



# Dunsfold Neighbourhood Plan 2013-2032

## Regulation 14 Draft Plan

December 2021





# Foreword

Dunstable is unique within Waverley Borough. Before the expansion in the Plan, there were 455 houses in the Parish, of which 232 were in the settlement area. Many of the others were in widely dispersed hamlets. It is a rich and unspoilt rural environment that is within an Area of Great Landscape Value. It is expected to be included in the planned extension of the Surrey Hills Area of Outstanding Natural Beauty. Dunstable Park occupies some 190 acres within the Parish.

Despite many years of strong local opposition to further development of Dunstable Park Waverley Borough Council (WBC) has granted planning approval to build 1,800 houses combined with expansion of the Business Park. WBC's adopted Local Plan expands this to 2,600 houses.

The WBC Local Plan has pronounced that Dunstable must provide at least 100 new houses within the Local Plan period, 2013 to 2032. This is one of the highest percentage increases in housing within the whole Borough despite Dunstable being the only village with a major new "Garden Village" within 700 metres of its settlement boundary; and despite its infrastructure being very poor.

If the impact of the Dunstable Park development were not enough, there is the prospect of drilling in the Parish, adding to local concern. Surrey County Council has refused planning permission for this development (SCC Ref 2019/0072) but the applicant has launched an appeal and so it will not be resolved until later in 2021 or 2022.

All this development left the people of Dunstable feeling angry and frustrated and Dunstable Parish Council determined to produce a Neighbourhood Plan under the Localism Act (2011) and the Neighbourhood Planning (General) Regulations (2012). This legislation enables the Parish to have a legally binding say in the development of the Parish for the first time in history. The Plan will protect local employment, help to preserve the village feel, the community spirit and village life that residents value so much, while avoiding over development of the village and merging with Dunstable Park. However, any further development is quite simply unsustainable.

After consulting the village through surveys and meetings an approach to housing allocation was developed that met the criteria set by the Parish while meeting the need for new houses decreed under the WBC's Local Plan and being consistent with national and local planning policy. The sites allocated within this Plan meet those criteria while also maintaining an affordable housing mix and increasing the supply of new houses for those with local connections.

We would like to thank the Neighbourhood Planning team at WBC for their help and support in preparing this Plan, consultants AECOM Limited and Nexus Research and Analytics and above all the members of the voluntary Steering Group for their tireless efforts in bringing the Plan to conclusion.

**Dunstable Parish Council**

**December 2021**

# Contents

<b>1. Introduction</b>	<b>5</b>
<b>2. A Portrait of Dunsfold</b>	<b>9</b>
<b>3. Planning Policy Context</b>	<b>12</b>
<b>4. Vision and Key Planning Principles</b>	<b>15</b>
<b>Key Diagram</b>	<b>17</b>
<b>5. Housing</b>	<b>21</b>
<b>6. Natural Environment</b>	<b>30</b>
<b>7. Environment, Sustainability and Design</b>	<b>36</b>
<b>8. Employment and Business Support</b>	<b>44</b>
<b>9. Transport and Getting Around</b>	<b>48</b>
<b>10. Recreation, Leisure and Wellbeing</b>	<b>52</b>
<b>11: Infrastructure and Delivery</b>	<b>55</b>
<b>Glossary</b>	<b>60</b>

# 1. Introduction

## Neighbourhood Plan – what is it and why have one?

- 1.1 Neighbourhood planning was initiated through the Localism Act (2011) and the Neighbourhood Planning (General) Regulations (2012). They were part of the Government’s vision to provide local communities with the opportunity to engage and have a say in what goes on in their area. The Localism Act (2011) sets out the guidelines for preparing a neighbourhood plan. One matter of particular importance is the need for neighbourhood plans to be consistent with both the National Planning Policy Framework and any relevant Development Plan policies.
- 1.2 Waverley Borough Council (WBC) is the local planning authority for the Parish of Dunsfold. The Development Plan for Dunsfold currently comprises the Waverley Local Plan Part 1 (LPP1), adopted in February 2018, and the ‘Saved’ policies of the Waverley Local Plan adopted in 2002. These adopted strategic policies will be used to guide development for the area until the Waverley Local Plan Part 2 (LPP2) is adopted, replacing the dated ‘Saved’ policies. LPP2 is expected to be adopted in early 2022.
- 1.3 The LPP1 covers the 19 year period between 2013 and 2032. To align with the higher level Development
- 1.4 Plan this Neighbourhood Plan has also been prepared to cover the same plan period.
- 1.5 The LPP1 includes a minimum housing figure for Dunsfold of 100 new homes over the period between 2013 and 2032. To date, 68 of these new homes have already been completed or approved. In view of this, the Neighbourhood Plan needs to allocate land to deliver at least a further 32 dwellings in the period up to 2032. National guidance stipulates that neighbourhood plans cannot provide for less development than set out within the higher level Local Plan, in this case, LPP1.
- 1.6 Although this level of new housing growth is set by WBC, the Neighbourhood Plan importantly provides the local community with the opportunity to decide where the new homes should be located within the Neighbourhood Plan area and develop policies to help guide what they should look like. Neighbourhood plans afford local people the opportunity to write planning policies for their local areas. Future planning applications within the Parish will be judged against the policies set out within the Neighbourhood Plan alongside other national planning policies and policies within LPP1 and, in due course, LPP2. Neighbourhood plans are therefore powerful documents.
- 1.7 This Plan has also provided the local community with the opportunity set other planning policies, including those affecting economic development and the environment.

1.8 Unlike many parishes within Waverley Borough, this Parish has a polycentric built-form character; the settlement area being the focus, but with a distinct and definable network of interlinked hamlets. The Dunsfold Settlement Area is tightly bound, as shown in Figure 1.1, and the addition of 100 new houses presents unique problems for this rural settlement. The villagers supported the preparation of the Neighbourhood Plan to ensure that the allocation of these new houses would be decided by the community and bring the other benefits of having a Neighbourhood Plan, such as an increased share of the Community Infrastructure Levy (CIL) payments that can be used to benefit the Parish.

1.9 Although the Plan covers the period from 2013, we are now several years into that period and it reflects changes in policy and in life during that period. For example, it is generally accepted that we are in a climate emergency and per se Dunsfold is an unsustainable location for many purposes. Public transport serving Dunsfold is poor; the highway capacity is limited and, without major infrastructural investment, this will be made worse as Dunsfold Park is built out; additional railway capacity on South Western Railway is limited and, should Crossrail 2 not be progressed (let alone extended to serve Woking and Guildford) the potential for significant increase in train capacity is unlikely until late into the Plan period.

1.10 It is important that against this negativity, the Neighbourhood Plan is a source of optimism; that it is possible to protect what is good in the village whilst enabling the village to become fit for purpose in the first third of the 21<sup>st</sup> century. However,

we are now in a period of particular uncertainty due to the ongoing COVID 19 pandemic. What is not clear is the extent to which life will return to pre-pandemic conditions. For example, how many people will return to commuting? Will there be a permanent increase in demand for work spaces in homes? And so on.

1.11 Neighbourhood Plan provides the opportunity to distinguish the specific planning requirements of a rural village such as Dunsfold from some of those Borough wide planning policies more appropriate to the more urban parts of the district. For example, as a rural village, particularly Dunsfold with its openness provided by having a common at its heart, justifies a lower level of density for new housing than that demanded in the main towns in the Borough.

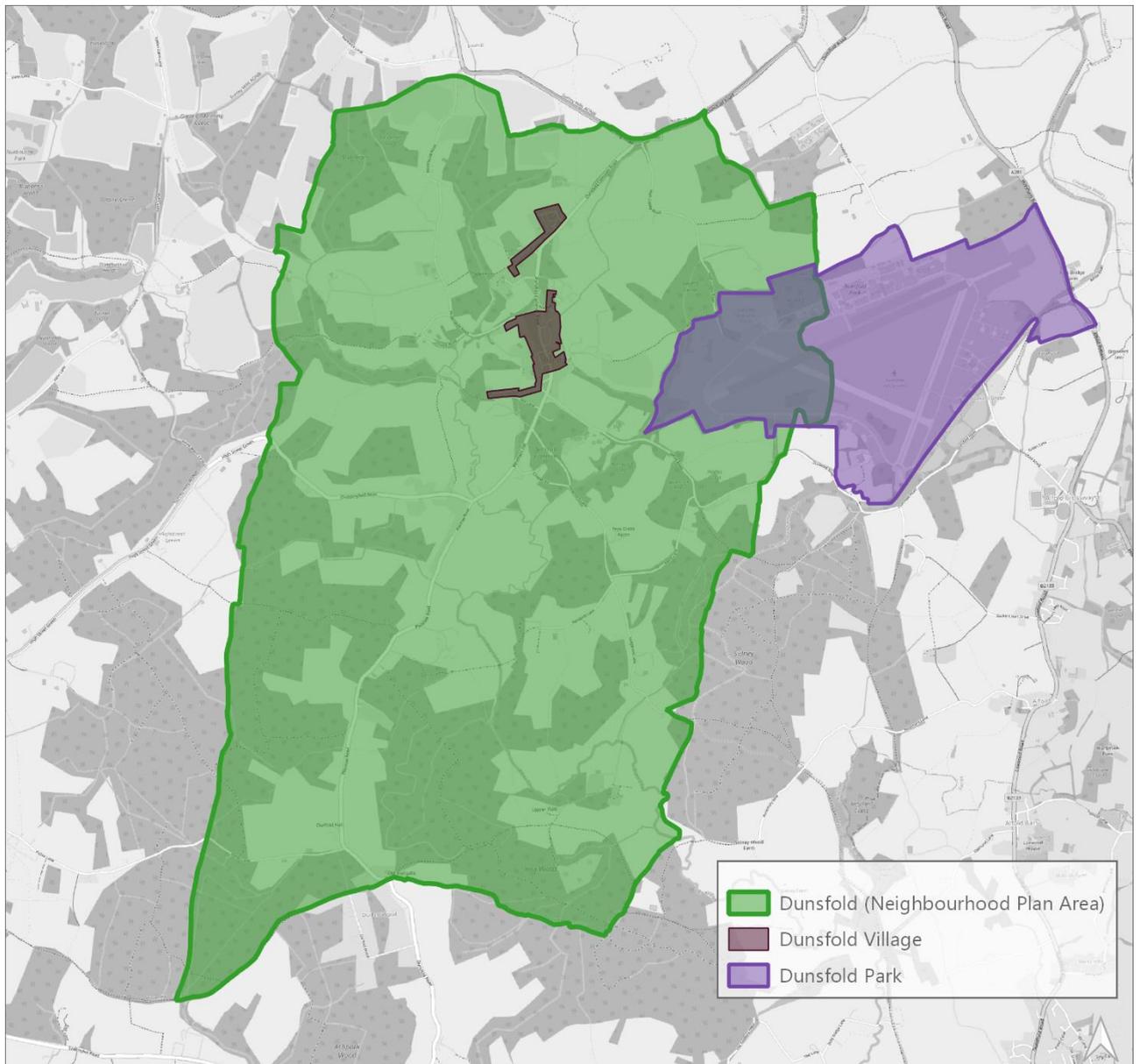
### Neighbourhood Plan area

1.12 Parish Council applied to designate the whole Parish of Dunsfold as a Neighbourhood Area on 31<sup>st</sup> May 2017. On the 2<sup>nd</sup> August 2017, WBC formally approved this application and confirmed the boundary (See Figure 1.1). The Parish is designated an Area of Great Landscape Value (AGLV) except that portion which falls within the boundary of Dunsfold Park. The northern boundary of the Parish abuts the Surrey Hills Area of Outstanding Beauty (AONB). The extension of the AONB to cover the Dunsfold AGLV is awaited. In the meantime, Policy RE3(II) of LPP1 gives enhanced protection to the AGLV area. All but the southern boundary adjoins other Waverley parishes. The southern border is the boundary of Surrey and West Sussex.

1.13 Dunsfold Park has been designated a site for 2,600 houses within the WBC's LPP1. The draft masterplan allocates the portion within Dunsfold to be part of the proposed Country Park so would not affect or form part of the housing numbers. It is understood that within the next Plan period further expansion could put houses within the Dunsfold Parish boundary and if this arises they should restrict the need to further expand the housing numbers in Dunsfold.



**Figure 1.1: Map of the Neighbourhood Plan area: the Parish of Dunsfold**



## Who has created this Plan and community consultation?

- 1.14 In 2017, Dunsfold Parish Council agreed to create a neighbourhood plan and to set up a steering group to develop and manage the process of creating the Plan. Under the Terms of Reference the Parish Council delegated the creation of and consultation on the Neighbourhood Plan whilst requiring the steering group to report back at each stage and for final approval.
- 1.15 The steering group was made up of Parish Councillors and residents. A number of requests for residents to participate in the Plan creation were made. Both traditional and online means have been used to date to contact residents in a cost effective manner in particular
- Leaflets distributed to all households and a launch meeting attended by about 100 people in January 2018.
  - A village meeting to discuss progress, including site allocations, attended by over 100 people in February 2019 and received 103 response forms.
- 1.16 Steering Group minutes, consultants' reports and reports on surveys were posted to the Parish Council web site and consultation presentations were placed on the Parish Council's website.

## How to read this Plan

- 1.17 Neighbourhood Plan has been set out to illustrate the following themes:
- Section 2:** A Portrait of Dunsfold
  - Section 3:** Planning Policy Context
  - Section 4:** Vision and Key Planning Principles
  - Section 5:** Housing
  - Section 6:** Natural Environment
  - Section 7:** The Environment and Sustainability and Design
  - Section 8:** Employment and Business Support
  - Section 9:** Transport and Getting Around
  - Section 10:** Recreation, Leisure and Well-Being
  - Section 11:** Infrastructure and Delivery
- 1.18 To avoid confusion, the following terms are used within the Plan to describe Dunsfold:
- "Dunsfold"** means the Parish of Dunsfold, which has been designated the Neighbourhood Plan Area (Figure 1.1).
- "Dunsfold Village"** is the settlement area (Figure 1.1).
- "Dunsfold Park"** refers to the business park and planned new garden village on Dunsfold Aerodrome, which lies partly in Dunsfold and partly in the Parish of Alfold (Figure 1.1).

# 2. A Portrait of Dunsfold

2.1 Dunsfold is a rural parish of some 4,000 acres in the south west corner of Surrey within an area of Great Landscape Value and abutting in the north the Surrey Hills AONB and in the south, West Sussex. The South Downs National Park lies less than a mile from its south western boundary. Dunsfold is largely set on Wealden Clay and its unique character has been developed in its remote wooded setting over the last Millennium.

2.2 The first recorded reference to Dunsfold was to Duntessaude in 1259, probably from Dunt's fold, Dunt being the name of a person. Fold refers to an enclosure to rest animals on their travels through the area with one around the Church (from Godalming) to the west and one at the entrance to the village in the north east (from Shalford/Guildford). These folds would have been surrounded by woodland and fuelled local industries of glass, iron, charcoal and then as the woodland was cleared, cloth from the flocks of sheep.

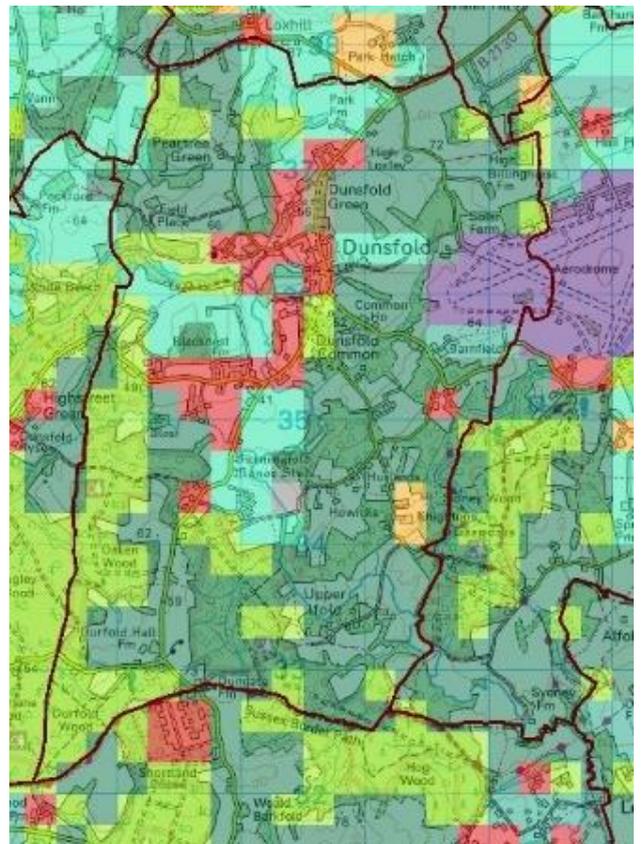
2.3 Dunsfold's agricultural heritage is clear from historical mapping (Figure 2.1) as farms are scattered across the entire Parish, with Dunsfold Farm to the north, Blacknest Farm and Winterhall Farm to the west, Burningfold Farm, Durfold, Upper Ifold Farm, Hurlands Farm to the south and Cobden's Farm and Watts Farm to the east, to name but a few.

2.4 In many instances, over the years these historical farms have evolved into small hamlets.

2.5 Dunsfold is mainly woodland (much is classed as ancient woodland) and open fields (agricultural and Equestrian) being some 85% of the 4,000 acres. It is environmentally sensitive:

- It is almost all designated as Area of Great Landscape Value (AGLV), and awaiting upgrading to Area of Outstanding Natural Beauty (AONB) status.
- It contains at least 12 Sites of Nature Conservation Interest (SCNIs) (also known as Local Wildlife Sites), which provide corridors for the natural dispersal and migration of species.

Figure 2.1: Historical mapping of Dunsfold

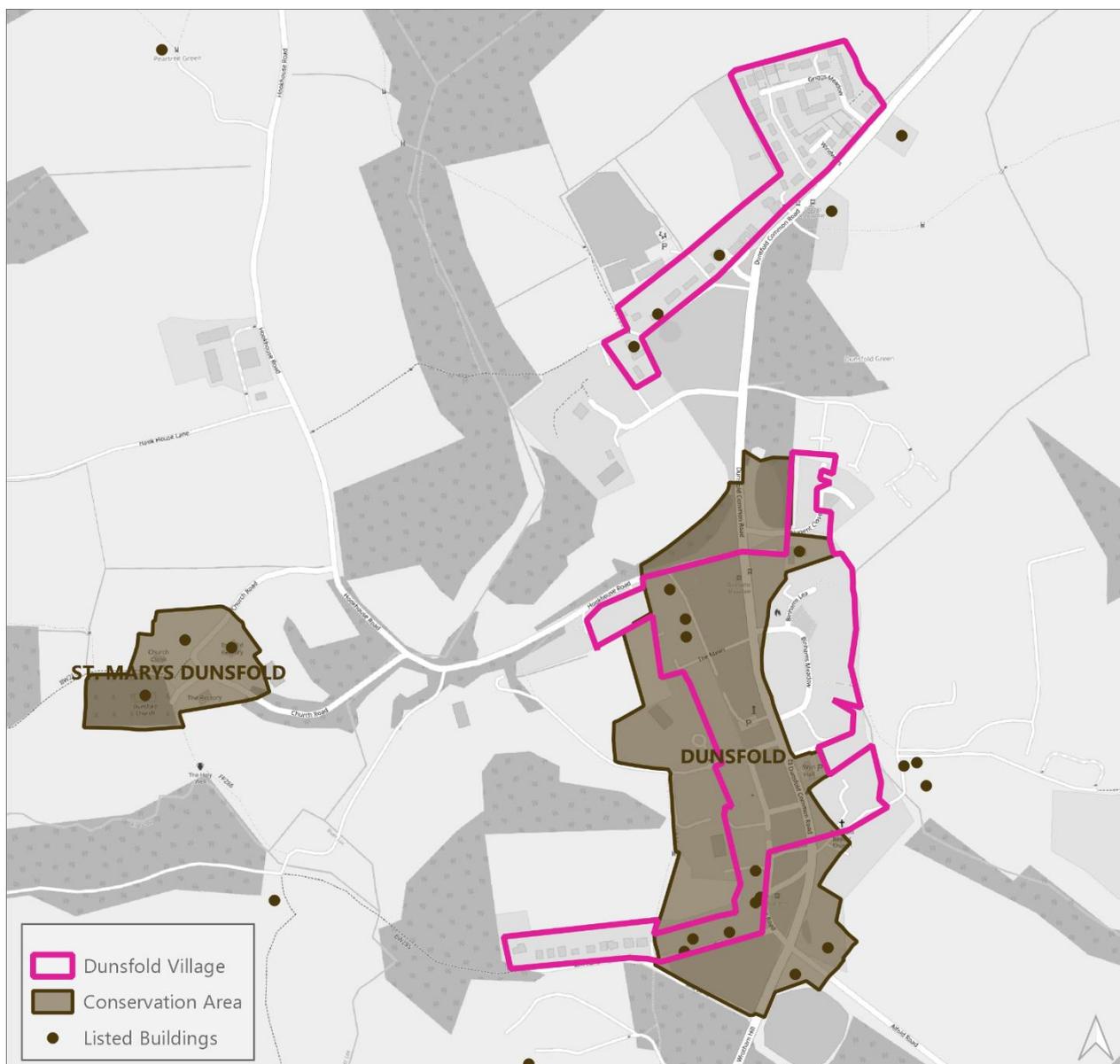


Source: DEFRA

- 2.6 This is illustrated well in Figure 2.1. All of Dunsfold is shown as woodland or agricultural except the red settlement area and the purple blot on the landscape which is Dunsfold Park. Dunsfold Park covers about 190 acres within the Parish and currently is mainly open grassland, edged by trees but with the old World War II runways (that are still used for aircraft as well as the Top Gear Track).
- 2.7 There are 46 listed houses in the Parish, representing about 1 in 10 of the

existing housing stock. This includes Forge Cottage which is one of the earliest known hall houses in Surrey, dating from c. 1254. In addition, the 13<sup>th</sup> century church is Grade I listed and the pub, the war memorial and the former school are Grade 2 listed. There are at least five buildings of local interest. It contains both sites of high archaeological potential and sites covered by 1986 Military Remains Act. Much of the settlement area is also in one of the two Conservation Areas which are shown in Figure 2.2.

Figure 2.2: Dunsfold Conservation Areas



2.8 Dunsfold has a small population with a

strong sense of community: in 2011, the population of the Parish was 989 in 423 houses. The number of houses in the whole Parish rose from 295 in 1961 to 423 in 2011, about 2.5 houses a year on average. If this rate of growth were continued over the Plan period, about 50 more houses would be added. Adding another 100 houses is likely to increase the population by around 250 persons.

2.9 Around half of the existing houses (232 homes) are within the Neighbourhood Plan area are within Dunsfold Village, which comprises about 50 acres. A further 223 houses are spread through the Parish along four roads; these cover more than twice the area of the Village although tending to be clustered into hamlets. Thus the density of the houses in the Village is about 12 per hectare and beyond the Village, about 2 per hectare.



2.10 A key feature of Dunsfold is the 80 acres of Common at the heart of the village. The village centre is therefore open and provides wide views along the Common. The Common is located within the Chiddingfold Forest Site of Special Scientific Interest (SSSI) Impact Risk Zone and is itself a SNCI. The rural atmosphere has been preserved by villagers' resistance to street lights.

2.11 Dunsfold is prosperous and unemployment is low. There are about 100 businesses within the Neighbourhood Plan area, many involved in agriculture or equestrian activities. Dunsfold Park also has around 100 businesses, employing about 1,000 people.

2.12 As a rural settlement, Dunsfold has limited transport links: no rail, or A-roads, and a very poor bus service (with just one route, with no service on Sundays).

2.13 It is also poor in other infrastructure:

- There is a severe waste water problem in the Village and beyond the Village, houses are not on main drains.
- The electricity supply is frequently disrupted, especially outside the Village. There is no main gas supply.
- There is poor or no mobile phone signal, especially outside the Village.
- The broadband speed outside the Village is appallingly slow.

# 3. Planning Policy Context

## Planning Policy Context

- 3.1 The planning policy framework in England comprises three spatial tiers at national, local and neighbourhood level. The expectation is that with each tier the level of specific detail should increase.
- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires decisions on planning applications to be made in accordance with the Development Plan, unless other material considerations indicate otherwise. The Development Plan comprises Waverley Local Plan 2002 and the LPP1, and will also include LPP2 and the Dunsfold Neighbourhood Plan once these are adopted.
- 3.3 National Policy does not form part of the Development Plan, but is an important material consideration that sets a template for the preparation of Development Plan Documents. In addition, WBC may prepare guidance documents that expand on the intention of Development Plan Policies. Technically, these do not form part of the Development Plan, but are relevant other material considerations to the determination of planning applications. Guidance issued by other bodies such as Natural England or Historic England is also a material consideration.
- 3.4 Local Planning Authorities are expected to regularly review and update Development Plan Documents. Therefore, at any given time it is likely that there will be a number of “emerging” documents. Local Planning Authorities are able to afford emerging documents some weight in decision making prior to adoption, in-line with the provisions of Paragraph 48 of the National Planning Policy Framework (“NPPF”).
- 3.5 The delay in extending the AONB status to the whole of Dunsfold (other than that part which is included within Dunsfold Park) has resulted in considerable harm to the village in that certain permitted development rights have continued to apply thereby avoiding a detailed consideration of such development proposals under the Town and Country Planning Acts. Therefore, it is an imperative that the envisaged extension of the AONB is completed as soon as practicable.
- 3.6 Table 3.1 sets out the current and emerging Development Plan Documents and most relevant other material considerations in relation to Dunsfold.



Table 3.1: Planning policy context

Title	Purpose of the document	Date of adoption/ emerging timeline
<b>National Planning Policy and Guidance</b>		
National Planning Policy Framework (NPPF)	The NPPF is the overarching planning policy framework in England. It sets out a broad agenda for decision taking and plan making.	Originally adopted in 2012, substantially revised in 2018 and amended 2019 and 2021.
National Planning Practice Guidance (NPPG)	NPPG supports the NPPF with more detailed guidance, responding frequently to developments in the planning system.	The Government frequently updates the NPPG.
National Design Guide	The NDG illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.	2019

Title	Purpose of the document	Date of adoption/ emerging timeline
<b>County</b>		
Surrey County Council Waste Local Plan Part 1 - Policies	Framework to support the sustainable management of waste from 2019 to 2033.	2020
Surrey Hills Management Plan 2020-2025	This is a statutory document that has been formally adopted by Surrey County Council and Waverley Borough Council.	2020

Title	Purpose of the document	Date of adoption/ emerging timeline
<b>Local – Waverley Borough Council Planning Policy and Guidance</b>		
Local Plan Part 1	The Local Plan Part 1 sets Waverley’s strategy for the Borough, including addressing matters such as housing growth targets, major site allocations and Green Belt policy.	2018
Waverley Borough Local Plan (saved policies)	The Borough Local Plan was adopted as a singular Local Plan. However, over time and since the Local Plan Part 1 was adopted most policies have been withdrawn, save a small number of development management policies. These will be deleted once the Local Plan Part 2 (below) is adopted.	2002, saved policies 2007
Emerging Local Plan Part 2 (LPP2)	The Local Plan Part 2 will support the Local Plan Part 1 with a suite of development management policies and site allocations.	Expected to be adopted in late 2022.
Dunsfold Conservation Area Appraisal	Describes and defines the Conservation Area and includes a management plan.	2017
Dunsfold Church Conservation Area Appraisal	Describes and defines the Conservation Area and includes a management plan.	2017

Title	Purpose of the document	Date of adoption/ emerging timeline
<b>Neighbourhood –Dunsfold Neighbourhood Plan and Guidance</b>		
Site Assessment report	Sets out the methodology and conclusions of the assessment for housing development	Supporting document A
Dunsfold Design Statement	To provide guidance on architectural design.	Supporting Document B Adopted by Waverley Borough Council in 2001

3.7 The Neighbourhood Plan is prepared in general conformity with the strategic policies contained within the Waverley LPP1 and national planning policy and guidance. The emerging LPP2 is expected to be adopted in autumn 2022. This Neighbourhood Plan seeks to incorporate a number of its emerging policies, with minor amendments to ensure that they are specific to Dunsfold.



# 4. Vision and Key Planning Principles

4.1 This Section of the Neighbourhood Plan sets out the Vision for the Plan and captures the community's view of how Dunsfold should be developed as a place to live and work in the next 11 years. It provides an overall framework for guiding development across the Neighbourhood Plan area by taking into account development constraints and characteristics specific to Dunsfold. Sections 4 to 10 of this Neighbourhood Plan set out the Objectives and planning policies for the specific Neighbourhood Plan themes.

## Vision

**Dunsfold will embrace the changing nature of modern life whilst preserving and enhancing the Parish's historic rural character which comprises the quintessential English county village and its network of surrounding hamlets, with the expectation that it will be set within an Area of Outstanding Natural Beauty. Development changes to housing, employment, communications, transport, and community services will complement Parish life and integrate with existing buildings, the Common and surrounding countryside.**

### Overall Vision: planning principles

**PP1:** To identify an appropriate amount of land within the Parish for the development of new housing to meet the target set in the Waverley LPP1, with the intention of delivering homes that would meet the need identified within the existing community, including for affordable housing;

**PP2:** To ensure that new residential developments are carefully integrated into the community through high quality design and easy access to amenities, protecting the quality of life of new and existing residents;

**PP3:** To require that the design of developments maintains the essential character of Dunsfold and protects our historic assets;

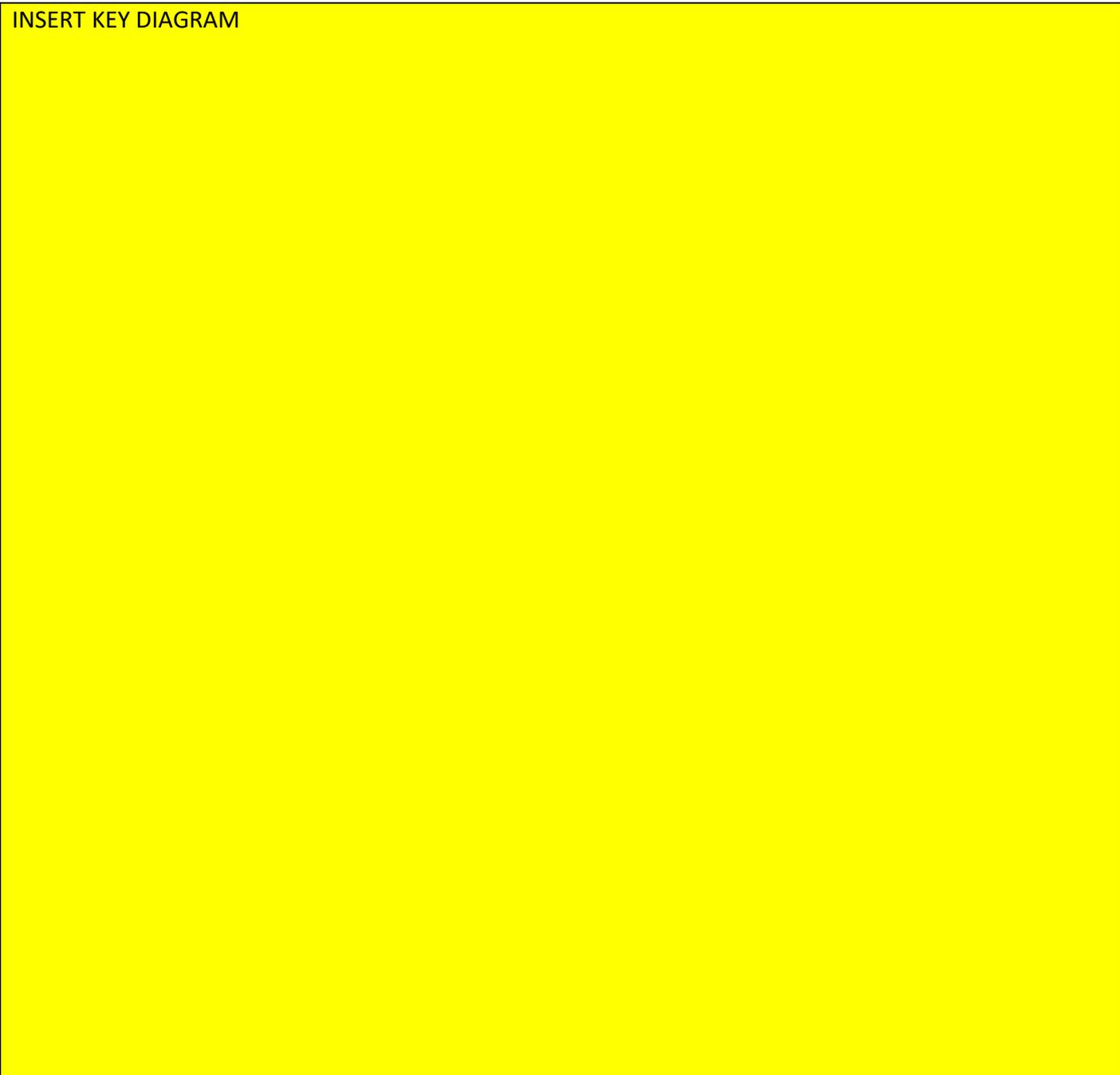
**PP4:** To enable and encourage key amenities as well as utilities and infrastructure, to successfully accommodate the needs of a growing population;

**PP5:** To prioritise the protection of our most valuable natural assets, including protected habitats, valuable trees and watercourses;

**PP6:** To maintain the rural nature of the Parish, with important agricultural and equestrian land protected; and

**PP7:** To support Dunsfold Parish Council's role in the determination of planning applications, ensuring the community's views, as shown in the Neighbourhood Plan, are made clear to WBC

# Key Diagram



### **Policy PP01: Core Planning Principles**

Development must preserve the Parish's intrinsic beauty and network of rural village and hamlets character in the 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. Development should have no significant adverse visual or landscape impact, including protecting key views within Dunsfold and from the adjacent AONB.

### **Policy PP02: Spatial development of Dunsfold**

Dunsfold's settlement area is defined in Figure 4.1. Development proposals that are outside the settlement area will only be permitted where they are:

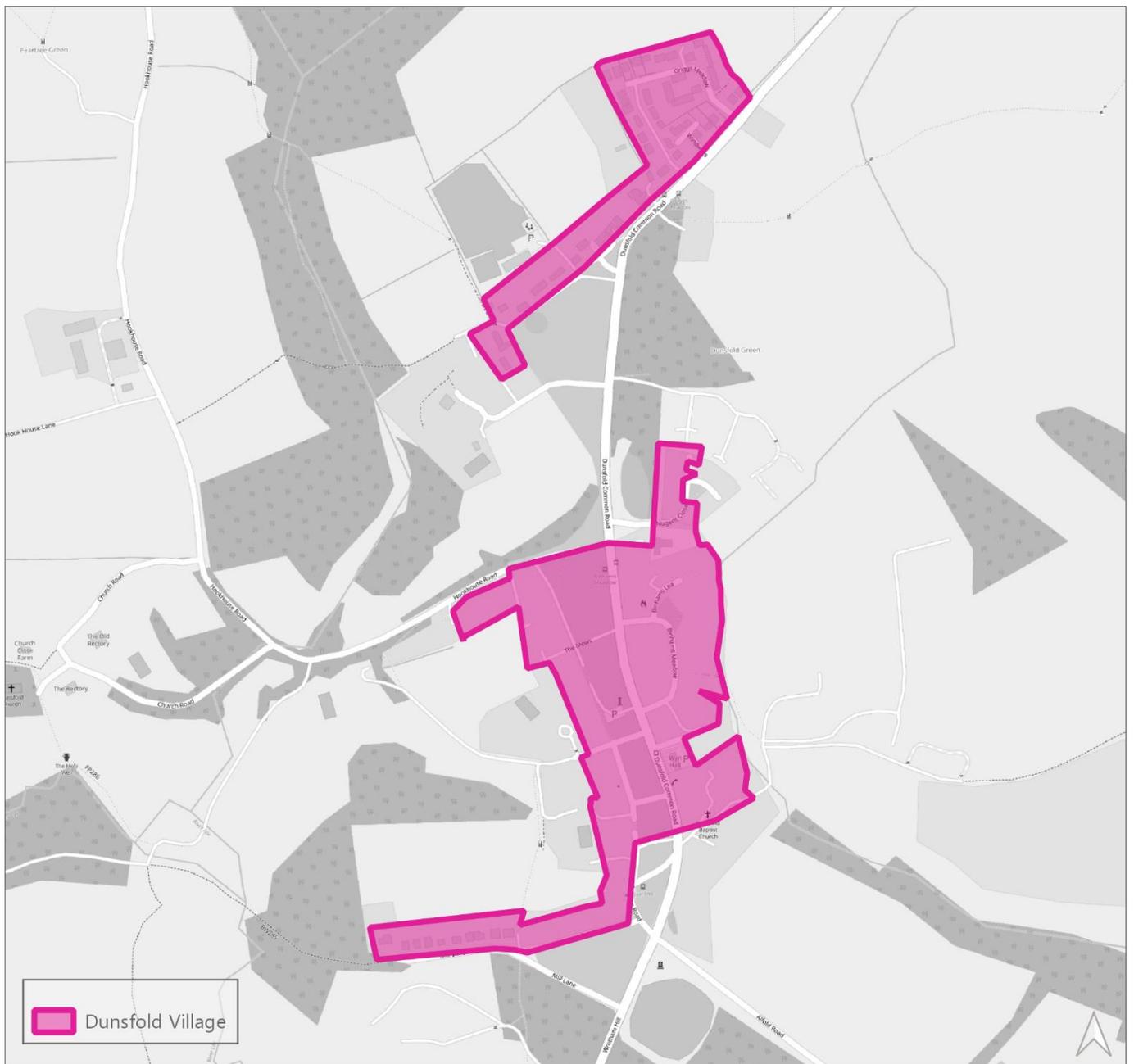
- a) On 'previously developed land', subject to other applicable policies in this Neighbourhood Plan and provided that:
  - i) The proposed development must not be materially larger than any previous building on the application site; and
  - ii) The proposed use of development is appropriate to the site's context;

or

- b) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:
  - i) The size of the proposal would be appropriate to the plot; and
  - ii) It would not be significantly visually intrusive in the landscape;or
- c) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural or other local business, where it can be shown that:
  - i) There is an essential need for the occupant to be on site at any time during any 24 hour period; and
  - ii) No alternative suitable accommodation is available in the locality; and
  - iii) The rural business linked to the proposed new building must have been viable for the previous three years.



Figure 4.1: Dunsfold's settlement area.



4.2 The proposed settlement area includes corrections to the area defined in the 2002 Local Plan and the housing allocations proposed in Section 4.

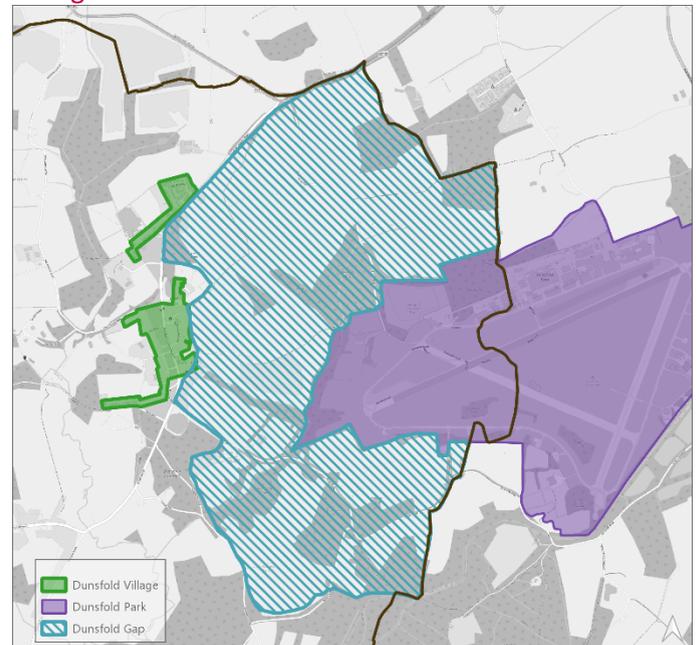
**Policy PP03: To prevent coalescence of Dunsfold settlement with Dunsfold Park**

**Development within the Dunsfold settlement and Dunsfold Park Green Gap as shown on Figure 4.2, will not be permitted unless:**

- (a) The open or undeveloped character of the gap would not be adversely affected; and**
- (b) The separate identity (physical and visual perception) of Dunsfold settlement from Dunsfold Park would not be harmed.**

4.3 Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu

Figure 4.2: Dunsfold's settlement area.



# 5. Housing

## Introduction

- 5.1 This section of the Neighbourhood Plan sets out the quantum, location and type of new homes for Dunsfold. Matters relating to the design and construction of homes are covered in the Environment, Sustainability and Design chapter.
- 5.2 At the start of the Plan period there were 423 houses in Dunsfold of which 45 were social housing owned by Waverley Borough Council and a further 32 were affordable houses owned by housing associations.
- 5.3 Waverley's LPP1 requires that over the period between 2013 and 2032, a minimum of 100 net additional dwellings need to be delivered within Dunsfold. To date, 68 of these new homes have already been delivered or received planning consents. In light of latest WBC monitoring data for dwelling construction and planning approvals in the Parish area, the Neighbourhood Plan needs to allocate land to deliver at least a further 32 dwellings in the period up to 2032.
- 5.4 The limited amount of previously developed land within the Neighbourhood Plan area and the commitment to maintain the historic dispersed development characteristic of the Parish, necessitates the need to allocate a mix of previously developed and land not currently used for agriculture within and on the edge of Dunsfold Village.
- 5.5 Technical work has been undertaken to ensure that the sites allocated for housing are suitable, achievable (that they are financially viable) and available (that the owners are willing to bring the site forward). This is explained in the Dunsfold Site Assessment Report.

## Community Feedback

- 5.6 A Housing Development Survey was undertaken by Surrey Community Action (April 2018). This identified a need for smaller houses of 2 or 3 bedrooms and for provision for older residents. There was also considerable support for smaller developments and for some to be beyond the existing settlement.
- 5.7 A petition was presented to Dunsfold Parish Council in March 2018, signed by 97 residents in the north of the village objecting to "*the disproportionate amount of housing which is proposed for the North of the Village*".
- 5.8 Analysis of postcodes on feed-back forms following a village presentation in February 2019 showed a wide spread of representation throughout the Parish.



## Housing Objectives

**H1:** To provide the numbers of new homes as required by the Waverley LPP1.

**H2:** To identify potential sites in and around Dunsfold Village for future housing developments through a robust and objective suitability assessment process with the support of the local community and landowners.

**H3:** To ensure new homes contribute to a greater choice of property sizes and tenures, particularly two and three-bed properties for first time buyers and older residents wishing to downsize.

**H4:** To deliver affordable housing to meet local need, with particular regard to housing those with a defined local connection to Dunsfold.

**H5:** To ensure that the design and layout of housing reflects the character of the local built environment, maintains the rural nature of Dunsfold and protects the local landscape.

**H6:** To ensure that new housing developments are supported by infrastructure.

## Policies

5.9 In order to fulfil the requirements of the Waverley LPP1, 20 potential housing sites were initially identified through either the Neighbourhood Plan 'Call for Sites' process in early 2018, or Waverley Borough Council's Local Plan evidence base, namely the 2017 Housing Trajectory, 2016 Land Availability Assessment, and the 2014 Strategic Housing Land Availability Assessment.

5.10 These 20 potential sites were subjected to an independent assessment process undertaken by AECOM in November 2018. The AECOM process assessed the sites using a Strategic

Housing Land Availability Assessment (SHLAA) style methodology that was broadly based on the Government's National Planning Practice Guidance (Assessment of Land Availability). AECOM found that two sites were considered appropriate for allocation with seven further sites being considered potentially appropriate for development or conversion from other uses if identified constraints could be resolved. The remaining 10 sites were considered inappropriate, mainly due to being located in remote locations disjointed from Dunsfold Village.

5.11 However, the AECOM assessment did not take into Dunsfold's rural nature and the proximity of Dunsfold Park. The Dunsfold Neighbourhood Plan Steering Group was also concerned that contrary to the Braintree Judgement, a number of sites had potentially been assessed as unsuitable because they were detached from Dunsfold Village. (The Braintree Judgement is explained in the Glossary.) These issues are set out fully in the Dunsfold Site Assessment report.

5.12 In view of this, the Dunsfold Neighbourhood Plan Steering Group developed a set of Dunsfold specific site assessment principles, which considered factors such as scale, land use, location and coalescence, natural environment, flooding, heritage, community facilities, access and traffic, infrastructure and deliverability. The Dunsfold site assessment principles and the assessment outcomes were consulted upon as part of the Village Survey and Village Meeting in February 2019.

5.13 Following the Village Survey and the AECOM Assessments three new previously developed sites within Dunsfold Village were brought to the attention of the Dunsfold

Neighbourhood Plan Steering Group as potentially available and developable for housing. These new sites were assessed by the Steering Group against the Dunsfold site assessment principles in late 2019 but were subsequently found not to be available and are not included in the report. Another new site was offered in 2020 and this too was assessed by the Steering Group but was found not to be suitable.

5.14 The culmination of this comprehensive assessment process and public consultation feedback to date has resulted in the allocation of the five sites listed within Policy HO1. These sites seek to maximise the use of previously developed land and land not used for agriculture within or well related to Dunsfold Village. Full details of the site assessment process is set out within the Dunsfold Site Assessment Report.

**The following provision will be made to deliver at least 100 net additional dwellings between the period 2013 to 2032:**

<b>Supply Source</b>	<b>Dwellings (net additional)</b>
<b>Completions and deliverable commitments (2013 to 2021)</b>	<b>68</b>
<b>Allocated Sites</b>	
HA1: Alehouse	4
HA2: Coombebury Farm	12
HA3: Wetwood Farm	7
HA4: The Orchard	4
HA5: Springfield	10
<b>Total Dwellings</b>	<b>105</b>

**Proposals for residential development will be supported on the sites (and Use Classes) listed above and defined on the housing allocations figures below, provided that the proposed development is in accordance with the policies contained within this Plan and the Development Plan.**



Figure 5.1: Site Allocations



## Housing Allocation HA1: Alehouse

The Alehouse site is allocated to deliver at least 4 retirement dwellings to be occupied by those aged 55 and over.

Development proposals will need to be accompanied by evidence confirming that wastewater can be either disposed on on-site or that there is sufficient capacity within the wastewater network.

## Housing Allocation HA2: Coombebury Farm

The Coombebury Farm site is allocated to deliver at least 12 dwellings.

Development proposals will need to be accompanied by evidence confirming that wastewater can be either disposed on on-site or that there is sufficient capacity within the wastewater network.

Figure HA1: Alehouse



Figure HA2: Coombebury Farm



### Housing Allocation HA3: Wetwood Farm

The Wetwood Farm site is allocated to deliver at least 7 dwellings.

Development proposals will need to be accompanied by evidence confirming that wastewater can be either disposed on on-site or that there is sufficient capacity within the wastewater network.

### Housing Allocation HA4: The Orchard

The Orchard site is allocated to deliver at least 4 dwellings.

Development proposals will need to be accompanied by evidence confirming that wastewater can be either disposed on on-site or that there is sufficient capacity within the wastewater network.

Figure HA3: Wetwood Farm



Figure HA4: The Orchard



## Housing Allocation HA5: Springfield

The Orchard site is allocated to deliver at least 10 dwellings.

Development proposals will need to be accompanied by evidence confirming that wastewater can be either disposed on on-site or that there is sufficient capacity within the wastewater network.

Figure HA5: Springfield



### Policy HO2: Self build houses

Individual self-build houses will be supported provided that the proposed development is in accordance with the policies contained within this Plan and the Development Plan.

- 5.15 Self-build housing is when someone directly organises the design and construction of their new home. Proposals for single self-build dwellings will be supported provided the proposed development are in general conformity with the Dunsfold Site Selection Principles set out within Supporting Document A and are in accordance with the policies contained within this Plan and the Development Plan.
- 5.16 Custom build housing is typically defined as when someone commissions a specialist developer to help to deliver their own home. Custom Build is not considered to be applicable within Dunsfold, primarily due to the size of development sites envisaged within Dunsfold. It is considered Dunsfold Park to be a better location for Custom Builds. On the other hand we support Self Build as that will be particularly attractive/applicable re windfall sites for single dwellings.

### Policy HO3: Windfall Sites

Residential development provided on infill sites and through the redevelopment of brownfield sites will be supported on land within the settlement boundary.

Beyond Dunsfold Village, the principle of residential development will only be supported where it meets the National Planning Policy Framework provisions relating to isolated homes in the countryside.

5.17 In addition to the housing delivered on the sites allocated within this Plan, residential developments may also come forward on previously developed sites within Dunsfold Village. Such proposals are known as ‘windfall sites’. Development on windfall sites must demonstrate they achieve the best use of land in a manner that does not adversely impact on other policies within this Neighbourhood Plan, particularly those that relate to environmental, landscape and design quality. There is a firm expectation that windfall sites will be in general conformity with the site selection principles used to determine the sites allocated for housing within Policy H01. Windfall sites which fail to satisfactorily comply with the site selection principles will be strongly resisted.



Table 4.1: Waverley Borough Council Recommended Housing Mix

	1- bed	2- bed	3- bed	4+ bed
<b>Market</b>	10%	30%	40%	20%
<b>Affordable</b>	40%	30%	25%	5%
<b>All Dwellings</b>	20%	30%	35%	15%

#### Policy H04: Mix of Housing Size

**New residential developments must provide for a broad mix of housing sizes by number of bedrooms. In determining the appropriate mix, consideration must be given the most up to date evidence provided by Waverley Borough Council and the Dunsfold Housing Needs Assessment.**

**Space for home working will be provided in all new houses in order to promote sustainability**

5.19 The Housing Needs Assessment, (Evidence Base Document B) prepared by AECOM, recommends that local evidence indicates there is need for a higher number of 2- and 3-bed homes than the Waverley SHMA recommendation.

5.20 The Waverley SHMA recommends 65% of all new dwellings should be 2- or 3-bed dwellings whereas the Dunsfold specific recommendation is between 70% and 80% of all new dwellings.

5.18 The housing mix recommended within Waverley Borough Council’s West Surrey Strategic Housing Market Assessment (SHMA) and therefore Policy AHN3 of the Waverley Local Plan Part 1 is set out within Table 4.1 below:

- 5.21 This implies that 70 to 80 of the 100 houses needed in Dunsfold should have 2 or 3 bedrooms. Of the 68 units already approved, 42 have 2-3 bedrooms. This means that ideally at least 28 of the 32 additional units to be found will need to be 2 or 3 bedroomed, as set out in Policy HO1. (The Housing Needs Assessment also reported that there was no identified need for one-bedroomed houses, except as affordable.)
- 5.22 The AECOM Housing Needs Assessment (Evidence Base Document B) also made clear that there is a need for up to 21 specialist dwellings for the elderly in Dunsfold until the end of the Plan period, of which 5 should be provided as affordable or social rented homes.
- 5.23 Following the Covid 19 Pandemic it has become apparent that there will be a call for home working and space for a home office will be required in all new homes.
- 5.24 The affordable housing proportion of development, as defined by the Local Plan, is expected to be delivered on site. Information on financial viability impacting on the affordable housing proportion is expected to be shared in a transparent manner at an early stage of the design process, at outline and detailed planning application stage and reviews thereafter. This is to facilitate a meaningful assessment of the proposals. Of the 68 units already approved, 28 are affordable. At 42%, this is significantly higher than the 30% required by WBC in LPP1.
- 5.25 Two housing associations provide affordable housing in Dunsfold: London and Quadrant and English Rural Housing. English Rural Housing has been particularly successful in meeting the needs of Dunsfold.

# 6. Natural Environment

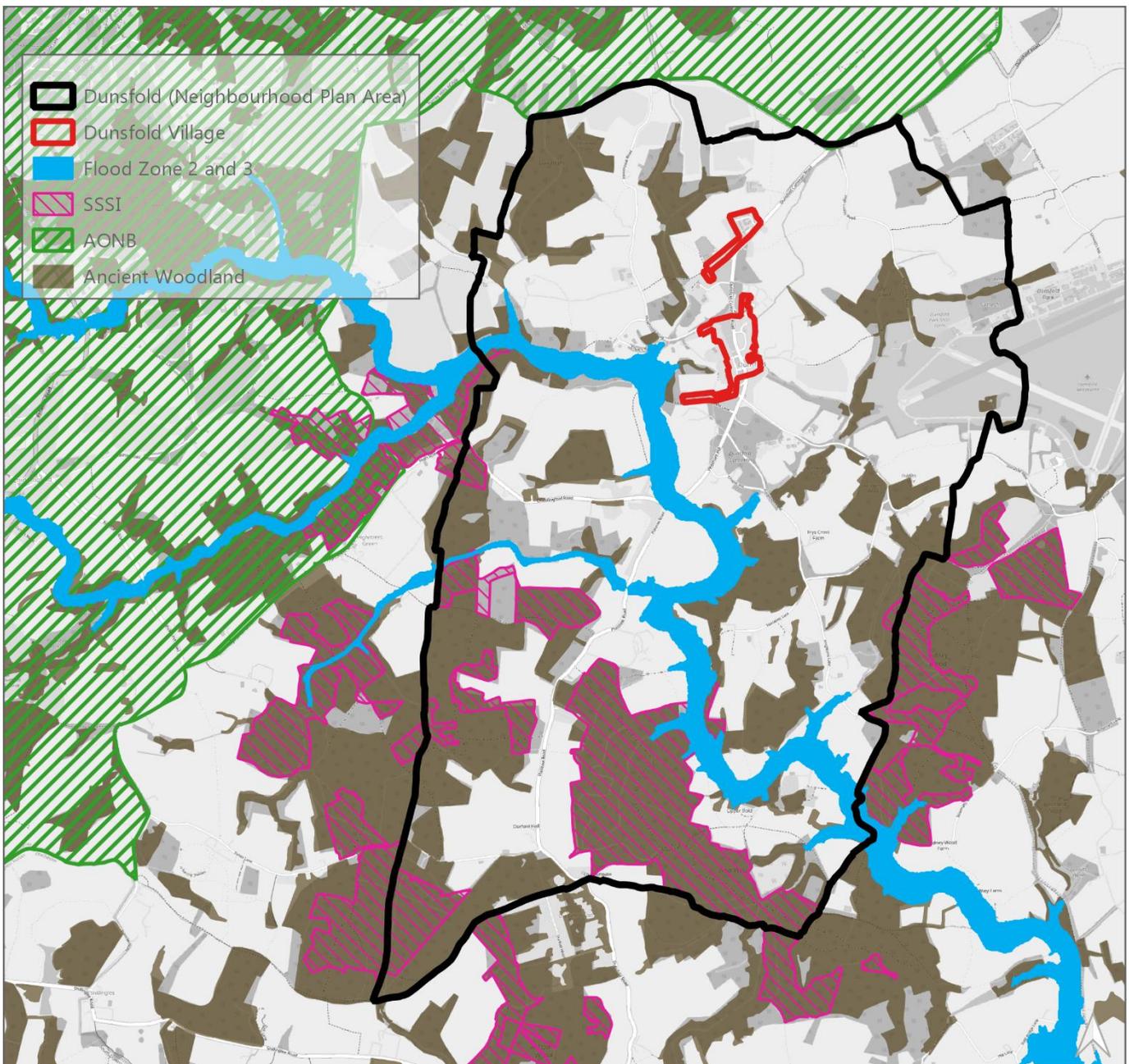
## Overview

- 6.1 Dunsfold's countryside is highly valued by both residents and visitors and is of national and international importance. Dunsfold lies on the edge of the Surrey Hills AONB, and is currently designated an Area of Great Landscape Value (AGLV) shortly to be designated AONB pending the extension of the Surrey Hills AONB. The initial Landscape Character Assessment in 2013 recommended to Natural England that the Dunsfold AGLV was a candidate for AONB designation as it met the criteria of natural beauty. The Surrey Hills AONB boundary review is likely to commence in spring 2021.
- 6.2 Dunsfold is located in the national character area known as The Low Weald, and contains some 800 acres of woodland, much ancient. The whole of Dunsfold is included within the wider West Weald Landscape Project. Chiddingfold Forest covers 2,075 acres and partly lies in the south of Dunsfold. The South Downs National Park starts just a mile from Dunsfold's south west boundary.
- 6.3 The area contains a number of Forestry Commission woodlands in addition to others in separate ownership. 58% of the Forest is designated a SSSI ('the Chiddingfold Forest SSSI), which extends to 1,344 acres, shared by parishes of Dunsfold, Chiddingfold and Plaistow. As shown in Figure 5.1, there is much Ancient Woodland, which is regarded as a particularly rich habitat for wildlife. The importance of preserving ancient woodland is recognised by the NPPF
- 6.4 (Paragraph 175). Part of the Chiddingfold Forest SSSI lies within the Parish; and much of the Parish lies within designated risk zones.
- 6.5 The natural environmental designations within and surrounding Dunsfold are illustrated within Figure 6.1.

## Community Feedback

- 6.6 Residents have consistently shared the importance of Dunsfold maintaining its rural nature, including its important natural features. As a result, this section seeks to ensure that new development does not have a negative impact on the natural environment, particularly the most important natural features.
- 6.7 In the residents' Survey 89% said they valued the rural nature of the Parish, mentioning the open spaces and trees, the character of the surrounding countryside and local wildlife and habitats. Also: 90% said they valued quietness at night; and 85% said they valued the lack of light pollution.

**Figure 1: Natural Environment Constraints**



## Natural Environment Objectives

**NE1** - To protect key habitats and to mitigate the impact of development on local biodiversity.

**NE2** - To protect trees in the Parish, particularly in areas of ancient woodland, and to encourage good tree management and appropriate tree planting.

**NE3** - To minimise the impact of development on the natural environment.

**NE4** - To manage flood risk.

**NE5** - To minimise light pollution

## Policies

### NE01: Habitats and Biodiversity

Any development proposal that results in significant harm to designated environmental assets, especially the Chiddingfold Forest SSSI, the Wealden Heaths Phase II SPA, the Ebernoe Common SAC and all areas of Ancient Woodland that cannot be avoided, adequately mitigated or, as a last resort, compensated for, will only be supported in exceptional circumstances.

Development proposals will be required to demonstrate:

- (a) the protection of existing habitat network and wildlife corridors that are used by bats, and their foraging and commuting habitats within the Parish;

- (b) no loss of commuting or foraging routes or fragmentation either due to direct land take or disturbance from lighting, noise and vibrations. Furthermore, if a site survey by a suitably qualified ecologist indicates that habitats on or adjacent to any development site constitute key features for bats, appropriate design and mitigation should be put in place including retaining such key features and limiting light spill onto key features within or outside of the boundaries of the development site to no greater than 0.5 lux.

- (c) the achievement of a biodiversity net gain by ensuring the protection and enhancement of the local environment. The provision of additional habitat resources for wildlife, especially via wildlife corridors and stepping stones, will be encouraged; and

- (d) the inclusion of trees, hedging and garden plants appropriate to the soil and landscape character of the Parish.



- 6.9 It is important that Dunsfold's environmental assets are protected to support their long term survival and to retain the Parish's ecologically rich environment.
- 6.10 In meeting Dunsfold's development needs it is critical that this does not compromise existing ecological habitats, and that new development achieves a net gain in biodiversity. This policy outlines requirements for developments to meet in order to achieve this, and should be considered in conjunction with Paragraphs 174, 175 and 176 of the NPPF.

### **Policy NE02: Trees, Woodland, Hedgerows and Landscaping**

**Development of any site within Dunsfold should respect the rural nature of the village and:**

- (a) retain woodland, groups of trees and hedgerows;**
- (b) adequately protect trees and hedgerows during all phases of development to avoid damage including activities causing soil compaction or severance of roots;**
- (c) provide adequate separation between trees or hedgerows and the proposed development, so as to secure their long-term retention and potential growth, including for trees to be planted as part of the development's landscaping scheme; and**
- (d) incorporate a high-quality landscape scheme, appropriate to the scale, nature, and location of the development.**

**New housing development will provide adequate garden space, being in excess of the minimum size proscribed in LPP2.**

**Development proposals should include details of the long term management and maintenance of new and existing trees and landscaping, and where possible, should comprise native species.**

**Where significant harm to existing woodland and important trees and hedgerows cannot be avoided, it should be adequately mitigated for, or, as a last resort, compensated for.**

**Proposals which would result in the loss or deterioration of irreplaceable habitats or a detrimental impact on the landscape character of the area will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.**

- 6.11 Trees, woodland, hedgerows and general landscaping play an important role in defining the rural character of Dunsfold. New development should therefore retain and enhance the Parish's landscaping offer to ensure that this character prevails in meeting its development needs.
- 6.12 Enhanced management of existing woodland habitats, through suitable coppicing, is also encouraged to avoid the deterioration of biodiversity value. Appropriate sustainable exploitation of the resulting timber will also be encouraged.

## **Policy NE04: Flood Risk, Sustainable Drainage Systems and Water Management**

**A Flood Risk Assessment should be submitted as part of planning applications where any of the below criteria are applicable, to demonstrate that the proposals will not be at risk of flooding nor increase the risk of flooding elsewhere:**

- (a) development is proposed on land in Flood Zone 2 or 3;**
- (b) the site measures more than 1 hectare;**
- (c) the development includes the change of use to a more vulnerable use class; or**
- (d) the site is identified by the Environment Agency as having a critical drainage problem.**

**Development proposals must demonstrate that they include one or more of the following sustainable drainage design features to manage the risk of surface water run off over land:**

- permeable driveways and parking areas;**
- rainwater harvesting and storage features;**
- green roofs;**
- soakaways; or**
- attenuation ponds.**

- 6.13 Proposals for the enhancement of existing watercourses, and the creation of new ponds and wetland habitats will be supported.

- 6.14 Proposed developments must not be at risk of flooding or increase the flood risk elsewhere. This must be demonstrated through planning applications for proposed development, and sustainable drainage measures should be incorporated where appropriate.

## **Policy NE05: Light Pollution and Dark Skies**

**All development proposals within Dunsfold should be designed to minimise light pollution. Any development with light polluting impacts within the Parish will be strongly resisted.**

**Schemes will be expected to employ energy efficient forms of lighting that comply with best practice guidelines established for rural areas and reduce light scatter.**

**Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution.**

- 6.15 Dunsfold is a rural area that enjoys remarkably dark skies, as shown by Figure 5.1. produced by the Campaign for the Protection of Rural England ("CPRE"). Furthermore, as noted in Section 2, Dunsfold's south-west boundary lies less than a mile from the boundary of the South Downs National Park, which was awarded International Dark Sky status in 2016. Light pollution presents a potential threat to our enjoyment of the countryside and its tranquillity at night. Inappropriate artificial lighting gives the Parish an urban feel and detracts from the enjoyment of the night sky. It can also impact the normal behaviour of wildlife.

- 6.16 This policy therefore seeks to prevent light pollution and to protect the night-time views of the Surrey Hills AONB and the neighbouring South Downs National Park.
- 6.17 Artificial light should be kept to a minimum. Lighting should be subject to control measures to reduce unnecessary light pollution, such as automatic timers, proximity 'PIR' sensors, the use of glazing to reduce light transmittance; and screening to reduce the impact. The spill of lights from large open glass windows and sky lights often present a greater source of light pollution than externally mounted lights. The design of buildings should reduce the impact of light spill from internal lighting or suitable mitigation measures should be put in place. If outdoor lighting is proposed, a statement will be required to justify why it is required and to show every reasonable effort has been made to mitigate light pollution. Proposals should take due consideration of the overall visual impact that the lighting will have on the landscape and the visibility of the lights from the surrounding landscape.

## Policy NE06: Noise Pollution

**Development should not have an adverse noise quality impact, and where possible, should contribute to improving noise quality within the Neighbourhood Plan area.**

**Construction hours will be limited to 8.30am to 6.30 pm Monday to Friday, 8.30am to 1pm on a Saturday and save in an emergency, nothing on a Sunday or Bank Holiday.**

- 6.18 As a rural parish, Dunsfold is generally a tranquil place although this is occasionally eroded through traffic travelling through the Village. This policy therefore supports the introduction of measures that are demonstrated to reduce noise emissions, such as the installation of quieter road surfaces and traffic calming, including installing physical width restrictions on all main roads entering the Village



# 7. Environment, Sustainability and Design

## Introduction

- 7.1 Dunsfold Village is an historic rural village within an agricultural setting. Indeed historical mapping shows that the hamlets scattered across the Parish have largely evolved around farms. There are two Conservation Areas within the Parish, one round Saint Mary's and All Saints Church and its adjacent properties (Dunsfold Church Conservation Area), and the other within Dunsfold Village itself encompassing part of the Common Area and the dwellings on the western side of the Common (Dunsfold Conservation Area). Within the village there are at least 36 properties that are thought to be more than 300 years old, and there are 48 listed houses plus at least five of local historic interest.
- 7.2 There is a wide variety of architectural styles within the Parish. However, whilst there is no single 'typical style' of building, the older properties tend to be red brick with a clay tile roof, often set back from the road and in good sized lots. Many C16th houses were later updated in the contemporary period style, be it Queen Anne, Georgian or Victorian, and the many houses built in the C19th & C20th have followed this pattern. Many of the properties are two stories with the first-floor windows sitting closely under the eaves. Other styles include post war bungalows and larger Georgian and Victorian homes

## Environment, Sustainability and Design Quality Objectives

**ES1:** To protect and enhance the Parish's rural identity and character.

**ES2:** Development will be design-led and sensitively respond to the scale and character of existing neighbouring buildings and a wider setting within the Parish.

**ES3:** Development will provide public and private green spaces that help to create wildlife corridors, encourage biodiversity and contribute to public health and well-being.

**ES4:** Development particularly when sited on the edge of Dunsfold Village will maintain visual connection with the countryside and seek to minimise any visual impact on the surrounding countryside.

**ES5:** To encourage the delivery of sustainable construction methods including energy and water efficiency measures.



## Policies

### **Policy ES01: Character and Design**

**New developments must respond to the specific built and landscape character of the site and its setting. Proposals should consider the character and design principles set out the Dunsfold Village Design Statement (Supporting Document B) and any superseding document; and demonstrate how the development contributes towards protecting and enhancing the rural character of the Parish.**

**Domestic garages and other ancillary outbuildings are often essential to support rural life but must be designed to be clearly subordinate to their host dwelling and not appear intrusive in the landscape**

**Applicants submitting major development proposals must demonstrate in their Design and Access Statement how the design responds to the design principles.**

**Development proposals on the edge of Dunsfold Village should sensitively connect and integrate with the landscape character surrounding the development.**

- 7.3 Policy ES01 does not seek to impose a particular architectural style. Instead it aims to ensure that all new development relates to the specific local character of Dunsfold and respects the rural nature of the Parish and surrounding areas. The landscape and building design guidance set out within the Dunsfold Village Design Statement which was adopted by WBC as Supplementary Planning Guidance in April 2001 forms part of the Neighbourhood Plan (Supporting Document B) as does any document that replaces this in the future. The landscape and design principles set in this document should not only be used to inform the design process but also the decision-making process.
- 7.4 The importance of good quality design is not limited to the views of the local community. Both national and local planning policy and guidance encourage high quality design that responds to the specific characteristics of the site and wider area. Accordingly, the inclusion of a Design and Access Statement is required by national and local planning application requirements for certain types of developments. The Design and Access Statements provide an opportunity for applicants to explain how the proposed development responds to the site and its setting.

## **Policy ES02: Landscape and Visual Impact**

**To soften the transition from rural to built-form, new development within, but on the edge of the Dunsfold Village must maintain visual connection with the countryside and should preserve and enhance the landscape character of the surrounding countryside and Area of Outstanding Natural Beauty.**

**Housing densities will reduce towards the edge of the village settlement.**

**Proposals should consider the landscape setting and built-form principles set out within Dunsfold Village Design Statement (Supporting Document B) and any replacement document.**

**In addition to any appropriate site-specific landscape investigations and assessment work undertaken, major development proposals visible from the countryside must demonstrate that the development has been informed by a landscape-led design approach to minimise visual impact.**

- 7.5 The need to minimise any landscape impact arising from new development has been a key theme through public consultation. It is therefore important that new development on the fringe of Dunsfold Village responds sensitively to the rural countryside setting and Area of Outstanding Natural Beauty. To achieve this, development proposals located at

the edge of the village must give careful consideration to spaces between new built form, specifically boundaries and edges, to the open countryside, neighbouring properties, streets and lanes they frame.

- 7.6 Rural character and openness must be demonstrated in those interfaces between public, private and shared spaces. They must be addressed from the start of the design work and not as an afterthought.
- 7.7 The integration and transition between the village or hamlet area, open countryside and public / private spaces determines much of the rural character as does the informality of rural lanes, verges, front gardens and courtyards.

## **Policy ES03: Design Standards**

**All new development will be required to have regard to the Dunsfold Design Statement 2001 (Supporting Document B and any superseding document) in order to ensure high quality design that reinforces local distinctiveness and landscape character. Pending the review of the Village Design Statement, the Neighbourhood Plan will take precedence over the Dunsfold Design Statement.**

**All development proposals must have regard to the following landscape and built-form design principles:**

- (a) Preserve the feeling of space and rural views that are a key characteristic of Dunsfold's Village and hamlets and respect the rural landscape character and setting. Buildings should be**

placed sensitively on plots to maintain space from adjacent buildings.

- (b) Protect and enhance the historic character of Dunsfold's Village and hamlets.
- (c) Preserve or enhance heritage assets and their settings and any features of special architectural or historic interest they possess.
- (d) Protect the amenity of existing and future occupiers of land, buildings and residences, including by way of overlooking, loss of daylight or sunlight, or overbearing appearance
- (e) Maintain the existing variety of construction and style: building materials should, where appropriate, complement the 'variety of local traditional materials' found in the locality.
- (f) Roof heights and pitches should harmonise with adjacent buildings.
- (g) Windows should harmonise with adjacent buildings.
- (h) Boundary walls, fences and gates should be of a height and construction using traditional material to harmonise with their surroundings, and to avoid obscuring the feeling of space but also the perception of gated communities.
- (i) Landscaping should use indigenous species where possible.
- (j) Garden and other outbuildings should harmonise with their surroundings.
- (k) Garages should be in the style of and built of materials

appropriate to the dwellings.

- (l) Avoid the inappropriate use of urbanising features, such as signage and lighting.

## Policy ES04: Space Standards

All proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for current and future occupiers. To achieve this, developments should:

- (a) meet, as a minimum, the Department for Communities and Local Government's Nationally Described Space Standards (and / or subsequent revisions to this standard); and
- (b) provide an area of external amenity space for each dwelling that is:
  - private;
  - usable;
  - appropriately located; and
  - secure and defensible;

Where communal amenity space is provided instead of private gardens, a standard of 20m<sup>2</sup> per dwelling will be sought.

- 7.8 WBC's Space Standards Topic Paper (May 2018), which forms part of the evidence base to support the Waverley LPP2, identifies that a significant number of dwellings built in recent years across the Borough have not met the Department for Communities and Local Government's (DCLG) Nationally Described Space

Standards (“NDSS”). It also identifies that the introduction of NDSS will not have a significant impact on viability of delivering housing in the Borough. This is particularly relevant to Dunsfold given that the average house price is substantially higher than the average UK average. It is therefore suitable to introduce NDSS for new residential developments within Dunsfold.

### **Policy ES05: Public Realm**

**Development that results in the creation of new or changes to existing public realm should where appropriate:**

- (a) improve legibility and links to a coherent wider network by promoting routes and wayfinding between the development and local amenities to encourage walking routes, both for pleasure and to public transport stops;**
- (b) ensure public realm design takes account of the established character and quality of materials in Dunsfold;**
- (c) include landscape treatment that is: suitable having regard to the character of Dunsfold; contributes to local Green Infrastructure and the appearance of Dunsfold; and eases movement through the space. Native species should be utilised where possible;**
- (d) ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest; and**

**(e) provide safe and direct movement space for people, cyclists and equestrians through the space.**

7.9 The NPPF places significant weight on the creation of well-designed places, and this is reflected within this policy. Public realm includes streets, footpaths and bridlepaths, common land and any other space that is not intended to be private space. The quality of spaces between buildings is fundamental to the existing character of Dunsfold, and new development should align with this.

7.10 This policy applies to all forms and scales of development - but only so far as they are appropriate to the scale of development proposed. Larger scale development will be required to rigorously apply this policy, but the guidance of good design apply at all scales.

### **Policy ES06: Creation of Safe Public and Private Spaces**

**Development should contribute to the provision of safe public and private spaces by:**

- (a) providing entrances in visible, safe and accessible locations;**
- (b) maximising natural surveillance;**
- (c) ensuring that there is adequate safe defensible space.**

7.11 Crime is low within Dunsfold, and it is important that new development does not encourage crime through the creation of poorly designed places. Proposed developments that seek to provide new public and private spaces, or that could impact upon existing public and private spaces, must demonstrate as part of planning applications that they can satisfactorily address the above criteria.

### **Policy ES07: Heritage Assets**

**Development affecting Statutory Listed Buildings, the Dunsfold Conservation Areas, other designated heritage assets and buildings of Local Merit should preserve or enhance the significance of the assets and their settings, and any features of special architectural or historic interest they possess.**

**For proposed developments that could impact upon the significance of Statutory Listed Buildings, including curtilage Listed buildings, this should be achieved by ensuring that any development or changes are compatible with and respect the special architectural or historic interest of the listed building and its setting.**

**Development should preserve or enhance the character of the Conservation Areas in accordance with the Dunsfold Conservation Area appraisal.**

7.12 Proposals which would cause substantial harm to the heritage assets will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage assets. Proposals which would cause less than substantial harm to the significance of the heritage assets will be considered against the public benefits of the proposed development.

7.13 As part of this Plan Buildings of Local Merit have been reviewed (Evidence Base paper H) and it is proposed to pursue these with WBC.

### **Policy ES10: Sustainable Design**

**Where development proposals comply with the policies within this Plan and the Development Plan, innovative approaches to construction of low carbon development and increasing water efficiency will be supported. The application of Passivhaus principles are encouraged.**

**The design and standard of any development is encouraged to achieve the highest level of sustainable design. This includes:**

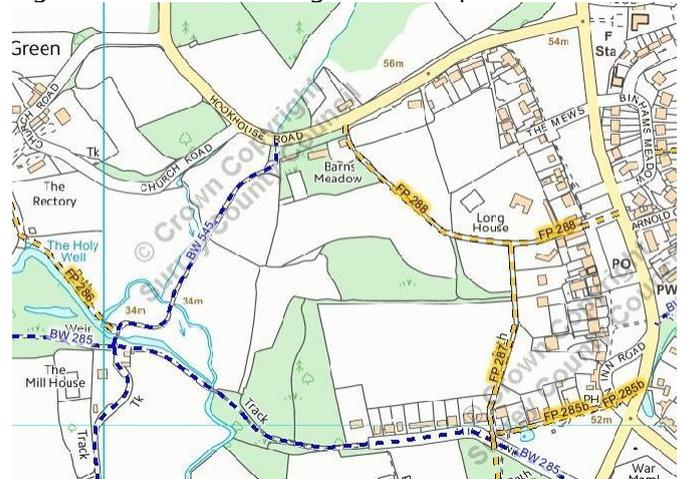
- (a) Siting and orientation of buildings to optimise passive solar gain and to reduce the risk of overheating;**
- (b) The provision of solar photovoltaic or solar thermal cells as part of development or by ensuring that roofs are designed to maximise the potential for solar gain if retrofitted at a later date;**

- (c) The use of the highest quality, thermally efficient building materials;
- (d) Incorporating greywater, rainwater harvesting and other measures to reduce water consumption below 110 litres per person per day.

**Alterations to existing buildings should be designed with energy reduction in mind and comply with or enhance current sustainable design and construction standards. Improvements to Listed Buildings should be proposed with regard to Historic England Advice.**

**(b) The views from Footpath 288 which runs from Dunsfold Common Road to Shoppe Hill**

Figure 7.1 Areas of Strategic Visual Importance



Source: Surrey County Council

7.14 Passivhaus is a voluntary standard for energy efficiency in a building, which reduces the building's ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling. In simple terms Passivhaus buildings are:

- Super-insulated  
Free of thermal bridges to reduce heat loss
- Very low air-leakage
- Mechanically ventilated with heat recovery
- Passive solar with solar shading.

7.15 Dunsfold enjoys a significant degree of environmental protection. All of Dunsfold, except that which lies within Dunsfold Park, is currently AGLV due to be upgraded to AONB. In addition to its statutory protection as a common, The Common is located within the Chiddingfold Forest SSSI Impact Risk Zone and is itself a SNCI. It is therefore not proposed to designate any Local Green Spaces in this Plan.

7.16 Areas of Strategic Visual Importance is a local designation that was developed to protect areas of land not protected by national landscape designations, but that still need protection because of the role they play in establishing the character of a locality and preventing coalescence between developed areas. The issues that the designation addresses include:

1. Where land is vulnerable to development pressure
2. Where protection is essential due to strategic visual importance

**Policy ES11: Areas of Strategic Visual Importance**

**The following are designated as Areas of Strategic Visual Importance:**

- (a) The views from Bridleway 545 which runs from the Mill House to Shoppe Hill**

3. Where there are strong environmental reasons
4. For the preservation of the character of the locality
5. In order to prevent coalescence. On this basis, the sites listed in ES11 have been designated as Areas of Strategic Visual Importance (ASVI) in accordance with

national policy and guidance. These are demonstrably special to Dunsfold's residents for reasons including: their beauty, historic significance, recreational value, tranquillity and richness of wildlife.



# 8. Employment and Business Support

## Introduction

8.1 Dunsfold has a high rate of employment, low unemployment and a high rate of self-employment. According to the 2011 Census, 75% of the population of employment age in Dunsfold were economically active; and of the economically active, 63% were employed, 8.4 and 33% were self-employed. The main sectors of employment for residents were professional, scientific and technical activities, education and retail, each accounting for about 13%.

8.2 There are about two hundred businesses in and around Dunsfold with two small light-industrial estates. As noted in Section 2, Dunsfold Park is home to over 100 local businesses, employing around 1,000 8.2 people. Our own informal survey identified a further 80 or so businesses in the Parish, 8.2 many providing local services. However, this is a rural parish. One in six of these businesses are agricultural and/or 8.2 equestrian, which play a vital role in maintaining the rural environment. It may therefore seem surprising that in 2011 only 16 or 3 per cent worked in agriculture, compared to 101 in 1881. This may be 8.2 because for some farming is a second activity, not their main job. Further, there are several large disused farm buildings in the area, which became surplus to requirements due to a movement from 8.2 dairy farming and chicken production towards less intensive forms of farming, such as arable or sheep grazing. Dunsfold has farriers, grooms, labourers, arboriculturists, fencers and gardeners.

8.3 In the 2011 Census, 23% worked mainly at home and this proportion will have increased due to the Covid19 pandemic. Almost all those who commuted outside Dunsfold travelled by car. As noted in Section 8, public transport is almost non-existent.

The Neighbourhood Plan seeks to enhance and promote the economic viability of the village. Local employers, which include farm and equine businesses, will be supported and protected. However business related development needs to be balanced against the Neighbourhood Plan's environmental objectives.

## Community Feedback

Responses to the Resident's Survey in 2018 indicated:

29% of respondents work within the Neighbourhood Plan area;

59% of respondents consider that improved mobile phone reception would support the growth of local businesses or services with a further 9% considering it would help;

41% of respondents consider that improved broadband would support the growth of local businesses or services with a further 18% considering it would help;

Existing businesses expressed little need for additional space. Where new employment development is provided it should be limited and appropriate for a village. There was support for services for local people

and development of businesses appropriate to a rural area, such as crafts.

- 8.10 Almost all respondents support the existing and excellent shop and pub.

### **Employment and Business Support Objectives**

- EB1:** To protect local workspaces from change of use that would result in a net loss of sustainable local employment opportunities.
- EB2:** To encourage existing and new businesses to improve and preserve the rural character of the Parish and help strengthen the life and vibrancy of our communities.
- EB3:** To support the delivery of improved high speed Gigabyte broadband and mobile phone coverage.

### **Policies**

#### **Policy EB01: Local Employment Space**

**Proposals involving the loss of existing retail and employment sites to residential use will not be supported unless evidence shows that the site is no longer viable in its existing use. This should be demonstrated through evidence that the use of the unit has ceased for a period of at least 12-months and has also been actively and widely marketed in its current use for at least 12-months.**

**New business developments will be discouraged if they:**

- (a) Involve heavy use of HGVs.**
- (b) Pollute the air or water.**

**(c) Generate light pollution.**

**(d) Generate noise.**

**(e) In any way have a harmful impact on the rural environment.**

**To improve sustainability and preserve Dunsfold's rural environment, business developments should:**

**(a) Provide services for local people;**

**(b) Provide employment for local people;**

**(c) Contribute to maintaining the rural environment;**

**(d) Develop and implement travel plans demonstrating how additional traffic through the village, especially HGVs, will be minimised;**

**(e) Make adequate provision on site for employee parking and delivery vehicles Include a 'Connectivity Statement' to ensure adequate broadband, in line with current national targets.**

- 8.11 As existing employment uses provide important local employment the land should be protected for employment uses over the period covered by this Plan. Robust evidence must be submitted to justify any loss of existing employment land.
- 8.10 Proposals to upgrade, refurbish or expand existing employment uses will generally be supported provided that they comply with the policies within this Plan and the Development Plan.

## **Policy EB02: Equestrian Related Development**

**Horse-related facilities and equestrian enterprises in the countryside will be supported where:**

- (a) priority is given to the re-use of existing buildings and where justified new buildings or ancillary development is well related to existing buildings;**
- (b) well integrated, with the surroundings and is of a scale and design so as not to harm the character and landscape of the rural area;**
- (c) the operation is not detrimental to the amenity of nearby residents; and**
- (d) the development is convenient for suitable existing riding areas where necessary access is acceptable without detriment to the safety of users of the public highway.**

equestrian developments could significantly alter the character of an area. New buildings will be required to be designed and located to minimise impact taking into account local landscape character and special landscape qualities. Building clutter should be minimised, including through the reuse of vacant, underused or redundant buildings where operationally practical.

- 8.10 Grazing areas and stables must allow access to suitable riding areas where these are required, and the adequacy of the bridleway network to serve proposals will be a material consideration. Acceptable schemes will indicate adequate provision for water, feed, and manure storage in association with stabling. The traffic, noise, and odour implications of site operation are important, particularly where there is nearby habitation. Where horse box traffic, horse drawn vehicles, or substantial traffic volumes are likely in association with events, they will be considered in relation to the capacity of the road network, in the interests of highway safety and site access

- 8.13 Equine related activities are popular and pressures for related development are anticipated in the following forms: change of use of land to recreational use, stabling and feed storage, livery and equestrian centres for manège, etc. Policy EB02 Equestrian Related Development, sets out the principal issues in respect of equine related development, the focus of which is to minimise adverse impacts on the character of the countryside.

- 8.14 New equine facilities can have a negative impact on the rural nature of the area, by their appearance, scale, materials or design. Individually and cumulatively

### **Policy EB04: Communications**

Improvements in digital communications to deliver twenty-first century communications by enhancing the speed of broadband and installing Gigabit broadband to the whole Parish, including outside the settlement area, and extending first 4G and subsequently 5G mobile phone coverage to benefit both businesses and households will be supported.

### **Policy EB05: Advertisements**

Dunsfold is an Area of Special Control of Advertisements where advertisements are required to respect the rural character of the Parish. Advance signs and illuminated signs will not be permitted unless essential for highway safety, and internally illuminated signs will not be permitted in the Conservation Area.

- 8.10 Significant parts of the Parish have slow broadband and contrary to OFCOM's maps, poor or even no mobile signal coverage, especially outside the Village. In some parts of Dunsfold, the internet speed is down to 4 Mbps or less and there is not even a 2G signal i.e. voice calls cannot be made, and texts can only be sent and received with difficulty. Improvements will be sought so that all in the Parish can benefit from and enjoy twenty-first century communications technology.

**INSERT EMPLOYMENT / BUSINESS SUPPORT RELATED IMAGE**

# 9. Transport and Getting Around

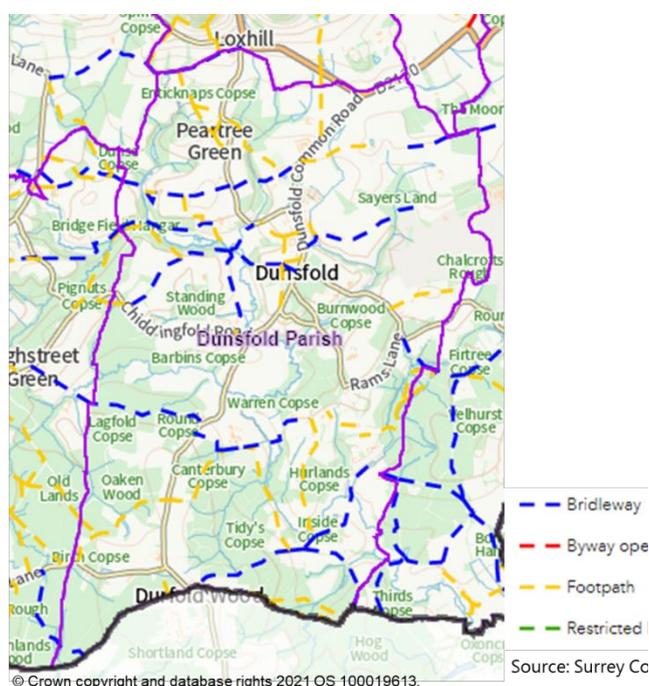
## Introduction

- 9.1 The main road through Dunsfold Village is Dunsfold Common Road which runs from the B2130 in the north towards Plaistow in the south. The village of Cranleigh is about 4 miles to the north-east, and Godalming about 6 miles north-west. The only bus service is the number 42 which runs between Cranleigh and Guildford.
- 9.2 The nearest train stations are Witley, about 5 miles; Milford, about 5 miles via a single track road; and fast trains from Godalming or Farncombe, about 6 and 7 miles respectively. All these stations are on the Portsmouth Waterloo line. Capacity on the Portsmouth/Waterloo line is limited during the main commuting hours and prior to COVID 19, was subject to over-crowding,

Whether this situation returns post-COVID remains to be seen. However, extra capacity will not be expected until the Woking flyover is constructed. Car parking at any of these railway stations is seriously constrained.

- 9.3 Dunsfold benefits from an extensive network of footpaths and bridleways as shown in Figure 9.1.

Figure 9.1: Dunsfold Rights of Way



9.4 A well maintained and attractive local walking and cycle network, as well as efficient and modern bus services are critical to providing sustainable transport choices for local residents and business. National planning policy highlights that the planning system can play an important role in facilitating sustainable travel, social interaction and creating healthy, inclusive communities.

### Community Feedback

- 9.5 Responses to the Village Survey indicated:
- 56% of respondent strongly agree and a further 14% agree that the speed limit on all roads within the Parish should be limited to 30mph.
  - The introduction of automatic speed limit warning signs would strongly supported by 38% of respondent with a further 32% in agreement.
  - 52% of respondents strongly agree and a further 18% agree that Heavy Goods Vehicles (HGVs) should be restricted through the centre of the village. With the Covid 19 pandemic, an increase in online shopping has resulted in increased van and lorry deliveries, adding to congestion and delays on unsuitable and inadequate local roads.
  - 44% said more parking was needed around the Common and the Green.
  - Maintaining Dunsfold as a 'dark skies' village without street lighting was strongly supported by 84% of respondents.
  - 67% of respondents never use the existing bus services. However, over 40% of respondents consider they would use bus services if there was a direct route to Horsham and

Guildford and almost 40% of respondents if there was a more frequent services to Godalming throughout the day.

### Transport and Getting-around Objectives

**TG1:** - To support steady traffic flow at appropriate speeds and without compromising air quality or noise, mitigating the impact of additional road traffic on local people, services, business and the natural environment.

**TG2:** - To improve the experience of moving around the Parish for pedestrians and cyclists.

**TG3:** - To work with Surrey County Council Highways to use all available means to slow traffic and improve the safety for pedestrians, cyclists and equestrians to move around the Parish by providing pinch points at all entries to the Village and extending speed restrictions on Dunsfold Road, Alfold, Plaistow and Chiddingfold Roads.

**TG4:** - To identify safe and convenient parking for vehicles and other means of transport to improve access to local amenities, including the community shop, the pub, the surgery and other services.

**TG5:** - To ensure new development is supported by parking provision that is appropriate to anticipated demand and prevalent usage patterns.

**TG6:** - To require all new developments and public parking areas to be provided with appropriate charging facilities for electric vehicles.

## Policies

### Policy TG01: Highways and Traffic Calming

Measures that help to manage the speed of traffic, and appropriately reduce speeds in certain locations are supported.

Measures that maintain and enhance safety for all road users, especially non-motorised, are encouraged.

Proposals that enhance existing and provide new footpaths, bridle-paths and cycle routes within the Neighbourhood Plan area will be supported.

- 9.6 Managing traffic speed throughout the whole of the Parish was a particular concern raised through the Village Survey. Measures to reduce speeds and raise speed awareness are therefore encouraged. To assist the reduction of vehicle movements within the Parish, measures to assist and promote safe walking, horse riding and cycling routes are encouraged and supported.

**INSERT TRAFFIC / TRANSPORT IMAGE**

### Policy TG02: Sustainable Transport

Proposals that seek to introduce routes for walkers, cyclists and mobility scooters in appropriate locations in the Parish will be supported.

Upgrades to existing highways that improve safety and convenience are also supported.

- 9.7 In September 2019 WBC declared a climate emergency, identifying that urgent action is required to reduce carbon emissions. It has long been evidenced that the private car makes a substantial contribution towards carbon emissions, and its decreased use will help meet the Borough Council's aim of becoming carbon neutral by 2030.
- 9.8 In light of this, Policy TG02 seeks to support the adaptation of the existing highway network within Dunsfold so that it is safer for walkers, cyclists and mobility scooters, promoting the use of these sustainable transport modes for travel around the Parish, including to existing public transport connections as well as Dunsfold's services and facilities. The creation of public footpaths from new developments into the Village will be encouraged.

### **Policy TG03: Car Parking Standards**

**New development must be supported by appropriate car and cycle parking provision for a rural area with inadequate public transport facilities.**

**All car parking spaces associated with new residential development should be designed to support future installation of electric charging equipment.** 9.11

9.9 In accordance with the 2011 Census, the average car ownership per household in Dunsfold exceeds the average across Waverley, with 61% of households within the Parish owning two cars or more. In order to ensure that sufficient car parking spaces are provided to avoid worsening the existing parking pressures within Dunsfold, vehicle and cycle parking will apply to new development within Dunsfold as appropriate. 9.12

9.10 Further, the current Surrey County Council parking guidance identifies the need to provide electric charging equipment and to have regard to future vehicular requirements, an approach fully supported by this Neighbourhood Plan given that this is expected to become the prevalent type of private vehicle.

### **Policy TG04: Improved Bus Services**

**Proposals to provide a coordinated bus service between Dunsfold Village, Dunsfold Park, Horsham, Guildford, and Godalming are supported.**

Public transport in Dunsfold is limited to one bus service (Route No. 42) which runs along Dunsfold Common Road and connects Dunsfold with Cranleigh and Guildford. The service is infrequent and does not run on a Sunday, Bank Holidays or evenings after 16:30 hours for services to Guildford and after 18:00 hours from Guildford. The Waverley Hoppa bus serves Dunsfold.

The poor availability of public transport presents problems for those without private transport, particularly the young and the elderly. Population growth, large scale development outside the Parish, increased car ownership and a relatively low level of employment opportunities in the village have all contributed to a growth in traffic numbers in and through the village.

**INSERT TRAFFIC / TRANSPORT IMAGE**

# 10. Recreation, Leisure and Wellbeing

## Introduction

- 10.1 For a small village, Dunsfold has a good range of existing community facilities and services including:
- A community owned and run convenience shop with post office
  - A pub - The Sun Inn
  - A village hall - The Winn Hall
  - The King George V (KGV) sports club, which supports tennis and football and a playground
  - A cricket pitch
  - A 13th century church.
- 10.2 Many residents consider the KGV to be a green open space whereas it was acquired to be used as a sports playing field, which restricts residents' use of the space. Hence the controversy re banning the use of the KGV by dogs. The Neighbourhood Plan recognises this limitation, which is reflected in the terms of the charity and the terms under which the freehold is held. The KGV is subject to restraints in favour of Fields in Trust, the current name for the overriding charity which governs playing fields under the KGV scheme.
- 10.3 For informal outdoor activities, there is the 80-acre Common at the heart of the village, miles of footpaths and bridle-paths and access to Chiddingfold Forest.
- 10.4 A branch of Chiddingfold Surgery opens for three mornings a week in Dunsfold. The main Surgery in Chiddingfold, four miles to the west, has a pharmacy. Some Dunsfold people use surgeries in other nearby villages, such as Loxwood.
- 10.5 With the closure of the local primary school in 2004, the closest schools to the village include Chiddingfold, Plaistow and Kirdford and Cranleigh.
- 10.6 As noted in the Village Survey, Dunsfold is widely recognised at having a strong community spirit: 76% of the respondents said that they valued the sense of community in Dunsfold and 58% value the many village societies which cater for all ages and diverse interests. There is an annual bonfire and an annual summer fete.
- 10.7 To keep people informed, there is a Parish magazine published 10 times per year and distributed to about 350 Dunsfold households, an email news list with messages sent out on demand to about 300, a Parish Council website and there is an independent, un-edited Facebook page with some 700 subscribers.
- 10.8 However, in order to maintain Dunsfold as a thriving and vibrant community these facilities need to be protected and enhanced where possible using CIL money or Parish Council grants as required.

## Recreation, Leisure and Wellbeing Objectives

**RL1:** To support actively, promote and develop the community's local assets (community facilities, church, clubs and pub) so that they continue to enhance the community unity of our neighbourhood.

**RL2:** To enhance the provision of community facilities for young people – ensuring that facilities across the Neighbourhood Plan area are of value and of benefit to our community.

**RL3:** To protect land and facilities in the village currently in use for sports, culture and recreation from development (other than recreational purposes) for the full plan period.

**RL4:** To support the provision of allotment gardens on land to be identified,



## Policies

### Policy RL01: Community and Leisure Facilities

To improve the wellbeing of Dunsfold residents, development proposals comprising the provision of new, or extended community and leisure facilities within the Parish will be supported where the proposed development is in accordance with the policies contained within this Plan and the Development Plan.

The renewal and enhancement of existing community and leisure facilities will be supported.

The existing community facilities and uses should be retained and protected and their loss will be strongly resisted unless alternative accommodation of the same Use Class, quality and size is provided within the Parish or robust evidence is provided which justifies any loss.

- 10.9 Constraints on land available within the Parish reduces opportunities to deliver new community and leisure facilities. Planning applications proposing the loss of existing community facilities will not be supported unless in exceptional circumstances, where an Applicant can robustly demonstrate that the facility is not viable in its current use. Evidence will need to be submitted demonstrating that the site has been widely marketed for sale/lease in that use continuously for a period of at least 12-months at a reasonable rate.

## Policy RL02: Retention of Assets of Community Value

Development proposals affecting Assets of Community Value will be supported where it can be demonstrated that development will be of benefit to the local community.

Development proposals that would result in the loss of an Asset of Community Value or would cause significant harm, will be resisted unless it can be demonstrated the Asset is no longer viable.

Within the Neighbourhood Plan area the following are recommended for designation as Asset of Community Value and Dunsfold Parish Council will pursue the designation of these assets with Waverley Borough Council.

- The Shop
- The Sun public house

10.10 Under the provisions of the Localism Act 2011, local communities can ask the Local Authority to list certain assets as being of value to the community (Assets of Community Value). Assets could include local shops, post offices, pubs or land. If an asset is listed and then comes up for sale, the right gives communities six months to put together a bid to buy the Asset. Parish councils or local community groups can nominate both privately and publicly owned assets which meet the definition of community value.

10.11 Proposals that enhance the viability and / or community value of any assets designated as Assets of Community Value will be supported. Proposals that result in either the loss of the asset or any significant harm to the community value of an asset will be strongly resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

10.12 The Winn Hall and the KGV are registered charities and it is not appropriate to list them as Assets of Community Value



# 11: Infrastructure and Delivery

## Introduction

- 11.1 The Parish Council has a considerable amount of local knowledge in relation to infrastructure needs across the Parish, including site-specific needs. Much of this knowledge has been gained during the preparation of the Neighbourhood Plan. Therefore, it is imperative that the Parish Council is involved in future negotiations between applicants and the local planning authority
- 11.2 This Section also sets out how Dunsfold Parish Council intends to ensure the delivery of the Neighbourhood Plan and to keep it under review.

## Community Feedback

- 11.3 In the Survey of residents:
- 78% mentioned the inadequate mobile phone signal as a negative feature of Dunsfold. Broadband coverage is variable, with some being happy but not all. As noted in Section 7, Businesses need this communications infrastructure too.
  - Lack of footpath maintenance and problems with stiles were also mentioned.
  - Many suggestions were made for improvements to the Winn Hall and the King George V playing fields
  - More facilities for young people were wanted.

## Infrastructure and Delivery Objectives

**ID1** - to ensure that new development does not harm or limit the availability of high-quality infrastructure to people living and working in the Parish, and supports the provision of additional, high quality infrastructure for future residents.

**ID2** - to support improvements to existing and access to future communications infrastructures in the Parish.

**ID3** - to provide opportunities to deliver community-led, inclusive local facilities that help to improve social participation and cohesion in Dunsfold.

**ID4** - To set out infrastructure needs in the Parish to ensure that neighbourhood-level CIL money is spent on projects in line with community needs.

**ID5** - To monitor on-site infrastructure requirements for new development proposals to seek to ensure Section 106 Agreements address all on and off-site requirements resulting from the development.

**ID6** - To monitor planning applications and provide comments in relation to conformity with the Neighbourhood Plan

**ID7** – To keep Dunsfold’s planning documents up-to-date.

## Infrastructure Priorities

- 11.4 The following items have been identified to help guide any spending by Dunsfold Parish Council and CIL can also assist with the delivery of the Neighbourhood Plan objectives including:
- High speed internet at speeds being not less than those envisaged by the Government's Gigabyte Broadband Initiative.
  - Traffic speed control systems and traffic calming through the village and surrounding roads.
  - Replacement of the KGV building.
  - New sports facilities.
  - Facilities for young people.
  - Improvements to the Winn Hall.
  - Improvements and extension to footpaths.
  - Utility infrastructure and services, including fast and efficient Internet Connections that will at least meet the Government's Gigabyte Broadband Initiative (or replacement) minimum requirements, will be provided on-site by the developer and utility providers prior to the occupation of housing or employment development.

**will be sought from developers through Waverley Borough Council Community Infrastructure Levy, by the negotiation of planning obligations, by conditions attached to a planning permission, and / or other agreement, levy or undertaking.**

**Planning permission will only be granted where the infrastructure and services will meet the needs of the new development and / or mitigate the impact of a new development which is either already in place, using Grampian Conditions or an appropriate mechanism for delivery has been agreed.**

- 11.5 It is essential that new development mitigates the impact of increasing population demand on the full range of services, facilities, amenities, utility infrastructure and environmental infrastructure in Dunsfold.
- 11.6 The above list of priority requirements is intended to guide the use of CIL monies. The prioritisation and use of CIL monies will be updated separately and maintained in a fully transparent and democratic manner.

## Policies

### **Policy ID01: Infrastructure Delivery**

**New development must be served and supported by appropriate on and off-site infrastructure and services.**

**Infrastructure and services required as a consequence of development and provision for their maintenance,**

### **Policy ID02: Dunsfold Surgery**

**Proposals to improve the Dunsfold Surgery and to increase its capacity will be supported**

11.7 Policy IN02 is seeking to ensure Dunsfold residents are able to access healthcare, especially GP services, where the intention is that all Dunsfold residents should be able to use the surgery. It may be necessary for infrastructure contributions to be allocated to increasing capacity at the surgery in order to make residential development acceptable, and proposals to do so will be supported.

### **Policy ID03: Mobile Phone Masts**

**Appropriate proposals that would improve mobile telephone reception for local residents and that are sensitive to the landscape will be supported.**

### **Policy ID04: Broadband**

**Proposals to improve the delivery of gigabyte or other high-quality Internet connectivity to the Parish will be supported.**  
**New residential and commercial development proposals should set out a strategy for delivering Internet connectivity at the application stage.**

**IMAGE**

11.8 Local residents consistently raise the benefit better quality Internet connectivity brings to the area. Therefore, it is crucial that proposals that would result in an improvement to the current broadband supply are supported, subject to not having an unacceptable impact in line with any development plan policy. It is also important that new residents and businesses have high-speed Internet connectivity. In order to ensure this will be in place, developers of approved sites need to set out an action plan for achieving this as part of their planning application. Given the importance of broadband infrastructure to modern-day life, developers will be required to demonstrate that this has been installed on-site prior to the occupation of new housing or employment development.

### **Policy ID05: Power Supply**

**Proposals that would improve delivery and reliability of the power supply to Dunsfold and which minimise the impact of the environment, including undergrounding power cables will be supported.**

11.9 Dunsfold Parish Council will meet regularly with UK Power Networks to discuss the performance of electricity supply in an endeavour to improve reliability of supply. Proposals to provide local generation of electricity by solar or other sustainable means will be encouraged.

## Policy ID06: Wastewater Capacity

All new residential development proposals will undertake to ensure that sufficient capacity is in place on or off site to meet the needs of the development. Delivery of a working sewerage solution on any development site must be completed prior to building commencement rather than occupation.

- 11.10 The existing sewerage infrastructure relies on a pumping station does not cope with the existing load. It is important that new development has access to high quality water and sewerage capacity and that its delivery does not negatively affect the availability of capacity to existing development. This policy relates to the statutory processes available to providers, and seeks to ensure any shortfall in capacity is taken into consideration when determining planning applications.

## Policy ID07: Renewable Energy

Appropriate proposals that seek to provide increased capacity for renewable energy generation will be supported provided such proposals are of a domestic scale, sympathetically located so as not to be intrusive in the landscape and/or acceptable within a conservation area and intended primarily to meet the electricity demands of the applicant's property.

- 11.11 In light of WBC's declaration of a Climate Emergency and the Government's legal requirement to achieve net zero carbon by 2050, opportunities should be sought to increase the proportion of energy generated by renewable sources. Proposals for renewable energy generation will be supported within Dunsfold, subject to being in accordance with other policies of this Neighbourhood Plan.

- 11.12 Providing the infrastructure requires funding. There are basically two sources:

**The Community Infrastructure Levy** (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England to help deliver infrastructure associated with new development. CIL allows funds to be raised from new development while giving developers more certainty over infrastructure costs associated with developments, and councils and communities more choice and flexibility in how infrastructure is funded

**Section 106 Legal Agreements** ensure that financial and other contributions are obtained to mitigate the site specific impacts resulting from any development

- 11.13 The CIL for Waverley Borough came into effect on 1 March 2019 and is required for all residential dwellings and new retail floor space. WBC collects financial contributions towards local 'off-site' infrastructure (education; libraries; playing pitches and play space; sports and leisure centres; community facilities;

environmental improvements). As the Charging Authority, WBC sets the levy rates and decides what infrastructure most of the funding is spent on. However, parish councils are entitled to 15% (capped at £100 per Council Tax dwelling) of CIL receipts for 'neighbourhood level' infrastructure projects and where an adopted Neighbourhood Plan is in place this amount increases to 25%.

11.14 It is important the CIL money is fairly used across Waverley and that the Parish benefits from the money collected from projects within the Parish, rather than to have a 'net-loss' to other areas. This will be monitored by the Parish Council.

11.15 Section 106 agreements will be sought in association with developments where relevant to provide infrastructure contributions (above and beyond CIL) directly related to the development, such as affordable housing and highway improvement works that are necessary to make the development acceptable in planning terms.

11.16 All new development in Dunsfold will contribute towards new infrastructure or improve existing infrastructure through CIL contributions and, where relevant, S106 agreements. The delivery of on-site infrastructure is secured through S106 agreements, whilst a combination of CIL contributions and S106 agreements are used to secure monies to fund off-site infrastructure provision.

11.17 WBC must seek the opinion of Dunsfold Parish Council when negotiating Section 106 or 278 Agreements following resolution to grant planning permission for major development proposals in the Parish.

### **Infrastructure Delivery Plan**

11.18 Dunsfold Parish Council's Infrastructure Delivery Plan will be prepared following the adoption of the Dunsfold Neighbourhood Plan. It will be reviewed by the Parish Council periodically to ensure it addresses local community needs and, for this reason, it is not part of the Neighbourhood Plan as it is expected that it will require reviewing more frequently. The Infrastructure Delivery Plan will focus on how both the Waverley and Parish Council portions of CIL money should be spent.

### **Monitoring and updating the Neighbourhood Plan**

11.19 Following the adoption of this Neighbourhood Plan, Dunsfold Parish Council will monitor all planning applications in the Parish to review conformity to the Neighbourhood Plan Policies, providing representations to WBC as required.

11.20 Dunsfold Parish Council will monitor the Neighbourhood Plan itself on a regular basis to review its effectiveness and relevance to national and local policies. In particular it will look to reviewing the Dunsfold Design Statement. Once this Neighbourhood Plan becomes out of date Dunsfold Parish Council will seek to review it, whether partially or in full.

# Glossary

## **Affordable Housing (NPPF definition)**

As defined in the NPPF, affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

## **Braintree Judgement**

The "Braintree Judgement" refers to the Judgement in Braintree District Council v Secretary of State for Communities and Local Government & Ors [2017] EWHC 2743 (Admin) (15 November 2017) and the

subsequent Court of Appeal Judgement (28 March 2018); and summarised in PINS NOTE 12/2017r1 (April 2018). The key issue was what was meant by "isolated" in the NPPF. In essence, this judgement established that "isolated" should be given its ordinary objective meaning of "far away from other places, buildings or people; remote" and rejected the idea that an "isolated home" is "one that is isolated from services and facilities".

### **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 that enables contributions to be collected from developers to fund infrastructure improvements to replace most of the 'off-site' contributions agreed through Section 106 Agreements (see separate definition) such as funding for education and healthcare or sustainable transport. Local Planning Authorities adopt a CIL Charging Schedule that sets out a cost per square metre of floorspace with different rates for different uses (e.g. residential, commercial or hotels). Local Councils (including Parish Councils) are entitled to 15% of CIL payments, which increases to 25% in parishes where a Neighbourhood Plan is adopted. This money must still be spent on infrastructure, but Local Councils are entitled to determine which infrastructure projects.

### **Conservation Area**

A Conservation Area is designated by the District Council under Section 69 of the Planning (Listed Building and Conservation Areas Act 1990) as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor

developments and the felling of trees in conservation areas. Designation as a Conservation Area puts an onus on prospective developers to produce a design that preserves and/or enhances the particular qualities of the area in question.

### **Custom Build**

Custom build housing is typically defined as when someone commissions a specialist developer to help to deliver their own home.

### **Development Plan**

The Development Plan is the collective term to refer to all statutory planning policy documents adopted relating to a particular area. The Dunsfold Neighbourhood Plan will become part of the Development Plan once adopted, sitting alongside the Waverley Local Plan Part 1 and (once adopted) the Waverley Local Plan Part 2. Over time Development Plan documents are developed and replace existing documents.

### **Dunsfold**

"Dunsfold" means the Parish of Dunsfold, which has been designated the Neighbourhood Plan Area.

"Dunsfold Village" is the settlement area

Dunsfold Park refers to the business park and planned new garden village on Dunsfold Aerodrome, which lies partly in Dunsfold and partly in the Parish of Alfold.

### **Flood Zones**

The Environment Agency categorises all land into 'Flood Zones' based on the probability of flooding from rivers or the sea. The Flood Zones are:

Zone 1 (low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Zone 2 (medium probability) comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%- 0.1%).

Zone 3a (high probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).

Zone 3b (the functional floodplain) comprises land where water has to flow or be stored in times of flood.

### **Grampian Condition**

A "Grampian condition" is a planning condition attached to a decision notice that prevents the start of a development until off-site works (usually on land not controlled by the applicant) have been completed.

### **Heritage asset**

The NPPF defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets, which include Listed Buildings, Listed Parks and Gardens and Conservation Areas, Scheduled Ancient Monuments and World Heritage

Sites, and 'undesigned' assets, which may be identified by the local planning authority or parish council (including locally listed buildings).

### **Infrastructure Delivery Plan**

An Infrastructure Delivery Plan is a document that identifies infrastructure needs and priorities for a particular area, setting out how needed infrastructure will be funded and delivered. It can relate to many forms of infrastructure, such as highways, sewers, utilities infrastructure, green space, education and healthcare facilities and community halls. The

Infrastructure Delivery Plan exists to add detail to the needs and priorities set out in the neighbourhood plan and to proactively set out how they will be assessed.

### **Listed Buildings, Structures, Parks and Gardens**

Listing marks and celebrates the special architectural and historic interest of a building, structure, park or garden. It also adds special protection within the planning system, so that the asset can be protected for future generations. The older a listed asset is, the more likely it is to be listed. Listed Buildings are graded into three categories:

Grade I buildings are of exceptional interest; only 2.5% of listed buildings are Grade I.

Grade II\* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II\*.

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Works to a Listed Building that affects its characteristics require Listed Building Consent, regardless of whether Planning Permission is also required or not.

### **Local Green Space**

The NPPF states that a Local Green Space is an area of green space identified for protection in a Development Plan Document. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

## **Locally Listed Buildings, Structures, Parks and Gardens**

The NPPF states that locally Listed buildings, structures, parks and gardens are Heritage assets identified at a local level. While these assets are technically 'undesigned' and Listed Building Consent is not required, the impact of a proposal on an undesignated Heritage asset may be taken into account when determining a planning application.

## **Major Development**

For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 sqm or more, or a site of 1 hectare or more, or is otherwise provided in the Town and County Planning (Development Management Procedure) (England) Order 2015.

## **National Planning Policy Framework (NPPF)**

The National Planning Policy Framework was published on 27 March 2012 and revised on 24 July 2018, with minor updates published in February 2019. It sets out the government's planning policies for England and how these are expected to be applied. It focuses on how plans should be made and how decisions should be taken, with a particular focus on delivering sustainable development.

## **National Planning Practice Guidance (NPPG)**

National Planning Practice Guidance is a web-based resource that provides detailed guidance on planning practice to those engaging in the planning system. It generally expands on the interpretation of the National Planning Policy Framework, written ministerial statements or case law and its format allows it to be regularly

updated to respond to changes in the sector.

## **Public Realm**

The Public Realm is commonly defined as any space that is free and open to everyone. It includes the space between and within buildings that is publicly accessible, including streets, parks and open spaces.

## **Self Build**

Self-build housing is when someone directly organises the design and construction of their new home.

## **Strategic Housing Market Assessment (SHMA)**

A Strategic Housing Market Assessment seeks to set out a clear understanding of housing needs within an area over a specified time period. In considering the full objectively assessed need for housing, consideration is given to possible constraints to future housing supply including land supply, development constraints and infrastructure. A SHMA should set out the requirements for market and affordable housing by type, size and tenures.

## **Sustainable Development**

The NPPF defines Sustainable Development. At a very general level, the objective of Sustainable Development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving Sustainable Development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): an economic objective – to help build a strong, responsive and competitive

economy; a social objective – to support strong, vibrant and healthy communities; and an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

### **Waverley Local Plan Part 1 (LPP1) and Waverley Local Plan Part 2 (LPP2)**

The NPPF defines a local plan as a plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the Development Plan (see separate definition) adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. In the Neighbourhood Plan area, the Local Plan is comprised of the Waverley Local Plan Part 1 (LPP1) and the emerging Waverley Local Plan Part 2 (LPP2) which deals with site allocations and matters of design details.

### **Windfall Homes**

Windfall homes comprise homes on development sites generally within the existing settlement boundaries but not specifically identified in the Development Plan.



**Dunsfold Parish Council**

**Unit 2, The Orchard  
Chiddingfold Road  
Godlming  
Gu8 4PB**

**T: 01483 200 980**