



**REPORT ON CONSULTATION ON  
SELECTION OF SITES FOR HOUSING**

**March-April 2021**

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## **WHAT WE DID**

We held a consultation from around 19 March to 12 April 2021.

This drew on a previous consultation held in 2019. There was a village meeting on 26 February 2019 at which comments were invited on all the sites which had at that time been submitted. Details are here:

<https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/09/FEEDBACK-FROM-VILLAGE-MEETING-26-Feb-19-final.pdf>

Given this earlier wide-ranging consultation, it was felt that it was not necessary to give details of all sites although respondents were able to comment on other sites if they wished. Links were provided to the two site assessment reports:

- DNP Site Assessment:

[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)

- AECOM Site Assessment :

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

And to 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>

Because of the COVID 19 restrictions, it was not possible to hold a village meeting at this time. The consultation was launched with a leaflet drop to all Dunsfold properties around 19 March. On that day, notices were posted on the Dunsfold eNews and Love Dunsfold Facebook page. Respondents could send their comments by email, by post to the Parish Council office or by leaving them at the Shop.

Following the receipt of a new proposal on the site DNP20, a further announcement was made on the eNews and the Love Dunsfold Facebook page.

On 7 April a reminder was issued on the eNews and the Love Dunsfold Facebook page.

The leaflet and the two notices are reproduced in Appendix 1.

## **What happens next**

The Steering Group will consider the responses and present a draft Plan to Dunsfold Parish Council. In due course, a six week Regulation 14 Consultation will follow, and, after external examination, a Referendum, as required by law.

## RESPONSES

There were 75 responses from 68 different people/households. In addition, submissions were received from the developers of three sites, but these have not been included in this report.

Some respondents offered general observations; some commented on all the sites. Some people simply said that they supported the selected sites and did not make any comments on individual sites. Others made more limited comments, including 22 who objected to one particular site. Many also thanked the Steering Group for their work on behalf of the village.

In summary, development at Wetwood Farm, the Orchard and Binhams Lea were strongly supported. Views on the Alehouse field and Coombebury were balanced: similar numbers supporting and opposing both developments. Objectors to housing on the School site exceeded supporters while supporters of housing on Springfield exceeded objectors. However, some respondents supported sites only under certain conditions: with fewer houses or provision of a pavement for example. In some cases, it was not always clear whether respondents were supporting or objecting in which case their responses were recorded as comments.

| Ref.no. | Name               | Support | Object |
|---------|--------------------|---------|--------|
| DNP01   | Alehouse           | 24      | 23     |
| DNP03   | Wetwood Farm       | 27      | 5      |
| DNP08   | The Orchard        | 24      | 2      |
| DNP18   | Binhams Lea        | 26      | 3      |
| DNP21   | Old School & field | 16      | 26     |
| DNP02   | Coombebury         | 14      | 14     |
| DNP20   | Springfield        | 24      | 9      |

The details are given in Appendix 2.

In addition to commenting on specific sites, some respondents commented on general issues:

- 26 on policies and process
- 9 on the number or type of houses required
- 13 on sewerage.

Where possible, site specific comments are listed by site. But the nature of some responses means it is not always possible or appropriate to divide individual comments in this way; and so nine responses are reported separately in Appendices 3 to 7 (with references given under the site comments).

**Every effort has been made to report ALL comments, anonymously and IN FULL, as received** (i.e. without any correction to spelling, grammar or punctuation) and to allocate them accurately.

**There is no significance to the order in which responses are listed.** Electronic responses are listed roughly in order of receipt, followed by those made on paper.

## General comments

### Comments on the policies and process

#### Response 1

...it is gratifying to see that the Committee appears to have taken note of the views of residents at the North end of Dunsfold in their submission of the petition, thank you.

#### Response 6

I thought that developments of less than 5 houses did not count towards the housing quota.

As well as reaching the quota it is very important that the right type of housing is built for the village. We need more single storey properties for the elderly close to the Village Shop & Post office.

[Comment on sewerage – see below]

Regarding Coombebury – what is meant by "further pressure to the north".

There must be a suitable number of shared ownership/housing association homes in the village so that young families can afford to live in the village and we have a mixture of all ages breathing life into the village.

Thanks again. I hope that Dunsfold will reach an internal agreement so that the planning decisions are not left to Waverley

#### Response 8

I have read your 2 page summary note and have scanned through the Site Assessment Report for the 22 sites being reviewed. I have no problem in following the logic that has been applied to arrive at a short list of 7 sites for more detailed consideration. However I am concerned by what I can only see as a flawed approach to the 5 short listed site selection, and am even more concerned by the short time table the Group has left the Village to consider this very crucial matter. This will have a lasting impact on the Community, and should have been more openly debated, without the threat of WBC intervening.

#### Response 11

Firstly may I question your closing statement.

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

This is a very confrontational statement, that seems to infer the residents are not "behaving" appropriately. Nowhere in this document is there an explanation of the process for "agreeing" the plan that actively includes the residents. Will there be a referendum? Or is the lack of agreement and decision making a Parish Council issue?

I have searched the minutes of the NhP steering group and cannot find a reference to the approval process of the plan. However, a general web search seems to indicate that other England Council's have a clear roadmap for community engagement and decision making that concludes with a referendum and a simple 51% agreement needed to adopt the plan.

If the above is the case for the Dunsfold Neighbourhood Plan then this should be clearly explained. Then a more focused letterbox drop should explain the areas of conflict and find out whether the plan would be supported and if not what would need to change.

Based on the above process comments, it is impossible for me to make specific comments on the proposals that might be considered in the spirit of compromise, as I don't know where the conflict is!

....., however I do feel the Steering Group's communication has been very poor in respect of meeting the objective of reaching a compromise and a decision. Clearly, not having a Neighbourhood Plan in place will continue to encourage developers to submit plans that are speculative and not in line with village opinion and if approved by WBC, will lead to the NhP being redundant.

#### Response 12

I strongly agree with the need to avoid Dunsfold village coalescing with Dunsfold Park and hence the need to avoid development to the east of the village.

#### Response 16

I believe there should be some extra sites held in reserve in case planning is not consented or if Waverley change the goal posts.

I believe the focus should be on sites that meet the following criteria:

- Located within the existing settlement boundary - no extension of the boundary, unless brownfield land
- Priority on brownfield sites or previously used land or buildings
- Close to amenities - sustainable and suitable for all ages
- No impact on listed buildings
- No encroachment on the rural setting and character
- No potential for coalescing with Dunsfold park so development on the east side should be prevented unless there is a clear distinct boundary

#### Response 22

My only other comment is that I do not agree with any division of the village into north/south - the village should be treated and considered as a whole, not in sections, and the sites suitable for development were always unlikely to be evenly spread out across the whole village, and it would not be a good idea to try and achieve an even spread. That is not one of the objectives of the NP.

This means that I think you should have no regard to a petition from 'the north' of the village, or from any other quarter of the compass for that matter. I recommend you focus only on the particular sites and their location and development impact. Accordingly, I think you should put forward site DNP2 as being potentially suitable, and see if a majority of the residents support it or not. Not recommending it because of 'risking pressure to the north' does not seem correct to me.

#### Response 34

Generally I support the Neighbourhood Plan. Obviously I assume that this plan will be the basis which Waverley accepts as the village's housing provision within it's local plan, ie our Neighbourhood Plan does not turn into our plan plus!

#### Responses 42

I have to say I find the neighbourhood plan very confusing, AECOM recommendations appear to have been ignored and the Steering Group have done their own assessments, ignoring their own criteria.

#### Response 52

We would initially like to comment on the points you make under the heading 'Sites for New Houses'.

- . [Comment on sewerage below]
- . There is no evidence in the AECOM report that they have undertaken a survey in Dunsfold
- of housing needs for the elderly. It is surprising that 'over 55' is considered elderly.
- . The majority of villagers had no knowledge of a petition signed by 97 residents. If you are
- taking particular account of that petition surely it should have been made public.

#### Response 53

Dunsfold is in danger of becoming a suburban dormitory and losing its character as a village. Traffic will increase and the already overloaded and dodgy drains will continue to be a serious problem. Our position at the edge of an Area of Outstanding Natural Beauty appears to be no protection against the urban sprawl.

#### Response 54

I have read the report prepared by AECOM to provide the Parish Council and the Steering Group with information to identify future housing sites and needs both within the Parish and the Borough. The report is complex and wide ranging but to read it fully and understand its scope is beyond me save to say that it must have cost a fortune to produce. Who commissioned it, who has paid for it and how much did it cost?

##### Statements by the Steering Group

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

*"If there is no Plan, WBC will decide where these houses will go in response to applications from developers."*

I find both these statements difficult to accept.

WBC cannot, in my view, disassociate itself from what it has allowed to occur in the case of the development at Dunsfold Park from what it seeks to impose on the village itself.

I refer the Steering Group to item 3.1.1 (48) of AECOM's report in which I note that Inspectors' modifications to Waverley's Local Plan dated 1<sup>st</sup> February 2018 include - Frensham [population **1689**] (+20), Tilford [population **799**] (+20), Wonersh & Shamley Green [population of Wonersh (which I assume includes Shamley Green) **3,412**] (+30) and yet Dunsfold which has a population of just **989** is expected to provide (+100).

It is clear therefore that WBC's Local Plan allocation is completely flawed and that Dunsfold's allocation should be revised downwards to nought because it has already provided 68 housing sites – as much as Frensham, Tilford, Wonersh and Shamley Green put together.

I find the second statement above totally unacceptable and should be challenged at both Parish and Borough level.

### Suggested Sites

I turn now to the suggested sites proposed by the Steering Committee. But first I must re-emphasise the fact that in my view the Parish should not need to put forward any sites for consideration by the Borough. It has more than satisfied its allocation as articulated at 2 and 3 above. However, what the Parish Council should now concentrate on is what is the greatest need for any additional housing. In my view this is (a) for the elderly and (b) for the young and affordable housing.

.....[Comments on individual sites reported below]...

### **Conclusion**

It is my view that the Committee should robustly reject Waverley's claims to provide any additional housing in the period up to 2032 as it has already fulfilled its obligation both within the village and Dunsfold Park as amply demonstrated above.

### Response 56

We are writing with regards the sites proposed for housing in Dunsfold. Please find below some general observations and then our view on each site outlined in your report:

- poor and limited communication to the village regarding the development of this plan
- lack of transparency from the Steering Group about development/proposals
- lack of inclusion/proper response from the village. This could have been conducted via Zoom meeting.

### Response 62 – see Appendix 5

### Response 64

As I understand it, Dunsfold needs to provide 100 houses by 2032. Some have been built already, notably Grattons Chase, and I understand 32 houses are still required by 2032.

This brings into question why so many sites are being put forward. Building on Wetwood and Springfield (with its housing amended to 20, with allotments) would be enough, alone. Beyond that, I'd suggest that Dunsfold ought to try to retain its character as a village, rather than reach out further into the Surrey countryside (whatever the direction) and become a small town.

[Comments on individual sites reported below]

A few words on the documents provided:

Firstly, thanks so much for looking through this and summarising as you have.

However, one problem is that the sites seem to have been numbered in no particular order (ie not alphabetically), and referenced sometimes by name (which isn't always consistent) and sometimes by DNP number, or sometimes just by a number. That makes tracing the detail of any site among the documents quite difficult, especially for newcomers to the village who probably aren't as familiar with the layout.

The map in the document is also rather faded and indistinct, and hard to read.

I suspect it would have been much easier to read via a website with a map of each proposed site, and a link to find out more about that site, further links to the AECOM assessment, etc. There's a lot of 'linking up of documents' which is exactly what a website is good for.

Please note that I appreciate there's a lot(!) of information to get across here, and it's easy to point a finger at efforts already made, so please take this comment as constructive!



Response 65: see Appendix 5

#### Response 66

I am following up my previous comments below that I sent to you last month on the draft site assessment for the Neighbourhood Plan. I recognise that in those comments I focussed exclusively on the “Coombebury woodland” as we are the most impacted property if this site were to be developed. I gave detailed points challenging your assessment and correcting inaccuracies in your assessment. I would also point to the fact that over 70 objections have been posted on the current development application to this site. There is clearly no support for its development in Dunsfold.

I now wanted to offer a broader set of comments on the overall assessment. I believe it is vital that you respect the wishes of the local Community. This means you **must not allow the settlement boundary to be changed** given the very clear instruction you were given when you consulted the local residences who confirmed this site was not suitable. **This is a red line and the Neighbourhood Plan needs to reflect this.**

I have no detailed knowledge of the other sites mentioned but want to offer the following comments.

- I respect the fact that many residents believe we need better provision of housing for the elderly and I support that idea. At the moment the Ale House Field is projected for this limited development and so this seems a strong candidate which would support village life.
- I do not feel qualified to comment on the school site (and its back story) other than to say it surely needs to be better used than at present and is in the centre of the village!

In general I do not believe the assessment in its evaluation has always been consistent and can easily be challenged on a case by case basis. I have pointed these out in detail for the “Coombebury site” in my previous representation, but also when I look at the assessment of others they do not seem to be treated in a consistent way either. Springfield for example gets a “red” for “Density and Scale” whilst “Coombebury” gets only a “yellow” despite **21 houses** being proposed on a very small site. This is clearly wrong.

#### In Summary:

- You need to respect the existing Settlement Boundary which should not be extended beyond Gratton Chase and respect the views of residences in the draft Neighbourhood Plan already canvassed.
- [Comment on Alehouse Field site below]
- Look to be consistent in your assessment of individual sites as I do not believe this is always the case, and I am sure you will get further comments to this point.

I hope you find these comments helpful. Although critical, I offer them to help get the right outcome for Dunsfold. If you want to discuss these further I am happy to do so.

#### Response 68

Trying to mix new buildings with village heritage assets can never work and I also understand that there are run off water and sewer issues as well  
I therefore believe that the NP Committee should look for other sites for these houses outside conservation and heritage sites

#### Response 69

The essence and purpose of a neighbourhood plan is to encourage and engender an open and impartial discussion about the way in which a community can be developed in a manner that balances the need for progress, with the preservation of the innate features and characteristics that make a community what it is.

In that context, it is difficult to understand the sites proposed for development by the Steering Group within the aims and objectives of a coherent plan. In many cases, the sites chosen are objectively inappropriate; and there is a notable inconsistency of reasoning, which is compounded because the minutes of the Steering Group's meetings do not reveal any discussion of sites.

he selection of sites has been under consideration for two and a half years before being published on 18 March 2021, and the villagers have been given just three weeks (in lock-down and including Easter bank holidays) to respond by 12 April 2021. There has been no opportunity for informed discussion in the community.

The Selection of Sites document emphasises that the only factors that the Steering Group can take into account are planning issues, such as loss of light, overlooking, loss of privacy/loading/turning issues, increase of traffic, noise and disturbance, loss of trees, road access, local plan proposals, previous appeal decisions strategic, regional and national planning policies.

However, the selection of sites is impossible to reconcile with that approach..

[Comments on specific sites]

...In summary, many of the sites selected as suitable are plainly not suitable. Sites with insuperable problems and within the Conservation Areas have been proposed, as if that is of no relevance or importance. Meanwhile others, with genuine potential, have been seemingly discounted without good reason. Villagers have not been allowed to know how these decisions have been taken, the consultation period has been rushed and a chance for engagement between the Steering Group and residents has not been provided. This approach is unacceptable and obviously detrimental to the village and the morale of its community.

New houses may be required in Dunsfold but the choice of sites must be approached with sensitivity and integrity. The residents of the village will not get behind a plan that they have not been given a fair chance to contribute to or that they feel has not been properly put forward. The current proposals are not sound and without reconsideration Waverley Council may, as you say, have to be the arbitrator.

#### Response 70

In response to the work of the steering group I would like to submit my views for what they are worth. I cannot help thinking that Waverley will pay little attention to any opinions put forward by those living within the village boundaries. My objections centre primarily on the need for more housing other than specialised

accommodation for the elderly with priority given to any such folk currently living here in homes no longer suited to their needs. I have noticed small developments of one or two houses currently under construction within the parish which should reduce the need for 32 more.

...[Comment on sewerage below]

Following the damage caused to natural habitats over the weekend I strongly believe any site that involves removal of trees and green spaces should be struck off the list. We are facing a climate emergency which will have a far greater impact than the current pandemic making the preservation of the natural habitats of utmost importance. More housing development means more traffic pollution, noise pollution, and light pollution in what was once a rural village....

[Comments on specific sites below]

...This whole development business seems to revolve around the generation of money for a minority to the detriment of the majority. It is time those in the village had a real say in how their local environment is altered. Perhaps the parish council should be brave enough to hold a local referendum for those on the electoral roll making the results binding on Waverley Borough Council. Before long Dunsfold will be amalgamated with the surrounding villages creating what will be a conurbation instead of a rural area, destroying the very environment people seek when looking at the village.

Response 71 see Appendix 6

Response 72

It is a great pity that Dunsfold is having to find sites for quite so many houses given the vast number of new housing already being undertaken or proposed in the immediate area, particularly at Dunsfold Park, Alford and Cranleigh. However, if such numbers are required then I agree with your current assessment as to where that housing should be located.

Response 73: see Appendix 7

Responses 36, 37 and 67 – see Appendix 4.

## Comments on the number and type of houses required

### Response 2

...With regard to the current application for 22 new houses at DNP2, should the current planning application for this site succeed then we believe that the Steering Group should proportionally reduce the number of dwellings at DNP1, DNP3, DNP8, DNP18 and DNP21. These sites should then be reserved with a view to releasing them in future years as pressure for more homes in the village is identified

Our opinion is that it was regrettable that the Parish Council accepted the 100 new houses in Dunsfold; a number which is out of proportion to the size of the village – especially in view of the ridiculous number of houses which are to be built close by at Dunsfold Park.

We consider that small rural villages, such as Dunsfold, should be recognised and conserved for what they are - they should not be used as places to build houses just to satisfy bureaucratically set targets.

Consideration for any further proposal for significant development in Dunsfold should be firmly resisted. It should be recognised that urbanising effect of fifty or a hundred new houses in our village would be detrimental - but would hardly be noticed if added to major developments such as Dunsfold Park.

We hope that the Steering Group will include the above points in the Neighbourhood Plan

### Response 5

....the steering group advises that a total of at least 32 houses need to be built by 2032. In order to achieve this under the steering groups current proposal, at least 4 of 5 sites listed would be built upon. This would cause disruption during the building process to 4 times as many residents as 1 larger site.

### Response 13

Whilst I take issue with the allocation of housing targets, I accept that we have no power to change them.

### Response 24

As far as future housing in the village is concerned, I feel, after the usual question, 'why do we need yet more housing when Dunsfold Park is going to provide more than enough?', the most important thing is the type of housing. I feel we have plenty of large family houses, what we need is good quality accommodation, preferably single storey, close to the village, where some of the older people currently living in large family houses with gardens which are too big, might be pleased to live. These should have a small area of garden so that family pets, which are often essential to older folk, can be accommodated. This scheme will free up family houses and keep the village community well balanced.

This type of housing is urgently needed [Comment on sewerage below]

If used in this way, all the central sites could be suitable, and perhaps those a little further out could be available for truly affordable housing for the young folk of the village.

### Response 32

Another preliminary comment is on the "quota" of 100 more houses by 2032. We assume this was agreed with Waverley some time ago, but we do question how wise

and appropriate it is. As relatively new residents in the village, it is surprising that more credit is not forthcoming for the huge planned development at Dunsfold Park. And of course overall housing “targets” are not set in stone, and could well be overturned (and increased) by successive ministers or governments.

#### Response 39

Whichever sites are chosen will no doubt result in an increase in traffic, noise and disturbance, loss of trees etc. and it is expecting too much of Dunsfold considering the plan for the aerodrome as, of course, nobody wants any more building done on a large scale in the village.

#### Response 44

I make the following comments regarding the sites the Steering Group have shortlisted to provide the 32 further housing units required to meet the Waverley Borough Council’s allocation for Dunsfold. However, I remain disappointed that the WBC requirement of 100 additional homes within Dunsfold has not been challenged as it would appear to be an excessive demand on our small village with resultant disproportionate expansion in relation to other villages within Waverley. Farnham, Milford, Witley and Godalming all have significant shops, local bus transport and a railway station with links to Guildford and London which provide education and employment opportunities. These locations would appear to be more suitable for the additional housing provision, particularly as Dunsfold Park will be providing the lion’s share of the housing target for Waverley Borough Council....

[Site specific comments reported below]

...In conclusion, if the housing burden cannot be contested, I consider the requirement imposed by Waverley for Dunsfold to provide a further 32 homes would be best met by the following development. This would allow the new houses to be built at various locations around the village, fairly distributed geographically, and minimise any negative impact on the surrounding landscape of our beautiful Dunsfold.

|                          |          |
|--------------------------|----------|
| Wetwood (DNP3)           | 6        |
| The Orchard (DNP8)       | 4        |
| Binhams Lea (DNP18)      | 2        |
| Springfield (DNP20)      | 20       |
| Total dwelling provision | <hr/> 32 |

#### Response 45

If we have to find 32 sites I see no reason to find more.

If the 21 sites at Coombebury are approved by Planners that would leave just 11 sites to find.

#### Response 60

The suggestion that there should be more accommodation for the elderly seems unrealistic. There are no amenities for the older people, who usually run out of driving capability; public transport is almost non-existent and there may well not even be a doctor’s surgery any more. Older people could find themselves very isolated which is the worst situation for them.

## Sewerage

Many respondents mentioned the sewerage problem.

### Response 5

I note also that the steering group advises that sewage is an issue across all sites. This may be the case, but on the Gratton Chase site, although now completed, the sewages works are temporary with a permanent solution to the issue on-going. This solution will likely involve further disruption to Nugents Close, of which the DNP21 and DNP2 options would exacerbate.

### Response 6

The developers must have a condition attached to their planning permission that they must contribute a sufficient sum to Thames Water so that the sewerage/water systems are suitable for the increased number of residents in the village. I assume that Waverley/Thames Water would calculate this sum but don't know how.

### Response 9

Sewage disposal is now a problem in Dunsfold as when it rains huge tankers have to come an empty drains day and night from an already inadequate pumping station.

### Response 11

I note that in all the assessments sewerage and drainage is "red". Therefore it is not a parameter that can be used to reject or support a proposed development site. However it is a vital issue that needs to be resolved for the village as a whole. So what is the Parish Council doing about

### Response 13

Like many others I am very concerned about the Thames Water problems with sewers and it does seem that utilities in the village are already at, or over capacity.

### Response 12

I strongly agree with the need to avoid Dunsfold village coalescing with Dunsfold Park and hence the need to avoid development to the east of the village.

### Response 19

My overriding objection to ANY further development in/around the village is the apparent inability of the existing sewerage infrastructure to cope with the current pressure and until this is accepted and addressed by WBC, no further developments should be considered.

This problem is mentioned in your letter but nothing about any plans to address it. This is, surely, going to be a more contentious issue than building a few houses? Or will we be all reduced to walking around in boots with cans of disinfectant in our hands?

WBC need to put the horse back in front of the cart and it falls to you to get them to recognise this.

### Response 23: see Appendix 3

Response 24

I do feel that if the sewage problems are not solved permanently, soon, nobody in their right minds will want to live in the village.

Response 33

The disposal of sewage and surface water is already a challenge for the village. Thames Water seem to be constantly in attendance. This development would only add to the problem, for both new and existing residents.

Response 39

As pointed out on the plan, any extra sewerage needs will present a problem whichever sites are used, would this be better addressed if say DNP21 as one of the sites was used as provision should have been made to rectify this problem when the nearby houses were built and the plans for 12 properties would also be well on the way to meeting the demand. Also DNP8 on the Chiddingfold Road would be incorporated into the redevelopment of the business hub.

Response 40

Dunsfold has a major sewerage problem.

Response 50: see Appendix 3

Response 52

We do not believe that there should be any new housing in Dunsfold until the existing sewage problems have been addressed.

Response 59

The proposed development would also increase the existing sewerage problem in Dunsfold as a whole.

Response 60

Several of the properties around the field suffer sewerage problems on a regular basis, which would be aggravated if not sorted before any building work began.

Response 61

With the ongoing sewage issues at the North end of the village I see no way this could be developed unless that issue was sorted out before any application were approved. Too many promises have been made and not kept, and this has enraged the community.

Response 62: see Appendix 5

Response 63

**Any new developments should not be approved** without serious consideration given to the extensive drainage issues that the village currently suffers from. Until the capacity of the sewerage pipework from Dunsfold to Cranleigh is increased substantially the likelihood of more properties being flooded will continue. Thames Water tankers needing to be held on standby every time we have any heavy rainfall is both unsightly and environmentally unsustainable.

Response 70

The sites have problems with access, sewage and water provision which is already inadequate for existing housing as proven by the need for tankers to drain the

pumping stations at fairly regular intervals. I understand residents of Nugent Close are bothered by very unpleasant smells in the area of Gratton Chase.

Response 74

Problems with sewerage and drainage.



## Comments on specific sites

### General endorsements

#### Response 1

... it is inevitable that every site will receive its fair share of criticism, but the NP Committee seems to have created a suggested list of sites which takes account of residents ages, a balanced spread of locations, mostly near the village amenities, utilising opportunities within the bounds of the Village Settlement area and to maintaining a buffer zone with Dunsfold Park so as to retain something of our unique village character.\*

#### Response 2

We agree with the Steering Group's proposal to include, as suitable for new housing, the sites at: DNP1, DNP3, DNP8, DNP18 and DNP21 and to reject DNP2 and DNP20.

#### Response 3

Having reviewed the Site Assessment Report and Plan. We are broadly in agreement with the proposed sites.\*

#### Response 4

My preferences would be the following two:  
Wetwood Farm: Chiddingfold Road  
The Orchard: Chiddingfold Road

#### Response 11

In general the "suitable" sites DNP1, 3, 8, 18 and 21 seem to me reasonable proposals, are consistent with opinion taken 2 years ago and have my support.

#### Response 13

I am happy to support the 5 sites considered suitable by the Steering Group. The village centre is frequently congested and so ease of access, safety and parking are key considerations, particularly for Alehouse Field. I agree that there are good arguments against the proposed developments at Coombebury and Springfield.

#### Response 16

I agree with the recommended sites.

#### Response 19

Personally, given the pressure being exerted on us by WBC, I have no problem with the Steering Group's selection of sites apart from the general view that any development will be detrimental to our village character and result in loss of wildlife habitats and dirtier air. I am always encouraged when on my walks to see the amount of lichen growing on trees - we have good, clean, air here. Let's keep it that way.

#### Response 22

I agree entirely with the 5 sites you consider to be suitable, being DNP 1,3,8,18 and 21.

Response 25

I would like to choose the following sites  
DNP3 Wetwood Farm  
DN8 The Orchard  
DNP18 Bingham's Lea

That only adds up to 13, so I have to choose something else and I think the most likely to go through is DNP1 Alehouse Field.

Response 47

I feel that developing Alehouse Field/Bingham's Lea and the School sites to be the preferred option. I feel that the 2 sites on the Chiddingfold Road are outside the settlement, and would lead to footpaths and street lights in the future, the Alford Road site is similar to the above, I await the application for footpath and street lights.

Response 48

We agree that development to the east and north of the village should be avoided meaning we agree that DNP2 and DNP20 are not suitable. In particular DNP2 would see the removal of established trees, hedgerows and woodland destroying natural habitat for wildlife and aggravate existing flooding issues.

We also agree that DNP1, 3, 8 and 18 are more suitable sites, using areas that are not currently green.

The only one we would have an objection to is DNP21 due to the historical ownership agreements.

Response 53

DNP 1. Alehouse Field - Good  
DNP 3. Wetwood Farm - Good  
DNP 8. The Orchard - Good

Response 54

**Wetwood Farm:** Chiddingfold Road – I have no comment to make on this site  
**The Orchard:** Chiddingfold Road - I have no comment to make on this site  
**Bingham's Lea:** I have no comment to make on this site

Response 55

I consider that the sites at Coomerry and Springfield would be much more suitable for development than Alehouse Field.

Response 61

My personal view, with the information I currently have, is that the five sites you have shortlisted would all potentially work for new development. I do have concerns over 'The Old School and Playing Field'. I have graded each of these sites and also the two sites you have discounted on a scale 1-5 with 5 being the most suitable score... [Detailed responses below.]  
...Therefore, my overall assessment is mostly in agreement with sites you have selected, with question marks over the suitability of The Old School and Playing Field, which I would personally replace with Springfield (albeit building less houses than the slated 32!).

Response 61

With the ongoing sewage issues at the North end of the village I see no way this could be developed unless that issue was sorted out before any application were approved. Too many promises have been made and not kept, and this has enraged the community.

Response 72

Finally, regarding the proposed development adjacent to Gratton Chase, I assume that if planning permission is granted for 21 houses at this site it will mean fewer houses will need to be found elsewhere?

### **DNP1: Alehouse Field**

*Leaflet description: Behind The Sun Inn, specialist housing for aged over 55: Close to the village centre but also close to six listed buildings.*

*Number of houses: 10*

Total responding: 47

Supporting: 24 (4 conditional on reduced numbers)

Objecting: 23

### **Supporting**

#### **Response 5**

If housing for the elderly is required then the DNP1 is the obvious choice and should be approved given its proximity to local amenities, and support to this should be given.

...DNP1 – Support development

#### **Response 11**

In general the "suitable" sites DNP1, 3, 8, 18 and 21

#### **Response 54**

Having regard to housing for the elderly this has to be confined to the centre of the village. The only suitable site put forward is **Alehouse Field**: behind The Sun Inn where some preliminary work has already been carried out.

#### **Response 61**

I absolutely agree this is a good opportunity to build houses that fit the need and criteria for Dunsfold. It would provide elderly residents, safe and convenient housing in a quiet and accessible location. It would have a short walk to all amenities (except KGV). The pub could potentially provide much of the facilities that are available at sites such as Elmbridge (I believe they have a restaurant) and it would provide an income boost for the pub, which can only be a good thing. The residents would have this in easy walking distance and would feel safe. The fact it is near six listed buildings is, I am afraid, irrelevant in this day and age. Any town/city will have countless newer buildings around listed/graded buildings and as long as it does not structurally affect them I see no problem with this. For me this is a 5 star site.[ with 5 being the most suitable score]

#### **Response 62: see Appendix 3**

#### **Response 63**

Although not opposed to specialist housing for the elderly, development of this site will seriously compromise the character of the older properties which surround it in the heart of the village. However, on balance it would be more acceptable to have a sympathetically designed development of this nature there than larger private dwellings provided that existing villagers are given preference on occupancy.

#### **Response 64**

This site is adjacent to several grade 2 listed buildings and yet 'Heritage' is only a yellow grading, bringing the grading into question. Location and Coalescence grading of green ignores the use of the footpath alongside the site, which would presumably need to become an access road as the site is otherwise landlocked. I think

retirement housing on this site would be a good use, but have concerns about the above.

Response 66:

Consider developing retirement homes in the Alehouse Field site.

Response 72

I support the development at Alehouse as there is clearly a need to cater for older people in this area, particularly in view of our aging population.

Plus 11 further responses in support without further comments: 1, 2, 3, 13, 16, 19, 22, 25, 47, 48, 53. (See General endorsements)

### **Conditional support**

Response 12

I agree with the five sites suggested by the Steering Group for housing development although I think 10 houses on Ale House Field is perhaps too many in a fairly limited area.

Response 26

Alehouse Field is a good candidate site if the designs and build quality is right

Response 30

The proposed number of houses in alehouse field is unacceptable. In my view any development there should be limited to a small number of single story house.

Response 71: see Appendix 6

### **Objecting**

Response 7

We do not agree with the Alehouse Field housing plan, as this would be close to 6 listed buildings and would definitely affect the quality of life and value of properties for existing house owners and families in the heart of the village.

Response 8

This is described as specialist housing for retired accommodation. My reading of the plans put forward by Cognatum is that they want to erect 11 2-storey town houses, at a totally unacceptable site density, in a Conservation area. Specialist housing for retirement would normally be covered by bungalows or single storey flats or apartments, not town houses.

This site is surrounded by a number of listed buildings, and there is very limited access through the back garden of the pub. Overall I do not accept this as a short listed site.

Responses 9 and 49

Alehouse field is situated within a UNIQUE part of Dunsfold, within the Conservation area and an Area of Natural Beauty. In the specifications of the DPC and SG it has been stated that it is of importance to protect such areas in which Grade 11 listed buildings have been established and to also enhance these areas. Alehouse field has 6 Grade 11 houses round it and I believe that any modern development e.g. the one proposed by Cognatum, will detract from the aesthetics and historical nature of this

area as well as being proposed for an area too small to support so many. Also, the scale and density of 10 x 2 storey buildings with balconies will cut out light, interrupt views and invade the privacy of all the already established houses and gardens that have been here for approximately 400 years. To mix the architecture of 'new' within the old in such a small plot will denigrate the pleasing nature of this area. There are more suitable plots in Dunsfold that have been put forward. Why spoil the best of Dunsfold.

WBC have called Oak Tree Lane one of the more important 'vistas' of Dunsfold. When the Sun Pub is busy e.g., weddings, funeral, Xmas etc., I have often found it impossible to access my own front door. Pub goers have been used to parking either side of Oak Tree Lane also and even since posts have been driven in, they still park there! How will 2 way traffic work here. There could be up to 20 new residents with the equivalent numbers of cars. This would become a dangerous level if you were to add in fire-rescue, ambulance, dustcarts, carers and delivery vans at the same time not forgetting brewery delivery lorries and food delivery vans to the rear of the pub. There are other plots that have been put forward in Dunsfold that would not run into this sort of problem as there would not be a prior business running there, e.g. The Orchard and Shoppe Hill and even the Old School. Oak Tree Lane also carries a very popular and well used footpath for walkers with children and dogs and has always been well used even before lockdown.

[Comment on sewerage included above]

I must, therefore, state that I am adamantly against the development of Alehouse field with regard to it causing an adverse visual impact amongst other problems and especially so when there are more suitable plots that have been put forward that won't 'take away' from an area with regard to intrinsic beauty and character.

{Added as response 49]

I believe the traffic light colour for the Heritage part of the Dunsfold table in the Site Assessment should be red and not amber. I believe the SG has got the assessment wrong by deciding its amber.

#### Response 10

We "wish to register our objection to Alehouse Field site reference DNP1. We consider it to be unsuitable due to the proximity of listed buildings that would be adversely affected by the proposed development."

#### Response 15

This site has been the subject of several planning applications in the last 20 years . They have all been turned down.

My main objections to the development of this site are:

- \* the site is outside the curtilage of the village
  - \*the site is surrounded by listed buildings and development will seriously and adversely affect the setting.
  - \*what is planned is too dense , too high , too obtrusive and too intrusive
  - \*there is inadequate parking planned and as a consequence there will be overspill onto Oak Tree Lane again seriously and adversely the setting of the listed houses
  - \*Oak tree lane is used by ramblers ,mothers with young children and dog walkers
- Any increase in traffic coming out of the planned access (a blind access) on to the Lane will be dangerous and give rise to accidents. The council would be wholly responsible for any such occurrences.

\* the planned access is wholly inappropriate and inadequate and will increase noise in a rural setting, increase disturbance to adjacent buildings and pedestrians and create

parking problems adversely affecting the users of the lane.

\*the site is too small for what is planned

All of these matters and many others are addressed excellently in Alan Ground's various letters and enclosures which have been sent to you . I agree with everything set out in those communications and commend you and the committee to thoroughly read those letters and take notice of the above issues.

#### Response 33

We do not support development on this scale, due to the proximity to listed buildings and the Sun Inn, and the density of the current proposal.

#### Response 39

Alehouse Field would of course be disruptive to the centre of the village and although when the Developers revealed their plans in the Village Hall it did seem to be a lot of dwellings in a small area surrounded by many listed buildings.

#### Response 40

I am in total disagreement with the proposal of many new houses and a car park being built on Alehouse Field, for the following reasons:-

1. Alehouse field is surrounded by listed buildings.
2. Traffic coming in and out from Alehouse field on the side of the Sun Inn, where many local people walk with their children and dogs.  
HEALTH AND SAFETY IS KEY.
3. [See comment above under sewerage] and it is a known fact amongst plumbers, that there are sewerage blockages around senior Housing estates. The proposal for the Alehouse Field is for the over 55's and we do not need any more noisy Thames water trucks pumping out Sewerage on a nightly basis.
4. Health and safety is key and the pollution and noise from the proposed car park, is not acceptable for the locals and wild life. There is much wildlife such as deer, pheasants, badger and foxes.

#### Response 44

The AECOM report concluded that this site was unsuitable as any development of this site, which is within the Conservation Area, would have an adverse impact on the character and appearance of the Conservation Area and setting of the several Listed Buildings along Oak Tree Lane. Furthermore, the plans put forward by Cognatum are described as specialist housing for retired accommodation. However, eleven 2-storey town houses within a site area of 0.62Ha would be totally unsuitable for this purpose. If, despite the inherent unsuitability of this site, it is to be considered for retirement accommodation provision, this should be for bungalows, not high density town houses.

For these reasons alone, this site should not be considered by the Steering Group as appropriate for any development.

Response 51

We feel building should not be considered on Alehouse Field. It is a very small protected Conservation Area surrounded by listed buildings, therefore quite unsuitable for any houses let alone 10. There are other better site in the village.

Access by the Pub is unthinkable as it would completely spoil the quiet surroundings of the Pub and Common enjoyed by so many walkers with children

And dogs etc. My husband and I frequently use this pathway when walking to and from the village shop. My husband is disabled so it is very important that this quiet area is protected and traffic not allowed there.

Response 52

In our view this site is unsuitable for any development. It has been turned down by WBC for planning 4 times, one of them on appeal. It is in the conservation area and surrounded by listed buildings. Access is inadequate. More details for our objection are noted in an email sent to you and DPC on 1 March 2021 by us and residents of the surrounding houses. We strongly disagree with the inclusion of this site as one of the five considered suitable by the SG.

Response 55

We do not need accommodation for over 55 but perhaps building for over 70, If the younger generation are catered for this will involve much more traffic and servicing traffic which would undoubtedly use Oaktree Lane as free park although this lane is only a footpath. This area is particularly popular with the younger generation with very young children and dogs so it would be very dangerous to allow more traffic over this protected space. It would also be a crying shame if these houses were allowed amongst the beautiful period houses nearby. We need to enjoy what we are lucky to have on our doorstep on The Common

Response 56

Unsuitable as in a Conservation area and therefore should be protected. This site has been rejected by Waverley a number of times when planning applications have been submitted. Their reasons for rejection have not changed. Proposals by the developer, Cognatum, are unacceptable – density of houses proposed is too great (site not big enough), townhouses totally unsuitable as retirement properties, area is surrounded by listed buildings, access is very limited

Response 59

We would like to object to the planned specialist housing proposed on Alehouse Field.

We believe this will cause a huge loss of privacy to our property and material harm to the listed houses of which the site adjoins. Not to mention the increase in traffic noise and general disturbance of 10 new houses being built in such close proximity to us. This will, of course, also have a detrimental impact on the rural setting of the listed buildings too.

[Comment on sewerage above]

Response 60

Alehouse Field is too small for the proposed scheme. It will impinge closely on to existing Listed buildings which are hundreds of years old – in some cases the new dwellings would be overlooking these listed properties and depriving them of their



privacy; There is not enough room for the number of cars that will be regularly driven in and out of the site, causing great inconvenience of both noise and headlight beams at night. The only access is down a small lane and overflow parking which would surely be required, would obstruct access to the existing properties further along the narrow lane  
[Comment on sewerage noted above]

Response 65: see Appendix 5

Response 68

It is my understanding that previous plans for this site have been rejected several times not least as it is a conservation area.

The reasons for the refusals from Waverley remain valid today and it is wrong to suddenly try again.

Considerations of access and parking would create serious problems in an area used by walkers and an area that would create parking issues especially on days when the pub is busy.

There are a series of listed buildings around the site and these would be affected by any development in Alehouse no matter how designs are proposed.

Response 69

This site is wholly unsuitable for development as it is a small, land-locked pocket of land with no sensible access and surrounded by listed buildings. It is part of the Conservation Area, is outside the village envelope and is AGLV (which under the Local Plan must be treated in a similar way to AONB land). The Steering Group's suggestion of 10 houses for 'specialist housing for over 55s' does not explain why it is thought it would be an exception to planning guidelines. No specialist need has been established. The site is too small and the density suggested is unacceptable by any standard and there is insufficient parking. There are more suitable sites where bungalows for over 55s could be built if needed, and there are recently-developed bungalows in Grattons Chase.

Further, with reference to your own published guidance referred to above:

- Loss of light, overlooking, loss of privacy—A developer has suggested 2 storey terraced town houses to go on this site to produce 10 buildings. They will be crammed into the site and will overlook neighbouring properties and lead to loss of privacy and overcrowding. There is no room at all for screening or sufficient parking. This Conservation Area site is surrounded by 6 listed buildings which deserve your protection in their own right.

The Local Plan, the National Planning Policy Framework, and Dunsfold Neighbour Plan's draft Heritage Policy all state that Heritage Assets such as Conservation Areas, listed buildings and their settings must be 'protected or enhanced'.

The Steering Group's idea that 'design and layout' of the development of 10 houses would avoid conflict is clearly unjustifiable and wishful thinking.

- Turning issues, increase of traffic, noise and disturbance, loss of trees, road access—Possible access is being offered by the Sun Pub, through the Pub garden, with the encouragement of a developer. This is mentioned in the AECOM report. Unfortunately, trees and hedges have already been removed and other changes

made, possibly in anticipation of a development, which is regrettable, as it is very damaging to the Conservation Area, and to the Pub itself –a village asset.

Even with these unhappy changes, the access is still unsuitable, being very narrow, unviable for construction vehicles, support services, delivery lorries and two-way traffic. Traffic from Alehouse Field would turn out onto a designated footpath (part of the Conservation Area which has been recently extended) where overflow cars from the site would be parked. This is totally unacceptable as many residents, young and old, and visitors, with dogs, children and bicycles use this footpath very regularly as a country walk from the Pub to the Church and to the centre of the village via the footpath into Barns Meadow Drive. A picture of Oak Tree Lane is shown on the front page of the most recent Conservation Area Appraisal 2017 as being one, if not the prime, example of a Conservation Area in Dunsfold. A further 'vista' of the Lane is included within the Document. See the front cover below. [Not reproduced here]

- The Local Plan –the Local Plan has policies which prevent development and protect heritage sites, conservation areas, surrounding listed buildings and protected countryside, such as Alehouse Field.

- Previous appeal decisions, strategic and national planning policies–there have previously been more than 4 planning applications, one on appeal, turned down for Alehouse Field, for between 3 and 6 houses. You are now suggesting 10 houses which seems to defy logic. The AECOM report chose to be silent on this past planning history –this is very unfortunate.

Response 73: see Appendix 7

Response 74

I am writing to object to Planning Consent DNP1 Alehouse Field because: -

1. It is in a Conservation Area.
2. There are many old and listed properties surrounding the field which takes away their history and uniqueness.
3. The plot is too small and there will be a great loss of privacy and overlooking of surrounding properties.
4. There will be an increase in traffic and potentially two cars per unit at least.
5. Noise and light 'pollution'.
6. [Sewerage comment noted above]
7. Consideration of flora and fauna.

Responses 36, 37 and 67 – see Appendix 4

**DNP3: Wetwood Farm**

*Leaflet description: On Chiddingfold Road, this is the site of a disused poultry farm.*

*Permission has already granted for five dwellings.*

*Number of houses: 7*

Total responding: 32

Supporting: 27

Objecting: 5

**Support**

Response 4

My preferences would be the following two: Wetwood Farm: Chiddingfold Road ...

Response 5

DNP3 – Support development

Response 33

DNP3 Wetwood Farm & DNP8 The Orchard: These seem to be sensible developments, modest in size.

Response 39

DNP3 where permission has been granted for five dwellings could be increased to seven without too much disruption perhaps.

Response 44

Although not well located in relation to the existing settlement boundary, local services or transport, I support the consideration of this site for the construction of 7 houses on this disused poultry farm. As permission has already been granted for 5 dwellings, it would be reasonable to extend the housing provision to maximise the 0.95Ha land area.

Response 56

Although not ideal as not in the village, this would be suitable as could use footprint of existing buildings for new houses

Response 61

Wetwood Farm - though I have never been on the site I do know where it is and I think this would be a great place to build. It would have minimum disruption to any other residents and it would provide easy travel into Dunsfold and Chiddingfold. Of course, travel would have to be by car or bike, but realistically this is what people expect to do nowadays. We are also very fortunate to have ample parking in the middle of the village (for now) for visits to the shop or pub. This is a 5 star site. .[ with 5 being the most suitable score]

Response 63

No objection

Response 64

This appears to be a good site for development.

Response 65: see Appendix 5

Response 71: see Appendix 6

Responses 36, 37 and 67 – see Appendix 4

Plus 13 further responses in support without further comments: 1, 2, 3, 7, 11, 12, 13, 16, 19, 22, 25, 48, 53

## **Oppose**

Response 8

This is a seriously inappropriate site for development. It is isolated from the village centre, and the access is on a very dangerous blind corner. Traffic coming from the Chiddingfold direction has less than 20m from the visibility point as they travel towards Dunsfold, to avoid vehicles turning into or out of this site.

Response 52

This site is isolated from the village and the access is dangerous.

Response 69

This site is inappropriate for inclusion, it is ill-sited and too far from the village centre.

Response 70

I would suggest Wetwood farm site stays at 5 houses.

Oppose: 47 (see General endorsements)

## **DNP8 The Orchard**

*Leaflet description: On Chiddingfold Road, this development would be part of the redevelopment of the business hub.*

*Number of houses: 4*

Total responding: 26

Supporting: 24

Objecting: 2

Response 33

DNP3 Wetwood Farm & DNP8 The Orchard: These seem to be sensible developments, modest in size.

Response 44

I am unable to find any information on the possible development of this 1Ha site but, being previously developed land, I agree with the Steering Group that it could be considered for limited housing, together with the redevelopment of the business hub. The current employment opportunities, together with the absence of environmental issues or heritage designations, would appear to lend itself to conversion of some of the buildings to an alternative use and additional housing provision.

Response 56

Suitable due to proximity to village and limited number.

Response 61

as with [Wetwood Farm], very slightly outside of the village itself, but as my points raised previously I think this is a good site and travel issues are lessened to some degree as it is a bit nearer the village. I do not know how the sewerage is at this side of the village, so I cannot comment on the impact these sites in South/West Dunsfold would have on the current infrastructure, but I would imagine they may have private drainage anyway (which would be preferable). This is a 5 star site [with 5 being the most suitable score]

Response 63

No objection

Response 64

This appears to be a good site for development, so long as the ancient woodland is not affected (it's irreplaceable!)

Responses 36, 37 and 67 – see Appendix 4

15 responses in support without further comments 1, 2, 3, 4, 5, 7, 11, 12, 13, 16, 19, 22, 25, 48, 53 (General endorsements)

## **Oppose**

Response 8

Although this is for a limited number of units I have not seen any plans for how this would change the availability of Business Units, or impinge on the local farming activities. Therefore it should not be included in a short list.

Oppose: 47 (see General endorsements)

**Neither supporting nor opposing**

Response 14

We have no objection, in principle, to the proposal to have 4 houses sited here but part of The Orchard backs on to our paddock which leads to our back garden. Whilst the distance is quite considerable, we would want to be assured that the trees that are along the boundary would not be removed, or thinned out in any way, as this would compromise our privacy if any buildings could directly overlook our property.

Response 52

The only small working farm left in the village is situated here and we question how 4 houses would affect the day to day running of the farm.

Response 65: see Appendix 5

Response 69:

What is the effect of this on the Business Units and surrounding area? We have had no discussion on this.

Response 70

The landowner of the Orchard submitted planning for two houses for his own family but it is my understanding he was told he would only get permission if it was increases to 4.

Response 73: see Appendix 7

## **DNP18 Binhams Lea**

*Leaflet description: Site of disused garages, off Binhams Meadow.*

*Number of houses: 2*

Total responding: 29

Supporting: 26

Objecting: 3

### **Support**

#### Response 8

This is a totally acceptable redevelopment of a group of run down garages, assuming that WBC are prepared to undertake this option.

#### Response 33

This seems to us a good use of a brownfield site.

#### Response 44

This 0.1Ha site should be considered as a suitable small development of 2 houses. Currently a group of run down garages, the small housing development would have a positive impact on the surrounding area if the oak tree was avoided and the housing area sensitively designed.

#### Response 53

As this would only be two houses on former garage sites I would approve of it but do not wish to see further serious build up in the centre of the village

#### Response 56

Suitable as makes good use of rundown garages.

#### Response 61

this one seems a very small development, but if the garages are unused and unsightly (which they are) then I think the only negative would be the sewerage. I suppose two properties will not cause too great an issue for that and they would provide walking to amenities which is good (to even out driving from other sites). I think this would in particular be a good spot for bungalows aimed at the elderly. This is a 4 star site. [ with 5 being the most suitable score]

#### Response 63

Again not opposed in principal however would this site not be more suitable for affordable housing for the elderly as is Binhams Lea rather than 2 more larger houses?

#### Response 64

This appears to be a good site for development.

Response 65: see Appendix 5

Response 71: see Appendix 6

Responses 36, 37 and 67 – see Appendix 4

Plus 13 further responses in support without further comments: 1, 2, 3, 7, 11, 12, 13, 16, 19, 22, 25, 47, 48

## **Oppose**

### **Response 5**

DNP18 and DNP21 are in built up residential areas already, making disruption all the more prominent.

### **Response 17**

I think the proposed site at Binhams Lea would cause a real issue with the residents in that location. Already damage has been caused by heavy vehicles having to reverse down the road because of no turning area and any construction vehicles would completely block access to residents. This site was proposed and rejected before because of a very mature oak tree. The better option would be to demolish the existing garages so the residents could park without blocking the access to the properties.

### **Response 35**

I don't think the proposal of two houses on the Council garages site at Binhams Lea has been thought through .

Firstly the site has already had planning permission for two houses refused by Waverley Planning. Unless it was the intention to try and meet our quote by offering sites that will never happen?

Secondly the site is currently contaminated with deteriorating asbestos. Nothing can be done without a thoroughly scientific extraction plan. Who would want to live on such a contaminated site?

Lastly any new occupants would be disturbed by Fire and Accident training, which is vital to those risking their lives. Such activities include ladder work, tower work and cutting the roofs off cars with a saw. It would be unbearable to spend an evening next to that twice a week! Also the existing housing in Binhams Lea is single story. Anything built beside it will overlook it and rob it of any sunlight to the building or rear garden completely.

## **Neither supporting nor opposing**

### **Response 52**

It is unclear to us how large this site is.

### **Response 69**

If 2 units are viable, this might be a useful site. Again where is any discussion on this, so the matter can be considered properly.



## **DNP21 The old School and playing field**

*Leaflet description: 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).*

*Number of houses: 12*

Total responding: 42

Supporting: 16

Objecting: 26

### **Support**

#### **Response 11**

In general the "suitable" sites DNP1, 3, 8, 18 and 21 seem to me reasonable proposals. However, the DNP21 proposal appears to me to be too high a house density for the shape of the plot and the restrictive access / parking.

#### **Response 25**

My fear would be that there would be lots of argy-barge over the School site, leaving the way open for the site I LEAST WANT WHICH IS DNP2 COOMBEBURY.

Should this not be the case, then I am OK with DNP21 and can see advantages, such as it being useless land and close to Nugents and the end of Gratton Chase and set back from the road. This would make it preferable Alehouse Field for me. It is just the trouble that I fear would be involved in the obtaining the school site. But I could be completely making that up!

#### **Response 26**

The old school is an excellent candidate. The existing building is an eyesore and rather depressing: it's never going to be a school again, so should be converted to provide village housing. Achieving 12 houses here would be a very good result.

#### **Response 33**

Assuming the Diocese and County can overcome their differences, it would be good to see some development of a site which is centrally located but currently unused and semi-derelict. An element of community amenity would be ideal.

#### **Response 60**

The old school site would be an ideal position for the very successful Village shop, which is a great community asset – there would be adequate parking there which the present shop site currently lacks; and there could be apartments for the elderly – again a better location than the Alehouse field as it would be more central to the whole village

#### **Response 61**

this is the site I am struggling with. I understand the view it is disused and wasted at present. The issues I have are sewerage, access and how many properties could be built on the site. If the other four sites were built on in the number you have suggested this would leave capacity for 9 more properties to fulfill the quota of 32. I think if it were to be built on there should be 9 properties at the very most. We need to stop cramming in houses/flats into small spaces! [Comment on sewerage noted above ] The access is also an issue and I think it would be unfair to use Nugent Close as an access road to this site. If the driveway to the School can be used then that would

be preferable. It would also make sense to me to potentially use this site for houses aimed for the elderly as it is more central to the village. This is a 2 star site. [with 5 being the most suitable score]

Plus 10 further responses in support without further comments: 1, 2, 3, 7, 12, 13, 16, 19, 22, 47.

## **Oppose**

### **Response 5**

DNP18 and DNP21 are in built up residential areas already, making disruption all the more prominent.

By approving buildings on both the DNP2 and DNP 21, an extremely large wave of residential property from Coombebury, across Gratton Chase, The school field, Nugents Close and Binhams would be created. This goes against the village feel Dunsfold currently has with smaller pockets of residential developments scattered around the village. It would be akin to an estate and something the village, and steering group should seek to avoid.

### **Response 8**

This is a problematic site as it includes a Listed building which is also covered by an Educational Trust.

If the field at the back were developed there would certainly be issues of access. The existing track at the side of Nugent Close is not wide enough for a 2 way road, If access is over the playground of the School you have to overcome the culvert draining the School Pond, and the foul water drainage from Nugent Close to Binhams Lea.

The field is only 0.6 Ha and would not yield the number of units claimed. There is so much uncertainty as to the direction the Diocese of Guildford is prepared to take, and how much they care for the Dunsfold community. This could lead to further problems with SCC who own the rights to the playing field, and therefore this site cannot be included in a Neighbourhood Plan at this stage.

### **Response 31**

I strongly object to the proposed planning at The Old School site for the following reasons.

#### **1) No proper access road**

You can't use the existing road thru the common as the mature trees will be in the way and you cannot put a new road in from Nugent Close as it's a private road and the landowners have said they will oppose it as it will negatively impact on the residents in Nugent Close.

2) The culvert runs under the playground and will make accessing the main sewer difficult and cause more impact to the already out dated sewer system, just look at the mess Gratton Chase has caused and still continues to do so as Thames Water have still not sorted that mess out.

3) The loss of yet more wildlife habitats, we are seeing so much misplaced wildlife due to more buildings being built and far more loss of life due to the increases in vehicles.

There are also a lot of Great Crested Newts in this area that got misplaced when Gratton Chase was built, something I supplied proof to ECOSSA about back in that planning consultation.

4) The School, the Nissan hut and even the coal fired boiler are all listed individually and the Nissan hut has asbestos. The buildings have been neglected for over a decade and the diocese should be bringing the buildings up to a decent standard rather than trying to sell off for development. This land was given to the Parish for the schooling and education of the village children, with all of these new estates being built around here some might argue a local school is needed.

I believe the best solution for this site is to use the field for allotments and use the building for the community not sell it off for the monies to spent on the KGV as many residents believe that's where this cash is destined for.

#### Response 38

I would like to lodge my protest at any development of the old school site that doesn't involve the villagers in a frank and open discussion regarding its future. Any changes should have the mandate of the villagers. This should not be decided behind closed doors

#### Response 41

. . . as residents of Dunsfold, wish to object to the Steering Group Plan to build houses on this site.

The site is predominantly owned by a Trust whose Trustees are The Church Diocese of Guildford. The Trustees were instructed several years ago by the Charity Commission to ensure that any use of the site should be for the benefit and education of Dunsfold village children.

Despite approaches by a separate Trust set up to ensure the Charitable Trust Trustees (Diocese of Guildford) owning the site complied with its legal obligations as Trustees, nothing has been done. The Diocese (The Trustees) have actively avoided any contact which appears not to fit in with their thinking, hence no action has been taken by them to show that they are worthy Trustees and have the ability to think about the original reasons for the Charitable Trust being set up.

The former infant school building is an important Grade II listed building in a conservation area. The building is subject to a strict scheme for its use for the benefit of Dunsfold villagers. On principle, the site should not be used for additional residential housing since this is not in the spirit of the original endowments, nor the charitable scheme as amended in 2011.

I naively believed that perhaps the Archbishop of Canterbury may intervene if he was made aware of the lack of ethics being demonstrated by the Diocese, but despite my communication to him in 2013, I received a "not my problem Guv.." response.

Before the Steering Group attempt to make further problems for the residents of Dunsfold by choosing sites for residential use, I would urge that they seek the

expertise and information provided by the village's long standing residents, many of whom would tell them that it is an inappropriate site for houses and the properties would certainly have problems with sewage disposal; the residents of Gratton Chase will appraise you of their current problems with sewage disposal and water supplies.

Response 42

In view of the renewed interest in reinstating the remaining buildings and field for educational/community use I urge you to remove this site from the Neighbourhood Plan's shortlist of sites available for future housing.

Response 43

I object strongly to the School site even being considered, it wasn't included in the AECOM assessment, it is a heritage site and it is of vast Importance to retain this site for the future of the village. We desperately need a village community hub. The school site is an ideal place for it. The school site is at the same end of the village that has had strong objections to being developed further. ...

{Comments on DNP2 and DNP 20 reported elsewhere}

...The School site is absolutely not a place that should be developed.

We have a group of people in the village who have a clear vision for the future of the school site, which has to be used for education purposes for the village. The site should be seen as an asset to the village, much needed, as the village expands.

Response 44

I do not agree with this site being considered for any housing development or included in a Neighbourhood Plan at this stage in view of the Educational Trust and Listed Building status of the Old School.

Response 45

Of your five suggested sites, I object strongly to any residential development at the Old School/field. This site should, as long intended, be for the benefit of the village, not for the benefit of a developer. I note that some villagers are formulating plans for this purpose & believe that they should be encouraged and considered.

Response 46

School house proposals

I wish to comment on the proposal to erect 12 houses on this site.

I wish to oppose this for the following reasons;

The school house is a listed building

The site is too constricted for 12 houses

The density of housing is too close to the centre of the village

The school house and land was donated to the village , if at all possible this should be retained as a village asset.

Other sites should be examined in order to make up the required housing numbers

Response 52

We think this site is unsuitable and are shocked that the SG consider it suitable. The Trust status of the school appears to have been ignored. The former Infant School is within the conservation area and is a listed building. The buildings and field should be reinstated for educational/community use as originally endowed. We support The Old Village Group, as we did DVST. We strongly disagree with the inclusion of this site.

Response 53

I am against this site for the following reasons.

- (a) The land was bequeathed specifically for the benefit of Dunsfold villagers, i.e. not to house incomers or to help Waverley. Guildford Diocese and Waverley should consider their obligations carefully.
- (b) The site is unsuitable because I understand there are two sets of drains serving Grattons Chase and surrounding houses. Drainage is a perennial problem in Dunsfold as you will know.
- (c) An alternative use could be found for the land to provide facilities for the village and in particular for children and teenagers as suggested in the report by Melanie Stone at [www.villageschooldunsfold.co.uk](http://www.villageschooldunsfold.co.uk). With the increase in housing already approved there will be more young people needing leisure facilities.
- (d) Allotments have been lost over the years and many of the new houses will have small gardens. This would be an imaginative and popular solution for part of the land

Response 56

- Unsuitable as site includes a listed building plus this is supposed to be for Educational Use to the village. Too many houses for such a small area.
- Site remains for Diocese of Guildford to decide future use so should not be considered until their position is clear.

Response 57

Following receipt of the Steering Group recommendation of 6 sites from the original 22 reviewed for potential development within the village I and many other residents are astonished and frankly appalled to find included within that short list the former infant school and playing field (Site DNP21).

Many years ago this site was gifted to the Diocese of Guildford and Surrey County Council for the specific purpose of providing and supporting an educational facility for the Dunsfold community. The proposal to develop the site for residential purposes is certainly contrary to the spirit of that legacy and in no way can be described as providing an amenity to the village as suggested in the Neighbourhood Plan.

Implementation of the proposed development would clearly put an end once and for all to use of the site for the educational and amenity purposes intended by the original donor – to which end many villagers have worked tirelessly over many years coordinated by the Dunsfold Village School Trust in the face of intransigence both by the Diocese and the Charity Commission.

Quite apart from the inherent clear breach of trust and dismissal of the heritage aspects arising from development of the site, it must surely be clear that scant attention has been given to the practicality of the proposed development of 12 residential units on this land. Not least the high density makes it untenable in comparison with other locations in the original list of 22 possible locations with the Village. And the underground culvert running through it with pipes carrying foul water from Nugent Close and Binhams Lea in an area already suffering from all too frequent excavation by Thames Water to repair leaks from the overloaded network

just adds to the evidence that this site is a non starter let alone suitable for inclusion in the short list.

Like many other residents I am deeply concerned at inclusion of this site as a possible location for development, offering no 'amenity' to the village as it must, and most earnestly request that it be removed from the list altogether, let alone the short list.

#### Response 58

it has been disclosed that –

- A campaign group has been formed to promote the retention of the Old School & Playing Field site for community use. Also that the Chairman of the Parish Council has opened negotiations with the Diocese about the future use of the site.
- Developers intend applying for permission to build 21 homes on the Gratton Chase Extension site.
- In the circumstances we believe it would be premature to include The Old School and Playing Field site as a suitable site for housing in the Neighbourhood Plan.

#### Response 63

We are absolutely in agreement with the excellent proposals put forward for this site at the Parish Council meeting on Thursday 8th April. Our village is growing with more housing and residents but local amenities have been reducing. We are fortunate to have retained our community village shop, our pub and the facilities at KGV (minus the nursery school now) but a central hub for community and educational use would be a great asset and sympathetic to the original vision of the old school buildings. For example, Puddleducks has operated for a number of years from the Nugent Room thanks to the hard work and dedication of its volunteers for the benefit of young mothers. With the village growing due to all the recent and proposed housing we would hugely benefit from a Nursery School similar to the one that continues to thrive in Plaistow and also provide a light and bright facility for young Mums to meet.

#### Response 64

I mention this first as it's my main concern. The inclusion of the Old School as a potential site, and its grading are both very worrying. The Steering Group and DPC are surely aware of the legal questions over whether it CAN be used for residential development, there's a question over the potential loss of what could be an important village asset. There are so many great ideas being floated for this site other than housing: Allotments, possibly with a shop selling produce (perhaps as part of the existing village shop) a café (perhaps using produce from the allotments), a fast internet room with hot desks available, electric bike rental, a community electric car charging facility. Just ideas. If the school site is developed for housing, the possibility for these or any other notions is lost too, and the village loses a chance of further establishing its character. The proceeds from the sale will disappear into the county as a whole. It's not at all clear what amenity to the village could be derived in return.

In a nutshell: developing this site for housing robs Dunsfold of the opportunity for establishing a jewel in the crown.

As regard for the rating:

Heritage ought to be red. Waverley's assessment criteria states that in order to be 'green' (ie no concerns), "There are no known heritage assets within or adjoining the site."

That it's marked as green appears to ignore the grade 2 listed building on the site. Forgive me if that seems sarcastic, but there's no other way of explaining it. According to the criteria, Deliverability ought to be red, similarly Community Facilities because as they are, they both ignore the legal question marks over the site's allowed use, and seemingly cast aside any potential as a village asset, with education or community facility being its original intention and (so far as I understand it) still bound by law. ie: not housing.

In my view, it should never have appeared on the list of possible sites for housing development, and I have no idea why it's not only made it onto the list, but is one of the 5 recommended. I believe there is very strong feeling about this in the community, and I share that feeling.

Unfortunately, the green mark for Heritage, Deliverability and Community Facilities, such an obvious untruth, and the apparent sweeping aside of the legal landscape mean I have problems trusting the gradings on the rest of the sites.

Response 65: see Appendix 5

Response 68

It is also my understanding that the school site was to remain for educational purposes or for some form of village use and not for housing development.

Response 69

This site is in the Conservation Area and includes a listed building. The site is covered by an Educational Trust and is owned by two parties. It is too small for the 12 houses suggested and there are underlying issues of drains, drainage and access. Some sensible provision for education (youth and adult) in the building, or support services, for all those we are encouraging to come to Dunsfold would be a much better use of the buildings and site.

Response 70

The Old School House has poor access and was supposed to supply an amenity for the village. How does crowding in 12 properties fit that.

Response 71: see Appendix 6

Response 73: see Appendix 7

Responses 36, 37 and 67 – see Appendix 4

Also 48 (see General endorsements)

### **Neither supporting nor rejecting**

Response 54

The Old School and playing field: Recently, there has been a move by a group wanting to use this site for Village purposes including allotments and community use. The vexed question of the School has been the subject of many a heated debate over many years but the fact remains that it is in divided ownership and neither party it seems are prepared to talk to the other to resolve the situation. The School House itself was sold separately and is currently being refurbished. That leaves the remainder of the school building, which is the subject of a 'dubious' grade 2 listing, and the playing field behind. Any "so called" Community Use will detract from the facilities already available in the Village. There is a shop and post office, Village Hall

(the Winn Hall) and there is the KGV hall, much of which is under-utilised. There is, in my view, no need for any additional “community use”.

Response 66

I do not feel qualified to comment on the school site (and its back story) other than to say it surely needs to be better used than at present and is in the centre of the village!



## **DNP2 Coombebury**

*Leaflet description: 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.*

*Number of houses: 12*

Total responding: 28

Supporting: 14

Objecting: 14

## **Support**

### **Response 8**

I have already sent in opposition to the application for 21 houses, based on poor use of the natural landscape, over development, insensitive layout, and issues with foul water discharge.

If these issues can be overcome, and the numbers reduced to 12 units, I would be in favour of allowing this site to be developed. It is near the centre of the Village, and the local services are within a reasonable walking distance.

### **Response 11**

..if compromise was required then I could support a 12 house development, rather than the 21 currently being proposed. Based on my opinion that the Gratton Chase development has been an asset to the village with minimal impact to the village feel.

### **Response 20**

I am writing to query the omission of the 'Coombebury' land from the 'A list' of proposed development sites. Clearly it seems to fulfil the right criteria in terms of the location ie being close to the centre of the village, yet further from Dunsfold Park than the eastern end of the existing Gratton Park development. The land does have trees bordering it, but these were not planted that long ago, and could always be replanted elsewhere on the field. It also fulfils the Waverley recommendation that 19 dwellings are a good use of land. I would strongly support the proposal for this Coombebury land to be reconsidered and added to the A list for 19 dwellings of the village housing requirement.

### **Response 22**

In my view, of the other two sites DNP2 is also suitable and should be recommended, provided the number of houses built on the site is well planned and suitable to the site and the surroundings. The site, it seems to me, has a limited impact on other properties and would be very well screened from the road in a similar way to Gratton Chase, and it makes sense to use the same good access road and the pedestrian access already available. I understand that an application for 21 houses has been submitted, so presume that the appropriate number is somewhere between 12 and 21. I think this would be an acceptable development and a good way of contributing to our target of 100, especially as DNP21 development is not certain.

### **Response 30**

WE have already seen how discretely Grattos Chase has integrated into the village, and there is now reason why a Coombury development would not do the same.

Response 37 – see Appendix 4

Response 43

There is no difference to building on the school site, to building on Coomebury and Coomebury would be hugely more appropriate. It is already a clear space and wouldn't cause the village to lose a valuable resource. The main point here is, if you say no more building in that section of the village and use that reason not to develop Coomebury, then the same principle applies to the school site.

Response 52

We are in favour of this site being considered suitable. The number of units have been reduced to 12. It is in the center of the village and the development would be screened from the road - as is Gratton Chase. 'Further pressure on the north' presumably refers to the petition that the majority of the village knew nothing about

Response 55

I consider that the sites at Coomberry and Springfield would be much more suitable for development than Alehouse Field for following reasons: [See objections to Alehouse above]

Response 56

- Should be included as part of the proposal
- Suitable site for less houses if can overcome issues surrounding water discharge (ongoing issue) and loss of natural habitat

Response 65: see Appendix 5

Response 69

DNP2 & DNP20 Coomebury and Springfield These seem to have been rejected by the Steering Group out of hand. Both sites offer a sensible way forward -with reduced numbers. There is no rational explanation for their non-inclusion in the suitable site category and, as mentioned above, any discussion on sites by the Steering Group seems to be missing from the minutes. Nearness to Dunsfold Park, lack of a footpath (which could easily be installed), 'pressure on the north' and considerable landscaping required (obviously not necessary with fewer houses) are not reasons which would carry any weight in planning terms.

Response 71: see Appendix 6

Response 73: see Appendix 7

## **Oppose**

Response 5

By approving buildings on both the DNP2 and DNP 21, an extremely large wave of residential property from Coomebury, across Gratton Chase, The school field, Nugents Close and Binhams would be created. This goes against the village feel Dunsfold currently has with smaller pockets of residential developments scattered around the village. It would be akin to an estate and something the village, and steering group should seek to avoid.

#### Response 7

We agree with you that both the Coombebury and Springfield sites are completely inappropriate for any building/ development; Dunsfold MUST PROTECT ITS GREEN BOUNDARIES and not allow any further development close to Dunsfold Park.

Otherwise, our beautiful village will just become one suburban, building development swallowed up by the greedy developers at Dunsfold Park;

- we cannot risk further pressure to the north
- we cannot lose yet more good agricultural land
- Springfield is just 410 meters from Dunsfold Park

#### Response 23 See Appendix 3.

#### Response 26

No more housing at ....Gratton Chase as dismissed by the Group.

#### Response 33

...we consider that the Steering Group is absolutely right to exclude Coombebury . To save time, we enclose our recent objections to the current planning application.

- Waverley BC and Dunsfold PC have engaged in a significant consultation exercise with local people to identify potential sites for housing as part of the emerging Neighbourhood Plan. This was NOT one of the sites selected and was judged as “unsuitable”. There are appropriate alternative sites available within the village.
- The proposed development is outside the Dunsfold rural settlement boundary and would amount to creeping urbanisation. The site is in an Area of Great Landscape Value and is also proposed for inclusion in the Surrey Hills Area of Outstanding Natural Beauty. The 2018 AECOM assessment concluded that developing this site was “likely to have an adverse impact on the landscape”.
- This part of the village has already seen a major new development at Gratton Chase in the very recent past and its effects are still being absorbed by the village as a whole. Some two years ago, a petition was signed by 97 residents protesting at the “urbanisation” of this part of the village. This application would significantly expand the existing new development.
- The proposed site includes established woodland and an orchard. (I believe the orchard was planted following receipt of an EU grant through the Forestry Commission. This was no doubt awarded for sound ecological reasons). In addition, the site is home to a number of important wildlife species including amphibians. These include a number designated as “species of principal importance” under the National Environment and Rural Communities Act 2006 (section 41) – cuckoos, house sparrows, pine martens, polecats, great crested newts and common toads and frogs (the latter amphibians migrate annually through this site).
- [Comment on sewerage above]

#### Response 44

An application for the provision of 21 houses within this 0.99 Ha site has already been submitted to WBC for consideration. AECOM concluded this site was unsuitable, the Council is currently receiving significant opposition to this application and I concur with the Steering Group’s decision not to recommend it for further development. The recent building of 48 houses at Grattons Corner has already

resulted in excessive development at the north of the village and there should be no further construction in this area.

Response 50 See Appendix 3.

Response 61

I have made my feelings quite clear on this site (please see my detailed letter of objection to the Parish Council and Waverley Borough Council). This site is totally unsuitable for many different reasons and I would completely disagree about the flood assessment given to this site on your Selection of Sites document. I have pictures and videos of the flooding on this site and would be happy to provide them. If this were to be concreted over it would potentially cause an issue for Gratton Chase and Nugent Close as the water has to go somewhere! You cannot take away natural wetlands and expect everything to be fine! There are many, many other reasons. This is a 1 star site. [ with 5 being the most suitable score]

Response 62 See Appendix 3.

Response 64

This site would destroy an orchard which is currently inhabited by Great Crested Newts and other protected species (as demonstrated by the amphibian rescue team very recently). Furthermore, it 'fills in', replacing greenery within the village- AGLV is surely relevant. I would have thought these factors would make the site a 'red' for Natural Environment. I appreciate that "infill" housing is seen as desirable by some, but open space and greenery is an essential part of the character of Dunsfold, and I for one would see it as a shame to lose this to further housing.

Response 70

Coombebury has poor access and would involve the removal of a plantation of trees, albeit a small one.

Plus 3 further responses in opposition without further comments: 2, 16, 48.

### **Neither supporting nor objecting**

Response 62: see Appendix 5

## **DNP20 Springfield**

*Leaflet description: 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.*

*Number of houses: 32 – reduced to 20 with allotments*

Total responding: 33

Supporting: 24

Objecting: 9

## **Support**

### **Response 5**

....the steering group has not recommended the use of DNP20. This is a site situated in a position that means the number of residents affected by the build is far less than other proposed sites. This site allows for all 32 required properties to be built in one go, in one sensible location, similar to that of the larger Gratton Chase Development which has been a success overall. It also balances out the distribution of properties across Dunsfold village, as it is currently heavily weighted to the North. I also note that it is listed as being 410metres from Dunsfold Park. This is as the crow flies and not via vehicle access. Therefore I feel the significance of this is far less important.

The steering group states that DNP20 has poor pedestrian access. I would argue that the steering group or Parish council should insist that any developer provide adequate pedestrian access for both new residents to the development and also existing residents around the site.

### **Response 8**

This site has already been endorsed by WBC with particular reference to Affordable Housing, and ERH have erected 8 units at the entrance to this site. I cannot accept an argument that further development would bring this site closer to Dunsfold Park, as there are already a number of existing houses to the east of this site.

The issue of access back into the village could be easily overcome by removing the scrub on the northern verge of Alfold Rd, which would produce a verge of some 4 to 5m in depth and provides an opportunity for a pedestrian footpath.

This is the most acceptable site in the village for development, and could ensure that reasonable levels of Affordable housing is made available. Reducing the overall development to a further 20 units, would also provide space for landscaping to protect existing dwellings to the western end of the site.

I understand that this is in line with suggestions already provided to you by the Miller family, which you appear to have decided to keep from the Village.

### **Response 32**

I believe that the Springfield site is the best situation for development. It follows on from Miller Lane which has been developed with no issues of adverse effects. Trying to squash smaller developments on land which is too small and at places where historical issues would arise is obviously the wrong thing to do. I believe that the Springfield site has become the most popular site with the villagers also.

### **Response 33**

We are less clear about Springfield (DNP20); whilst recognising the comments of the Steering Group, there is already a modest development there of affordable housing,

and the location would not be especially intrusive when compared to some other possible sites. A number of 32 homes would go a long way to meeting the balance of the “quota”, although we can see an argument for scaling this number downwards.

Response 34

I do not agree with the recommendation that DNP20 is not suitable. There are already a few homes there. I cannot see how it can be considered remote from the village and would ask that the suitability of this site should be reconsidered.

Response 35

I do not agree with the steering groups assessment of Springfield. I think it is completely suitable for more housing, nor do I accept that it is good agricultural land. Nothing has been grown there for decades because it floods readily. A bit of work with a mole plough down to Springfield Rew and it would suit more housing perfectly without disturbing any existing housing bar the new ones just finished there.

Response 43

Springfield is the ideal location. An Access road already exists, there is already a small development there and I believe planning provision was made for further development. The fact that it is 500 odd meters away from Dunsfold Park isn't really relevant as a reason not to build there. I see no reason why 12 houses on the Springfield site would cause any issues and don't understand why, when it was one of the only 2 recommended sites by AECOM, the steering group have stated it is only for consideration. There needs to be more transparency about this decision. Especially when the steering group have replaced it with something that is absolutely not in the village interest and will be very detrimental.

Response 44

AECOM considered this 2.48Ha site (referred to in the report as site 788) as potentially suitable for development as it does not adjoin, but is reasonably well related to, the Local Plan settlement boundary, with a link to residential properties at the northwest corner. I do not agree with the Steering Group's argument that it is “remote” from the village and I do not see the relative proximity to Dunsfold Park, when constructed of the Park is completed, to be a negative aspect when considering the potential of this site. The recent Affordable Housing building has been completed and a further 32 homes (or considerably fewer dwellings if the Orchard, Wetwood Farm and Binhams Lea were developed as suggested) would meet the additional housing needs of the village with minimal negative impact on the village as a whole.

Response 52

We disagree with all your comments relating to this site. Dunsfold is fortunate to have many acres of good agricultural land and to my knowledge only horses have been grazed here. It is certainly not remote from the village. (Far less so that Wetwood Farm and The Orchard which the SG consider suitable.) There are a number of houses to the east of this site and closer to Dunsfold Park. The scrubland to the side of the Alfold Road could be removed to provide a footpath.

Response 55

I consider that the sites at Coomerry and Springfield would be much more suitable for development than Alehouse Field for following reasons: [See objections to Alehouse above]

Response 56

- Suitable as already development in this area and Waverley have endorsed for Affordable Housing. Close to village centre.
- Miller family have made suggestions for this site but this has not been made public knowledge, unsure why.
- Site does not reduce the gap between the village and Dunsfold Park – please check the exact calculations.

Response 60

The position of the recently constructed dwellings is obviously such that it leaves room for future development, and access from here is no more difficult than it would be from Alehouse field, or from the proposed sites on the Chiddingfold Road.

Response 61

you have discounted this site, which I do not agree with. I will give my opinion on each of the points you raise. The field may be good agricultural land, but that could be said for many fields and if the farmer/landowner is willing to sell for profit then I doubt they care about making small amounts of money via agriculture. Remote from the village, well we are considering Wetwood Farm and The Orchard and they are more remote from the village! As I have mentioned in my letter re Coombebury most people drive cars and don't walk, the only people we should ensure walking access is the elderly who I believe we are catering for with some of the other options. I live in the village and walk my dog regularly and see the same people. There are many people who I never see walking around and this is because they drive. The pedestrian access is irrelevant, as per my previous point and the two other suitable locations mentioned that also do not have pedestrian access (and in fact Springfield does have access on the grass by the cricket pitch). The distance from Dunsfold Park is a more relevant argument, however, it is my understanding that where Springfield is located would be to the South West and the nearest point would be the green spaces of the new Aerodrome development, not where houses are. So if there is going to be any part of the village that is 'near' the new development it makes sense to be on the South - South/West side. This is a 4 star site. [with 5 being the most suitable score]

Response 62: see Appendix 5

Response 63

The recent development on this site is good and the site is central to the village with good access onto the Alfold Road. Further development here would be preferable to any more to the north of the village.

Response 64

Why is it considered that the "linear built form of the village" is important? Expansion in any direction is expansion, and I don't see why maintaining a row of housing along one road or 'linear' is desirable. I'd argue that Springfield is a good site. It does step further towards Dunsfold Park, but not everyone sees that as a bad thing. I'd also guess that the planned 'country park' between the sites is an essential part of the DP Garden Village status, but I may be wrong. The intention to deliver allotments and reduce the housing from 32 to 20 accordingly at Springfield is surely a huge incentive for this site, and states a clear intention from the owner to do right by the village.

Response 65: see Appendix 5

Response 69

[DNP2 and DNP21] seem to have been rejected by the Steering Group out of hand. Both sites offer a sensible way forward -with reduced numbers. There is no rational explanation for their non-inclusion in the suitable site category and, as mentioned above, any discussion on sites by the Steering Group seems to be missing from the minutes. Nearness to Dunsfold Park, lack of a footpath (which could easily be installed), 'pressure on the north' and considerable landscaping required (obviously not necessary with fewer houses) are not reasons which would carry any weight in planning terms.

Response 71: see Appendix 6

Response 73: see Appendix 7

Response 75

My simple solution would be DNP20 Springfield.

Al; the people I have spoken to do not want CHANGE.

I have been here for nearly 6 years and regard the Alford Road housing to be a success, but as a matter of urgency is the need for a pavement: Alford Road around to the soon to be reopened Chapel across the lane and meeting up with the pavement that starts opposite 'Cherries'. I have witnessed an 80+ lady volunteer at the village shop walk in the road with her Zimmer frame. (A fatal accident bound to happen!

Also our postman now living at Springfield has to walk along the Alford road to reach his base at the Village Shop!! Please provide suitable PAVEMENTS

Finally there is a commons seat to the left of the Chapel. I like to walk every day and report to never seeing anyone brave enough to sit on it; firstly its way out of the way; secondly there are brambles etc. growing in and around.

Perhaps it can be moved closer to the footpath sign when you install our much needed pavement. Please.

Responses 36, 37 and 67 – see Appendix 4

## **Oppose**

Response 7

We agree with you that both the Coombebury and Springfield sites are completely inappropriate for any building/ development; Dunsfold MUST PROTECT ITS GREEN BOUNDARIES and not allow any further development close to Dunsfold Park.

Otherwise, our beautiful village will just become one suburban, building development swallowed up by the greedy developers at Dunsfold Park;

- we cannot risk further pressure to the north
- we cannot lose yet more good agricultural land
- Springfield is just 410 meters from Dunsfold Park

Response 18 (already commented in response 2 – see General endorsement)

Thank you for circulating this proposal from the owners of Springfield and inviting comment.

Our views are as follows:



The existing eight dwellings were allowed on this site as a 'Rural Exception' to provide low-cost homes specifically for local people. Having supported the building of the existing dwellings, the Parish Council have given repeated assurances that they would not support further development at Springfield.

Quite understandably, the owners of Springfield are anxious to take advantage of the wedge provided by the building of the eight dwellings to maximize their gain, however, their proposed 'community allotments' will do little to alleviate the harm caused.

The pressure for new housing development on Dunsfold and the surrounding villages is ceaseless. This proposal is a perfect example of this opportunism. If proposals such as this are not firmly rejected, the quality and character of our villages, which has long been recognised and protected, will be lost. Dunsfold and other local villages are not the places where new housing estates should be built just to satisfy bureaucratic requirements for house numbers. If there truly is a justifiable need for largish numbers of houses locally, it would be more appropriate for them to be built in developments such as Dunsfold Park where their impact would go unnoticed – rather than urbanising our villages. Springfield lies in one of the most pleasant and pleasing areas of the village; this proposed over-development would be harmful of these qualities. The land at Springfield is some of the best agricultural land in the whole village. The quality of the soil is excellent – it is light and well drained unlike most of our Wealden land which is heavy clay (the adjacent land at Yonder Lye was historically used as a market garden) land such as this should not be taken for development. The site is not served by a footpath and it is some distance from the heart of the village.

We support the Steering Groups opinion that this is not a site which should be included in the Neighbourhood Plan as suitable for development.

#### Response 21

..object to the proposed development of 20 houses on the Springfield Site on the Alfold Road, Dunsfold.

Our reasons are

Permission was granted for the existing eight dwellings on the front of the site as a 'Rural Exception Site'. We objected to this partly on the grounds that it would inevitably lead to pressure to approve development of the rest of the site for housing, which proves now to be the case.

The development would create a separate large development outside the existing settlement boundaries with poor pedestrian communications with the centre of the village.

The proposed housing is not required to meet the number of dwellings allocated to Dunsfold under the Local Plan, which can be met by housing on more suitable identified sites.

The site is good agricultural land which should be retained as such.

#### Response 22

I agree that the lack of pedestrian access to DNP20 makes it not suitable.

Response 26

No more housing at Springfield ... as dismissed by the Group.

Response 27

1. Our house's aspect is this field. Building on this site will impact us through loss of light, being overlooked, loss of privacy and inevitably through increased noise and disturbance.
2. Could I request that the the Committee physically visits this location and make themselves aware of the potential impact on this property before making their decision.

Response 28

.... object to the proposed development of 20 houses on the Springfield Site on the Alfold Road, Dunsfold.

Our reasons are

- Permission was granted for the existing eight dwellings on the front of the site as a 'Rural Exception Site'. We objected to this partly on the grounds that it would inevitably lead to pressure to approve development of the rest of the site for housing, which proves now to be the case.
- The development would create a separate large development outside the existing settlement boundaries with poor pedestrian communications with the centre of the village.
- The proposed housing is not required to meet the number of dwellings allocated to Dunsfold under the Local Plan, which can be met by housing on more suitable identified sites.
- The site is good agricultural land which should be retained as such.

Response 72

I agree with your assessment of Springfield and do not support any further development here. This land should never have been allocated by Waverley Council in the first place (presumably the allocation was done on a desktop rather than via an actual visit to the site), and I am not entirely sure how the current Miller Lane development got approved but presumably the small size of the development and the fact it was for local people played some part. Regardless of the current Millar Lane development, there should be no further large scale development as this would breach national and county planning regulations unless it is possible to build an adequate pedestrian pavement from the site to the village centre (a suitable strip of land would have to be purchased from the landowner(s) whose properties are adjacent to the site - while I doubt this would be feasible, there is also a pond in the way at the junction of Alford Road and Dunsfold Common Road which would make things a bit tricky). A pavement is crucial as it would not be safe for people to walk on the road to get to the village amenities, and out of the question for younger children on their own or people who use walking aids, wheelchairs etc. Without a pavement people will be over reliant on a car to make the short journey to the pub, shop, village hall etc which again would be contrary to national planning guidance. Incidentally, I note that many people have complained about the existing pavement that exists on the Gratton Chase/Arnold Close side of the Village as it is far too narrow and people feel unsafe walking along it when traffic is passing. This rather proves how ludicrous it would be to approve a development in Springfield of some

20/30 odd houses and expect everyone to walk on a road which has an unrestricted speed limit

Plus 2 further response in opposition without further comments: 47, 48 (See General endorsements)

### **Neither supporting or opposing**

#### **Response 29**

I have recently moved into one of the houses at Miller Lane in the village and having read the plan I wanted to mention a point that has seemed to be missed. It states that it would be considered likely that people would be able to walk into the village, however there hasn't been any mention of the route they might take. There is no footpath or pavement from the site entrance and you therefore have to walk on the road. I consider this EXTREMELY dangerous having walked it many times myself. Yes, you can cross the road and walk along the grass on the other side, however this is not possible for 6 months a year as it gets completely waterlogged, and even when it's summer the grass still gets wet in the morning. The road itself is in a terrible state with sharp drops on each side, recently a lorry managed to get stuck, as the road isn't wide enough for two passing hgv's and it was only the hedge that stopped it from rolling over completely.

The speed of which cars travel down the road and in the village in general has to be a factor as well.

Furthermore there is no street lighting whatsoever, which again makes for a very unnerving walk into the village.

I am fit and able and find the walk challenging, especially with my dog, however concerns must be made about residents with small children, the elderly or disabled. To further develop Springfield, would only add to this problem and it would only be a matter of time before an accident occurred, I believe that people would drive into the village to avoid the hassle which would then increase the congestion within the village, and that's speaking from experience as I have driven to the pub to avoid getting wet having to walk on the grass, and I live 400 yards away!

All this considered more weight has to be given to the site's inadequate access.

Please do take this into consideration as this is an ongoing concern of the residents at Miller Lane.

## **Others sites**

Views were only invited on the seven sites detailed in the leaflet but comments were received on other sites.

### **Response 26**

We submitted (and Appealed) plans for five houses on the other side of Mill Lane some years ago, and then shelved the idea. It might be worth looking at again, in the coming years. We could probably install private drainage which would ease the potential sewerage problem, and we do take the point that there has been over-development at the other end of the village by contrast to our 'quieter' end. We have no imperative to offer this as a site other than that we know we can design and build five houses that would be architecturally appealing, and would offer well-balanced, environmentally-conscious housing to meld with the Dunsfold aesthetic.

Response 65: see Appendix 5

Response 71: see Appendix 6

Responses 36, 37 and 67: see Appendix 4

## Appendix 1: Communications

### Launch: around 19 March

Leaflet – distributed to all households in Dunsfold – see over.

Message post on Posted on Facebook Love Dunsfold and Dunsfold eNews - below

Waverley Borough Council requires at least 100 more houses to be built in Dunsfold by 2032. Dunsfold Parish Council is producing a Neighbourhood Plan to determine where these houses should go. Dunsfold has already provided 68 houses, including 42 at Gratton Chase. That leaves sites for at least 32 new houses to be found. The Neighbourhood Plan Steering Group is seeking your views as to where these houses should go. It is proposing the following five sites:

- **Alehouse Field:** behind The Sun Inn
- **Wetwood Farm:** Chiddingfold Road
- **The Orchard:** Chiddingfold Road
- **Binhams Lea:** off Binhams Meadow
- **The old School and playing field:** Dunsfold Common

For further details of the sites and how they were selected, please see:

<https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>

This consultation closes on 12 April. Please email your comments to [nhp@dunsfoldvillage.uk](mailto:nhp@dunsfoldvillage.uk).



## 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.**

*Dunsfold Neighbourhood Plan Steering Group - March 2021*

## Springfield statement: 25 March

Posted on Facebook Love Dunsfold and Dunsfold eNews.

### *DUNSFOLD NEIGHBOURHOOD PLAN SELECTION OF SITES FOR HOUSING*

*The owners of Springfield have put forward an alternative proposal which reduces the number of houses from 32 to 20 and includes the provision of community allotments on the site.*

*This does not change the Steering Group's formal assessment shown in the Site Assessment Report:*

*[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)*

*The details require further discussion, which the Steering Group intends to undertake in parallel with evaluating responses to the current consultation.*

*Please email your comments to [nhp@dunsfoldvillage.uk](mailto:nhp@dunsfoldvillage.uk) by 12 April.*



## Reminder: 7 April

Posted on Facebook Love Dunsfold and Dunsfold eNews.

***DUNSFOLD NEIGHBOURHOOD PLAN  
SELECTION OF SITES FOR HOUSING  
The Consultation closes on Monday, 12 April.***

The Neighbourhood Plan Steering Group is seeking your views as to where new houses should go. It is proposing the following five sites:

- **Alehouse Field:** behind The Sun Inn
- **Wetwood Farm:** Chiddingfold Road
- **The Orchard:** Chiddingfold Road
- **Binhams Lea:** off Binhams Meadow
- **The old School and playing field:** Dunsfold Common

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

- **Coombebury:** adjacent to Gratton Chase
- **Springfield:** Alfold Road

For more information, see:

<https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>

*Please email your comments to [nhp@dunsfoldvillage.uk](mailto:nhp@dunsfoldvillage.uk) .*

## Appendix 2: List of responses

| Ref | DNP01 Aleh'se |    | DNP03 Wetw'd |    | DNP08 Orchard |    | DNP18 Binhams |    | DNP21 School |    | DNP02 Coomb'y |    | DNP20 Springf'd |    | Notes |
|-----|---------------|----|--------------|----|---------------|----|---------------|----|--------------|----|---------------|----|-----------------|----|-------|
| No. | Yes           | No | Yes          | No | Yes           | No | Yes           | No | Yes          | No | Yes           | No | Yes             | No |       |
| 1   | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               |    |                 |    |       |
| 2   | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               | 1  |                 | 1  |       |
| 3   | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               |    |                 |    |       |
| 4   |               |    | 1            |    | 1             |    |               |    |              |    |               |    |                 |    |       |
| 5   | 1             |    | 1            |    | 1             |    |               | 1  |              | 1  |               | 1  | 1               |    |       |
| 6   |               |    |              |    |               |    |               |    |              |    |               |    |                 |    | [1]   |
| 7   |               | 1  | 1            |    | 1             |    | 1             |    | 1            |    |               | 1  |                 | 1  |       |
| 8   |               | 1  |              | 1  |               | 1  | 1             |    |              | 1  | 1             |    | 1               |    |       |
| 9   |               | 1  |              |    |               |    |               |    |              |    |               |    |                 |    | [6]   |
| 10  |               | 1  |              |    |               |    |               |    |              |    |               |    |                 |    |       |
| 11  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    | 1             |    |                 |    |       |
| 12  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               |    |                 |    |       |
| 13  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               |    |                 |    |       |
| 14  |               |    |              |    |               |    |               |    |              |    |               |    |                 |    | [2]   |
| 15  |               | 1  |              |    |               |    |               |    |              |    |               |    |                 |    |       |
| 16  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               | 1  |                 |    |       |
| 17  |               |    |              |    |               |    |               | 1  |              |    |               |    |                 |    |       |
| 18  |               |    |              |    |               |    |               |    |              |    |               |    |                 |    | [3]   |
| 19  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               |    |                 |    |       |
| 20  |               |    |              |    |               |    |               |    |              |    | 1             |    |                 |    |       |
| 21  |               |    |              |    |               |    |               |    |              |    |               |    |                 | 1  |       |
| 22  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    | 1             |    |                 | 1  |       |
| 23  |               |    |              |    |               |    |               |    |              |    |               | 1  |                 |    |       |
| 24  |               |    |              |    |               |    |               |    |              |    |               |    |                 |    | [1]   |
| 25  | 1             |    | 1            |    | 1             |    | 1             |    | 1            |    |               |    |                 |    |       |
| 26  | 1             |    |              |    |               |    |               |    | 1            |    |               | 1  |                 | 1  |       |
| 27  |               |    |              |    |               |    |               |    |              |    |               |    |                 | 1  |       |
| 28  |               |    |              |    |               |    |               |    |              |    |               |    |                 |    | [4]   |
| 29  |               |    |              |    |               |    |               |    |              |    |               |    |                 |    | [5]   |
| 30  | 1             |    |              |    |               |    |               |    |              |    | 1             |    |                 |    |       |
| 31  |               |    |              |    |               |    |               |    |              | 1  |               |    |                 |    |       |
| 32  |               |    |              |    |               |    |               |    |              |    |               |    | 1               |    | [6]   |
| 33  |               | 1  | 1            |    | 1             |    | 1             |    | 1            |    |               | 1  | 1               |    |       |
| 34  |               |    |              |    |               |    |               |    |              |    |               |    | 1               |    |       |
| 35  |               |    |              |    |               |    |               | 1  |              |    |               |    | 1               |    |       |
| 36  |               | 1  | 1            |    | 1             |    | 1             |    |              | 1  |               |    | 1               |    |       |
| 37  |               | 1  | 1            |    | 1             |    | 1             |    |              | 1  | 1             |    | 1               |    |       |
| 38  |               |    |              |    |               |    |               |    |              | 1  |               |    |                 |    |       |
| 39  |               | 1  | 1            |    |               |    |               |    |              |    |               |    |                 |    |       |

| Ref No. | DNP01<br>Yes | Aleh'se<br>No | DNP03<br>Yes | Wetw'd<br>No | DNP08<br>Yes | Orchard<br>No | DNP18<br>Yes | Binhams<br>No | DNP21<br>Yes | School<br>No | DNP02<br>Yes | Coomb'y<br>No | DNP20<br>Yes | Springf'd<br>No | Notes |
|---------|--------------|---------------|--------------|--------------|--------------|---------------|--------------|---------------|--------------|--------------|--------------|---------------|--------------|-----------------|-------|
| 40      |              | 1             |              |              |              |               |              |               |              |              |              |               |              |                 |       |
| 41      |              |               |              |              |              |               |              |               |              | 1            |              |               |              |                 |       |
| 42      |              |               |              |              |              |               |              |               |              | 1            |              |               |              |                 | [1]   |
| 43      |              |               |              |              |              |               |              |               |              | 1            | 1            |               | 1            |                 |       |
| 44      |              | 1             | 1            |              | 1            |               | 1            |               |              | 1            |              | 1             | 1            |                 |       |
| 45      |              |               |              |              |              |               |              |               |              | 1            |              |               |              |                 |       |
| 46      |              |               |              |              |              |               |              |               |              | 1            |              |               |              |                 |       |
| 47      | 1            |               |              | 1            |              | 1             | 1            |               | 1            |              |              |               |              | 1               |       |
| 48      | 1            |               | 1            |              | 1            |               | 1            |               |              | 1            |              | 1             |              | 1               |       |
| 49      |              |               |              |              |              |               |              |               |              |              |              |               |              |                 | [6]   |
| 50      |              |               |              |              |              |               |              |               |              |              |              | 1             |              |                 |       |
| 51      |              | 1             |              |              |              |               |              |               |              |              |              |               |              |                 |       |
| 52      |              | 1             |              | 1            |              |               |              |               |              | 1            | 1            |               | 1            |                 |       |
| 53      | 1            |               | 1            |              | 1            |               | 1            |               |              | 1            |              |               |              |                 |       |
| 54      | 1            |               |              |              |              |               |              |               |              |              |              |               |              |                 |       |
| 55      |              | 1             |              |              |              |               |              |               |              |              | 1            |               | 1            |                 |       |
| 56      |              | 1             | 1            |              | 1            |               | 1            |               |              | 1            | 1            |               | 1            |                 |       |
| 57      |              |               |              |              |              |               |              |               |              | 1            |              |               |              |                 |       |
| 58      |              |               |              |              |              |               |              |               |              | 1            |              |               |              |                 | [7]   |
| 59      |              | 1             |              |              |              |               |              |               |              |              |              |               |              |                 |       |
| 60      |              | 1             |              |              |              |               |              |               | 1            |              |              |               | 1            |                 |       |
| 61      | 1            |               | 1            |              | 1            |               | 1            |               | 1            |              |              | 1             | 1            |                 |       |
| 62      | 1            |               |              |              |              |               |              |               |              |              |              | 1             | 1            |                 |       |
| 63      | 1            |               | 1            |              | 1            |               | 1            |               |              |              |              |               | 1            |                 |       |
| 64      | 1            |               | 1            |              | 1            |               | 1            |               |              | 1            |              | 1             | 1            |                 |       |
| 65      |              | 1             | 1            |              |              |               | 1            |               |              | 1            | 1            |               | 1            |                 |       |
| 66      | 1            |               |              |              |              |               |              |               |              |              |              |               |              |                 |       |
| 67      |              | 1             | 1            |              | 1            |               | 1            |               |              | 1            |              |               | 1            |                 |       |
| 68      |              | 1             |              |              |              |               |              |               |              | 1            |              |               |              |                 |       |
| 69      |              | 1             |              | 1            |              |               |              |               |              | 1            | 1            |               | 1            |                 |       |
| 70      |              |               |              | 1            |              |               |              |               |              | 1            |              | 1             |              |                 |       |
| 71      | 1            |               | 1            |              |              |               | 1            |               |              | 1            | 1            |               | 1            |                 |       |
| 72      | 1            |               |              |              |              |               |              |               |              |              |              |               |              | 1               |       |
| 73      |              | 1             |              |              |              |               |              |               |              | 1            | 1            |               | 1            |                 |       |
| 74      |              | 1             |              |              |              |               |              |               |              |              |              |               |              |                 |       |
| 75      |              |               |              |              |              |               |              |               |              |              |              |               | 1            |                 |       |
|         | 24           | 23            | 27           | 5            | 24           | 2             | 26           | 3             | 16           | 26           | 14           | 14            | 24           | 9               |       |

#### Notes

On scoring: where respondents said "We support the selected sites", each of the 5 selected sites is scored at 1. Only If the respondent mentioned Coombebury or Springfield were these scored. If respondent was supported the site but objected to some feature eg density, then scored as support as it is the sites which are of primary interest at this stage.

[1] Commented on principles at 6 and on site at 42.

[2] Commented on site 8.

[3] Already commented on all sites at 2.

[4] Already commented on same site at 21.

[5] Comment on site 20.

[6] Additional comment to 9. Same respondent as 32 too.

[7] Commented previously at 21 and 28 on a different site.

[8] Previously commented on site 2 at 23.

## Appendix 3: Objections to DNP2 Coombebury

### Response 23

...we are writing to you as you suggested to comment on the draft Dunsfold Neighbourhood Plan site assessment report that has been issued by the Steering Group.

We very much welcome the opportunity to comment on this as we have real concerns regarding some of the assertions made on the woodland site called "Coombebury". This is a small rural site (formally part of Coombebury Cottage where we live) that borders onto our equestrian property called Coombebury Cottage.

Our overall comment is that the assessment significantly **overstates the suitability of this site for development** and has included some facts that you state in the assessment that are **not true or facts that you may not be aware of** which we would like to correct. We know this site extremely well as you will understand from our comments below and the reason for writing to you is to ensure you have the proper facts about the site.

Apart from wanting to challenge your assessment in specific areas, the main reason for writing to you is to ensure **you really understand the real situation regarding this site and setting**, and the true impact the development of this site would have on both ourselves and on Dunsfold as a whole.

### GENERAL COMMENTS

- **Dwelling capacity proposed:** it claims **19 dwellings** are being proposed whilst the reality is that **21 dwellings** are in the application on this very small and **totally unsuitable site which FLOODS EVERY YEAR**. There has been no attempt to mitigate the impact on the wider landscape nor the impact on our use of our own equestrian property has been made with the current application.
- The "overarching principle" in your report states: **"Development should have no significant adverse visual or landscape impact, including protecting key views within Dunsfold village and from the adjacent AONB and AGLV"**. This site can **be seen from public footpaths and the Common**, so any development will be seen from afar as well as destroying the outlook of a significant border of our property. We do not believe this site meets this principle at all and should not be on the list of potential development sites for Dunsfold.
- We would also advocate that any development should **not have a material impact on neighbours and the views of other members of the local community and their enjoyment and use of the environment and their property**. This seems to have been totally ignored so far in your assessment.
- We want to ensure the Steering Group understands **the real ecological impact (including protected species)** of the potential destruction of woodland resulting from the development of this site. It is an oasis of wildlife and habitat which we argue is **a unique asset to Dunsfold** and from which **we all benefit**. This has been totally ignored. (see the attached list of species observed)

## **SPECIFIC COMMENTS ON YOUR INDIVIDUAL ASSESSMENT OF THE COOMBEBURY SITE**

### **Flooding:**

- This scores green. This is presumably because you simply believe it is not a flood risk. As an immediate neighbour on this site we can say to you this site floods **every single year for prolonged periods** and is in parts essentially **a natural wetland all year around**.
- There is **significant run off** from our property as well as ongoing groundwater flooding.
- This is also confirmed by Surrey County Council who have indicated that **“significant areas of surface water flood risk are indicated to the south of the site...”** The County Council have indicated that the proposed scheme to build 21 houses **“does not meet the requirements of the NPFF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage”**.
- We attach a copy of Surrey County Council’s evaluation of the site. On this basis we believe the site should be scored a strong red on this criteria.

### **Land Use:**

- This is rightly scored red due to it being a greenfield site. Your own principle states that “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”. We assert that this development will have a significant impact on both agricultural and equestrian use of the neighbouring area (our own property) as well as the site itself.
- The report suggests there is no impact on agricultural use. This is simply not true. We are an equestrian property and keep horses and livestock and it would have a fundamental impact on our activities and I doubt that the authors of this report have an understanding of this given the proximity to our land.

### **Location and Coalescence:**

- This has scored yellow. This site is **outside the settlement boundary** which is fundamental and against the draft Neighbourhood plan and wishes of the community. This should be taken into account in any assessment-otherwise what is the point of consulting the community or having such boundaries and Plans? There was a petition signed by 97 residents in 2018 – 99% of which opposed the proposed rapid urbanisation and sprawl at the northern end of the village. This view needs to be taken seriously and is a reason why this site is not included within the draft neighbourhood plan by the community.
- It would also destroy the **natural buffer of woodland and green space** that characterises the dwellings in this part of the village and which allows us to

keep the horses and livestock we do on our property. (see landscape photos attached in separate email)

- This site can be **seen from the public footpath** that runs along our property and northwards across the fields beyond as well as from the paths across the wooded Common land immediately to the south of the site.
- We exercise and train horses regularly on “exercise fairways” right next to the boundary of this development. These horses are highly strung competition horses and **would not tolerate the ongoing activity that is being proposed either in the building nor the light and noise pollution that would follow.** We attach photos of the fairways and the proximity of our sand school (which is legal and cannot be moved) to the proposed development so you can see the very real potential impact.
- If this development were approved, it would set **an inevitable precedent and chain reaction for all the remaining green space** between properties and adjacent fields to be built on in this part of the village. We have already been approached by several property developers who clearly see this opportunity as a result of this specific site being considered and its application for development.

#### **Natural environment:**

- The previous owner of Coombebury Cottage (who now wants to develop the site) previously applied for and was given a grant from the Forestry Commission to establish and develop the woodland before we bought Coombebury Cottage in 2005. The criteria for such grants that are given are to support local bio-diversity, reduction of flood risk, and mitigate climate change. All these are good reasons why it cannot be right that this woodland is now destroyed for housing development. Planning policy cannot be so short term and inconsistent.
- If this site is developed it would have a devastating impact on bio-diversity and environmental impact of destroying such a woodland.
- The site is uniquely rich in wildlife:
  - Deer have raised their young in the woods for the last 10 years
  - Badgers are often seen feeding on the site
  - Nesting birds including owls and nightingales
  - Protected species such as Polecats and Great Crested Newts live in the habitat.
  - Toads and Frogs breed on the site every year.
  - The list goes on - we attach an audit of the habitat we know and have observed who enjoy this woodland environment.
- It also is **part of an outstanding vista** that can be seen from the footpath along our property and beyond that can be seen in the fields above us looking back towards Dunsfold and it is clear that **this particular landscape would be changed for ever** if development were allowed to go ahead. (see landscape photos)

- You have only scored this site yellow yet I note that in support of a red score for other sites, you cite under this category, that the “ **site is within the AGLV, is linked to the Common and can be viewed from a public footpath/bridleway**”. These points are all true and more so for this site and so we will argue that you should assess this as “a red” to be consistent with your other assessments. We argue that this development would have a very significant impact on our natural environment.

### **Access and Highways:**

- This was given green. We quote your reasoning from your assessment: “there is a reasonable possibility that residents **would walk or cycle to local facility and services**”. We do not accept that this is a reasonable assumption.
- The developers of this site recognise the need for car use and **provide for significant driveways, service roads and carparking space** on the site. The idea that people **can survive without a car** for employment and all their needs living in Dunsfold **is simply not credible**.
- In your own assessment to warrant a yellow score status you say that “**Development on the site is likely to increase vehicular movements within and through the Parish**” we believe this is undisputable and **a green score is clearly wrong**.

### **Scale and Density:**

- This was given yellow. The site would constitute a major development by your own definition) and would not be in keeping with the character and setting of the rural landscape and its immediate surrounding.
- There is no attempt to mitigate the impact of the development-due to the number and density of housing and the need for carparking and service roads in such a small site.
- It would destroy the natural rural and green buffers of development on this side of the village.
- There would be further impacts on its only direct neighbour given its overbearing proximity, the destruction of the landscape views from the footpaths and fields to the north of the site and the Common itself. This should be red.

### **Infrastructure:**

We totally agree with your red score as the drainage and sewage problems are totally unacceptable.

### **A FINAL COMMENT ON DEVELOPMENT GENERALLY**

When the Grattons Chase development was proposed a few years ago, we did not object to this development as we felt the impact on Dunsfold and our property was

manageable and that there was a genuine need for more housing. We are not against good development-but we are against bad and opportunistic development that destroys the character of Dunsfold.

We understand that the incoming residents of Grattons Chase were given the promise of a rural setting and that no further development would take place including on this site. We are aware they are very unhappy about this proposal to develop or even that it is being considered for development. We think it is unacceptable that having sold these properties, developers and the Council now consider further development is appropriate and would effectively turn this part of Dunsfold into "a suburban estate". We feel there is a point of principle here.

We are also copying our Parish Council Chairman, Andrew Hayward, as we also want the Council more generally to be aware of the real concerns and objections we are raising for this site and specifically to object to it being considered a candidate for any development in Dunsfold. This is especially important given the clear message that was given in the Local Neighbourhood Plan for such development.

Once you have had a chance to read and digest what we have written, we are more than happy to show you the site in person if you wish to visit us (at Coombebury Cottage) and explain its impact on us, the wider community, and the landscape and character of Dunsfold.

As indicated previously, we attach the Surrey County Council drainage assessment as well as a list of observed species observed in the woodland. We will send photographs showing the current landscape of the site and proximity to our property under a set of separate emails as the file will be too big to send everything in one email.

*A number of photographs were sent in three further messages.*

## **Response 50**

I write to oppose the consideration of the site north of and adjacent to Gratton Chase.

I live at Gratton Chase, having moved here last year. I have a number of serious concerns as well as personal concerns as follows.

**1. Access:** There is already considerable traffic entering and exiting Gratton Chase - this causes noise and disturbance already, particularly impacting on the protected species such as the Great Crested Newt which lives in and around the Orchard area. It is strictly protected by British and European law which makes it an offence to kill, injure, capture or DISTURB them, damage or destroy their habitat. Anyone wanting to build on land with Great Crested Newts must have a survey with an approved ecologist at least one year in advance of apply for planning. In addition, frogs, toads and swans cross over from the common into the area abutting the Orchard and are also protected.

Parking is under strain already in Gratton Chase and any potential addition from a new development will add to the issue however the real problem is the danger increased access traffic will have for pedestrians and children living in the Chase and those accessing the play area. It is already an issue with the number of delivery drivers (many of whom are not always driving slowly or carefully)



**2. Traffic increase will negatively effect the air quality** and this is contra to SEA objective to 'minimise and/or mitigate all sources of air pollution' No-one moving into Dunsfold, certainly on the new housing estates, will do so without at least one car per household and will use that car to access shopping, dentists, schools, leisure and employment. To say that new residents would have access to public transport is true but it is not frequent and therefore difficult to use for daily commuting or supermarket shopping for example. And whilst there is a local shop, it is not suitable for weekly family shopping and is aimed at providing access for the village to local products, things you might run out of, newspapers etc. (it is a great facility but your average family/couple moving to Dunsfold will go to Cranleigh or Godalming (or get a delivery) for their shopping - all of which will increase traffic and air pollution as well as noise and disturbance north of the village

SEA objective: **Minimise and/or mitigate all sources of air pollution** Assessment questions – will the option/proposal help to: Promote the use of sustainable modes of transport, including walking, cycling and public transport? [clearly people will walk and cycle and potentially use public transport but the vast majority will have to use cars see above)

Reduce the need to travel outside of the Neighbourhood Plan Area? This again is unfeasible - there isn't the employment opportunities in the village to meet the new residents at Gratton Chase let alone anywhere else.

**3. Ecology** - as mentioned at point 1, any further development in this location will further effect the swans, frogs and toads which for centuries have crossed over, lived and produced their offspring between the ponds on the Common and the trees and fields on the other side of the road i.e. the Gratton Chase/Orchard side. We know already that these animals have been negatively affected by the Gratton Chase development with considerable loss of life of frogs and toads (there is a Toad/Frog patrol every evening trying to rescue and protect them already) Deer have already been uprooted from the Gratton Chase land - when we moved in 6 months ago, we often observed deer running through the houses, completely lost as to what was happening and in danger of being attacked by the numerous dogs which now live in the Chase (appropriately named!) We are still able to observe deer in the orchard and other fields around Gratton Chase. **Key messages from the National Planning Framework will be contravened should any housing be build on DNP2 i.e.**

- One of the three overarching objectives of the NPPF is an environmental objective to 'contribute to protecting and enhancing our natural, built and historic environment' including by 'helping to improve biodiversity.'
- Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value[...], take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'
- Planning policies and decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.'
- To protect and enhance biodiversity and plans should:
  1. Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors

and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

2. Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'

Any development of Coomebury of even one house would not meet any of the points highlighted above and would be in direct opposition of the NPPF's objectives.

Flooding issues - I observed throughout the autumn/winter the area was frequently flooded - on top of the ongoing sewage issues at Nugents Close and Gratton Chase any additional work to deal with that will dramatically affect the landscape and impact on the wildlife.

**Sites of Nature Conservation Interest (SNCIs)** - Dunsfold Common and green is one and it is directly connected to the area of Gratton Chase and Coomebury - to build yet more housing will impact negatively and break regulations/law relating to protected species.

**4. Loss of privacy** - as it is at the moment, Gratton Chase properties over looking the Orchard and other Gratton Chase house, will lose privacy as currently they are not overlooked at the front by any properties. This will change if housing of any number is allowed in Coomebury.

From a personal perspective, we were sold our house in Gratton Chase by the developers as an area in the countryside surrounded by fields which could not be developed on further as they were protected under nature conservation rules - clearly this was a sales ploy but in fact, there are considerable issues with destroying further areas of nature not least on the health and wellbeing of those of us who now live here specifically to be within the country.

Please take this points seriously and investigate thoroughly before even considering moving this forward.

## **Response 62**

Thank you for the opportunity to respond to the review of the Dunsfold Neighbourhood Plan. We appreciate the difficulties you are facing and hope enough common ground can be found among villagers to truly reflect this scheme being "Your plan - Your village".

Our views are based on some straightforward assessments. We sincerely hope the new NP will respect the wishes of the 97 residents from the north of the village who signed a petition in 2018 requesting that the 48 houses on Gratton Chase would mark the end of development at this end of the village, We believe the development border should be retained in its current position thus ruling out any development at the site described as Coomebury. The new residents of Gratton Chase weren't here to sign that petition. We're confident they would now.

We believe it is critical for our village to have a green buffer to the east of Dunsfold Common Road to prevent the urbanisation that has already started and will unquestionably speed up with the development of Dunsfold Park. We note in the

AECOM report they mention that Miller Lane/Springfield is just 400 metres from the aerodrome. We doubt if the Coombebury site is much further away.

And given the scope to extend the Springfield site, that would be one of the sites we would favour for some limited, further development in the new plan.

As the tenant graziers of a field adjacent to Coombebury Cottage we must also dispute the green flood rating given by AECOM to this site. These fields are subject to severe surface water problems each winter as evidenced by the ponds in this vicinity. Our understanding is that the Coombebury site floods each winter. You will have noted the Surrey CCC intervention regarding inadequate planning for surface water issues and sewage in Kitewood's current planning application.

The issues of surface water and sewer drainage may be most severe at the north end of the village but the sight of Thames Water tankers being on call in the heart of the village for many weeks in the year emphasises that we should not be contemplating anything that makes this problem even worse around Gratton Chase/Nugents Close.

We have never understood what actually precipitated the requirement to build 100 new houses in Dunsfold. Did the Dunsfold PC agree to this? It seems remarkably high on any comparative basis and especially so given the scale of development envisaged on Dunsfold Aerodrome, which we recognise is largely outside our village. However, the creation of the new Dunsfold Park will cause colossal problems for Dunsfold and those issues should be taken into consideration within the current review of the extent of building required.

We have attended public meetings and responded to resident's feedback in the past. One of the issues we've noted that many people agree on is the need for housing for the retired and elderly in the heart of our village. The fact that this is wanted by so many people suggests to us it is an area the NP should be embracing. If the Ale House Field is the best site for this we would support development there. We would also point out that in recent times several very talented and committed villagers have been forced to leave Dunsfold precisely because this type of property was not available.

We hope whichever sites are chosen we can keep the volume of new houses to a minimum. Otherwise, the belief will grow that the essentially rural Surrey village we currently live in is being destroyed - and we're allowing it to happen.

## Appendix 4: Responses 36, 37 and 67

These three responses, 36, 37 and 67, are almost, but not quite identical.

### Response 36

I note, and agree with the overarching principle used by the Steering Group:

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.

However, I do not fully agree with the Steering Group's conclusions, and note some inconsistencies in their interpretations which I find puzzling.

Land to the east of the centre of the village has already been significantly developed in recent years - Nugent's Close, Arnold Close, Gratton Chase, Springfield. Whereas land to the west largely remains untouched and to permit development here would destroy some of the intrinsic remaining beauty of the village. I therefore believe that land to the west of the centre of the village should not be permitted for development (a pity that buildings on Wrotham Hill have already been permitted). This should rule out further developments at Wrotham Hill, Alehouse Field, Mill Lane and Shoppe Hill leaving that beautiful valley unspoilt.

Turning to the recommendations in the Steering Group's March 2021 consultative document "Selection of Sites for Housing":

I agree with the following on the basis that these are all brownfield sites where development will not cause any adverse impact on the village (even though two of the three are at "my" end of the village) thus providing 13 of the 32 sites, leaving 19 to be identified.

- Wetwood Farm
- The Orchard
- Binhams Lea

I disagree with the following sites

- Alehouse Field - on the basis stated above and its significant impact on the western valley of the village
- The Old School House - on the basis that this is a facility that should be developed as per its original intention. I believe there are significant legal and local sentiment obstacles to such a development which would be highly divisive in the community.

I therefore propose that the remainder of the sites are provided by the Springfield site.

The email sent on 25th March suggested a reduction in their proposal from 32 to 20 houses which would neatly fill the requirement. It is strange that in the March 2021 report (file reference <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>) it is stated that "The field is . . . remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park." However, in the other March 2021 report (file reference

[https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-AssessmentReport\\_v8a.pdf](https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Dunsfold-Site-AssessmentReport_v8a.pdf) two statements are made:

1. "The site is only just within the broad extent of Dunsfold village". (i.e. is not outside the extent of the village). It is certainly closer to the centre of the village (Pub and Shop) than many of the other sites being recommended.
2. "There is a reasonable possibility that residents would walk or cycle to local facility and services." It is to be noted that there are already some houses there and construction of a path to the village centre would be a small project which could be a condition of further planning consent.

It is also a fact that the Dunsfold Park development is proposed for the eastern side of the aerodrome, so the fact that it is 410 metres from the boundary is irrelevant to its distance from the nearest proposed housing development.

What is strange is that the more recent derogatory statements contradict the earlier statements and appear to be an afterthought to get the facts to fit the "preferred" decision, rather than vice versa.

Given the recent suggestion by the Springfield developers to build only 20 houses, and given that this would have a smaller creeping towards Dunsfold Park effect, and given that the beauty of the site has already been compromised by the existing development, and given that it would fulfil the remaining obligations without compromising the west of the village, I believe Springfield should be included.

Thus, my proposal would be Wetwood Farm 7 The Orchard 11 Binhams Lea 2 Springfield 19 Total 40 houses

Finally, I note the comment "Please remember that compromise is needed. If Dunsfold can't agree, it will be left to WBC." Driving through Witley and Rudgwick, I note that both parishes are arranging a referendum, and there are probably many more of which I am unaware. This seems to me to be a simple and democratic way forward that would ensure that a community decision was reached.

## **Response 37**

I note, and agree with the overarching principle used by the Steering Group:

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.***

However, I do not fully agree with the Steering Group's conclusions, and note some inconsistencies in their interpretations.

Land to the east of the centre of the village has already been significantly developed in recent years - Nugent's Close, Arnold Close, Gratton Chase, Springfield. Whereas land to the west largely remains untouched and to permit development here would destroy

some of the intrinsic remaining beauty of the village. I therefore believe that land to the west of the centre of the village should not be permitted for development (a pity that buildings on Wrotham Hill have already been permitted). This should rule out further developments at Wrotham Hill, Alehouse Field, Mill Lane and Shoppe Hill leaving that beautiful valley unspoilt.

Turning to the recommendations in the Steering Group's March 2021 consultative document "Selection of Sites for Housing":

**I agree** with the following on the basis that these are all brownfield sites where development will not cause any adverse impact on the village (even though two of the three are at "my" end of the village) thus providing 13 of the 32 sites, leaving 19 to be identified.

- Wetwood Farm
- The Orchard
- Binhams Lea

**I disagree** with the following sites

- Coomebury - I think this is a good site and in keeping with the recent development of the village. The Steering committee have suggested 12 houses, but this could be the 21 which the developer has already applied for.
- Alehouse Field - on the basis stated above and its significant impact on the western valley of the village and the historic core of the village, surrounded by Listed Buildings.
- The Old School House - on the basis that this is a facility that should be developed as per its original intention. I believe there are significant legal and local sentiment obstacles to such a development which would be highly divisive in the community. As I understand the school playing field (due to legal covenants) can not be built on as long as the school is used for educational purposes. There is no access to the site without demolishing some of the school buildings.

I therefore propose that the remainder of the sites are provided by the Springfield site and or a combination with the Coombury site. The email sent on 25<sup>th</sup> March suggested a reduction in their proposal from 32 to 20 houses which would neatly fill the requirement. It is strange that in the March 2021 report (file reference <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>) it is stated that "The field is . . . remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park." However, in the other March 2021 report (file reference [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)) two statements are made:

1. The site is only just within the broad extent of Dunsfold village". (i.e. is not outside the extent of the village). It is certainly closer to the centre of the village (Pub and Shop) than many of the other sites being recommended.
2. There is a reasonable possibility that residents would walk or cycle to local facility and services." It is to be noted that there are already some houses there and construction of a path to the village centre would be a small project which could be a condition of further planning consent.

It is also a fact that the Dunsfold Park development is proposed for the eastern side of the aerodrome, so the fact that it is 410 metres from the boundary is irrelevant to its distance from the nearest proposed housing development. There is a steep river valley on 2 sides of the Springfield site separating it from the perimeter of Dunsfold Park. The

western section of Dunsfold Park has no development planned in the current Master Plan.

What is strange is that the more recent derogatory statements contradict the earlier statements and appear to be an afterthought to get the facts to fit the “preferred” decision, rather than vice versa.

Given the recent suggestion by the Springfield developers to build only 20 houses, and given that this would have a smaller creeping towards Dunsfold Park effect, and given that the beauty of the site has already been compromised by the existing development, and given that it would fulfil the remaining obligations without compromising the west of the village, I believe Springfield should be included.

Thus, my proposal would be  
Wetwood Farm 7  
The Orchard 11  
Binhams Lea 2  
Springfield and or Coombury 19  
Total 40 houses

I would suggest that the plan also needs to take into account the increased construction traffic which will be generated by the development of Dunsfold Park. A massive increase has been seen in the past few years whilst building in Cranleigh has taken place. This is through and not for "access". An "environmental restriction" on the type of road traffic allowed through the village could be deployed and weight restrictions on the 2 small bridges between Dunsfold and Chiddingfold. Development of the Chiddingfold Road/Blacknest Area for residential purposes will need thought on how to protect normal road users, pedestrians and cyclists from the speeding HGV's and other construction traffic.

Finally, I note the comment “**Please remember that compromise is needed. If Dunsfold can’t agree, it will be left to WBC.**” Driving through Witley and Rudgwick, I note that both parishes are arranging a referendum, and there are probably many more of which I am unaware. This seems to me to be a simple and democratic way forward that would ensure that a community decision was reached.

## Response 67

I note, and agree with the overarching principle used by the Steering Group:  
***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.***

However, I do not fully agree with the Steering Group’s conclusions, and note some inconsistencies in their interpretations which I find puzzling.

Land to the east of the centre of the village has already been significantly developed in recent years - Nugent’s Close, Arnold Close, Gratton Chase, Springfield. Whereas land to the west largely remains untouched and to permit development here would destroy some of the intrinsic remaining beauty of the village. I therefore believe that land to the west of the centre of the village should not be permitted for development (a pity that buildings on Wrotham Hill have already been permitted).

This should rule out further developments at Wrotham Hill, Alehouse Field, Mill Lane and Shoppe Hill leaving that beautiful valley unspoilt.

Turning to the recommendations in the Steering Group's March 2021 consultative document "Selection of Sites for Housing":

**I agree** with the following on the basis that these are all brownfield sites where development will not cause any adverse impact on the village (even though two of the three are at "my" end of the village) thus providing 13 of the 32 sites, leaving 19 to be identified.

- Wetwood Farm
- The Orchard
- Binhams Lea

**I disagree** with the following sites

- Alehouse Field - on the basis stated above and its significant impact on the western valley of the village
- The Old School House - on the basis that this is a facility that should be developed as per its original intention. I believe there are significant legal and local sentiment obstacles to such a development which would be highly divisive in the community.

I therefore propose that the remainder of the sites are provided by the Springfield site. The email sent on 25<sup>th</sup> March suggested a reduction in their proposal from 32 to 20 houses which would neatly fill the requirement. It is strange that in the March 2021 report (file reference <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2021/03/Site-Survey-2020.pdf>) it is stated that "The field is . . . remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park." However, in the other March 2021 report (file reference [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)) two statements are made:

1. "The site is only just within the broad extent of Dunsfold village". (i.e. is not outside the extent of the village). It is certainly closer to the centre of the village (Pub and Shop) than many of the other sites being recommended.
2. "There is a reasonable possibility that residents would walk or cycle to local facility and services." It is to be noted that there are already some houses there and construction of a path to the village centre would be a small project which could be a condition of further planning consent.

It is also a fact that the Dunsfold Park development is proposed for the eastern side of the aerodrome, so the fact that it is 410 metres from the boundary is irrelevant to its distance from the nearest proposed housing development.

What is strange is that the more recent derogatory statements contradict the earlier statements and appear to be an afterthought to get the facts to fit the "preferred" decision, rather than vice versa.

Given the recent suggestion by the Springfield developers to build only 20 houses, and given that this would have a smaller creeping towards Dunsfold Park effect, and given that the beauty of the site has already been compromised by the existing development, and given that it would fulfil the remaining obligations without compromising the west of the village, I believe Springfield should be included.



Thus, my proposal would be  
Wetwood Farm        7  
The Orchard    11  
Binhams Lea    2  
Springfield    19  
Total 40 houses

Finally, I note the comment **“Please remember that compromise is needed. If Dunsfold can’t agree, it will be left to WBC.”** Driving through Witley and Rudgwick, I note that both parishes are arranging a referendum, and there are probably many more of which I am unaware. This seems to me to be a simple and democratic way forward that would ensure that a community decision was reached.

## Appendix 5: Response 65

Thank you to those who have put in some hard work to progress the Neighbourhood Plan (NP). I appreciate the opportunity to feedback views as part of this informal consultation.

It saddens me to comment that the “assessment” made by the Steering Group (SG) on the sites, and the proposed selection, is deeply flawed in a number of critical areas. If the SG doesn’t inject a bit of objectivity into the shortlisting process – particularly on the controversial issues, it completely erodes the purposes of having a steering group in the first place. We might as well put all the sites to the ‘popular’ vote. What is worse, the SG now seems to want to use the threat of Waverley imposition as a whipping stick for the village to submit to its shortlist. It is outrageous to suggest that this selection of sites are presently viable to take to the next stage. The most egregious and controversial of which is the old school and playing field. I include my views below, but if the objectives of securing educational/community use from the site are to be achieved (and which I believe are possible, working with the Diocese and Councils), this site must be removed from the NP shortlist for residential development. Including it completely undermines any alternative use.

It seems that the village needs to decide which of the following it wishes to protect most in locating its 32 houses:

- Heritage/community assets
- Agricultural land
- Proximity to Dunsfold Park/potential bleeding of the village settlement

It clearly cannot achieve all three. In my view, heritage and community assets should come first. This is what gives Dunsfold its distinctive architectural character and makes Dunsfold a community – not just a soulless commuter estate. If the school site is lost to residential development, the opportunity to regain a community asset and hub for educational use goes with it too.

It pains me to say it, but given that Dunsfold is a rural village with an agricultural past, development on agricultural land is inevitable. Personally, I would rather see small pockets of agricultural grazing land deliver the 32 units under the NP, rather than repeated “infill” green space development that removes precious habitat, amenity and landscape in areas with higher density housing or with particularly sensitive landscapes.

### Comments on Site Selection Principles

DPSAP 3: Coalescence between old Dunsfold and Dunsfold Park is a “nice to have” but it should not trump other considerations, including heritage, community facilities and deliverability. The overriding point should be to maintain old Dunsfold’s character and community, so it is abundantly obvious it is a separate settlement. It will be a benefit to old Dunsfold villagers (and the environment) if there is safe, car free access to the facilities on Dunsfold Park. Deciding NP site allocation on the basis that distance between the two is maximised will not prevent future development that closes the gap. Location within the “broad extent” of Dunsfold village is another “nice to have” element, but it should not be at the expense of making the village centre densely populated.

There is a typo on p.14 – the Red/Green colours for coalescence are round the wrong way.

DPSAP 6: Heritage assets – I don’t think that maintaining the linear form of the development is particularly relevant.

DPSAP 7: The School buildings and playing field are viable community facilities.

DSAP 8: It is not clear what the relevance of not being adjacent to a highway is for the purposes of the NP – presumably all sites will need vehicle access to a highway, whether a new one or use of an existing access.

### **Comments on the Site Assessments**

#### **1. Alehouse Field**

I disagree this site is “suitable”.

Scale and density should be Red. In no way can 10 units (major development) surrounded by 6 Grade 2 listed properties be considered to be “in keeping” with character and setting of the site.

Land use should be Red on the basis that the site is presently Green field.

Natural Environment should be Red given it is enclosed by houses and viewable by walkers.

Heritage Assets should be Red given the policy criteria.

Specialist housing for the over 55s is not a reason to accept the site. In principle, any property could be suitable for over 55s, provided that suitable domiciliary care and household support is available.

#### **2. Coombebury**

Scale and density should be Red.

The big issue with this site is the scale and density (19 units). If this were substantially Reduced and a portion of the site retained as valuable wildlife habitat (including wildlife pond) that would help to mitigate impact. There is more than just “potential” for ecology on the site, it is known land habitat for local amphibians, including Great Crested Newts. It is vital that the habitat is retained as much as possible.

Deliverability should be Amber on the basis that the development would require access over common land.

#### **3. Wetwood**

I broadly agree with Wetwood as being a potentially suitable site.

Land use should be Amber on the basis that the land is presently mixed use.

I would like to see the NP include provision for better pedestrian access to the village centre from the sites south of Wrotham Hill.

#### **4. Wrotham Hill B / 5. Wrotham Hill A**

Location and coalescence should be Green. I don’t see why the Wrotham Hill sites detract from the “linear” form any less than The Orchard or Wetwood. I also don’t accept that these are not within the broad extent of Dunsfold village.

It is not clear why Natural Environment is Amber when only AGLV status is mentioned.

Walking to the village is possible – or could be enhanced/encouraged through better paths across the common.

#### **7. Rams Nest**

It is not clear why location and coalescence is Red. Development does not need to be restricted to “downtown” Dunsfold – the NP acknowledges that there are outlying hamlets. There are houses in the vicinity of Ram’s Nest.

It is not clear why Natural Environment is Amber when only AGLV status is mentioned.

It is not clear why Access and Highways is Red, on the basis that access will be via Knightons lane.

8. The Orchard

Natural Environment should be Amber for consistency with other sites where only AGLV is mentioned.

Access and Highways should be Amber on the basis that walking is impracticable.

9. New Pound Farm

I think this site should be reconsidered for the shortlist, provided that the scale can be substantially Reduced.

I do not consider development outside of the broad extent of Dunsfold village to be a material negative factor in light of other factors, given that the site is effectively between two existing settlement areas (Gratton Chase and Pound Farm/Stud). Likewise, given the existing development at Pound Farm/Stud it is hard to see how any Reduction in distance between Dunsfold village and Dunsfold Park would be material.

10. Mill Lane

I broadly agree with the assessments for this site.

12. Dunsfold Common Road

I broadly agree with the assessments for this site.

The site's deliverability is compromised owing to the need to build an access road across registered common land. There is a natural pond directly in front of the site. The site would be extremely visually intrusive owing to the levels.

13. High Billingshurst 1 / 14. High Billingshurst 2

I broadly agree with the assessment for these sites.

15. Hatchlands

I broadly agree with the assessments for this site, save that highways should be Amber for consistency with Wetwood next door.

Looking at the colours, I think this site should be reconsidered for the shortlist. The village needs to consider whether it prefers protecting relatively small parcels of agricultural land or its heritage assets. If one has to choose between the two, in my view preference should be given to heritage assets.

16. Shoppe Hill

I broadly agree with the assessments for this site, save that:

Natural environment should be Red on the basis that the site is visible from the popular footpath behind Barns Meadow.

Heritage assets should be Red given the proximity of listed buildings.

Access and Highways should be Red on the basis that the site is on a hill with poor visibility.

18. Binhams Lea

I broadly agree with the assessments for this site, save that I understand the site's deliverability is compromised owing to asbestos contamination. I also understand that the site has had an unsuccessful planning history.

The site could be used to meet the identified need for retirement housing.

19. Old Croft

Heritage Assets should be Red given the Conservation Area and proximity to heritage assets.

20. Springfield

The site should be reconsidered for the shortlist as suitable.

The landowner has Reduced the number of dwellings to 20 (it is not clear whether this includes the 8 already built, i.e. 12 more). It is also not clear what the density would be. An element of the density judgment should be whether this would be in keeping with the existing Miller Lane development.

Location and Coalescence should be Amber, taking into account the existing development of Miller Lane. As I have mentioned above, my preference would be to preserve heritage and community assets within the village as opposed to strict distance between old Dunsfold and Dunsfold Park.

I do not see why Natural Environment should be Amber, given that the view from the road has already been impacted by the existing development.

Access and highways should be Amber. Pedestrian access from the site and along the road is poor and the road is in a very bad state. Any development could mitigate impacts by including e.g. a virtual pavement (including Reduced speed limit) and a bus stop.

Deliverability should be Green on the basis that there are **no** known deliverability constraints (this looks like a typo).

## 21. Old school and field

This site should be removed from the “suitable” list immediately. It is appalling that it has been included without prior community engagement or warning – the origins of inclusion are not clear, as different members of the SG appear to be blaming each other for its inclusion.

I will repeat the concerns on the [www.villageschooldunsfold.co.uk](http://www.villageschooldunsfold.co.uk) website.

Community facilities should be **at least** Amber on the basis that “*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.*” I believe that the use of the site for village educational purposes is viable, and if the site is lost it cannot be replaced.

Land use should be Amber on the basis that the land is arguably a mixture of previously developed and Greenfield land (given that previously developed land excludes “recreation grounds” under the NPPF. It should also not be assumed that the whole of the curtilage of a building should be developed).

Heritage assets should be Red on the basis that substantial density of development in close proximity to a Grade II listed building causes substantial harm. It is absolutely ludicrous to suggest that this should be Green. The former infant school is within Dunsfold Conservation Area and there is an important Grade II listed building on the site. Under national, local and draft NP Heritage Policies, the building and setting should only be “protected and enhanced”.

Deliverability is severely compromised owing to the trust structure for educational purposes to which legal ownership by the Diocese of Guildford and, indirectly, Surrey County Council is subject. There are therefore known deliverability issues in respect of this site that would prevent the site from coming forward within the period for the Neighbourhood Plan. The site is not available now, nor is it likely to be achievable within five years. This should be Red. It is not appropriate to have a potentially undeliverable site on the short list.

There are also substantial infrastructure issues with a culvert running diagonally under the site along with foul water under the surface. Building on the playing fields element alone is not practicable given that this part of the site is effectively landlocked (Highways and Access should therefore be Amber). Feasibility is therefore severely compromised.

A “major” development in a central location will inevitably increase traffic flow through the village. This, coupled with the playing fields being landlocked means that Access and Highways should be at least Amber.

Scale and density should be Red consistent with other site of major development and high density. The old school should not be in the same category as a site where density is much lower (e.g. Shoppe Hill).

Natural Environment should be Amber consistent with other sites, such as Binhams Lea. The former school playing fields form an important corridor for wildlife to the open farmland North and East. It acts as an important break in larger density development on the East side of the village. Development will encourage further in fill development along the East side of the Dunsfold Common Road.

In addition:

The school site comprising the former infant school and playing fields are owned respectively by the Diocese of Guildford and Surrey County Council, who were each gifted their respective titles for the specific purpose of providing and supporting educational facilities for the Dunsfold community. The former infant school building is an important Grade II listed building in a conservation area. The building is subject to a strict charitable scheme for its use for the benefit of Dunsfold villagers. On principle, the site should not be used for additional residential housing. This is not in the spirit of the original endowments, nor the charitable scheme as amended in 2011. There are some substantial complications involved in amending or removing the terms of the scheme (which would be required in order for any part of the site to provide housing) which is uncertain and would severely impact the potential deliverability of the site.

I note that the SG states that any development of the old school and playing field will be “expected to provide amenity to the village”. What this means is unclear and uncertain. Any discussions between Dunsfold Parish Council and the current legal owners have been done without consultation with the wider village and therefore without any community mandate. The potential development of the site for 12 residential units in reality excludes any meaningful use of the site for the education or community purposes it was intended. In addition to querying what amenity actually means, it is not clear how any amenity can practically be delivered (and enforced). Without any such visibility or assurance over the amenity to be delivered, it is unreasonable to expect villagers to endorse the site's inclusion in the proposed site selection.

The AECOM report did not conduct an assessment of the site. Therefore, Stage 1 of the assessment process is entirely missing. Although AECOM mentioned the site in passing, it is at best non-committal. AECOM certainly does not support inclusion of the site for 12 residential units.

There is no clear reason provided as to why the capacity of the site has been assumed to be 12 units. This would represent a major high density development under the NP site assessment criteria.

## 23. Westwood

I broadly agree with the assessments for this site, save that:

Heritage assets should be Red given the proximity of listed buildings.

Access and Highways should be Red on the basis that the site is on a hill with poor visibility.

## **Appendix 6: Response 71**

### **Dunsfold Neighbourhood Plan Consultation**

I believe that the “assessment” made by the Steering Group on the sites, and their proposed selection, is flawed in a number of areas and lacks real objectivity in the selection of sites.

The recent press releases by the SG give the strong impression that their 5 selected sites are the only real options for the consultation. It also points to a link for more information about the sites, this link is a broken link, which makes it difficult for people to find the information on all the sites.

Most controversial for me is the fact that recently the Old School and Playing field has replaced Springfield in the SG selected 5 sites. If the widely held villagers concerns and objectives of securing educational/community use from the site are to be achieved this site must be removed from the NP shortlist for residential development as including it completely undermines any chances of alternative community use.

For Dunsfold development on agricultural land has been inevitable and has already taken place in Binhams Meadow, Griggs Meadow, Nugent Close, Grattons Chase and Milers Lane. So I don't believe the village should shy away from giving up some more small pockets of agricultural grazing land to deliver the 32 units under the NP. As long as these sites are selected carefully to fill in the rest of an already partly used field that already has housing on it like Springfield. I also think its important not to join up or infill and connect large existing housing developments as this will create an urban sprawl which will undermine the whole nature and character of our lovely little rural village.

### **Comments on Site Selection Principles**

DPSAP 3: Coalescence between old Dunsfold and Dunsfold Park is a “nice to have” but it should not trump other considerations, including heritage, community facilities and deliverability. The overriding point should be to maintain old Dunsfold's character and community, so it is abundantly obvious it is a separate settlement. It will be a benefit to old Dunsfold villagers (and the environment) if there is safe, car free access to the facilities on Dunsfold Park. Deciding NP site allocation on the basis that distance between the two is maximised will not prevent future development that closes the gap.

Location within the “broad extent” of Dunsfold village is another “nice to have” element, but it should not be at the expense of making the village centre densely populated.

There is a typo on p.14 – the Red/Green colours for coalescence are round the wrong way.

DPSAP 6: Heritage assets – I don't think that maintaining the linear form of the development is particularly relevant.

DPSAP 7: The School buildings and playing field are viable community facilities.

DSAP 8: It is not clear what the relevance of not being adjacent to a highway is for the purposes of the NP – presumably all sites will need vehicle access to a highway, whether a new one or use of an existing access.

### **Comments on the Site Assessments**

#### **1. Alehouse Field**

I believe this site could be suitable but must be on a scale, density and design in keeping with its surroundings sadly this is not the case at the moment.

Scale and density should be Red. In no way can 10 units (major development) surrounded by 6 Grade II listed properties be considered to be “in keeping” with character and setting of the site.

Land use should be Red on the basis that the site is presently Green field.

Natural Environment should be Red given it is enclosed by houses and viewable by walkers.

Heritage Assets should be Red given the policy criteria.

## **2. Coombebury**

Scale and density should be Red.

The big issue with this site is the scale and density. If this were substantially Reduced and a portion of the site retained as valuable wildlife habitat (including wildlife pond) that would help to mitigate impact. There is more than just “potential” for ecology on the site, it is known land habitat for local amphibians, including Great Crested Newts. It is vital that the habitat is retained as much as possible.

Deliverability should be Amber on the basis that the development would require access over common land.

## **3. Wetwood**

I agree with Wetwood being a suitable site.

Land use should be Amber on the basis that the land is presently mixed use.

Also could the NP investigate the possibility of this site having a footpath link to the near by bridleway and the established pedestrian footpath access to back to the village?

## **4. Wrotham Hill B / 5. Wrotham Hill A**

Location and coalescence should be Green.

It is not clear why Natural Environment is Amber when only AGLV status is mentioned. These sites should be reconsidered.

## **7. Rams Nest**

It is not clear why location and coalescence is Red.

It is not clear why Natural Environment is Amber when only AGLV status is mentioned.

It is not clear why Access and Highways is Red.

## **8. The Orchard**

Natural Environment should be Amber for consistency with other sites where only AGLV is mentioned.

## **9. New Pound Farm**

I have no issue with the assessment.

## **10. Mill Lane**

I have no issue with the assessment.

## **12. Dunsfold Common Road**

I have no issue with the assessment.

## **13. High Billingshurst 1 / 14. High Billingshurst 2**

I have no issue with the assessment.



## 15. Hatchlands

The highways should be Amber for consistency with the Wetwood site.

This site should be reconsidered. It's just the remaining part of a field, which has already been development so it makes sense to finish the process and make use of the small piece of land that remains.

## 16. Shoppe Hill

Natural environment should be Red on the basis that the site is visible from the popular footpath behind Barns Meadow.

Heritage assets should be Red given the proximity of listed buildings.

Access and Highways should be Red on the basis that the site is on a hill with poor visibility.

## 18. Binhams Lea

I have no issue with the assessment.

## 19. Old Croft

Heritage Assets should be Red given the Conservation Area and proximity to heritage assets.

## 20. Springfield

The site should be reconsidered for the shortlist as suitable.

The landowner has Reduced the number of dwellings to 20 (it is not clear whether this includes the 8 already built, i.e. 12 more). It is also not clear what the density would be. An element of the density judgment should be whether this would be in keeping with the existing Miller Lane development.

Location and Coalescence should be Amber, taking into account the existing development of Miller Lane. As I have mentioned above, my preference would be to preserve heritage and community assets within the village as opposed to strict distance between old Dunsfold and Dunsfold Park.

I do not see why Natural Environment should be Amber, given that the view from the road has already been impacted by the existing development.

Access and highways should be Amber. Pedestrian access from the site and along the road is poor and the road is in a very bad state. Any development could mitigate impacts by including e.g. a virtual pavement (including Reduced speed limit) and a bus stop.

Deliverability should be Green on the basis that there are **no** known deliverability constraints (this looks like a typo).

## 21. Old school and field

This site should be removed from the "suitable" list immediately. It is appalling that it has been included without prior community engagement or warning – the origins of inclusion are not clear, as different members of the SG appear to be blaming each other for its inclusion.

See concerns on the [www.villageschooldunsfold.co.uk](http://www.villageschooldunsfold.co.uk) website.

Community facilities should be **at least** Amber on the basis that "*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.*" I

believe that the use of the site for village educational purposes is viable, and if the site is lost it cannot be replaced.

Land use should be Amber on the basis that the land is arguably a mixture of previously developed and Greenfield land (given that previously developed land excludes “recreation grounds” under the NPPF. It should also not be assumed that the whole of the curtilage of a building should be developed).

Heritage assets should be Red on the basis that substantial density of development in close proximity to a Grade II listed building causes substantial harm. It is absolutely ludicrous to suggest that this should be Green. The former infant school is within Dunsfold Conservation Area and there is an important Grade II listed building on the site. Under national, local and draft NP Heritage Policies, the building and setting should only be “protected and enhanced”.

Deliverability is severely compromised owing to the trust structure for educational purposes to which legal ownership by the Diocese of Guildford and, indirectly, Surrey County Council is subject. There are therefore known deliverability issues in respect of this site that would prevent the site from coming forward within the period for the Neighbourhood Plan. The site is not available now, nor is it likely to be achievable within five years. This should be Red. It is not appropriate to have a potentially undeliverable site on the short list.

There are also substantial infrastructure issues with a culvert running diagonally under the site along with foul water under the surface. Building on the playing fields element alone is not practicable given that this part of the site is effectively landlocked (Highways and Access should therefore be Amber). Feasibility is therefore severely compromised.

A “major” development in a central location will inevitably increase traffic flow through the village. This coupled with the playing fields being landlocked means that Access and Highways should be at least Amber.

Scale and density should be Red consistent with other site of major development and high density. The old school should not be in the same category as a site where density is much lower (e.g. Shoppe Hill).

Natural Environment should be Amber consistent with other sites, such as Binhams Lea. The former school playing fields form an important corridor for wildlife to the open farmland North and East. It acts as an important break in larger density development on the East side of the village. Development will encourage further in fill development along the East side of the Dunsfold Common Road.

**In addition:**

The school site comprising the former infant school and playing fields are owned respectively by the Diocese of Guildford and Surrey County Council, who were each gifted their respective titles for the specific purpose of providing and supporting educational facilities for the Dunsfold community. The former infant school building is an important Grade II listed building in a conservation area. The building is subject to a strict charitable scheme for its use for the benefit of Dunsfold villagers. On principle, the site should not be used for additional residential housing. This is not in the spirit of the original endowments, nor the charitable scheme as amended in 2011. There are some substantial complications involved in amending or removing the terms of the scheme (which would be required in order for any part of the site to provide housing) which is uncertain and would severely impact the potential deliverability of the site.

I note that the SG states that any development of the old school and playing field will be “expected to provide amenity to the village”. What this means is unclear and uncertain. Any discussions between Dunsfold Parish Council and the current legal owners have been done without consultation with the wider village and therefore without any community mandate. The potential development of the site for 12 residential units in reality excludes any meaningful use of the site for the education or community purposes it was intended. In addition to querying what amenity actually means, it is not clear how any amenity can practically be delivered (and enforced). Without any such visibility or assurance over the amenity to be delivered, it is unreasonable to expect villagers to endorse the site's inclusion in the proposed site selection.

The AECOM report did not conduct an assessment of the site. Therefore, Stage 1 of the assessment process is entirely missing. Although AECOM mentioned the site in passing, it is at best non-committal. AECOM certainly does not support inclusion of the site for 12 residential units.

There is no clear reason provided as to why the capacity of the site has been assumed to be 12 units. This would represent a major high density development under the NP site assessment criteria.

### **23. Westwood**

Heritage assets should be Red given the proximity of listed buildings.

Access and Highways should be Red on the basis that the site is on a hill with poor visibility.

## **Appendix 7: Response 73**

### **PRELIMINARY**

The Paper with proposed site allocations is long overdue coming two years after the first consultation with the village on sites at a meeting on the 26th February 2019. A number of problems and errors arose before that meeting, including errors by the independent adviser Aecom, resulting in the meeting being misinformed and the Feedback issued to the village being unsound. Unfortunately the Paper's proposals are largely based on the unsound 2019 briefing about sites but with additional subjective and misconceived proposals to build 70% of the additional required housing in the village's Conservation Area.

To explain these comments it is necessary to go back to SG's first introductory meeting in the village about the NP process on 24th January 2018. This meeting foresaw the imminent adoption of the February 2018 Local Plan, and set out a map of the housing sites in Dunsfold suggested by Waverley in 2017. Only one site was given a green RAG (Red-Amber-Green) rating and that was site 788 now known as Springfield. SG set out how they would attack the work of plan making and site selection and undertook to be 'honest and open and to consult at every stage.'

Site selection is a difficult process but unlike some other parishes who left the selection of sites to Waverley, Dunsfold Parish Council (DPC) has chosen to have sites allocated by the village. To achieve that requires a transparent process of open decision making based on accurate information and objective assessment. No doubt the Covid pandemic has made the process much more difficult but the reality is that the errors and the lack of transparency began before the pandemic.

Problem areas included the following:-

#### **Transparency**

- The DPC website records all minutes of SG meetings from 13th November 2017 to 28th March 2019 as having been uploaded on 27th August 2019. I am not aware whether any of these minutes were available to the village before that date which postdates the last public meeting on 26th February 2019.
- The SG minutes for 9th May 2019, after that village meeting, recorded: "It was agreed that to allow frank discussion future SG meetings will be held in private with approved Minutes made public via the website". However the approved SG minutes released in August 2019 and subsequently have virtually nothing to say about actual sites discussed. That is why (as stated in the minutes of the Parish Council meeting of 15th October 2020) I raised a concern that SG had not undertaken adequate community engagement particularly with respect to the site assessments for the sites to be brought forward for consideration.
- The Paper states that "A petition signed by 97 residents called for no further development in the north of the village." The email on eNews dated 16th March 2021 from a villager involved in the petition stated that the petition had been submitted to SG two years ago. Nothing of this petition had been revealed to the village prior to the Paper. SG should have informed the

village about such a petition and any other submission to which SG may have attached weight in reaching its decisions.

#### **Errors in the content and production of the Aecom Site Assessment Report of November 2018 (The Report)**

- The Report records that it went through 6 revisions, four with the involvement of 'DPC' between June and November 2018. (I assume Aecom meant with the involvement of SG but were aware that at that time the Chairman of DPC was also chairman of SG). The Report was the important basis of the SG briefing to the village at the February 2019 village meeting.

- The SG minutes for 4th December 2018 record under **"Sites Assessment"**:-

"AECOM have produced their final report. It was noted that the report did not provide the information requested on sites 4, 5,10,12,16 and 20 and was unsatisfactory in certain other respects. However, SH reported that this is as far as we will get with AECOM on this matter.

*Post meeting note: LH reported that AECOM explained: "We haven't produced a proforma for each site as our approach is to filter out sites that are clearly unsuitable for development either because of a physical reason or because it would be in clear conflict with national planning policy or the strategic policies of the local plan. It is the sites that have a clear reason for discounting that haven't been through the full assessment and therefore have no proforma."*

It was noted that the report had omitted to identify Springfield (site 20) as non-clay and therefore of important agricultural value."

- Since SG had been involved in four revisions of the draft Report why had not the reservations of SG, as the client, about the absence of pro-forma assessments of sites, or the unparticularised 'unsatisfactory aspects', been dealt with before the Report was presented to the village?
- Springfield has been the only site rated Green by Waverley in 2017/8. In the *summary* assessment by Aecom on page 25 of their Report Springfield was the only site rated green by Aecom. Given Aecom's green rating, how could Aecom decide to 'filter out' Springfield from the Appendix A Pro-Forma appraisal on the basis (as stated in the above minutes) that it was "*clearly unsuitable for Development either because of a physical reason or because it would be in clear conflict with national Planning policy or the strategic policies of the local plan. It is the sites that have a clear reason for discounting that haven't been through the full assessment and therefore have no proforma.*

"Discounting" clearly meant "rejecting". Why was Springfield "clearly unsuitable for development"? How could the reason be "a physical reason" or a "clear conflict with national planning policy or the strategic policies of the local plan"?

Why was SG satisfied with that decision? What was the relevance of SG discovering that Springfield was of 'important agricultural value'? What was the evidence for that given that the site had only been used for occasional grazing of horses?

Why does SG now say in the Paper that Springfield is unsuitable because: 'it is good agricultural land, is remote from the village, has poor pedestrian access and is just 410 metres from Dunsfold Park?

A look at the map shows that it is nonsense to say it is remote from the village. It is adjacent to the field of Yonder Lie which property is within the Conservation Area. As Waverley has stated it is 'reasonably' well related to the settlement boundary'. If this had not been so it would not have been permitted to be an exception site for affordable housing. It is clearly not close to Dunsfold Park and not as close as other houses to the east or Pound Farm to the north. Improving pedestrian access is feasible and indeed necessary for the affordable settlement already there.

These so-called reasons for rejection of Springfield are so unconvincing both for Aecom and SG that they give rise to the conclusion that SG and Aecom each had undisclosed reasons for rejecting the site or SG now finding it unsuitable.

**The Aecom Report's pro-forma assessment for Alehouse Field (AF) was materially defective and misleading to SG and the village as presented to the meeting of February 26th 2019.**

The Report wholly failed to tell SG of the planning history of AF:-

- In answer to the question under the heading 'Site planning history' the Report said: "2014 Pre-application". However it said nothing about what the pre-app informal advice was.
- In answer to the question: "Have there been any previous applications for development on this land? What was the outcome?" Aecom made no answer.
- In its Conclusions Aecom said: "Impact on AGLV and the village is considered to be minimal if it was high quality and sensitively designed to respond to the location and **given that it would be surrounded on three sides by housing**" (my emphasis).
- This reply compounded the failure to provide details of the planning history. It was missing entirely the point that the surrounding 'housing' in question included 6 out of 11 of all the listed buildings in the Conservation Area as a whole. The setting to be concerned about on this site was not the setting of the new development but the setting of the listed buildings requiring protection from development.

#### **The planning history**

- The facts of which Aecom should have been aware are that the planning protection of AF in the Conservation Area has grown since the first refusal of a plan for an estate road and six detached houses in 1973 (HM/R21576).
- The tone was repeated in 1999 when The Planning Inspectorate rejected an appeal against Waverley's rejection of 3 detached houses. Waverley's rejection (WA/98/0201) had said that:
- 'The proposal is inappropriate having regard to the character of the area which contains many buildings listed as being of historic and architectural

interest and would if erected be of substantial detriment to the area which is within a designated Conservation Area”

- The Inspector agreed saying that: “The character and appearance of the Conservation Area and the setting of the listed buildings facing the Common would not be preserved. Moreover material harm would be caused to the rural character of the landscape surrounding the village”.
- A further application for 3 new dwellings (WA/2008/0632) was refused by Waverley who after repeating similar statements to those above said that the proposal “would have an unacceptable impact on the Dunsfold Conservation Area and would result in material harm to visual and residential amenity in the area”.
- The failings of the Report to detail this adverse planning history contributed to the error of SG thinking, and telling the village at the February 2019 meeting, that the site was suitable for 10 houses.

#### **False basis of questions to the village and fantasy heritage assessment**

- The SG questionnaire to the village at the meeting on 26<sup>th</sup> February 2019 asked villagers to indicate which sites should be developed. The question for Alehouse Field was: “Alehouse Field, 11 houses (retirement homes)”. This should have been two questions:-
- Should Alehouse Field be developed?
- Should the plan provide for retirement homes?

The first question could only produce answers of value if the correct information had been provided about its planning status. The second question should have been asked separately without linkage to a particular site, and guidance provided as to the type of possible retirement housing suggested.

The Paper simply maintains the false basis of the single question in 2019: it seeks views on AF which it says is suitable and is for specialist housing for those aged over 55. No information is given about the ‘specialist’ nature of the housing.

The assertion in the SG Site Assessment in relation to ‘heritage’ is subjective fantasy: “Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development”

#### **The Issue of Retirement Housing**

- The Paper states that “Aecom has identified a need for specialist housing for the elderly”. This is a repetition of the 2019 reference to the Aecom Housing Needs Assessment of July 2018. Aecom in some 8 pages provided statistics for the village about age ranges of the population and with regard elderly housing presented age ranges of 65+ and 75+, but not the 55+ that SG have proposed. It talked about sheltered care and extra care and set out a series of other options for SG to consider indicating a possible need for approximately 19 specialist dwellings for the elderly in Dunsfold to the end of the Plan period, or approximately one per year. It

stated however that “given the specialist nature of these dwellings, these are most likely to be delivered in a single scheme, rather than individually”.

- SG have never said which type of retirement houses it has in mind and have apparently not carried further any study of what residents might need or support. SG have stated in answer to a question about the Paper that SG’s assessment for AF is based on a C3 use for over 55 year olds, not the C2 use proposed by a developer which would not be acceptable to SG. In general a C3 residential use does not qualify a site to be treated as an exception under Policy ANH3. An exception site is still required by Policy ANH3 to be suitable which AF’s planning history shows not to be the case.
- Without a clear researched understanding from SG about what type of retirement housing is needed by villagers and suggested by SG there will be no point in building housing which may only be of interest to non-residents.

## **THE PAPER’S PROPOSALS**

The Paper seeks views of villagers on sites to provide the remaining 32 of the 100 dwellings required of the village under Policy ALH1 of LPP1. The Paper lists 5 sites rated ‘suitable’ by SG to provide in aggregate 35 dwellings and also puts forward for consideration 2 sites rated ‘unsuitable’ by SG to provide 32 dwellings.

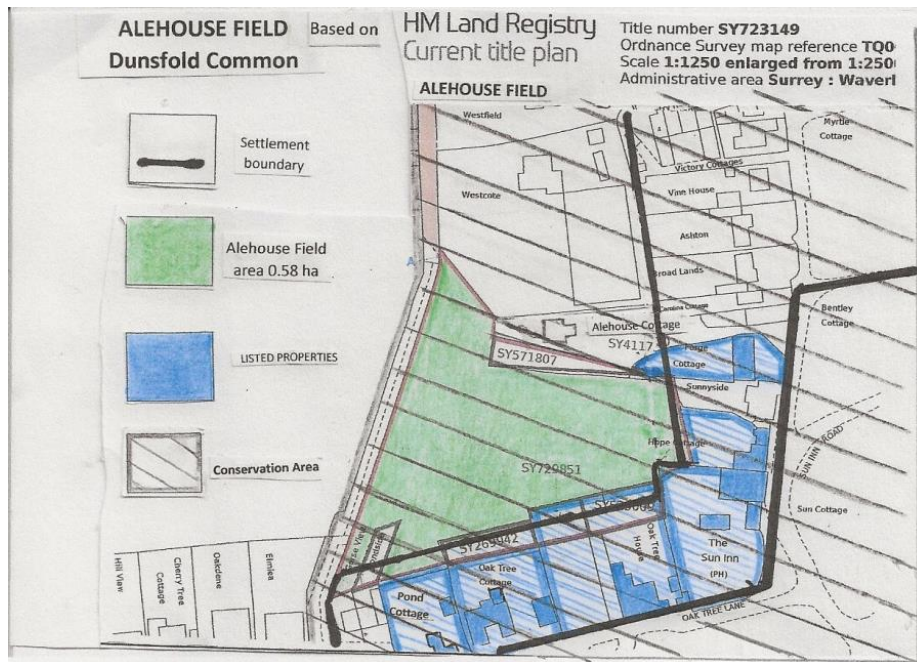
I comment below on two of the sites proposed for 22 houses in and around the Conservation Area for which I consider the ‘suitable’ rating is untenable due to the heritage issues they raise; and on the two sites for which I think SG’s ‘unsuitable’ rating is wrong, and which could provide the entire requirement.

First I will deal with the two sites proposed for the Conservation Area both of which contain listed buildings. Fundamentally it must be noted in respect of these proposals that under the SG proposed DNP Policy S6 HERITAGE ASSETS (a policy that reflects National and Local Plan Policies) listed heritage assets and their settings, and Dunsfold’s two Conservation Areas SHOULD BE PRESERVED OR ENHANCED.

### **A. ALEHOUSE FIELD (AF) (10 dwellings)**

- The Map below is based on the HMLR Plan and has been verified, as stated by Waverley at the last rejection of development on the site, as 0.58 ha. It is a green field outside the settlement but in the Conservation Area and is surrounded by 6 listed dwellings, one of which I own. The density policy for a field outside the settlement absent any heritage issues would not justify more than 8 detached dwellings or, if mixed housing, 7 units.

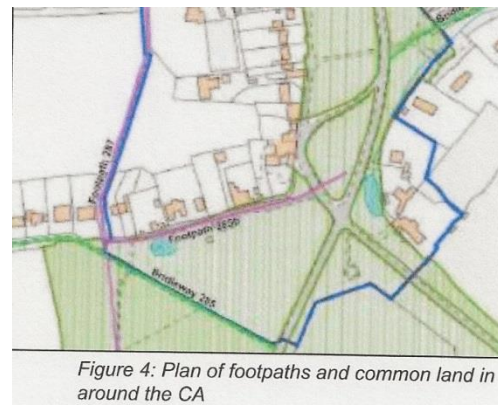




- The serious heritage issues from the planning history referred to above are reinforced by the April 2017 Conservation Area Appraisal. The field and the listed buildings have always been within the Conservation Area, but the Area was extended in the 2017 Appraisal to include the area in front of the listed buildings on Oak Tree Lane and the Common beyond.

## The 2017 Conservation Area Appraisal

This underlined the heritage protection required for this part of the Conservation Area and showed that placing built form on AF would not only be damaging to the setting of the Conservation Area and the listed buildings at the rear of AF but also on the Conservation Area at the front of the listed buildings over which the CA boundary was extended. No mention was made in the Aecom Report of the CA Appraisal Report of the previous year. The figures below from the CA Appraisal show the extension of the CA (marked 1) and the plan of footpaths and common land around the listed buildings.



- AF is on the northern side of the three listed houses on Oak Tree Lane in the Conservation Area and is surrounded by those three listed buildings and three more comprising the pub, Hope Cottage and Forge Cottage. The latter was noted by the CA appraisal to stand out as one of the earliest known hall houses in

Surrey. On the western side of AF is a footpath to the centre of the village. (See Figure 4 from the CA Appraisal)

- On the southern side in front of the listed houses is the footpath Oak Tree Lane and beyond it the 2017 extension of the Conservation Area (marked 1 see Figure 5) to include all that area of Common up to the War Memorial.
- About this new area brought into the the CA the Appraisal report says:-  
**“Extension: War Memorial and common land between Oak Tree Lane and Mill Lane.** The above extension to the CA has been proposed following a review of the boundary against Historic England guidance because it is a green space which is an essential component of a wider historic area. The area of common land to the south of Oak Tree Lane is proposed to be included within the CA because it is an important part of the setting of the row of listed buildings along Oak Tree Lane already within the CA. It includes a pond opposite Pond Cottage and a large oak tree which is over 400 years old, considered to be an important landmark tree.”
- If 10 houses were built on AF the traffic to and from the site, cars of the residents and guests, vehicles including HGV’s servicing the site, collecting waste, delivering supplies, providing services would all have to exit and enter AF along a narrow pub-owned access by the side of Oak Tree House over the Waverley-owned access onto the footpath-lane.
- The urbanising effect of introducing this traffic into the Conservation Area at this point, much of which would compete for parking with the pub clientele, would damage the setting of the listed buildings and be detrimental to the character of the Conservation Area which the CA appraisal made clear must be protected and enhanced. It would also interfere with the enjoyment of, and create danger for, the scores of villagers, children, dog walkers, who use the Oak Tree Lane footpath every day from or to the centre of the village en route to the church via Mill Lane or the footpath to the side of AF.
- The SG Site Assessment for AF gives the issue of Heritage a green RAG rating on the basis that:-  
“Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development”. This statement can only be a subjective fantasy.

#### **CONCLUSION: THE PROPOSAL FOR 10 HOUSES ON AF CANNOT BE ACCEPTABLE IN THE NEIGHBOURHOOD PLAN.**

#### **B OLD SCHOOL and PLAYING FIELD (12 dwellings)**

- The **Former Infant School** is part of the listed school building. The Trustee owner is bound by the trust provisions of the 2011 Scheme which villagers obtained from the Charity Tribunal in 2011. The Scheme looks to educational use of the building in preference to other charitable uses for the beneficiaries who are specifically Dunsfold’s villagers. The Scheme remains in place but unperformed by the Trustee.
- The school site itself and its playground is 0.1776 ha, but is effectively unsuitable for any houses because below the playground is a northwest to South East culvert draining the school pond; and from Nugent Close to Binhams Lea is a pipe through which is pumped foul water.
- The **Playing Field** is 0.4222 ha, owned by SCC to which (as the then LEA) it was transferred by a villager in around 1970 with the stated purpose to be used as

the school playing field. It is adjacent to but outside the Conservation Area and the settlement but is to a substantial extent landlocked.

- The combined area of both is just under 0.6ha which, ignoring 'heritage unsuitability', could not theoretically allow more than 9 dwellings, not the 12 suggested by SG. However the school site itself could not be built on partly because the Conservation Area and the Listed school thereon can only be 'protected or enhanced', and partly because of the above underground drainage functions. Under policies such as RE3 in the Local Plan protecting AGLV as AONB pending the completion of the AONB Boundary Review the playing field could also fail to be allowed for housing. Even if the planning restrictions could be ignored the field at 0.4222ha could not support more than 6 houses.
- The SG Summary of Assessment for the old school site states in relation to Heritage issues that: "Design and layout should be able to avoid or minimise any conflict between the heritage assets and any development". This assessment once again can only be a subjective fantasy.
- The former infant school building and the playing field have an extant requirement for a continuation of the historic village use which the owners should acknowledge and the village should not abandon.

**CONCLUSION: THE PROPOSAL TO PUT HOUSES ON THE SCHOOL SITE AND PLAYING FIELD IS UNTENABLE**

**C. COOMBEBURY**

- This 0.99 ha field is adjacent to the recently completed Grattons Chase and outside the settlement boundary. It would use the same access through the wooded area to Dunsfold Common Road.
- The suggestion that it would "contribute slightly to reducing the gap between Dunsfold village and Dunsfold Park" is not supported by the Aecom Map Figure 2-1 of the DNP Sites. It is further away from Dunsfold Park than Grattons Chase itself. It has Coombebury Cottage itself to the north and, as SG's assessment S3 says, it is within the broad extent of Dunsfold Village and would not detract from the linear form of the village.
- If as SG suggest the number of dwellings were reduced to 12 the density would be within the Policy limit. The lay-out would need to be changed and improved and the reduced number of dwellings located as far to the south of the site as feasible to allow a buffer to exist between the development and Coombebury Cottage.
- The benefit of using this site for 12 dwellings to contribute to Dunsfold's housing requirement would outweigh the detriment of losing the small field and woodland in this relatively hidden location. The principle of development here would be the same as was used to justify Grattons Chase itself. The settlement boundary could be extended around the new development as was done with Grattons Chase protecting adjacent other adjacent land.

**CONCLUSION: COOMBEBURY IS SUITABLE FOR 12 HOUSES.**

## **D. SPRINGFIELD**

- When the small area in front of **SPRINGFIELD** was agreed to become an exception site for affordable housing it was clear that that would potentially change the planning status of the rest of the site.
- Under the 2018 LAA the site was the only one in the village considered suitable for development. As it said: “The site does not adjoin, but is reasonably well related to the Local Plan settlement boundary, with a link to residential properties at the northwest corner. Part of the site to the south which adjoins Alfold Road has planning permission for 8 affordable homes (WA/2017/1815). On this basis the site is potentially suitable for development.”
- Aecom’s 2018 summary assessment considered this to be a valid option for meeting the residual housing requirement for Dunsfold NP. The 8 dwellings have now been built, the residual 2.1 ha of the site is now proposed for the lower number of 20 dwellings, well within the density limits, with screening to the north west, and supported by the owner and ERHA who administer the permitted 8 affordable dwellings.
- The SG’s RAG ratings for the site can justifiably be changed by taking an objective view of the following:-
  - The rating for scale and density should now become green as a result of the reduction in dwellings to 20.
  - The red rating for land use is not justified because the site use has only been for sporadic grazing of horses prior to the construction of the affordable development.
  - The concerns which led to the red rating for location/coalescence are not supported by the Aecom map figure 2-1. To the east there is first the Common House field and Common House itself, and then Hunterswood. To the north beyond Springfield Rew is the substantial Pound Farm. All of these properties are closer to Dunsfold Park than this site. Essentially Springfield is close to and arguably within the linear line of the village as it curves slightly south east down Alfold Road.

## **CONCLUSION: SPRINGFIELD IS AN IMPORTANT SITE AND SUITABLE FOR 20 HOUSES**

### **OTHER SUBMISSIONS**

1. I and twelve other residents including the owners of five listed buildings whose properties abut or are close to AF wrote a note dated 1st March 2021 to the Chairmen and all members of DPC and SG setting out why it was a misconception that there could be a housing development on AF in view of the heritage issues restricting building on a small field in the Conservation Area surrounded closely by 6 listed buildings. The Chairman of SG responded that we would have an opportunity to comment when the Regulation 14 consultation took place. This current consultation has preceded a Regulation 14 consultation and therefore SG is asked to take that note, in relation to the AF site issues, to be part of this submission to SG in response to the Paper.
2. My email to the Chairman of DPC of 24th March 2021 attaching my note on the Paper of that date were passed by him to SG with the statement in the email of 25th March that SG would evaluate the note’s contents along with the other responses which are received on this consultation.

3. My email observations and exchanges with SG between 25th March and 31st March 2021 concerning Springfield will according to the SG vice-chairman's email of 31st March be evaluated with other responses as part of this consultation.  
I therefore confirm that items 1-3 of which SG have copies form part of this response.