough Council (2016) Health and Wellbeing Strategy 2016 – 2021 [online] available at: <https://modgov.waverley.gov.uk/documents/s8431/Draft%20Health%20and%20Wellbeing%20Strategy%202016-2021%20Annex%201.pdf> [accessed 06/08/18]

<sup>87</sup> Waverley Borough Council (2012) Playing Pitch Strategy 2012 – 2028 [online] available at: [http://www.waverley.gov.uk/downloads/file/3592/playing\\_pitch\\_strategy\\_2012\\_-\\_2028](http://www.waverley.gov.uk/downloads/file/3592/playing_pitch_strategy_2012_-_2028) [accessed 06/08/18]

<sup>88</sup> Waverley Borough Council (2014) Play Area Strategy 2015 – 2024 [online] available at: [http://www.waverley.gov.uk/downloads/download/2097/play\\_area\\_strategy](http://www.waverley.gov.uk/downloads/download/2097/play_area_strategy) [accessed 06/08/18]

<sup>89</sup> Public Health England (2017) Waverley District Health Profile 2017 [online] available at: <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000216.pdf> [accessed 06/08/18]

**Figure 8.1: Health profile for Waverley District**



8.10 The profile identifies that there is only one health indicator which performs significantly worse than the England average and that is those killed and seriously injured on roads. Local priorities in Waverley include older people's health and wellbeing (hip fractures and excess winter deaths), mental wellbeing and alcohol misuse.

8.11 The JSNA<sup>90</sup> identifies that minority groups – ethnic minority groups, the traveller community and LGBTQ (Lesbian, Gay, Bi-sexual, Transgender and Questioning) communities at most at risk due to a variety of issues that impact on service provision, including (but not limited to); different understandings of mental health problems, lack of knowledge of services, and discrimination.

8.12 The Playing Pitch Strategy<sup>91</sup> identifies that 80% of clubs have access to facilities at their location of choice and 50% of them say they are always available when needed, which suggests that local facility supply is reasonably good. Perceptions of facility quality are also generally positive, with almost 75% of the aspects rated, classified as 'acceptable'. Only one shortfall has been identified and that is in the provision of youth football pitches. Forecasted additional pitch needs to accommodate population growth

<sup>90</sup> Surrey County Council (2018) Joint Strategic Needs Assessment [online] available at: <https://www.surreyi.gov.uk/jsna/> [accessed 06/08/18]

<sup>91</sup> Waverley Borough Council (2012) Playing Pitch Strategy 2012 – 2028 [online] available at: [http://www.waverley.gov.uk/downloads/file/3592/playing\\_pitch\\_strategy\\_2012\\_-\\_2028](http://www.waverley.gov.uk/downloads/file/3592/playing_pitch_strategy_2012_-_2028) [accessed 06/08/18]

indicate requirements for 5 additional youth pitches, 5 additional cricket pitches, 1 additional rugby pitch and 2 additional synthetic turf pitches.

- 8.13 The Play Area Strategy<sup>92</sup> identifies that within Waverley there is a shortfall of designated (or equipped) play space of 23.17ha, balanced with a surplus of informal play space. The focus of new resources is expected in areas where play provision neither meets the average level of play provision in the Borough nor the standard for informal play space. Chiddingfold and Dunsfold is identified as a ward with significantly less than average equipped play provision, but more informal play space. However, since this strategy a new play area has been developed within Dunsfold, which opened in July 2018.
- 8.14 Significant green space within the DNP area includes Dunsfold Common, a large area of grassland and woodland (around 31 hectares) located in the south (north of Knightons Lane) and extending beyond the settlement area.

## Summary of future baseline

- 8.15 Health and wellbeing levels are likely to continue to remain as generally good, however; an ageing population might place further pressures on health services in the area.

## Headline sustainability issues

- Health and wellbeing levels within the DNP area are very good, with low levels of deprivation.

## What are the SEA objectives and appraisal questions for the health and wellbeing SEA theme?

SEA objective	Assessment questions – will the option/proposal help to:
Improve the health and wellbeing of residents within the Neighbourhood Plan area	<p>Promote accessibility to a range of leisure, health and community facilities, for all age groups?</p> <p>Address local health priorities?</p> <p>Provide and enhance community access to green and blue infrastructure?</p> <p>Promote healthy and active lifestyles?</p> <p>Improve access to the countryside for recreational use?</p>

<sup>92</sup> Waverley Borough Council (2014) Play Area Strategy 2015 – 2024 [online] available at: [http://www.waverley.gov.uk/downloads/download/2097/play\\_area\\_strategy](http://www.waverley.gov.uk/downloads/download/2097/play_area_strategy) [accessed 06/08/18]

## 9. Transportation

### Focus of theme

- Transportation infrastructure
- Traffic flows and congestion
- Accessibility
- Car ownership
- Travel to work

### Policy context

9.1 European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.

9.2 Key messages from the National Planning Policy Framework<sup>93</sup> (NPPF) include:

- *‘Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*
  - a. *The potential impacts of development on transport networks can be addressed*
  - b. *Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised*
  - c. *Opportunities to promote walking, cycling and public transport use are identified and pursued*
  - d. *The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account*
  - e. *Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.’*
- *‘Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.’*

9.3 At the local level, each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008.<sup>94</sup> The Surrey Transport Plan<sup>95</sup> sets out the proposed transport solutions for the Plan area up to 2026. With a vision to *‘help people meet their transport and travel needs effectively, reliably, safely and*

<sup>93</sup> MHCLG (2018) National Planning Policy Framework [online] available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) [accessed 03/08/18]

<sup>94</sup> Local Transport Act 2008 [online] available at: <http://www.legislation.gov.uk/ukpga/2008/26/contents> [accessed 07/08/18]

<sup>95</sup> Surrey County Council (2018) Surrey Transport Plan – Executive Summary [online] available at: [https://www.surreycc.gov.uk/data/assets/pdf\\_file/0009/160497/STP-Executive-summary-links-fixed.pdf](https://www.surreycc.gov.uk/data/assets/pdf_file/0009/160497/STP-Executive-summary-links-fixed.pdf) [accessed 08/08/18]



*sustainably within Surrey; in order to promote economic vibrancy, protect and enhance the environment and improve the quality of life*'. The following objectives are identified:

- Effective transport: to facilitate end-to-end journeys for residents, business and visitors by maintaining the road network, delivering public transport services and, where appropriate, providing enhancements.
- Reliable transport: to improve the journey time reliability of travel in Surrey.
- Safe transport: to improve road safety and the security of the travelling public in Surrey
- Sustainable transport: to provide an integrated transport system that protects the environment, keeps people healthy and provides for lower carbon transport choices.

9.4 Waverley Local Plan identifies a strategic objective to 'support measures that promote sustainable transport, including improvements to public transport and improved facilities for pedestrians and cyclists'. The plan provides policies ST1 (Sustainable Transport) and ICS1 (Infrastructure and Community Services) which are relevant to the Transportation SEA theme.

## Baseline summary

### Summary of current baseline

#### Rail network

9.5 There are no rail connections within the DNP area. The closest train station is located around 6.5km away in Witley.

#### Bus network

9.6 The DNP area is served by one bus service (42) which runs along Dunsfold Common Road and connects Dunsfold with Cranleigh, Nanhurst Corner, Alford Crossways, Loxhill, Hascombe, Busbridge, Godalming, Catteshall, Farncombe and Guildford. The service is infrequent and does not run on a Sunday.

#### Cycle and footpath network

9.7 There are no national cycle network connections within the DNP area. The closest connection exists in Cranleigh where route 223 travels from Chertsey to Shoreham-by-Sea on main and quiet roads.<sup>96</sup>

#### Road network and congestion

9.8 There are no main roads in the DNP area, with only local roads providing connections to Loxhill in the north, Cranleigh in the east, Plaistow in the south and the A283 in the west at Chiddingfold.

#### Car ownership

9.9 The majority of households in Dunsfold Parish have 2 cars or vans in their household (40.8%) followed closely by 1 car or van (34.2%). 11.3% of households have 3 cars or vans, and 8.4% have 4 or more cars or vans in their household. 5.2% of households have no cars or vans. The findings are largely similar for Waverley Borough on the whole, and in relation to the rural areas of the Borough, Dunsfold has slightly less percentages of households with access to 3 or more vehicles than the rural total. The figures indicate a strong reliance on the private vehicle within the DNP area.

<sup>96</sup> Sustrans (2018) National Cycle Network [online] available at: <https://www.sustrans.org.uk/ncn/map> [accessed 07/08/18]

## Summary of future baseline

- 9.10 A continued reliance on the private car is highly likely within the Plan area, particularly given the size of the village and its rural nature; residents are likely to continue to travel outside of the Plan area to access a wider range of services and facilities. However, this need to travel may be reduced to some extent with the services and facilities proposed as part of the Dunsfold Aerodrome Strategic Site Allocation in the Local Plan which seeks to create new provisions as part of the new settlement.
- 9.11 Public transport use is likely to remain low compared with private car use; largely due to the absence of rail connections within the Plan area, and the infrequency of bus services.
- 9.12 Given the lack of main roads in the DNP area, the proposed development at the Dunsfold Aerodrome site may lead to increased traffic and congestion issues within the DNP area.
- 9.13 Given the scale of development likely to come forward through the DNP, it is unlikely that this development will contribute to any significant improvements in public transport provisions. The limited scale is also unlikely to significantly impact upon the road network and congestion.

## Headline sustainability issues

- There are no rail connections within the DNP area; the closest train station is located around 6.5km away at Witley.
- Bus services within the DNP area are limited and infrequent.
- There are no national cycle route connections within the DNP area.
- There are high levels of car ownership in the Plan area and high levels of reliance on the private vehicle.
- Large scale development in the area has the potential to increase traffic and congestion issues on the local roads, and reduce safety.

## What are the SEA objectives and appraisal questions for the transportation SEA theme?

SEA objective	Assessment questions – will the option/proposal help to:
Promote sustainable transport use and reduce the need to travel	<p>Encourage a modal shift to more sustainable forms of travel?</p> <p>Enable sustainable transport infrastructure improvements?</p> <p>Facilitate working from home and remote working?</p> <p>Improve road safety?</p>

## 10. Next Steps

### Subsequent stages for the SEA process

- 10.1 The five stages of the SEA process<sup>97</sup> are identified below. Scoping (the current stage) is the second stage of the SEA process.
2. Screening
  3. Scoping
  4. Assess reasonable alternatives, with a view to informing preparation of the draft plan
  5. Assess the draft plan and prepare the Environmental Report with a view to informing consultation and plan finalisation
  6. Publish a 'statement' at the time of plan adoption in order to 'tell the story' of plan-making / SEA (and present 'measures decided concerning monitoring')
- 10.2 The next stage will involve appraising reasonable alternatives for the DNP. This will consider alternative policy approaches for the Neighbourhood Plan. The findings of the appraisal of these alternatives will be fed back to Dunsfold Parish Council so that they might be taken into account when preparing the draft plan.
- 10.3 Once the next draft of the plan has been prepared by the Parish Council, it will be subjected to SEA, and the Environmental Report will be prepared for consultation alongside it.
- 10.4 Following the consideration of consultation responses, the Neighbourhood Plan will be finalised and submitted to Waverley Borough Council for subsequent Independent Examination. As part of this process, the Neighbourhood Plan and the Environmental Report will be publicized for consultation for a period of six weeks

### Consultation on the Scoping Report

- 10.5 Public involvement through consultation is a key element of the SEA process. At this scoping stage, the SEA Regulations require consultation with statutory consultation bodies but not full consultation with the public. The statutory consultation bodies are the Environment Agency, Historic England and Natural England. The Scoping Report has been released to these three statutory consultees.
- 10.6 Consultees are invited to comment on the content of this Scoping Report, in particular the evidence base for the SEA, the identified key issues and the proposed SEA Framework.
- 10.7 This consultation period runs from 23<sup>rd</sup> November 2018 to 11<sup>th</sup> January 2019. Comments on the Scoping Report should be sent to: Cheryl.Beattie@aecom.com
- 10.8 All comments received on the Scoping Report will be reviewed and will influence the development of the SEA where appropriate.

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<sup>97</sup> In accordance with the stages set out in the National Planning Practice Guidance

## Appendix A : SEA Framework

This appendix pulls together the SEA objectives and appraisal questions identified against each of the SEA themes. Taken together, this list indicates the parameters of the SEA, providing a methodological 'framework' for assessment.

### SEA framework

#### SEA objective

#### Assessment questions – will the option/proposal help to:

Minimise and/or mitigate all sources of air pollution	<ul style="list-style-type: none"> <li>Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>Reduce the need to travel outside of the Neighbourhood Plan Area?</li> </ul>
Protect and enhance all biodiversity and geological features, and support ecological connectivity.	<ul style="list-style-type: none"> <li>Support the status and condition of Chiddingfold Forest SSSI?</li> <li>Protect and enhance locally designated biodiversity?</li> <li>Protect and enhance the extensive network of Woodland Priority Habitats and the habitats of Priority Species?</li> <li>Achieve a net gain in biodiversity?</li> <li>Support enhancements to multifunctional green and blue infrastructure networks?</li> </ul>
Reduce the level of contribution to climate change made by activities within the Neighbourhood Plan area	<ul style="list-style-type: none"> <li>Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>Reduce energy consumption from non-renewable sources?</li> <li>Generate energy from low or zero carbon sources?</li> <li>Reduce the need to travel or the number of journeys made?</li> <li>Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> </ul>
Support the resilience of the Neighbourhood Plan Area to the potential effects of climate change, including flooding	<ul style="list-style-type: none"> <li>Avoid development in areas at risk of flooding, taking into account the likely future effects of climate change?</li> <li>Sustainably manage water run-off?</li> <li>Increase resilience of the built and natural environment to the effects of climate change?</li> <li>Ensure that the potential risks associated with climate change are considered in new development in the plan area?</li> <li>Improve and extend green infrastructure networks?</li> </ul>
Protect and enhance the character and quality of	<ul style="list-style-type: none"> <li>Conserve and enhance the setting of Surrey Hills</li> </ul>

landscapes within and surrounding the Neighbourhood Plan area.	<p>AONB?</p> <ul style="list-style-type: none"> <li>• Conserve and enhance landscape character?</li> <li>• Protect and enhance key landscape features?</li> </ul>
Protect and enhance the cultural heritage resource within the Neighbourhood Plan area, including the historic environment and archaeological assets.	<ul style="list-style-type: none"> <li>• Conserve and enhance Listed Buildings, Buildings of Local Merit and their settings within and surrounding the DNP area?</li> <li>• Conserve and enhance the Dunsfold, and St Mary's Dunsfold Conservation Areas?</li> <li>• Conserve and enhance local identity and distinctiveness?</li> <li>• Support access to, interpretation and understanding of the historic environment?</li> </ul>
Ensure the efficient and effective use of land	<ul style="list-style-type: none"> <li>• Promote the use of previously developed land where possible?</li> <li>• Avoid the loss of best and most versatile agricultural land (Grades 1 to 3a)?</li> </ul>
Use and manage water resources in a sustainable manner	<ul style="list-style-type: none"> <li>• Support improvements to water quality?</li> <li>• Minimise water consumption?</li> </ul>
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste	<ul style="list-style-type: none"> <li>• Support the minimisation, reuse and recycling of waste?</li> <li>• Encourage recycling of materials during construction?</li> </ul>
Cater for existing and future residents needs as well as the needs of different groups in the community, and improve access to local, high quality community services and facilities	<ul style="list-style-type: none"> <li>• Promote the development of a range of high quality, accessible community facilities?</li> <li>• Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> </ul>
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	<ul style="list-style-type: none"> <li>• Support the provision of a range of house types and sizes?</li> <li>• Meet the needs of all sectors of the community?</li> <li>• Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>
Improve the health and wellbeing of residents within the Neighbourhood Plan area	<ul style="list-style-type: none"> <li>• Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>• Address local health priorities?</li> <li>• Provide and enhance community access to green and blue infrastructure?</li> <li>• Promote healthy and active lifestyles?</li> <li>• Improve access to the countryside for recreational use?</li> </ul>
Promote sustainable transport	<ul style="list-style-type: none"> <li>• Encourage a modal shift to more sustainable forms of</li> </ul>



use and reduce the need to  
travel

travel?

- Enable sustainable transport infrastructure improvements?
  - Facilitate working from home and remote working?
  - Improve road safety?
-

