



## DUNSFOLD NEIGHBOURHOOD PLAN

### SELECTION OF SITES FOR HOUSING

#### What is the Neighbourhood Plan and why we need one?

In response to Waverley Borough Council (WBC) requiring at least 100 more houses to be built in Dunsfold by 2032 (in addition to that proposed at the Aerodrome) Dunsfold Parish Council is producing a Neighbourhood Plan as originally presented to the village on 26<sup>th</sup> February 2019. This offers Dunsfold residents the opportunity to work with the Parish Council to have a say in the development of the village. If there is no Plan, WBC will decide where these houses will go in response to applications from developers.

We have already provided 68 houses, including 42 at Gratton Chase. That leaves sites for at least 32 new houses to be found.

The Steering Group has been busy preparing a draft Plan through the Covid lockdown. We have now reached the stage where we must make decisions on which sites to put forward and we need your views. The Plan will be put before the Village for a consultation before it is submitted to Waverley.

For more background information on the Neighbourhood Plan: see  
<https://dunsfoldparishcouncil.gov.uk/neighbourhood-plan/>

#### Sites for new houses

The Steering Group reviewed 22 sites, taking particular account of the following:

- Any new housing in Dunsfold will increase the existing sewerage problem: all sites are affected.
- AECOM has identified a need for specialist housing for the elderly.
- To stop Dunsfold coalescing with Dunsfold Park, the Steering Group consider it important that development to the east of the village is avoided.
- A petition signed by 97 residents called for no further development in the north of the village.

For details of all the sites and the site selection process please see the Site Assessment Report at:  
[https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-Assessment-Report\\_v8a.pdf](https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-Assessment-Report_v8a.pdf)

Also: AECOM's Site Assessment Report:  
<https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/09/AECOM-Dunsfold-Site-Assessment-Report-Nov-18.pdf>

And AECOM's Housing Need Assessment identifying a need for housing for the elderly: <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/08/Dunsfold-Parish-HNA-Final-Version.pdf>

**Out of 22 sites submitted, five were considered suitable by the Steering Group:**

Site ref.	Name	Notes	Number of houses
DNP1	<b>Alehouse Field</b>	Behind The Sun Inn, specialist housing for aged over 55: Close to the village centre but also close to six listed buildings.	10
DNP3	<b>Wetwood Farm</b>	On Chiddingfold Road, this is the site of a disused poultry farm. Permission has already granted for five dwellings.	7
DNP8	<b>The Orchard</b>	On Chiddingfold Road, this development would be part of the redevelopment of the business hub.	4
DNP18	<b>Binhams Lea</b>	Site of disused garages, off Binhams Meadow.	2
DNP21	<b>The old School and playing field</b>	These sites are owned by the Diocese and Surrey County Council respectively. Any development will be expected to provide an amenity to the village to compensate for the loss of the school (yet to be agreed).	12

**The following sites are for consideration but not recommended as suitable by the Steering Group:**

DNP2	<b>Coombebury</b>	North of and adjacent to Gratton Chase. The development is not to exceed 12 dwellings, and to include considerable landscaping on the eastern boundary. It is considered that development here would risk further pressure to the north. Currently there is a planning application for 21 houses here.	12
DNP20	<b>Springfield</b>	On the Alfold Road, behind the recently completed affordable housing, allowed as a Rural Exception. The field is good agricultural land, is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park.	32

**We need to know your views on all of these sites.**

Please let us have your comments by **12<sup>th</sup> April**:

- By email to [nhp@dunsfoldvillage.uk](mailto:nhp@dunsfoldvillage.uk) or
- By handing in at the Village Shop or
- By post to Neighbourhood Plan Steering Group, Dunsfold Parish Council Office, Unit 3, The Orchard, Chiddingfold Road, Dunsfold GU8 4PB

Please note that only planning matters can be taken into account, such as: loss of light, overlooking, loss of privacy, parking / loading / turning issues, increase in traffic, noise and disturbance, loss of trees, road access, proposals in the local plan, previous appeal decisions or local, strategic, regional and national planning policies.

**Please remember that compromise is needed. If Dunsfold can't agree, it will be left to WBC.**