



This newsletter focuses on the Dunsfold Neighbourhood Plan, explaining what it is, why we need one, what progress has been made and the result of the Call-for-Sites

There will be a village meeting at the Winn Hall to discuss the Plan, the result of the Call-for-Sites and which sites are best suited for development. The meeting will be on:

Tuesday 26th February 2019

Starting at 6:30pm, with a presentation at 7:30pm

PLEASE MAKE EVERY EFFORT TO ATTEND



What is a Neighbourhood Plan and why do we need one?

In response to the Waverley Borough Council Local Plan requiring more houses to be built in Dunsfold **in addition to that proposed at the Aerodrome**, Dunsfold Parish Council is producing a Neighbourhood Plan.

This offers residents the opportunity to work with the Parish Council to have a say in the development of the village rather than it being left to be decided by Waverley BC in response to applications from developers. Without a Neighbourhood Plan it will be very difficult to resist unwanted development.

Producing a Neighbourhood Plan is therefore an urgent priority. The sooner Dunsfold has one in place, the sooner we will have some protection against unwanted development.

A Neighbourhood Plan is a document that sets out our vision for the future of the Parish. It covers more than just housing.

The Plan is being produced by a Steering Group, chaired by the Chairman of the Parish Council supported by a group of residents.

What will the Plan cover? The Plan will include policies covering not just housing but also:

The Community, including the village assets such as the Shop, sports facilities and the Winn Hall in addition to car parking, health-related services and educational facilities.

The Environment including the Common, protected areas (SSSIs, ancient woodland, historic assets), rights of way and flooding.

Commercial development including local businesses, agriculture, forestry and equestrian in addition to village services (pub and café).

The Neighbourhood Plan will also cover mitigation of the impact of development on Dunsfold Aerodrome including the wish to keep the village separate from the development and other concerns such as traffic, light pollution and the impact on water courses.

What have we done so far? We commissioned assessments of Dunsfold's housing needs from two external consultants: a desk study by planning consultants AECOM and a survey by Surrey Community Action.

We have undertaken a village survey covering Parish amenities, the Common, housing, transport and business needs, which is now being analysed.

We have undertaken a Call-for-Sites, AECOM have analysed the results and the Neighbourhood Plan Steering Group have made their own analysis and **the results will be presented for discussion at the village meeting.**

The housing we have and what we need: There are estimated to be 455 dwellings in the Parish, of which 232 are within the "settlement area" with a further 41 near the centre of the village; with the rest scattered around the Parish.

There are 77 affordable houses, of which 32 belong to Housing Associations and are available to those with local connections and a further 45 are allocated by Waverley BC.

Waverley BC's Local Plan Part 1 requires that at least 100 more dwellings are provided by 2032 – these are in addition to those being built on Dunsfold Aerodrome.

Approval has already been given for 61 houses, including the 42 under construction at Gratton Chase (previously known as site 747 or the Nugents Close extension) and eight on Alfold Road at Springfield. These 61 include 25 affordable homes.

Housing Needs Assessment: The following extracts are from the executive summary of the Housing Needs Assessment completed by AECOM (July 2018):

AECOM's objective assessment of housing need in Dunsfold is 90 dwellings over the Plan period to 2032.

Both affordable home ownership such as shared ownership tenure homes, and affordable rented homes, possibly delivered through built-to-rent development, would be appropriate to meet local housing needs.

There is high demand for terraced homes, AECOM has identified a need for up to 21 specialist dwellings for the elderly in Dunsfold by 2032, of which five should be provided as affordable or social rented homes.

Vision Statement

Dunsfold's Vision is to maintain its quintessential English country village character whilst embracing and integrating the changing nature of modern life. The aim of the Neighbourhood Plan is to ensure that changes to housing, employment, communications, transport and community services are complimentary to village life and enhance the beautiful settlement, the Common and the surrounding countryside.

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Other forms of affordable housing, including affordable rented housing and community-led housing, could provide appropriate solutions for young people from Dunsfold.

Taking into account the Housing Needs Assessment and Waverley’s requirements under the Local Plan Part 1, we need to find sites for some 40 more homes

The Call-for-Sites: In total 20 sites were put forward for consideration under the Call-for-Sites, but one has since been withdrawn. Details of the sites, and both AECOM and the Steering Group assessments, will be presented at the village meeting.

Of the 19 sites that have been assessed the following are considered by the Steering Group to be possibilities for development, based their suggested Site Selection policies:

- Binhams Lea, 2 houses
- The Orchard, Chiddingfold Road, 4 houses
- Alehouse Field (behind the pub), 11 houses
- Millhanger Farm, Chiddingfold Road, 1 house
- Wetwood Farm, Chiddingfold Road, 12 houses
- Old Croft, Shoppe Hill, 1 house
- Hatchlands, Chiddingfold Road, 3 houses

Other sites put forward:

- Dunsfold Common Road, opposite Griggs Meadow, 5 houses
- Coombe Bury, adjoining Gratton Chase, 19 houses
- Springfield, Alfold Road, 32 houses
- Wrotham Hill (two sites), 8 houses
- Mill Lane, 5 houses
- New Pound Farm, behind Binhams Meadow, 50 houses
- Wetwood Cottage, Chiddigfold Road, 25 houses
- Shoppe Hill, 12 houses
- Rams Nest, Knightons Lane, 7 houses
- High Billingham Farm (two sites), 204 houses

The **AECOM report**, the **Steering Group Site Selection Policies** and the **AECOM Housing Needs Assessment** may be found on the village website and will be discussed at the meeting:

<https://dunsfoldvillage.uk/neighbourhood-plan/>

Strategic Environmental Assessment

As part of the Plan process, we are required to undertake a Strategic Environmental Assessment to set the scene. We are working on this with external consultants, AECOM.

This document will provide a wealth of information about our Parish, detailing its beautiful countryside, historical assets and much more, including air quality, biodiversity, population and community and health and wellbeing and transportation.

Who is paying for the Neighbourhood Plan?

Members of the Steering Group are giving their time for free but funds are required to hire the Winn Hall, produce leaflets and postage etc. These costs have been covered so far by grants from Government.

The Parish Council has provided ‘seed’ money to get the project started, the Government is providing free consultancy services from AECOM. Waverley BC paid for the Housing Development Survey and will pay for the examination of the Plan and the referendum and Waverley are providing on-going support in the preparation of the Plan

A Housing Development Survey undertaken by Surrey Community Action took place in March 2018 to gather the views on the future development of housing within the Parish. A quarter of households responded to the survey – a good response ratio.

Summary of the findings of the Housing Development Survey

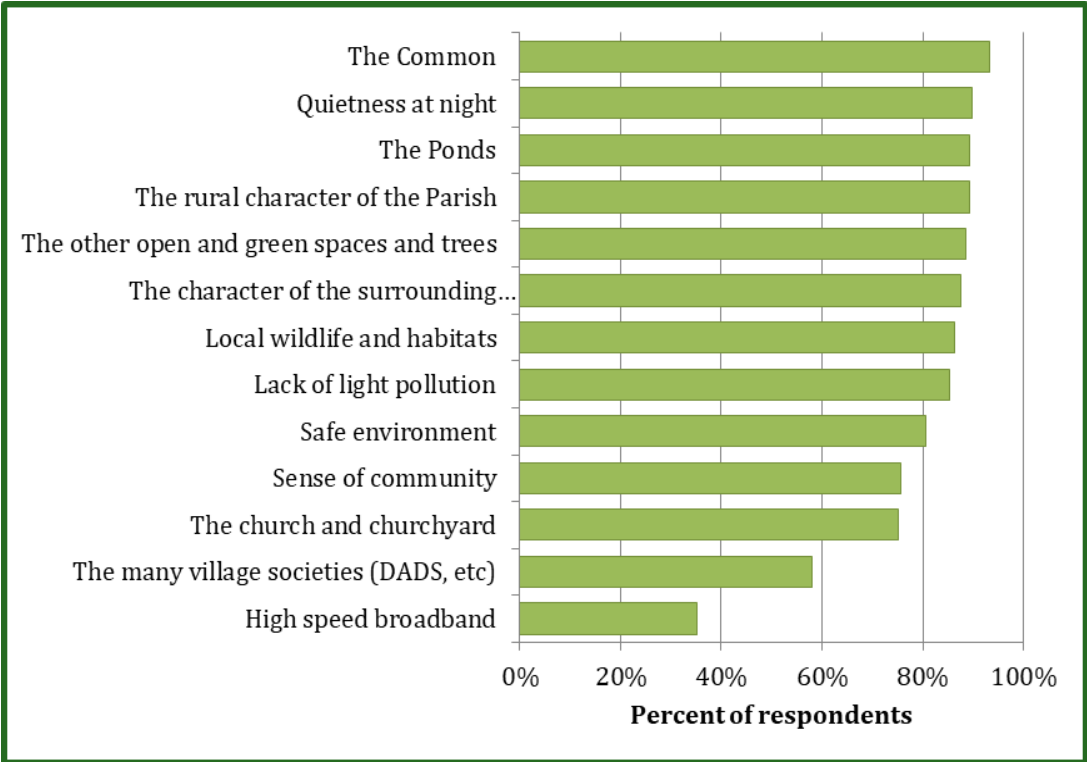
- 86% considered themselves well housed.
- 7% were homeowners looking to downsize.
- 66% only wanted to allow development in special circumstances during the next five years.
- 70% wanted to see small family homes developed.
- 45% wanted to see developments of six or less homes.
- 34% were in favour of infill.
- 47% wanted to see the building of new homes spread across the Parish.

The **Surrey Community Action report** may be found on the village website <https://dunsfoldvillage.uk/neighbourhood-plan/>

The Village Survey was sent to the community in May 2018. There were 176 responses. (Note there are about 800 adults and 450 households in the Parish.)

The survey comprised 34 questions covering a wide variety of village issues.

The results are still being analysed. But here is what respondents said they valued about Dunsfold:



On the negative side, nearly 8 out of 10 commented about the poor mobile signal and many raised concerns about traffic speed, car parking and dog fouling.

What happens next?

The next steps in the process of the Neighbourhood Plan are:

- The Steering Group draft the Plan for approval by the Parish Council.
- Waverley BC check that the proper procedures have been followed.
- A six week consultation with the community, as required by law.
- Examination of the Plan by an independent examiner to check it complies with all legal requirements.
- Waverley BC arranges a referendum of those on the parish electoral register. If the vote in favour is more than 50% of those voting Waverley BC must bring the Plan into force.

Help needed!

There is a lot of work to be done to produce this Plan and the Steering Group would be delighted to hear from people who are able to give some time to help, especially with producing documents, including drafting the Plan itself. If you can help, please contact the Steering Group at nhp@dunsfoldvillage.uk

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