

Dunsfold Neighbourhood Plan

Site Assessment Report

MARCH 2021

DRAFT V8a

Contents

Introduction	3
Stage One: AECOM Assessment	5
Stage Two: Dunsfold Steering Group Assessment	8

Appendices

Appendix 1: Location of Assessed Sites Plan	10
Appendix 2: Dunsfold Parish Site Assessment Principles	11
Appendix 3: Stage 2 Site Assessments	23
Appendix 4: Housing Density in Dunsfold	42
Appendix 5: Landscape Assessment Methodology and Assumptions	44

Introduction

- 1.1 A site assessment process has been undertaken by the Dunsfold Neighbourhood Plan Steering Group (“the Steering Group”) as part of the preparation of the Dunsfold Neighbourhood Plan. The housing site assessment process, recorded in this report, has been prepared to accompany the Neighbourhood Plan as an evidence based and supporting document.
- 1.2 A key purpose of undertaking the site assessment process was to assist the Steering Group members in considering the potential sites in a structured and detailed way. It has been an iterative process and the findings at each stage have made an important contribution to the plan-making process.

- 1.3 The assessment process has comprised of two stages:

Stage 1: AECOM Site Assessment

- 1.4 In 2018, Dunsfold Parish Council appointed AECOM to undertake a site assessment process to provide an independent assessment of the potential housing sites. The AECOM process assessed the sites using a standard Strategic Housing and Economic Land Availability Assessment (SHELAA) style methodology, taken from the Government’s Planning Practice Guidance (PPG).

Stage 2: Dunsfold Site Selection Principles

- 1.5 To take into account Dunsfold’s specific factors, such as the parish’s historic rural pattern of dispersed growth, and the vital importance of avoiding coalescence with Dunsfold Park, the Steering Group developed a set of Dunsfold Parish specific site selection principles against which to assess the sites.
- 1.6 The site assessment process has provided a useful decision-making tool for determining the housing site allocation choices. However, other sources of evidence were also of key importance to the housing site allocation process, which included:
- Public consultation feedback
 - The iterative process of the Dunsfold Neighbourhood Plan Sustainability Appraisal
 - Policies of Waverley Local Plan Part 1 and the emerging policies of the Waverley Local Plan Part 2

- Waverley Borough Council evidence based documents.

Assessed Housing Sites

- 1.7 A total of 20 sites were initially identified for potential housing development and subjected to the site assessment process in 2018 (Sites DNP1 to DNP20). However, in late 2019 an additional site was identified as being available but subsequently withdrawn (DNP22). In addition Sites DNP21 and 23 were assessed by the Steering Group. The 22 sites assessed are listed below and a plan showing the location of the sites is included as Appendix 1.
- 1.8 Two sites, DNP6 and DNP11 were subsequently withdrawn. DNP17 has been granted Planning Permission.

Ref	Site Name
DNP1	Alehouse Field
DNP2	Coombebury
DNP3	Wetwood Farm Poultry
DNP4	Site 'B' Wrotham Hill
DNP5	Site 'A' Wrotham Hill
DNP6	Knightons
DNP7	Rams Nest
DNP8	The Orchard
DNP9	New Pound Farm
DNP10	Mill Lane
DNP11	Wetwood Cottage
DNP12	Dunsfold Common Road
DNP13	High Billingham Farm Site 1
DNP14	High Billingham Farm Site 2
DNP15	Hatchlands
DNP16	Shoppe Hill
DNP17	Millhanger, Chiddingfold Road
DNP18	Binhams Lea
DNP19	Old Croft, Shoppe Hill
DNP20	East of Dunsfold (Springfield)
DNP21	Old school and field
DNP 22	WITHDRAWN
DNP23	Westwood, Shoppe Hill

Stage One: AECOM Assessment

- 2.1 To inform the Neighbourhood Plan, AECOM were appointed by Dunsfold Parish Council in 2018 to prepare a site assessment of 20 potential housing sites. The AECOM Dunsfold Neighbourhood Plan: Site Assessment Report (“the AECOM Report”) is available as a separate document on the website: <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/09/AECOM-Dunsfold-Site-Assessment-Report-Nov-18.pdf>.
- 2.2 The AECOM Report outlines that the purpose of the appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance (PPG) and the strategic policies of Waverley Borough Council’s adopted Local Plan (LPP1); and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan.
- 2.3 The site assessment methodology applied within the AECOM Report was based primarily on the Government’s PPG (Assessment of Land Availability), which the report acknowledges is principally for use by local planning authorities when preparing their Local Plan evidence base, as opposed to smaller rural areas such as Dunsfold Parish. Full details of the AECOM Report assessment methodology is set out in AECOM’s Site Assessment Report, available on Dunsfold Parish Council’s website: <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/09/AECOM-Dunsfold-Site-Assessment-Report-Nov-18.pdf>.
- 2.4 The AECOM Report assessment was based on a planning judgement as to whether the site is:
- Suitable:** A site can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- Available:** A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

Achievable: A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

2.5 The AECOM Report then applied a 'red, amber, green traffic light' rating ("RAG Rating") to all of the sites based on whether the site was an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates:

Red: sites which are not currently suitable.

Amber: Sites which are potentially suitable if issues can be resolved

Green: Sites that show no constraints and are appropriate as site allocations.

- 2.6 The overall RAG outcome for each of the 20 sites assessed in the AECOM Report is summarised below. The details are set out in AECOM's Site Assessment Report: <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/09/AECOM-Dunsfold-Site-Assessment-Report-Nov-18.pdf>

Ref	Site Name	RAG Rating
DNP1	Alehouse Field	Amber
DNP2	Coombe Bury	Amber
DNP3	Wetwood Farm Poultry	Amber
DNP4	Site 'B' Wrotham Hill	Red
DNP5	Site 'A' Wrotham Hill	Red
DNP6	Knightons	Red
DNP7	Rams Nest	Red
DNP8	The Orchard	Amber
DNP9	New Pound Farm	Amber
DNP10	Mill Lane	Red
DNP11	Wetwood Cottage	Amber
DNP12	Dunsfold Common Road	Red
DNP13	High Billingham Farm Site 1	Red
DNP14	High Billingham Farm Site 2	Red
DNP15	Hatchlands	Red
DNP16	Shoppe Hill	Red
DNP17	Millhanger, Chiddingfold Road	Amber
DNP18	Binhams Lea	Green
DNP19	Old Croft, Shoppe Hill	Red
DNP20	East of Dunsfold (Springfield)	Green

- 2.7 At the end of the Stage One process 9 sites were considered by AECOM as potentially suitable (green and amber RAG rated) and 11 sites were considered inappropriate (red RAG rated).

Stage Two: Dunsfold Steering Group Assessment

- 3.1 Having reflected on the findings of the AECOM Report, the Steering Group considered that the assessment methodology had potentially not fully taken into account important Dunsfold Parish factors. Of particular concern was the AECOM Report methodology interpretation of national planning policy relating to new development in rural areas and the need to avoid the development of isolated homes in the countryside (NPPF, paragraph's 78 and 79). Sites physically detached from Dunsfold village were deemed to be contrary to national policy on the basis that they were distant from services and facilities and would constitute development of isolated homes in the countryside.
- 3.2 The Steering Group developed a set of 10 Dunsfold Parish site selection principles against which all potential development sites (housing and employment) could be considered. A copy of the site selection principles is included at Appendix 2. The local community was consulted on these site selection principles as part of the Village Survey in February 2019 and received positive support (69%) of respondents to the survey.
- 3.3 As part of the assessment process, where constraints were identified that might affect the suitability, availability or achievability of the site, the Steering Group also considered what action could be taken to overcome them.
- 3.4 Against each site assessment principle the Steering Group used planning judgement to apply a RAG rating outcome. The RAG rating indicates:

Red: Where the site is considered to be in conflict with the principle and no suitability, availability or achievability mitigation or avoidance measures are likely to be able to satisfactorily address the conflict.

Amber: Where the site is considered to broadly comply with the objective but some suitability, availability or achievability mitigation or avoidance measures are likely to be required.

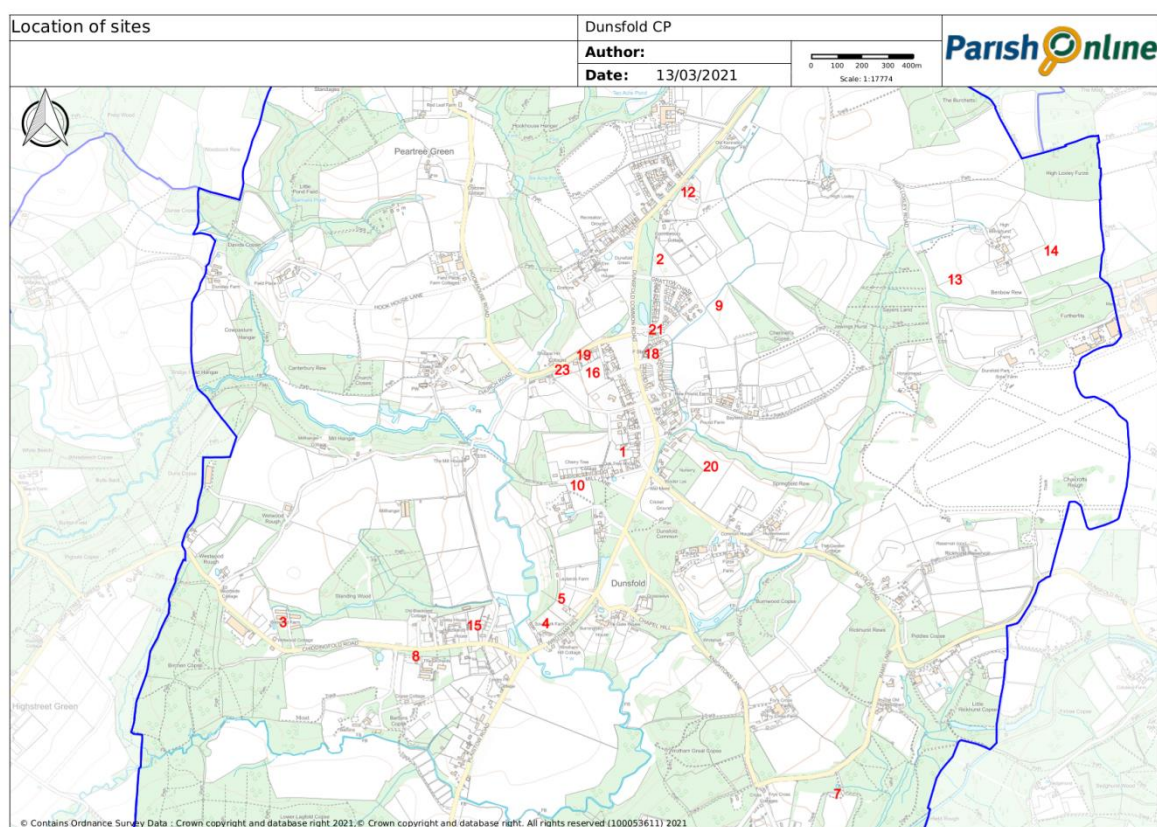
Green: Where the site is considered to broadly comply with the site assessment principle and no suitability, availability or achievability mitigation or avoidance measures are likely to be required.

The Dunsfold Parish Site Assessment Principles RAG outcomes for each of the 22 sites is summarised below. Full assessment outcomes are set out in Appendix3.

Ref. no	NAME	No. of houses	DPSAP1 Scale & density	DPSAP2 Land Use	DPSAP3 Location/ coales- ence	DPSAP4 Natural Environ- ment	DPSAP5 Flooding	DPSAP6 Heritage	DPSAP7 Community facilities & services	DPSAP8 Access & highways	DPSAP9 Infra-structure	DPSAP10 Deliver-able & develop-able
DNP01	ALEHOUSE FIELD RETIREMENT HOUSING	10										
DNP02	COOMBEBURY	19										
DNP03	WETWOOD FARM POULTRY	12										
DNP04	SITE 'B' WROTHAM HILL	3										
DNP05	SITE 'A' WROTHAM HILL	5										
DNP06	KNIGHTONS: WITHDRAWN											
DNP07	RAMS NEST	7										
DNP08	THE ORCHARD	4										
DNP09	NEW POUND FARM	50										
DNP10	MILL LANE	5										
DNP11	WETWOOD COTTAGE: WITHDRAWN											
DNP12	DUNSFOLD COMMON ROAD	5										
DNP13	HIGH BILLINGHURST FARM SITE 1	134										
DNP14	HIGH BILLINGHURST FARM SITE 2	170										
DNP15	HATCHLANDS	3										
DNP16	SHOPPE HILL	12										
DNP17	MILLHANGER: PLANNING GRANTED											
DNP18	BINHAMS LEA	2										
DNP19	OLD CROFT, SHOPPE HILL	1										
DNP20	EAST OF DUNSFOLD (SPRINGFIELD)	32										
DNP21	OLD SCHOOL AND FIELD	12										
DNP22	WITHDRAWN											
DNP23	WESTWOOD, SHOPPE HILL	4										

3.5 The outputs of Stage 2, as summarised above, were used by the Steering Group alongside other information, including public consultation feedback and the Strategic Environmental Assessment process.

Appendix 1: Location of Assessed Sites



- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Alehouse Field 2. Coombebury 3. Wetwood Farm Poultry 4. Site B Wrotham Hill 5. Site A Wrotham Hill 6. Withdrawn: not shown 7. Rams Nest 8. The Orchard 9. New Pound Farm 10. Mill Lane 11. Withdrawn: not shown 12. Dunsfold Common Road | <ol style="list-style-type: none"> 13. High Billingshurst Farm Site 1 14. High Billingshurst Farm Site 2 15. Hatchlands 16. Shoppe Hill 17. Planning permission granted: not shown 18. Binham's Lea 19. Old Croft, Shoppe Hill 20. East of Dunsfold (Springfield) 21. Old school and field 22. Withdrawn: not shown 23. Westwood, Shoppe Hill |
|--|--|

Appendix 2: Dunsfold Parish Site Assessment Principles

Overarching Principle

Development must preserve the intrinsic beauty and character of the Parish which comprises Dunsfold village and a network of hamlets set within an Area of Great Landscape Value (AGLV).

Regard must be given to the outstanding decision to extend the Surrey Hills Area of Outstanding Natural Beauty (AONB) area to Dunsfold Parish. Development should have no significant adverse visual or landscape impact, including protecting key views within Dunsfold village and from the adjacent AONB and AGLV.

DPSAP1: Scale and Density

The scale of the site and the density of development proposed should be appropriate to the rural character and setting of the Parish. Small scale sites and development proposals are preferred.

DPSAP 1(i): Scale	
Assessment Element	RAG Rating
The site or development would not constitute major development and is considered to be in keeping the character and setting of the site.	Green
The site or development would constitute major development, but is considered to be in keeping the character and setting of the site, its wider vicinity, and the Parish.	Yellow
The site or development would constitute major development that is not considered to be in keeping the character and setting of the site, its wider vicinity, and the Parish.	Red
Notes / Assessment Appraisal Guidance Major development is defined within the NPPF as: Housing development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more; for non-residential development in means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more; or is otherwise provided in the Town and Country Planning (Development Procedure (England) Order 2015.	

DPSAP 1(ii): Density	
Assessment Element	RAG Rating
The proposed density of built form on the site is considered to be in keeping the existing density of built form surrounding the site.	Green
The proposed density of built form on the site is greater than the area surrounding the site, but is still considered to be broadly in keeping the character and setting of the site, its immediate surroundings.	Yellow
The site and / or development would constitute major development that is not considered to be in keeping the character and setting of the site and its immediate surroundings.	Red
Notes / Assessment Appraisal Guidance Major development is defined within the NPPF as: Housing development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more; for non-residential development in means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more; or is otherwise provided in the Town and Country Planning (Development Procedure (England) Order 2015. For calculation of housing density in Dunsfold, see Appendix 4.	

DPSAP 2: Land Use

Sites should make effective use of land prioritising previously developed land where possible. Viable agricultural, equestrian and land based activities, which help to shape and maintain the Parish's landscape character should be maintained.

DPSAP 2: Land Use	
Assessment Element	RAG Rating
The site is 100% previously developed land.	Green
The site is a mix of previously developed and greenfield land. In this instance, a mix of previously developed and greenfield sites also includes sites that are not formally classed as previously developed land but where redundant agricultural buildings and their curtilage accommodate 50% or more the site area and redevelopment of the buildings would have a visual and / or environmental benefit.	Yellow
The site is 100% greenfield land	Red
Notes / Assessment Appraisal Guidance Previously developed land is defined within the NPPF as: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.	

DPSAP 3: Location and Coalescence

Where possible sites should be located within the broadly defined area surrounding Dunsfold village. The impact of development on a site should not individually or cumulative reduce the gap between Dunsfold village and Dunsfold Park.

SSSP3(i): Location

Assessment Element	RAG Rating
The Site is within one of the broadly defined area surrounding Dunsfold village.	Green
The Site is near the broadly defined area surrounding Dunsfold village.	Yellow
The Site is well beyond the broadly defined area surrounding Dunsfold village.	Red
Notes / Assessment Appraisal Guidance The assessment is based on mapping, including the broadly defined areas map, with local views and planning judgement.	

DPSAP 3(2): Coalescence

Assessment Element	RAG Rating
Development on the site would contribute towards narrowing the physical and / or visual gap between Dunsfold village and Dunsfold Park.	Green
Development on the site would not contribute to narrowing the physical and / or visual gap between Dunsfold village and Dunsfold Park.	Red
Notes / Assessment Appraisal Guidance The assessment is based on mapping, including the Dunsfold and Dunsfold Park Green Gap, with local views and planning judgement.	

DPSAP 4: Natural Environment

Natural environment assets should be protected, conserved or enhanced. Development should maintain visual connection with the countryside and seek to minimise any landscape impact on the surrounding countryside. As all sites are within the AGLV, rankings are based on additional individual features.

DPSAP 4(i): Wildlife / Habitat

Assessment Element	RAG Rating
There are no local wildlife or habitat designations within or associated with the site.	Green
There are national or county/ local wildlife or habitat designations within or associated with the site.	Yellow
There are international or national wildlife or habitat designations within or associated with the site.	Red
Notes / Assessment Appraisal Guidance International and national designations include: Special Protection Areas (SPA), Special Conservation Areas (SAC), Ramsar sites, Green Belt, Areas of Outstanding National Beauty (AONB), Site of Special Scientific Interest (SSSI), National Parks, Ancient Woodland National or county / local designations include: Sites of Importance for Nature Conservation (SNCI).	

DPSAP 4(ii): Landscape Sensitivity

Assessment Element	RAG Rating
Low	Green
Medium-Low	Yellow
Medium	
Medium-High	
High	Red
Notes / Assessment Appraisal Guidance See the detailed landscape sensitivity methodology within Appendix 5.	

DPSAP 4(iii): Visual Sensitivity	
Assessment Element	RAG Rating
Low	Green
Medium-Low	Yellow
Medium	
Medium-High	
High	Red
Notes / Assessment Appraisal Guidance See the detailed landscape sensitivity methodology within Appendix 5.	

DPSAP 4(iv): Landscape Capacity	
Assessment Element	RAG Rating
High	Green
High-Medium	Yellow
Medium	
Medium-Low	
Low	Red
Notes / Assessment Appraisal Guidance See the detailed landscape sensitivity methodology within Appendix 5.	

DPSAP 5: Flood Risk

Development sites must be located outside areas at risk of fluvial and surface water flooding and any development proposals on the site should not aggravate existing flooding issues.

DPSAP 5(i): Fluvial Flood Risk

Assessment Element	RAG Rating
The site is located within Flood Risk Zone 1	Green
The site is located within Flood Risk Zone 2	Yellow
The site is located within Flood Risk Zone 3	Red
Notes / Assessment Appraisal Guidance This assessment draws on the Environment Agency online Flood Risk mapping (https://flood-map-for-planning.service.gov.uk/) <ul style="list-style-type: none">• Zone 1 (low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).• Zone 2 (medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%- 0.1%).• Zone 3a (high probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).	

DPSAP 5(ii): Groundwater Flood Risk

Assessment Element	RAG Rating
The site is located within a very low surface water flood risk area	Green
The site is located within a low to medium surface water flood risk area	Yellow
The site is located within a high surface water flood risk area	Red
Notes / Assessment Appraisal Guidance This assessment draws on the Environment Agency 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 <ul style="list-style-type: none">• High risk means that each year this area has a chance of flooding of greater than 3.3%.• Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%.• Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.• Very low risk means that each year this area has a chance of flooding of less than 0.1%.	

DPSAP 6: Heritage

Heritage assets should be preserved and enhanced.

DPSAP 6(i): Heritage Assets

Assessment Element	RAG Rating
There are no known heritage assets within or adjoining the site.	Green
There are known heritage assets within or adjoining the site, but no heritage asset will be lost or any impact is considered likely to be less than substantial. Any negative impact is considered likely to be either reduced or avoided through design or layout measures, or the benefits associated any development are considered to outweigh the less than substantial harm to the heritage asset.	Yellow
Development on the site will result in the unavoidable loss of, or substantial harm to a known heritage asset. No avoidance or mitigation measures are considered likely to reduce the harm to less than substantial.	Red

Notes / Assessment Appraisal Guidance

Assessment based on Heritage England mapping:
<https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

Waverley Borough Council Conservation Area appraisals and mapping:
https://www.waverley.gov.uk/info/514/conservation_areas_and_listed_buildings/1191/conservation_areas/2

Heritage impact is based on local views and planning judgement.

DPSAP 6(ii): Historic Linear Built Form

Assessment Element	RAG Rating
Development on the site would preserve the historic linear built form of development throughout the Parish.	Green
Development on the site broadly preserves the historic linear built form of development throughout the Parish, but is considered to have some negative built form impact.	Yellow
Development on the site is considered to have a negative impact of the historic linear built form of development throughout the Parish.	Red

Notes / Assessment Appraisal Guidance

Heritage impact on the historic linear from of built development based on historical mapping, local views and planning judgement.

DPSAP 7: Community Facilities and Services

Development of a site should preserve and support existing viable community facilities and services.

DPSAP 7: Community Facilities and Services	
Assessment Element	RAG Rating
Development on the site would not reduce the loss of an existing community facility or service.	Green
Development on the site would result in the loss of a viable community facility that can be replaced within the Parish.	Yellow
Development on the site would result in the loss of land or a building previously used as a community facility or services, but which had been demonstrated to be no longer needed or viable.	
Development on the site would result in the loss of a viable community facility or services that cannot be replaced within the Parish.	Red
Notes / Assessment Appraisal Guidance	
Impact on community facilities and services is based on information provided by the landowner and local views and planning judgement.	

DPSAP 8: Access and Highways

Development sites should provide safe vehicular access and where possible connect to existing safe walking and cycling routes to Dunsfold village. Uses on the site should not create significant vehicular movements with or throughout the Parish and should not be operationally reliant on Heavy Goods Vehicles (HGVs).

DPSAP 8(i): Access

Assessment Element	RAG Rating
The site has an existing and safe vehicular access point and is connected to an existing safe walking / cycling route to Dunsfold village.	Green
The site has an existing and safe vehicular access point and the site can be connected to existing safe walking / cycling routes to Dunsfold village.	Yellow
There are no existing vehicular access point and creating an acceptable new and safe access point is considered unlikely and the Site is unlikely to be able to be connected to an existing safe walking / cycling route to Dunsfold village.	Red
Notes / Assessment Appraisal Guidance Access arrangements is based on site visits (from publically accessible land), information provided by the landowner, and local views and planning judgement.	

DPSAP 8(ii): Highways

Assessment Element	RAG Rating
Development on the site is likely to have a de minimis impact on vehicular movements within and through the Parish.	Green
Development on the site is likely to increase vehicular movements within and through the Parish.	Yellow
Development on the site is likely to significantly increase vehicular movements within and through the Parish.	Red
Development uses on the site are likely to be reliant on Heavy Good Vehicles (HGVs).	Red
Notes / Assessment Appraisal Guidance Highway and vehicle movement is based on information provided by the landowner and local views and planning judgement.	

DPSAP 9: Infrastructure

It is essential that new development seeks to achieve a zero net impact on local infrastructure provision and capacity.

DPSAP 9: Infrastructure	
Assessment Element	RAG Rating
Development on the site would not require any strategic infrastructure provision and appropriate infrastructure measures can be viably delivered (on-site or off-site) to mitigate any proposed development.	Green
Development on the site would not require any strategic infrastructure provision, but appropriate measures to mitigate local infrastructure needs (on-site or off-site) remains uncertain.	Yellow
Development on the site would require strategic infrastructure provision that development on the site could not support or justify.	Red
Notes / Assessment Appraisal Guidance	
Infrastructure mitigation is based on information provided by the landowner and local views and planning judgement.	

DPSAP 10: Deliverable and Developable

Sufficient evidence must have been made available to demonstrate that the site is deliverable and developable within the period covered by the Neighbourhood Plan. This must include confirmation that the land is free from legal restrictions or covenants which may prevent development within the period covered by the Neighbourhood Plan.

SSP10: Deliverability

Assessment Element	RAG Rating
There are no known issues regarding the site being deliverable or developable in full within the period covered by the Neighbourhood Plan. The landowner has confirmed the Site is available and the land is free from legal restrictions or covenants.	Green
There are some outstanding issues regarding whether the site is deliverable or developable in full within the period covered by the Neighbourhood Plan. The landowner has confirmed the Site is available and the land is free from legal restrictions or covenants.	Yellow
There are known deliverability issues that would prevent the Site from coming forward in the period covered by the Neighbourhood Plan and / or the landowner has confirmed the site is not available.	Red

Notes / Assessment Appraisal Guidance

Deliverability assessment is based on information provided by the landowner and local views and planning judgement.

The NPPF defines deliverable sites as:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The NPPF defined developable sites as:

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Appendix 3: Stage 2 Site Assessments

Site Name:	Alehouse Field Retirement Housing
Site Reference:	DNP1
Assumed Dwelling Capacity:	10 (revised down from 11 by landowner)
Site Area:	0.62ha.
Density:	16.1 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is above the major development (10 dwelling) threshold. The assumed density is above 15 dpa.	Yellow
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would not result in the loss of currently active agricultural land. The site is specifically for retirement housing only.	Yellow
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village, does not detract from the linear form of the village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	Green
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. It is adjacent to a footpath.	Yellow
S5: Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	The site is within a Conservation Area and adjoins several Listed Buildings. Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development.	Yellow
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	Access to highway across Common. There is a reasonable possibility that residents would walk or cycle to local facility and services.	Green
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Yellow

Site Name:	Coombebury
Site Reference:	DNP2
Assumed Dwelling Capacity:	19 (based on landowner's submission)
Site Area:	0.99
Density:	19.2 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is above the major development (10 dwelling) threshold. The assumed density is above 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would not result in the loss of currently active agricultural land. The land is a woodland plantation.	
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village and would not detract from the linear form of the village. The site would contribute slightly to reducing the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	The site is within the AGLV and adjoins a SNCI. As woodland there is potential for ecology.	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	No heritage assets are within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Access to highway and there is a reasonable possibility that residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	Wetwood Farm Poultry
Site Reference:	DNP3
Assumed Dwelling Capacity:	12 but planning permission already granted for 5
Site Area:	0.95
Density:	12.6 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is above the major development (10 dwelling) threshold. Density is below 15dpa.	
S2: Land Use	The site is a mixture of greenfield and redundant agricultural land. Development on the site may result in the loss of some limited agricultural activity (former poultry units).	
S3: Location and Coalescence	Although not within the broadly extent of Dunsfold village there are a number of dwellings surrounding the site. The site would therefore not constitute an isolated home in the countryside. The site would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. There are pockets of Ancient Woodland within and adjoining the site the north east. Reuse or redevelopment within the existing footprint of the buildings would not have a detrimental impact on the Ancient Woodland	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	No heritage assets are within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Access to highway but walking to existing facilities and services is not considered practicable.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	Site 'B' Wrotham Hill
Site Reference:	DNP4
Assumed Dwelling Capacity:	3 (based on landowner submission)
Site Area:	0.5ha.
Density:	6 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dpa.	Green
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	Red
S3: Location and Coalescence	The site is not within the broad extent of Dunsfold village and would detract from the linear form of the village. It does not reduce the gap between Dunsfold village and Dunsfold Park.	Yellow
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.	Yellow
S5: Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	Green
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	Access and sightlines from the property would be an issue and walking to existing facilities and services is not considered practicable	Red
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Red

Site Name:	Site 'A' Wrotham Hill
Site Reference:	DNP5
Assumed Dwelling Capacity:	5 (based on landowner submission)
Site Area:	0.74ha.
Density:	6.8 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
S3: Location and Coalescence	The site is not within the broad extent of Dunsfold village and would detract from the linear form of the Dunsfold village. It does not reduce the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.	
S5: Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Access and sightlines from the property would be an issue and walking to existing facilities and services is not considered practicable	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment. (Appendix 2)	

Site Name:	Knighons WITHDRAWN
Site Reference:	DNP6

Site Name:	Rams Nest
Site Reference:	DNP7
Assumed Dwelling Capacity:	7 (based on landowners submission)
Site Area:	1.8ha.
Density:	3.9 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is less than 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
S3: Location and Coalescence	The site would be disjointed from Dunsfold village. It would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	No heritage assets are within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Not adjacent to highway and walking to existing facilities and services is not considered practicable	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	The Orchard
Site Reference:	DNP8
Assumed Dwelling Capacity:	4 (Based on Steering Group assessment)
Site Area:	1.0ha.
Density:	4 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is less than 15 dpa.	
S2: Land Use	Part previously developed land that would not result in the loss of industrial (warehouse and car park) use.	
S3: Location and Coalescence	Although not within the broadly extent of Dunsfold village there are a number of dwellings surrounding the site. The site would therefore not constitute an isolated home in the countryside. The site would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of being within an AGLV, the site is not within or adjoining any other environmental designations. A strip of ancient woodland adjoins the site to the north however, an existing access road passes through the strip to the site.	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	No heritage assets are within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	There is satisfactory road access but walking to existing facilities and services is not considered practicable	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	New Pound Farm
Site Reference:	DNP9
Assumed Dwelling Capacity:	50 (Based on Steering Group assessment)
Site Area:	3.34ha.
Density:	15 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is large scale major development. The assumed density is 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
S3: Location and Coalescence	The site is outside of the broad extent of Dunsfold village, would detract from the linear form of the Dunsfold village, and would contribute to reducing the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.	
S5: Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Not adjacent to highway although there is a reasonable possibility that residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	Mill Lane
Site Reference:	DNP10
Assumed Dwelling Capacity:	5 (based on landowner's submission)
Site Area:	0.45ha.
Density:	11.1 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitute minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dpa.	Green
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of possible agricultural land.	Red
S3: Location and Coalescence	The site is within the periphery of the broad extent of Dunsfold village. The site would potentially detract from the linear form of the Dunsfold village. The site would not reduce the gap between Dunsfold village and Dunsfold Park.	Green
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations but it is linked to the Common and is visible from a bridleway.	Red
S5 Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	A Listed Building abuts the site to the south west.	Yellow
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	No direct access to public road. Walking to existing facilities and services is practicable	Yellow
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Red

Site Name:	Wetwood Cottage WITHDRAWN
Site Reference:	DNP11

Site Name:	Dunsfold Common Road
Site Reference:	DNP12
Assumed Dwelling Capacity:	5 (based on landowner's submission)
Site Area:	0.89
Density:	5.7 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dpa.	Green
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	Red
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village and would not detract from the linear form of the village. The site would contribute slightly to reducing the gap between Dunsfold village and Dunsfold Park.	Yellow
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations but there is badger activity.	Red
S5 Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	A Listed Building abuts the site to the north. Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development.	Yellow
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	Access and sightlines from the property would be an issue. There is a reasonable possibility that residents would walk or cycle to local facility and services.	Yellow
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Red

Site Name:	High Billingham Farm Site 1
Site Reference:	DNP13
Assumed Dwelling Capacity:	134 (based on landowner's submission)
Site Area:	4.45 ha
Density:	30 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is large scale major development. The assumed density is significantly above 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
S3: Location and Coalescence	The site is distant from Dunsfold village. The site would not detract from the linear form of Dunsfold village. The site would contribute to the narrowing of the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations except that Ancient Woodland abuts the site to the west and south. Design and layout should be able to avoid any conflict between the Ancient Woodland and any development.	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	No direct access to highway. Walking to existing facilities and services is not considered practicable	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	High Billingham Farm Site 2
Site Reference:	DNP14
Assumed Dwelling Capacity:	170 (based on landowner's submission)
Site Area:	5.67 ha.
Density:	30 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is large scale major development. The assumed density is significantly above 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
S3: Location and Coalescence	The site is distant from Dunsfold village. The site would not detract from the linear form of Dunsfold village. The site would contribute to the narrowing of the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	No direct access to highway. Walking to existing facilities and services is not considered practicable	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	Hatchlands
Site Reference:	DNP15
Assumed Dwelling Capacity:	3 (based on landowner's submission)
Site Area:	0.71 ha.
Density:	4.2 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dpa.	Green
S2: Land Use	The site is greenfield and would result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	Red
S3: Location and Coalescence	Although not within the broadly extent of Dunsfold village there are a number of dwellings surrounding the site. The site would therefore not constitute an isolated home in the countryside. The site would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	Green
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations, with the exception of Ancient Woodland abutting the site to the north. Design and layout should be able to avoid any conflict between the Ancient Woodland and any development. It is visible from the road.	Yellow
S5: Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	Green
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	There is satisfactory road access but walking to existing facilities and services is not considered practicable	Green
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Red

Site Name:	Shoppe Hill
Site Reference:	DNP16
Assumed Dwelling Capacity:	12 (based on Steering Group assessment)
Site Area:	0.94 ha.
Density:	12.8 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is marginally above the major development (10 dwelling) threshold. The assumed density is below 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would not result in the loss of possible agricultural land.	
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village, but would potentially detract from the linear form of the village. The site would not contribute to narrowing the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations	
S5: Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	The site is located within Dunsfold Conservation Area. Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Vehicular access limited. There is a reasonable possibility that residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	Millhanger, Chiddingfold Road: PLANNING PERMISSION GRANTED
Site Reference:	DNP17

Site Name:	Binhams Lea
Site Reference:	DNP18
Assumed Dwelling Capacity:	2 (based on landowner's submission)
Site Area:	0.1ha.
Density:	20 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is higher than 15 dpa but is consistent with the surrounding area.	Green
S2: Land Use	A pdl site that would not result in the loss of industrial uses.	Green
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village. The site would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	Green
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations	Yellow
S5: Flooding	The site is within Flood Zone 1.	Green
S6: Heritage Assets	The site is within the Dunsfold Conservation Area. Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development.	Yellow
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
S8: Access and Highways	Vehicular access exists. There is a reasonable possibility that residents would walk or cycle to local facility and services.	Green
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	Red
S10: Deliverability	There are no known deliverability constraints.	Green
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	Green

Site Name:	Old Croft, Shoppe Hill
Site Reference:	DNP19
Assumed Dwelling Capacity:	1 (based on landowner's submission)
Site Area:	0.05
Density:	20 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is greater than 15 dpa.	
S2: Land Use	A pdl site (part of a residential property) that would not result in the loss of industrial use.	
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village, and would not detract from the linear form of the village. The site would not contribute to narrowing the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.	
S5: Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Vehicular access exists. There is a reasonable possibility that residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	East of Dunsfold (Springfield)
Site Reference:	DNP20
Assumed Dwelling Capacity:	40 (based on Waverley Borough Council assessment)
Site Area:	2.48 ha.
Density:	16.1 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity is large scale major development. Eight of the dwellings have been constructed as an 'exception site'. The assumed density is above 15 dpa.	
S2: Land Use	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
S3: Location and Coalescence	The site is only just within the broad extent of Dunsfold village, but would potentially detract from the linear form of the village. The site would contribute to narrowing the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. The site is visible from the road.	
S5: Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Access to public highway exists. There is a reasonable possibility that residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Refer to Stage 1: AECOM Assessment.	

Site Name:	Old school and field
Site Reference:	DNP21
Assumed Dwelling Capacity:	12
Site Area:	0.6 ha.
Density:	20.0 dph

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes large development (more than 10 dwellings). The assumed density exceeds 15 dph.	
S2: Land Use	A pdl site that would not result in the loss of industrial or agricultural use.	
S3: Location and Coalescence	The site is central to Dunsfold village. The site would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations.	
S5 Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	The old school building is a Grade II Listed Building. The site is located within Dunsfold Conservation Area. Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Adjacent to highway. Residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	The Old school and the field are in separate ownership and there are issues to be resolved.	
S11: Independent Assessment (Stage 1)	Not assessed by AECOM.	

DNP 22 WITHDRAWN

Site Name:	Westwood, Shoppe Hill
Site Reference:	DNP23
Assumed Dwelling Capacity:	4
Site Area:	0.175 ha.
Density:	22.9 dph

Site Selection Principle	Summary of Assessment	RAG Rating
S1: Scale and Density	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density exceeds 15 dph.	
S2: Land Use	A pdl site (part of a residential property) that would not result in the loss of industrial use.	
S3: Location and Coalescence	The site is within the broad extent of Dunsfold village. The site would not detract from the linear form of the Dunsfold village, and does not reduce the gap between Dunsfold village and Dunsfold Park.	
S4: Natural Environment	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. Development would impact the Protected View from footpath 288.	
S5: Flooding	The site is within Flood Zone 1.	
S6: Heritage Assets	There are no known heritage assets within or adjoining the site.	
S7: Community Facilities	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
S8: Access and Highways	Adjacent to highway. There is a reasonable possibility that residents would walk or cycle to local facility and services.	
S9: Infrastructure	There are sewerage infrastructure capacity constraints.	
S10: Deliverability	There are no known deliverability constraints.	
S11: Independent Assessment (Stage 1)	Not assessed by AECOM	

Appendix 4: Housing Density in Dunsfold

Introduction

The Site Selection policy (October 2018) says:

“The density of dwellings on sites in or adjacent to the settlement area should not exceed that found in the settlement area i.e. 15 per hectare. Outside the settlement the density should be in keeping with its surroundings and any brownfield and not exceed 8 per hectare for detached and 12 for mixed housing.”

The density data has been re-examined:

- There are 232 houses in the settlement area plus about 41 near to the settlement area. Together these 273 comprise “Dunsfold Village”. There are a further 182 outside the Village. (This does not include the 100+ new houses in the Plan.)
- Using DEFRA’s MAGIC map to estimate areas.

Data

It is very difficult to get an estimate of the acreage of the WBC-defined settlement area and the Village. Calculations are also complicated by the Common, which is about 80 acres (30 ha); of which about 10 acres (4 ha) are included in the WBC-settlement area. It is even harder to get a figure for the area covered by the houses beyond. So our best guess is:

- Using MAGIC to estimate the area covered by the Village, including the Common houses gives about 170 acres or 70 ha; the Common is 80 acres (30 ha), implying the Village is 90 acres or 40 ha.
- The WBC-settlement is about 50 acres, including about 10 acres of Common, or 20 ha.
- Adding together the estimated areas of five of the hamlets – Blacknest, Burningfold, Hurlands, Knightons and Upper Ifold – gives 180 acres. Rounding it up to allow for smaller hamlets such as Pear Tree Green, High Loxley, Church Green etc brings it up to 200 acres or 80 ha in round terms – or about half a ha per house.

Using the new information, land use in Dunsfold is estimated to be:

	Acres	Hectares	%	Notes
Village including Common	170	70	4	MAGIC
<i>of which</i>				
Common	80	30		Management Plan 1999
Village	90	40		Village = 170-80 acres
Other houses	200	80	5	MAGIC - based on selected hamlets and rounded up
Aerodrome	190	80	5	MAGIC.
Woodland	750	300	19	MAGIC: Historic mapping: less 40 for Common
Agriculture excl woods	2,600	1,040	65	MAGIC: Historic mapping: less 40 for Common
Misc	80	30	2	MAGIC: Historic mapping - recreation, industry, commerce.
Parish (approx)	4,000	1,600	100	MAGIC

Housing density

On the basis of the above figures, the estimated housing density is:

- In the Village (the settlement area and adjacent housing):
273 houses on 40 ha gives about 7 per ha.
- In the settlement area, which includes part of the Common: 232 houses on 20 ha or 12 per ha.
- Beyond the Village: 182 houses on 80 ha is about 2 per ha.

Thus the figures in the Site Selection Policy can easily be justified.

Appendix 5: Landscape Assessment Methodology and Assumptions

Landscape Sensitivity

Landscape assessment, as opposed to visual assessment, deals with the fabric, character and quality of the landscape. The landscape fabric consists of the elements that make up the landscape, such as building form and heights, density, open space, topography and vegetation. The way these elements fit together in terms of proportion, pattern, scale, etc., gives rise to a particular landscape character. Changes to the fabric and character of a particular landscape may affect the perceived value of that landscape, giving rise to changes in its quality.

Potential landscape receptors can therefore include elements of the physical landscape that may be directly affected by development such as: topographic and drainage features; buildings; tree and hedgerow cover and boundaries.

Landscape receptors are assessed in terms of their sensitivity, combining judgements of their susceptibility to the type of change proposed and the value attached to the landscape. Susceptibility to change means the ability of the landscape receptor, (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies. The value of the landscape is established by a review of existing landscape designations at both national and local levels, and where there are no designations, judgements based on criteria that can be used to establish landscape value. It is also informed by the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features.

Visual Sensitivity

Visual assessment relates to changes that arise in the composition of the available views as a result of changes to the landscape; to peoples' responses to the changes; and to the overall effects with respect to visual amenity.

Potential visual receptors can include the public or community at large, residents, visitors and other groups of viewers.

Visual sensitivity is based on the nature of change proposed and its interaction with visual aspects of the landscape. It is based on:

- Nature of potential change - considering factors such as height, massing, colour, movement and how it would blend in with or contrast with other elements in its setting. In the case of this assessment local understanding, and not professional landscape views have been used to judge what the nature of new development might be;
- General visibility of potential development within the zone - considering influences of enclosing or screening elements such as landform, hedgerows, trees, woodlands, and built development;

- Population - numbers and types of viewers. The sensitivity of visual receptors (or viewers) is dependent on the location and context of the viewpoint and viewing opportunities, the occupation/pastime of the receptor (including awareness of their surroundings and duration of viewing opportunity, whether prolonged or intermittent); and the importance of the view, (which may be determined with respect to its popularity or numbers of people affected, its appearance in guidebooks, on tourist maps, and in the facilities provided for its enjoyment and references to it in literature or art).

A wide variety of visual receptors can reasonably be anticipated to be affected by a proposed development. The range of visual receptors will include pedestrians and recreational users of the surrounding landscape such as walkers, cyclists and those otherwise engaged in the pursuit of leisure activities within the visual envelope of the site, local residents, motorists, those working outdoors and other workers. All categories of receptors can potentially be affected to a greater or lesser degree by a development. The sensitivity of the viewer can vary and is defined as follows;

- Low - Viewers with a passing interest in their surroundings, e.g. motorists;
- Medium - Viewers with a moderate interest in their surroundings, e.g. users of recreation facilities;
- High - Viewers with proprietary interest and prolonged viewing opportunities, e.g. a residential property or users of a public footpaths.

Landscape capacity

This term is used to describe the ability of a landscape to accommodate different amounts of change or development of a specific type. This should reflect the inherent sensitivity of the landscape itself, but more specifically its sensitivity to the particular type of development in question. This means that capacity will reflect both the sensitivity of the landscape resource and its visual sensitivity. For this assessment, the capacity of the landscape refers to its ability to accommodate housing development.

Rating Threshold Definitions

The following definitions provide some guidance on the rating thresholds for landscape sensitivity, visual sensitivity and landscape capacity.

Sensitivity of Landscape Receptors		
Nature or Sensitivity	Receptor type	Definition
High	Landscape character area/type	For example: <ul style="list-style-type: none"> Particularly distinctive, positive and coherent landscape character with high aesthetic appeal; Intact landscape structure and individual elements in good condition, absence of intrusive or detracting elements; Overall low capacity to tolerate change of a specific type and scale without significant disruption to individual valued features, or the combination of landscape elements, that contribute to distinctive character.
	Designated landscape	For example: <ul style="list-style-type: none"> Nationally designated landscape such as National Park, AONB. (Heritage Coasts, which though nationally designated, are protected only via local plan policy would have High-Medium value and sensitivity); Locally designated landscape (e.g. AGLV), where the reasons for designation are well-represented would have High-Medium value and sensitivity; Overall low capacity to tolerate change without significant disruption to individual valued features, or the particular qualities of the landscape that contribute to the reasons for designation.
Medium	Landscape character area/type	For example: <ul style="list-style-type: none"> A generally positive character but with some degradation or erosion of features resulting in areas of mixed character and condition; Presence of some intrusive elements that detract from the distinctive character of the landscape; Moderate capacity to accommodate some change of a particular type and scale without loss of essential character and local distinctiveness.
	Designated landscape	For example: <ul style="list-style-type: none"> Locally designated landscape (e.g. AGLV), where character and quality are partially degraded (Medium); Moderate capacity to accommodate some change of a particular type and scale without significant disruption to individual valued features, or the particular qualities of the landscape that contribute to the reasons for designation.

Low	Landscape character area/type	For example: <ul style="list-style-type: none"> • Lacks a coherent or distinctive positive character with some degradation or erosion of features resulting in areas of mixed character and poor condition; • Presence of intrusive elements that detract from the distinctive character of the landscape; • A landscape type or area which can potentially tolerate substantial change of a particular type and scale without unacceptable adverse effects on its character.
	Undesignated landscape	For example: <ul style="list-style-type: none"> • A landscape which is not designated, nor of recognized importance, and is of limited value as a local landscape resource; • A landscape type or area which can potentially tolerate substantial change of a particular type and scale without unacceptable adverse effects on its value as a landscape resource.

Visual Sensitivity

Visual Sensitivity	Definition
Low	<ul style="list-style-type: none"> • Nature of potential change - unobtrusive in the context of its setting; • General visibility of the potential development - enclosed, screened. Only visible from short distances; • Population - Seen by few viewers, or predominantly by viewers with a passing interest in their surroundings, e.g. motorists
Low to medium	Between low and medium.
Medium	<ul style="list-style-type: none"> • Nature of potential change - moderately obtrusive in the context of its setting; • General visibility of the potential development - visible but partially enclosed or screened. Not visible from long distances; • Population - seen by a moderate number of viewers. Seen by viewers of medium or lower sensitivity.
Medium to high	Between medium and high.
High	<ul style="list-style-type: none"> • Nature of potential change - highly obtrusive in the context of its setting; • General visibility of the potential development - highly visible due to the open, exposed nature of the surroundings. Might be visible from long distances; • Population - seen by a large number of viewers. Seen predominantly by viewers of high or lower sensitivity.

Landscape Capacity

Landscape Capacity	Definition
Low	<ul style="list-style-type: none">• Low ability to tolerate change of a specific type and scale without significant disruption to individual valued features, or the combination of landscape elements that contribute to distinctive character and/or adverse effects on the wider landscape.
Low to medium	Between low and medium.
Medium	<ul style="list-style-type: none">• Moderate capacity to accommodate some change of a particular type and scale without loss of essential character, local distinctiveness in some parts and/or adverse effects on the wider landscape.
Medium to high	Between medium and high.
High	<ul style="list-style-type: none">• High ability to potentially tolerate substantial change of a particular type and scale without unacceptable adverse effects on its character across much of the area and/or adverse effects on the wider landscape.

References

1. 'Landscape Character Assessment Guidance for England and Scotland: Topic Paper 6- Techniques and Criteria for judging Capacity and Sensitivity 2004'.
2. Guidelines for Landscape and Visual Impact Assessment published by the Landscape Institute and Institute of Environmental Management and Assessment 2013.