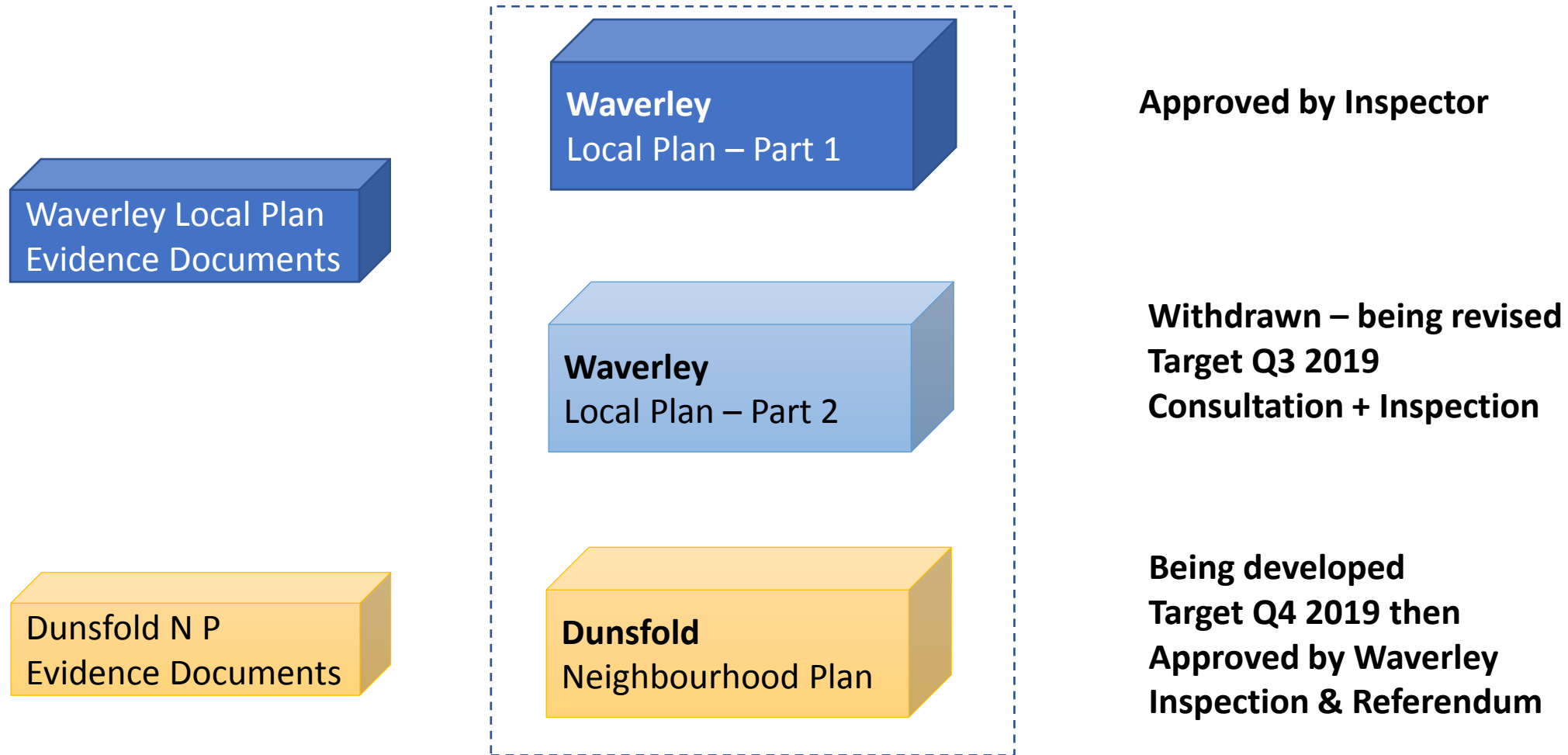




Village Meeting
26th February 2019



Where do we fit with Waverley Local Plan

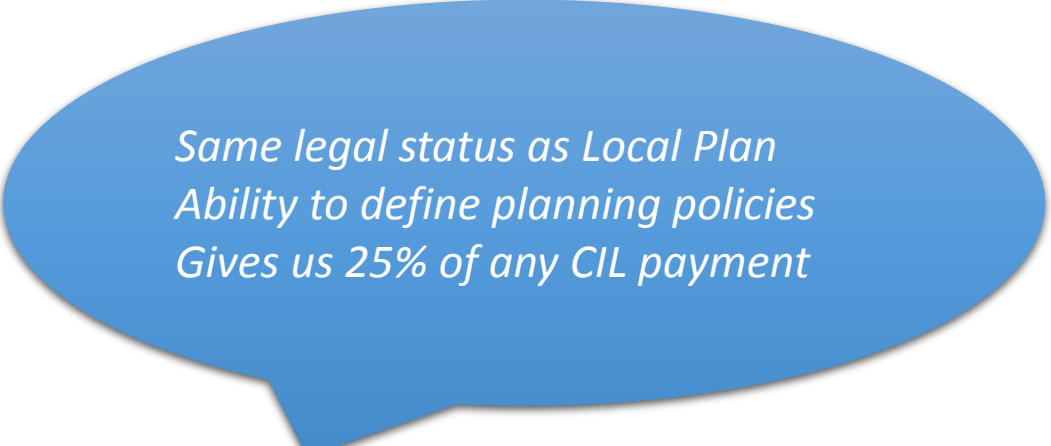


Value of a Local Plan to the village

Guides planning applications

A neighbourhood plan **attains the same legal status as the Local Plan** once it has been approved at a referendum.


At this point it comes into force as part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise



*Same legal status as Local Plan
Ability to define planning policies
Gives us 25% of any CIL payment*

Policies reflect local vision

- Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in **place planning policies** that will help deliver that vision or grant planning permission for the development they want to see.
- To help deliver their vision communities that take a proactive approach by drawing up a neighbourhood plan and secure the consent of local people in a referendum, **will benefit from 25% of** the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area.

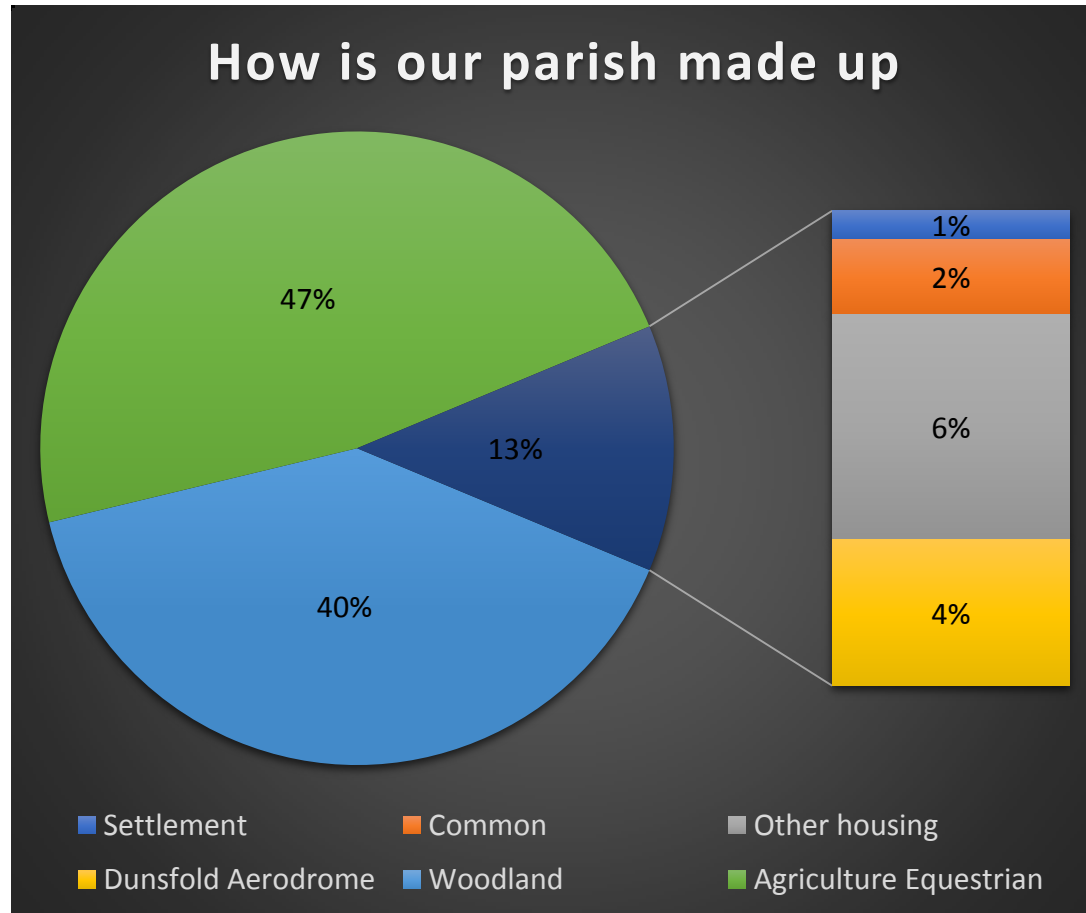


**But remember the plan is
more than just housing**

Allocating more houses

We have to allocate 100 houses to be valid

How big is our Parish



- Parish is Some 4,000 acres
- **232 Houses in settlement = 30 acres**
- **Common = 80 acres**
- **223 Other Houses = 238 acres**
- **Dunsfold Park in parish (25% of whole) = 155 acres**
- **87% is woodland and Agriculture / Equestrian – 3,500 acres**

Site Selection Criteria to preserve that which we value

1. Scale
2. Land Use
3. Location & Coalescence
4. Natural Environment
5. Flooding
6. Heritage Assets
7. Community Facilities
8. Access & Traffic
9. Infrastructure
10. Deliverability
11. Independent Assessment

***Dunsfold 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, communication, transport and community services are complementary to village life and enhance the beautiful settlement, the common and surrounding countryside*

Initial and simple assessment of sites

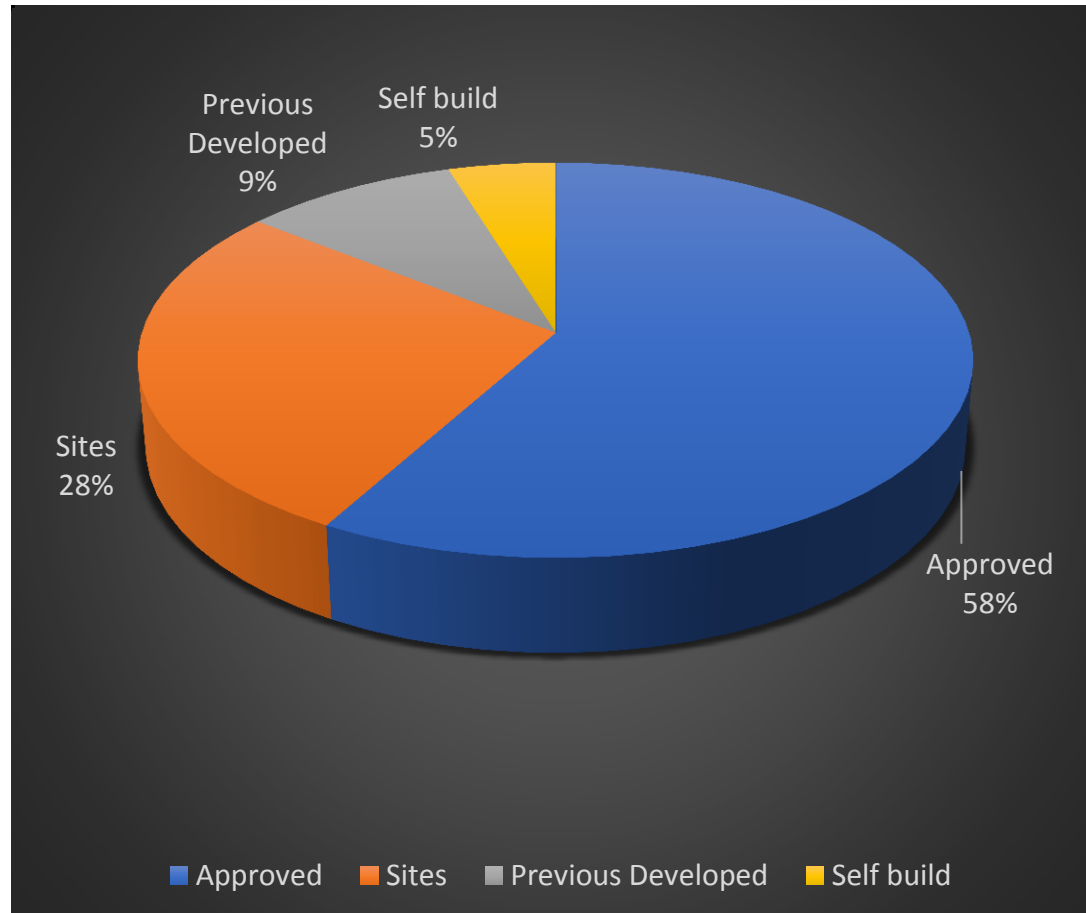
- 10 people rated each of the sites against 10 policies – high degree of convergence.
- Checked scores against AECOM assessment
- Any that diverged were justified against proposed NP criteria
- AECOM were influenced by Waverley Part 2 guidelines of preferring sites of +5 and within 100m of the settlement Boundary
- The NP group and the village survey called for houses to be spread around the village avoiding concentration of houses in one part of the settlement urbanizing the village.
- We checked that we were not diluting the % of affordable homes and supported the requirement for older peoples housing
- Waverley have supported our approach vis a vis AECOM

How the sites scored – [unweighted simple score]do you agree?

<u>High Score sites</u>	No.	<u>Sites below the cut off</u>	No.
Binhams Lee off Binhams Meadow -	2	Dunsfold Common Road -	5
The Orchard Chiddingfold Road -	4	Field next to Grattons Chase -	19
Alehouse Field (Behind Sun Inn) -	11	Springfield Alfold Road -	32
Wetwood Farm Chiddingfold road -	12	Wrotham Hill 2 sites -	8
<u>Self build</u>		Mill Lane -	5
Millhanger Farm -	1	New Pound Farm-	50
Old Croft Shoppe Hill -	1	Wetwood cottage (withdrawn ?) -	25
Hatchlands Chiddingfold Road -	(3)	Shoppe Hill -	12
		Rams Nest -	7
		High Billingham Farm 2 sites -	204

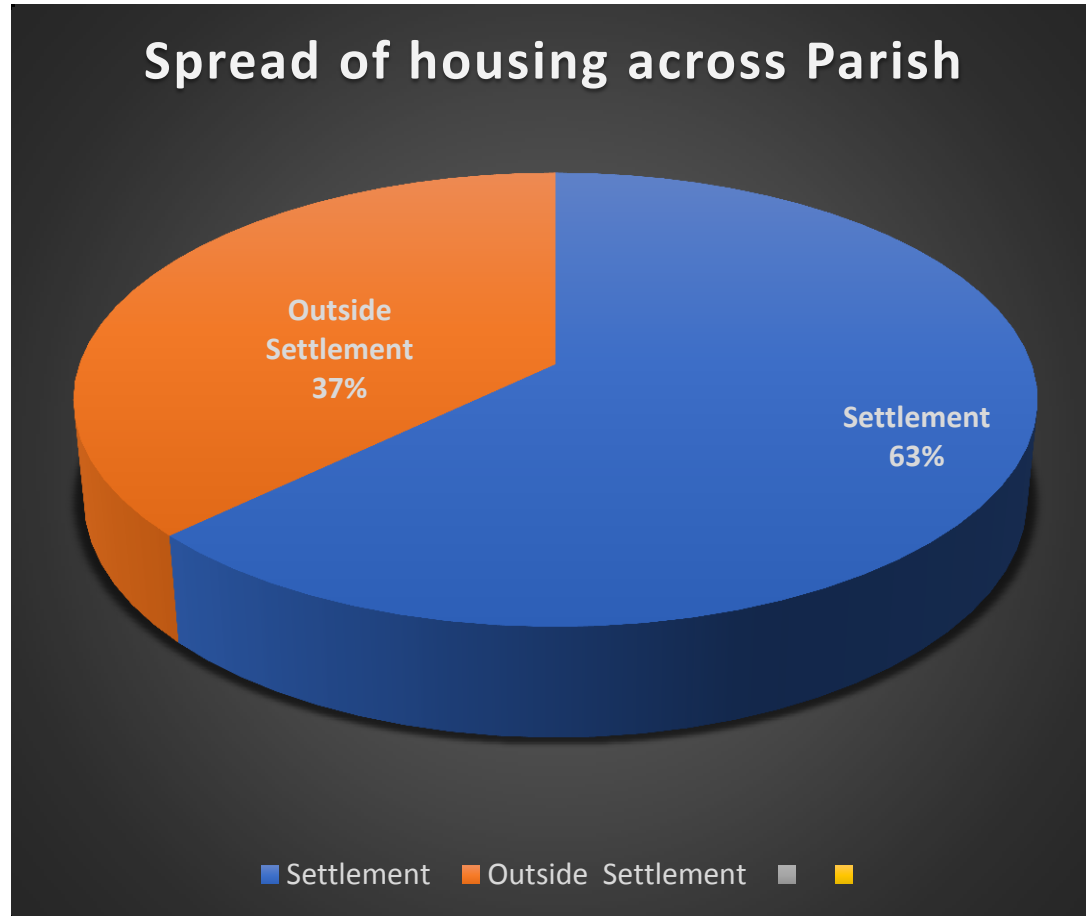
We could get challenges from site owners / developers

Where are the 100 houses coming from

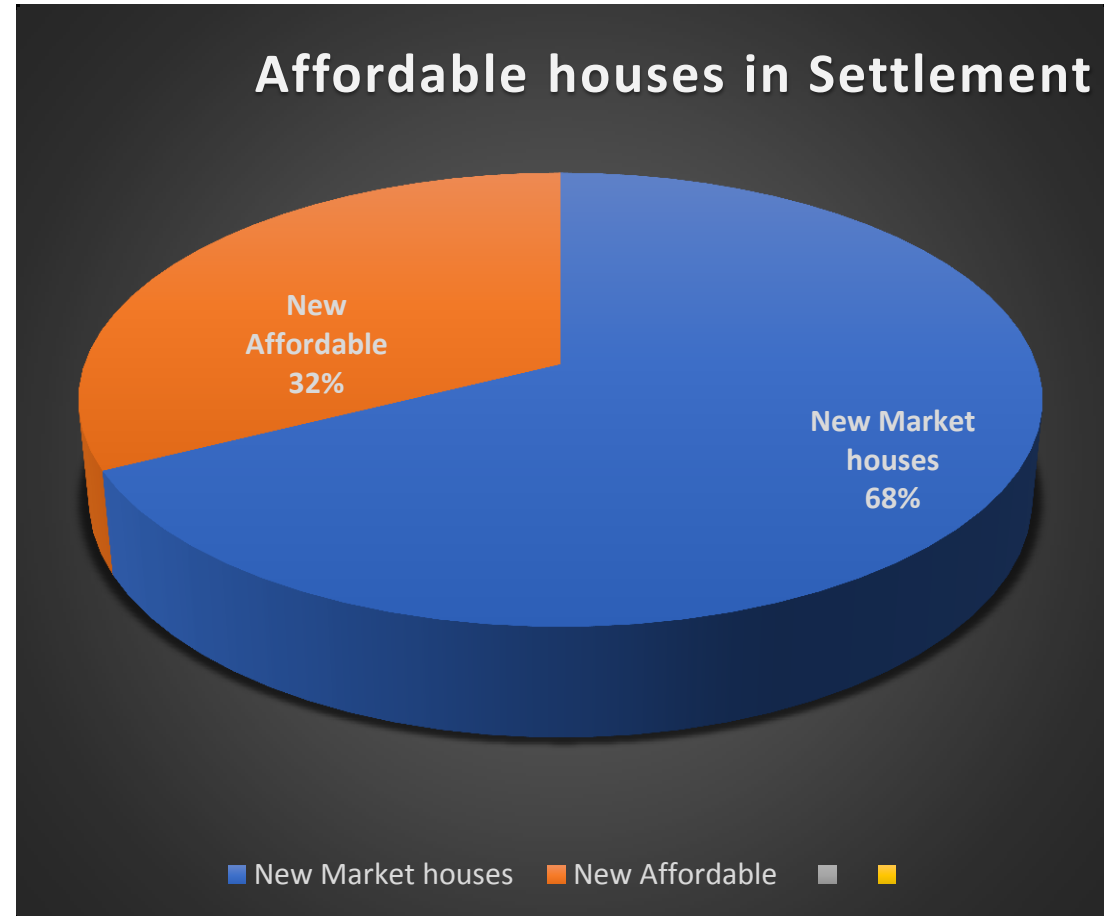


- Binhams Lee 2 – council owned
 - The Orchard 4 – supports employment site
 - Alehouse (behind pub) 11 – +65? age exception site. - supports the viability of the Pub
 - Wetwood Farm 12 – Previously Developed site outside Settlement – similar to Duns Copse
-
- Previous Developed Land 10 – 2 sites in centre of village
-
- Self Build 5 units
-
- Total 44 allocated plus 61 approved

How will the houses be shared – How many affordable



Current 232 houses in settlement out of 455 or 51%
Plan Period 298 in settlement out of 560 or 53%



Current 77 affordable houses out of 232 total or 33%
Plan Period 101 affordable out of 298 total or 34%



Village Meeting

Now we need your input

The Plan is about more than just housing

