



# **Dunsfold Neighbourhood Plan**

## **Site Assessment and Selection**

July 2022



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## Contents

1. Introduction .....	3
2. AECOM Assessment (Stage One).....	6
3. Dunsfold Steering Group Assessment (Stage Two).....	9
4. Site Selection.....	11
Appendix 1: Location of Assessed Sites.....	14
Appendix 2: Dunsfold Parish Site Assessment Principles .....	15
Appendix 3: Stage Two Site Assessments.....	24
Appendix 4: Housing Density in Dunsfold.....	42



# 1. Introduction

- 1.1 A site assessment process has been undertaken by the Dunsfold Neighbourhood Plan Steering Group (“the Steering Group”) as part of the preparation of the Dunsfold Neighbourhood Plan. The housing site assessment process, recorded in this report, has been prepared to accompany the Neighbourhood Plan as a supporting document.
- 1.2 A key purpose of undertaking the site assessment process was to assist the Steering Group members in considering the potential sites in a structured and detailed way. It has been an iterative process and the findings at each stage have made an important contribution to the plan-making process.
- 1.3 The assessment process has comprised two stages:
  - Stage 1: AECOM Site Assessment

In 2018, Dunsfold Parish Council appointed AECOM to undertake a site assessment process to provide an independent assessment of the potential housing sites. (The appointment was made through Locality’s Technical Support Programme.) The AECOM process assessed the sites using a standard Strategic Housing and Economic Land Availability Assessment (SHELAA) style methodology, taken from the Government’s Planning Practice Guidance (PPG).
  - Stage 2: Dunsfold Site Selection Principles

To take into account Dunsfold’s specific factors, such as its rural nature, and the vital importance of avoiding coalescence with Dunsfold Park, the Steering Group developed a set of Dunsfold Parish specific site selection principles against which to assess the sites.
- 1.4 The site assessment process has provided a useful decision-making tool for determining the housing site allocation choices. However, other sources of evidence were also of key importance to the housing site allocation process, which included:
  - Consultation feedback.
  - The iterative process of the Dunsfold Neighbourhood Plan Sustainability Appraisal.
  - Policies of Waverley Local Plan Part 1 and the emerging policies of the Waverley Local Plan Part 2.
  - Waverley Borough Council (WBC) evidence base documents.



## Assessed Housing Sites

- 1.5 A total of 20 sites were initially identified for potential housing development by the call for sites in December 2017 / January 2018. These were subjected to the site assessment process in 2018 (Sites DNP1 to DNP20).
- 1.6 In late 2019, two additional sites were identified as being potentially available (DNP 21 and 22). However, both were subsequently confirmed as being unavailable so were withdrawn from the site selection process during the summer of 2021.
- 1.7 Sites DNP6 and DNP11 were also withdrawn from being available in 2018 and 2019 respectively. Planning permission for commercial use on Site DNP11 was granted in 2019 (reference: 2018/0105). Site DNP17 was granted planning permission (Ref: WA/2019/1474) for a single dwelling in 2020.
- 1.8 In addition, Site DNP 23 was assessed by the Steering Group as this site was put forward as being available for development in 2020.
- 1.9 The 23 sites assessed at various stages in the site selection process are listed below and a plan showing the location of the sites is included as Appendix 1.

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



1.10 Seven of the sites were assessed in WBC's Land Availability Assessment (November 2020)<sup>1</sup>. Two sites were considered to be potentially suitable:

Ref	Site Name	WBC Ref	WBC verdict
DNP1	Alehouse Field	0685	Potentially suitable
DNP2	Coombebury	0638	Rejected as unsuitable
DNP4	Site 'B' Wrotham Hill	0476	Further than 100m from settlement
DNP5	Site 'A' Wrotham Hill		
DNP10	Mill Lane	0833	Rejected as unsuitable
DNP12	Dunsfold Common Road	0015	Rejected as unsuitable
DNP16	Shoppe Hill	0299	Rejected as unsuitable
DNP20	East of Dunsfold (Springfield)	0788	Potentially suitable

<sup>1</sup> <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Housing-supply-and-delivery/Land-Availability-Assessment-LAA>



## 2. AECOM Assessment (Stage One)

- 2.1 To inform the Neighbourhood Plan, AECOM were appointed in 2018 by Dunsfold Parish Council through Locality's Technical Support Programme to prepare an assessment of the 20 housing sites that were identified as being potentially available in 2018. The resulting report, AECOM Dunsfold Neighbourhood Plan: Site Assessment Report ("the AECOM Report") is available as a separate document on the website<sup>2</sup>:
- 2.2 The AECOM Report outlines that the purpose of the appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance (PPG) and the strategic policies of Waverley Borough Council's adopted Local Plan Part 1 (LPP1); and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. Full details of the assessment methodology are set out in the AECOM Report.
- 2.3 The AECOM Report assessments were based on a planning judgement as to whether the site is:

**Suitable:** A site can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

**Available:** A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

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

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<sup>2</sup> <https://dunsfoldparishcouncil.gov.uk/wp-content/uploads/2019/09/AECOM-Dunsfold-Site-Assessment-Report-Nov-18.pdf>



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

**Red:** sites which are not currently suitable.

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

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

2.5 The overall RAG outcome for each of the 20 sites assessed in the AECOM Report is summarised below.

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



- 2.6 At the end of the Stage One process, nine sites were considered by AECOM as suitable or potentially suitable (green and amber RAG rated) and 11 sites were considered unsuitable (red RAG rated).
- 2.7 However, AECOM did not actually independently assess seven of the 20 sites, relying instead on previous work done by Waverley Borough Council. When challenged, AECOM offered the following explanation: "We haven't produced a proforma for each site as our approach is to filter out sites that are clearly unsuitable for development either because of a physical reason or because they would be in clear conflict with national planning policy or the strategic policies of the local plan. It is the sites that have a clear reason for discounting that haven't been through the full assessment and therefore have no proforma." This means that the sites were not all formally assessed against the same criteria.
- 2.8 Further, the AECOM assessment gave priority to urban/suburban concerns and failed to reflect the rural nature of Dunsfold. The site assessment methodology applied within the AECOM Report was based primarily on the Government's PPG (Assessment of Land Availability), which the report acknowledges is principally for use by local planning authorities when preparing their Local Plan evidence base, as opposed to smaller rural areas such as Dunsfold Parish. A prime example is the importance AECOM attached to there being a bus stop near the site even though the bus service in the Parish is almost non-existent e.g. in their assessment of DNP3, Wetwood Farm. Indeed, AECOM failed to take account of the Braintree ruling that the definition of isolated home should be taken as that stated in the Oxford Concise English Dictionary; "far away from other places buildings or people, remote" rather than "homes which were remote from services and facilities".
- 2.9 Initially AECOM insisted that sites lie within 100m of the settlement area despite the fact that the Steering Group had agreed with Waverley Borough Council that this would not apply in Dunsfold's case because of its unique features – especially the Common at the centre of the village. Eventually, AECOM accepted this point but still declined to change any of their assessment scores.
- 2.10 Nor did AECOM put the same weight on the need to avoid coalescence, as did the Steering Group. Coalescence is only mentioned once in the body of their report in the context of site DNP13, High Billingshurst Farm Site 1. In addition, coalescence is stated not to be a problem even in DNP14, High Billingshurst Farm Site 2 or DNP9 New Pound Farm. The Steering Group does not agree.
- 2.11 Finally, the assessment AECOM actually did was in effect a desk study. The consultants spent just half a day in Dunsfold during which time it poured with rain and they only viewed the sites from the car, accompanied by two Steering Group members.
- 2.12 In view of the above, the Steering Group felt there was no alternative but to undertake its own assessment.



### 3. Dunsfold Steering Group Assessment (Stage Two)

- 3.1 The Steering Group developed a set of 10 Dunsfold Parish site selection principles against which all potential development sites (housing and employment) could be considered.
- 3.2 Sites DNP06 (Knightons) and DNP11 (Wetwood Cottage) were excluded from the Stage Two process as these sites were withdrawn as being available prior to the Stage Two assessment process. Planning permission was approved on DNP17 for a single dwelling so too was been excluded from the Stage Two process.
- 3.3 A copy of the site selection principles is at Appendix 2. The local community was consulted on these site selection principles as part of the Village Survey in February 2019 and the principles received positive support (69%) of respondents to the survey.
- 3.4 As part of the assessment process, where constraints were identified that might affect the suitability, availability or achievability of the site, the Steering Group also considered what action could be taken to overcome them.
- 3.5 Against each site assessment, principle the Steering Group used planning judgement to apply a RAG rating outcome. The RAG rating indicates:

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

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

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

#### Summary of results

- 3.6 The Dunsfold Parish Site Assessment Principles RAG outcomes for each of the remaining 18 sites is summarised below. Full assessment outcomes are set out in Appendix 3.



Site Ref	Name	No. of houses	DSAP1	DSAP2	DSAP3	DSAP4	DSAP5	DSAP6	DSAP7	DSAP8	DSAP9	DSAP10
			Scale & Density	Land Use	Location / Coalescence	Natural Environment	Flooding	Heritage	Community Facilities & Services	Access & Highways	Infrastructure	Deliverable & Developable
DNP1	Alehouse Field	10	Yellow	Yellow	Green	Yellow	Green	Yellow	Green	Yellow	Red	Yellow
DNP2	Coombebury	19	Red	Red	Green	Yellow	Green	Green	Green	Green	Red	Green
DNP3	Wetwood Farm Poultry	12	Red	Green	Green	Yellow	Green	Green	Green	Yellow	Red	Green
DNP4	Site 'B' Wrotham Hill	3	Green	Red	Red	Red	Green	Green	Green	Red	Red	Green
DNP5	Site 'A' Wrotham Hill	5	Green	Red	Red	Red	Green	Green	Green	Red	Red	Green
DNP7	Rams Nest	7	Green	Red	Red	Yellow	Green	Green	Green	Red	Red	Green
DNP8	The Orchard	4	Green	Yellow	Green	Green	Green	Green	Green	Yellow	Red	Green
DNP9	New Pound Farm	50	Red	Red	Red	Yellow	Green	Green	Green	Yellow	Red	Yellow
DNP10	Mill Lane	5	Green	Red	Yellow	Red	Green	Red	Green	Yellow	Red	Yellow
DNP12	Dunsfold Common Road	5	Green	Red	Red	Red	Green	Red	Green	Yellow	Red	Yellow
DNP13	High Billingham Farm Site 1	134	Red	Red	Red	Red	Green	Green	Green	Red	Red	Red
DNP14	High Billingham Farm Site 2	170	Red	Red	Red	Red	Green	Green	Green	Red	Red	Red
DNP15	Hatchlands	3	Green	Red	Yellow	Yellow	Green	Green	Green	Yellow	Red	Green
DNP16	Shoppe Hill	12	Red	Red	Red	Yellow	Green	Yellow	Green	Yellow	Red	Yellow
DNP18	Binhams Lea	2	Green	Red	Green	Red	Green	Yellow	Green	Green	Red	Green
DNP19	Old Croft, Shoppe Hill	1	Green	Yellow	Yellow	Yellow	Green	Green	Green	Yellow	Red	Yellow
DNP20	East of Dunsfold (Springfield)	32	Red	Red	Red	Red	Green	Green	Green	Red	Red	Green
DNP23	Westwood, Shoppe Hill	4	Red	Yellow	Green	Red	Green	Green	Green	Yellow	Red	Green



## 4. Site Selection

4.1 Informed by the Site Assessment outcomes, the Sustainability Appraisal process and the wider Waverley Local Plan (Part 1 and emerging Part 2) the Steering Group considered that the following seven sites were potentially suitable for housing development:

Site ref.	Name	Potential Capacity	Commentary
DNP01	Alehouse	10	
DNP02	Coombebury	12	In light of the Site Assessment process the Steering Group considered that the potential capacity on the site should be reduced from 19 to 12 dwellings
DNP03	Wetwood Farm	7	Planning permission has already been granted on part of the site for 5 dwellings. In light of the Site Assessment process the Steering Group considered that the potential capacity on the site for a further 7 dwellings. The total site capacity therefore being 12 dwellings
DNP08	The Orchard	4	
DNP18	Binhams Lea	2	
DNP20	Springfield	32	Initially 40 dwellings were proposed on the site, but 8 affordable homes have already been delivered. In view of this, the residual site capacity is considered to be 32 dwellings.
DNP21	The old School and playing field	12	

4.2 Between March and April 2021, the Steering Group sought views from the community on the principal of residential development on the above sites. The survey and consultation feedback is set out in detail within the Site Survey 2021 reports on the website. The overall community feedback can be summarised as follows:



Site Reference	Site Name	Support	Object
DNP01	Alehouse	24	23
DNP03	Wetwood Farm	27	5
DNP08	The Orchard	24	2
DNP18	Binhams Lea	26	3
DNP21	Old School and Field	16	26
DNP02	Coombebury	14	14
DNP20	Springfield	24	9

- 4.3 In response to the consultation feedback and further consideration of the Alehouse site by the Steering Group the potential capacity of the site was revised down from 10 dwellings to 4 dwellings. Informed by AECOM's Housing Needs Assessment the Steering Group also decided that any dwellings on the site should be restricted to residents aged 55+ to help meet identified local needs for housing for an ageing population.
- 4.4 As part of the site selection process it was noted that the Binhams Lea planning application (WA/2015/2296) for 2 dwellings was refused planning permission, in part, as it would result in the loss of an oak tree, which makes a valuable contribution to the character of the area and the neighbouring Conservation Area. In view of this, the Steering Committee concluded that the site was no longer a suitable housing site option. DNP18: Binhams Lea was therefore discounted as being a reasonable housing site allocation option.
- 4.5 Although the Springfield site was strongly supported by those who responded, the Site achieved the highest number of negative outcomes through the Site Assessment process compared to the other preferred potential site options. In view of this, the Steering Group decided to retain the site as a preferred allocation but to limit the quantum of development to 10 dwellings.
- 4.6 With over 60% of respondents rejecting the principal of residential development on the Old School and field site, the Steering Group concluded that the site should be discounted as being a reasonable housing site allocation option. Furthermore, delivery on the site within the plan period remains uncertain, as formal confirmation from the landowner that the site is available has not been received.
- 4.7 In view of the above the Steering Group agreed in October 2021 on the preferred site options for inclusion within the Regulation 14 Dunsfold Neighbourhood Plan. However, in response to a planning application made in February 2022 by the land owner (WA/2022/00606) this was subsequently amended to reduce the number at The Orchard from 4 to 2 to give the following:



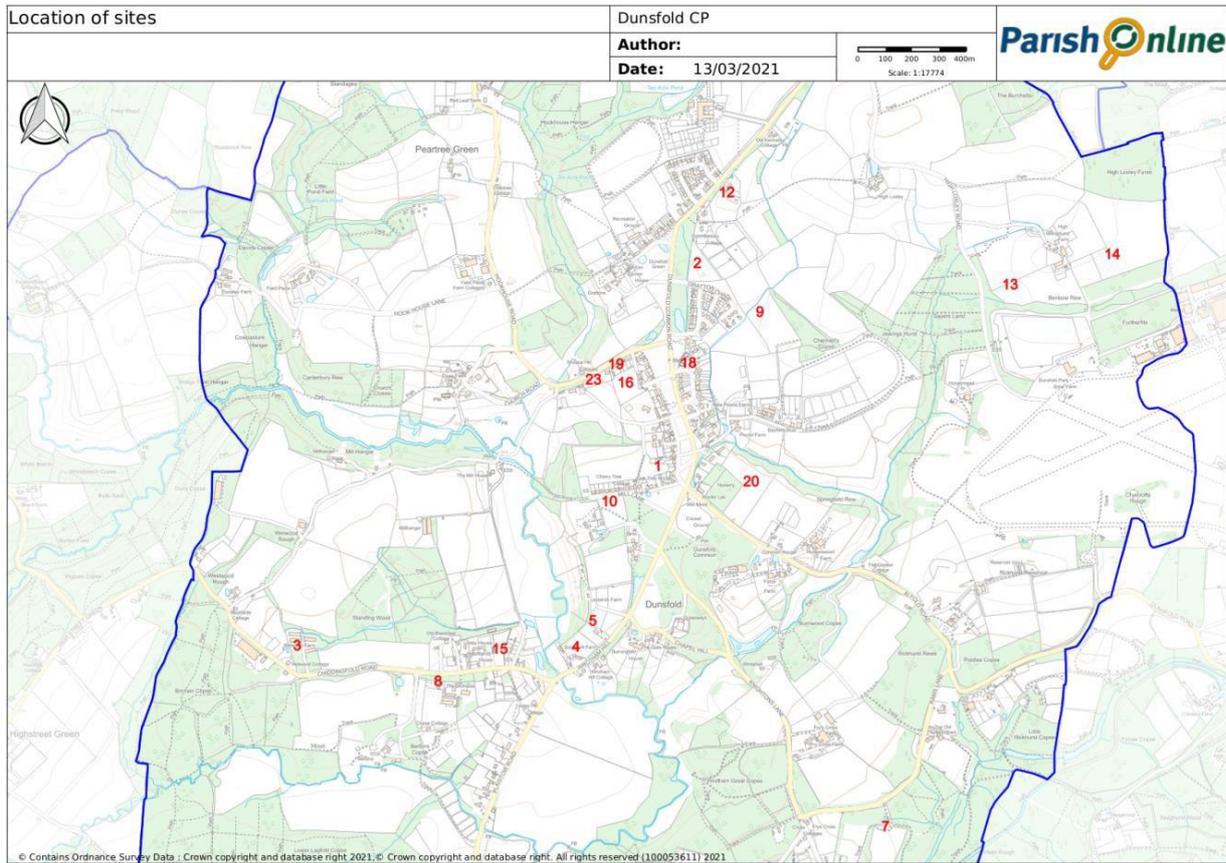
Site ref.	Name	Proposed Capacity
DNP01	Alehouse	4
DNP02	Coombebury	12
DNP03	Wetwood Farm	7
DNP08	The Orchard	2
DNP20	Springfield	10

- 4.8 As outlined below, these sites in combination with housing completions and commitments between 2013 and 2021 (68 dwellings) ensure that the Neighbourhood Plan (Policy H1) will make provision to deliver 103 net additional dwellings over the Plan period:

Source	Dwellings
<b>Completions and deliverable commitments (2013 to 2021)</b>	68
<b>Proposed Site Allocations</b>	
Alehouse	4
Coombebury	12
Wetwood Farm	7
The Orchard	2
Springfield	10
<b>Total Dwellings</b>	<b>103</b>



## Appendix 1: Location of Assessed Sites



- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Alehouse Field</li> <li>2. Coombebury</li> <li>3. Wetwood Farm Poultry</li> <li>4. Site B Wrotham Hill</li> <li>5. Site A Wrotham Hill</li> <li>7. Rams Nest</li> <li>8. The Orchard</li> <li>9. New Pound Farm</li> <li>10. Mill Lane</li> </ol> | <ol style="list-style-type: none"> <li>12. Dunsfold Common Road</li> <li>13. High Billingshurst Farm Site 1</li> <li>14. High Billingshurst Farm Site 2</li> <li>15. Hatchlands</li> <li>16. Shoppe Hill</li> <li>18. Binhams Lea</li> <li>19. Old Croft, Shoppe Hill</li> <li>20. East of Dunsfold (Springfield)</li> <li>23 Westwood, Shoppe Hill</li> </ol> |
|---|--|



## Appendix 2: Dunsfold Parish Site Assessment Principles

<b>Overarching Principle</b>
Development must preserve the intrinsic beauty and character of the Parish, which comprises Dunsfold village, and a network of hamlets set within an Area of Great Landscape Value (AGLV). Regard must be given to the outstanding decision to extend the Surrey Hills Area of Outstanding Natural Beauty (AONB) area to Dunsfold Parish. Development should have no significant adverse visual or landscape impact, including protecting key views within Dunsfold village and from the adjacent AONB and AGLV.

<b>DPSAP1: Scale and Density</b>
The scale of the site and the density of development proposed should be appropriate to the rural character and setting of the Parish. Small-scale sites and development proposals are preferred.

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

<b>DPSAP 1(ii): Density</b>	
Assessment Element	RAG Rating
The proposed density of built form on the site is considered to be in keeping the existing density of built form surrounding the site.	
The proposed density of built form on the site is greater than the area surrounding the site, but is still considered to be broadly in keeping the character and setting of the site, its immediate surroundings.	
The site and / or development would constitute development that is not considered to be in keeping the character and setting of the site and its immediate surroundings.	
<b>Notes / Assessment Appraisal Guidance</b>	
For calculation of housing density in Dunsfold, see Appendix 4.	



**DPSAP 2: Land Use**

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

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



<b>DPSAP 3: Location and Coalescence</b>	
<p>Where possible sites should be located within the broadly defined area surrounding Dunsfold village. The impact of development on a site should not individually or cumulative reduce the gap between Dunsfold village and Dunsfold Park.</p>	

<b>DPSAP3(i): Location</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
The Site is within the settlement boundary.	
The Site is near the settlement boundary.	
The Site is well outside Dunsfold village and he settlement boundary	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>The proposed settlement boundary is shown in the Plan.</p>	

<b>DPSAP 3(2): Coalescence</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
Development on the site would NOT contribute towards narrowing the physical and / or visual gap between Dunsfold village and Dunsfold Park.	
Development on the site would contribute to narrowing the physical and / or visual gap between Dunsfold village and Dunsfold Park	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>The assessment is based on mapping, including the Dunsfold and Dunsfold Park Green Gap, with local views and planning judgement. The Green Gap is shown in the Plan.</p>	

<b>DPSAP 3(2): Coalescence</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
Development on the site would NOT contribute towards narrowing the physical and / or visual gap between Dunsfold village and Dunsfold Park.	
Development on the site would contribute to narrowing the physical and / or visual gap between Dunsfold village and Dunsfold Park.	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>The assessment is based on mapping, including the Dunsfold and Dunsfold Park Green Gap, with local views and planning judgement. The Green Gap is shown in the Plan.</p>	



<b>DPSAP 4: Natural Environment</b>
Natural environment assets should be protected, conserved or enhanced. Development should maintain visual connection with the countryside and seek to minimise any landscape impact on the surrounding countryside. As all sites are within the AGLV, rankings are based on additional individual features.

<b>DPSAP 4(j): Wildlife / Habitat</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
There are no local wildlife or habitat designations within or associated with the site.	
There are national or county/ local wildlife or habitat designations within or associated with the site.	
There are international or national wildlife or habitat designations within or associated with the site.	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>International and national designations include: Special Protection Areas (SPA), Special Conservation Areas (SAC), Ramsar sites, Green Belt, Areas of Outstanding National Beauty (AONB), Site of Special Scientific Interest (SSSI), National Parks, Ancient Woodland National or county / local designations include: Sites of Importance for Nature Conservation (SNCI).</p>	

<b>DPSAP 4(ii): Landscape</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
The Site is contained on three or more sides with strong landscape boundary features	
The Site is contained on three or more sides with clear landscape boundary features	
The Site is contained on two sides with clear landscape boundary features on at least one side	
The Site is contained on one side with clear landscape boundary features.	
The Site has is not contained and does not have any clear landscape boundary features.	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>All sites within the Neighbourhood Plan area have potential landscape impact issues due to the areas being located within an Area of Great Landscape Value (AGLV). However, the impact of any development can be reduced within well-contained sites with strong landscape boundary features.</p>	



DPSAP 5: Flood Risk	
Development sites must be located outside areas at risk of fluvial and surface water flooding and any development proposals on the site should not aggravate existing flooding issues.	

DPSAP 5(i): Fluvial Flood Risk	
Assessment Element	RAG Rating
The site is located within Flood Risk Zone 1	
The site is located within Flood Risk Zone 2	
The site is located within Flood Risk Zone 3	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>This assessment draws on the Environment Agency online Flood Risk mapping (<a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a>)</p> <ul style="list-style-type: none"> <li>• Zone 1 (low probability) comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (&lt;0.1%).</li> <li>• 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%).</li> <li>• Zone 3a (high probability) comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt; 1%).</li> </ul>	

DPSAP 5(ii): Groundwater Flood Risk	
Assessment Element	RAG Rating
The site is located within a very low surface water flood risk area	
The site is located within a low to medium surface water flood risk area	
The site is located within a high surface water flood risk area	
<p><b>Notes / Assessment Appraisal Guidance</b></p> <p>This assessment draws on the Environment Agency Long term flood risk information - flood risk from surface water [online] available at:  <a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk/map">https://flood-warning-information.service.gov.uk/long-term-flood-risk/map</a></p> <ul style="list-style-type: none"> <li>• <b>High risk</b> means that each year this area has a chance of flooding of greater than 3.3%.</li> <li>• <b>Medium risk</b> means that each year this area has a chance of flooding of between 1% and 3.3%.</li> <li>• <b>Low risk</b> means that each year this area has a chance of flooding of between 0.1% and 1%.</li> <li>• <b>Very low risk</b> means that each year this area has a chance of flooding of less than 0.1%.</li> </ul>	



**DPSAP 6: Heritage**  
Heritage assets should be preserved and enhanced.

<b>DPSAP 6: Heritage Assets</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
There are no known heritage assets within or adjoining the site.	
There are known heritage assets within, or adjoining the site, but no heritage asset will be lost or any impact is considered likely to be less than substantial.  Any negative impact is considered likely to be either reduced or avoided through design or layout measures, or the benefits associated any development are considered to outweigh the less than substantial harm to the heritage asset.	
Development on the site will result in the unavoidable loss of, or substantial harm to, a known heritage asset. No avoidance or mitigation measures are considered likely to reduce the harm to less than substantial.	
<b>Notes / Assessment Appraisal Guidance</b>	
<p>Assessment based on Heritage England mapping:  <a href="https://historicengland.org.uk/listing/the-list/map-search?clearresults=true">https://historicengland.org.uk/listing/the-list/map-search?clearresults=true</a></p> <p>Waverley Borough Council Conservation Area appraisals and mapping:  <a href="https://www.waverley.gov.uk/info/514/conservation_areas_and_listed_buildings/1191/conservation_areas/2">https://www.waverley.gov.uk/info/514/conservation_areas_and_listed_buildings/1191/conservation_areas/2</a></p> <p>Heritage impact is based on local views and planning judgement.</p>	

**DPSAP 7: Community Facilities and Services**  
Development of a site should preserve and support existing viable community facilities and services.

<b>DPSAP 7: Community Facilities and Services</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
Development on the site would not reduce the loss of an existing community facility or service.	
Development on the site would result in the loss of a viable community facility that can be replaced within the Parish.  Development on the site would result in the loss of land or a building previously used as a community facility or services, but which had been demonstrated to be no longer needed or viable.	
Development on the site would result in the loss of a viable community facility or services that cannot be replaced within the Parish.	



**Notes / Assessment Appraisal Guidance**

Impact on community facilities and services is based on information provided by the landowner and local views and planning judgement.

**DPSAP 8: Access and Highways**

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

**DPSAP 8(i): Access**

Assessment Element	RAG Rating
The site has an existing and safe vehicular access point and is connected to an existing safe walking / cycling route to Dunsfold village.	Green
The site has an existing and safe vehicular access point and the site could be connected to existing safe walking / cycling routes to Dunsfold village.	Yellow
There is no existing vehicular access point and creating an acceptable new and safe access point is considered unlikely; and the site is unlikely to be able to be connected to an existing safe walking / cycling route to Dunsfold village.	Red

**Notes / Assessment Appraisal Guidance**

Access arrangements is based on site visits (from publically accessible land), information provided by the landowner, and local views and planning judgement.

**DPSAP 8(ii): Highways**

Assessment Element	RAG Rating
Development on the site is likely to have a de minimis impact on vehicular movements within and through the Parish.	Green
Development on the site is likely to increase vehicular movements within and through the Parish.	Yellow
Development on the site is likely to significantly increase vehicular movements within and through the Parish.	Red
Development uses on the site are likely to be reliant on Heavy Good Vehicles (HGVs).	Red

**Notes / Assessment Appraisal Guidance**

Highway and vehicle movement is based on information provided by the landowner and local views and planning judgement.



**DPSAP 9: Infrastructure**  
 It is essential that new development seeks to achieve a zero net impact on local infrastructure provision and capacity.

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



**DPSAP 10: Deliverable and Developable**

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

<b>SSP10: Deliverability</b>	
<b>Assessment Element</b>	<b>RAG Rating</b>
There are no known issues regarding the site being deliverable or developable in full within the period covered by the Neighbourhood Plan. The landowner has confirmed the Site is available and the land is free from legal restrictions or covenants.	
There are some outstanding issues regarding whether the site is deliverable or developable in full within the period covered by the Neighbourhood Plan. The landowner has confirmed the Site is available and the land is free from legal restrictions or covenants.	
There are known deliverability issues that would prevent the Site from coming forward in the period covered by the Neighbourhood Plan and / or the landowner has confirmed the site is not available.	
<b>Notes / Assessment Appraisal Guidance</b>	
<p>Deliverability assessment is based on information provided by the landowner and local views and planning judgement.</p> <p>The NPPF defines deliverable sites as:</p> <p><i>To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites without outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</i></p> <p>The NPPF defined developable sites as:</p> <p><i>To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.</i></p>	



## Appendix 3: Stage Two Site Assessments

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

Site Selection Principle	Summary of Assessment	RAG Rating
<b>S1: Scale and Density</b>	The assumed dwelling capacity is above the major development (10 dwelling) threshold. The assumed density is above 15 dph.	Yellow
<b>S2: Land Use</b>	The site is greenfield but not in agricultural use. It would not result in the loss of employment space.	Yellow
<b>S3: Location and Coalescence</b>	The site is adjacent to the settlement area and does not reduce the gap between Dunsfold village and Dunsfold Park.	Green
<b>S4: Natural Environment</b>	With the exception of being within an AGLV, the site is not within or adjoining any other environmental designations. It is adjacent to a footpath.	Yellow
<b>S5: Flooding</b>	The site is within Flood Zone 1.	Green
<b>S6: Heritage Assets</b>	The site is within a Conservation Area and adjoins several Listed Buildings. Design and layout must minimise any conflict between the heritage assets and any development.	Yellow
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
<b>S8: Access and Highways</b>	Access to highway across Common will require agreement of WBC and DPC. There is a reasonable possibility that residents would walk or cycle to local facility and services.	Yellow
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	Red
<b>S10: Deliverability</b>	There are no known deliverability constraints other than access issues over the privately owned Common road known as Oak Tree Lane.	Yellow



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

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



<b>Site Name:</b>	Wetwood Farm Poultry
<b>Site Reference:</b>	DNP3
<b>Assumed Dwelling Capacity:</b>	12 but planning permission already granted for 5 houses (PRA/2020/0010PRA/2020/0011) plus a warehouse: (PRA/2020/0027)
<b>Site Area:</b>	0.95
<b>Density:</b>	12.6 dph.

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



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

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



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

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



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

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



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

Site Selection Principle	Summary of Assessment	RAG Rating
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is less than 15 dph.	Green
<b>S2: Land Use</b>	Part previously developed land that would not result in the loss of industrial (warehouse and carpark) use. It adjoins an active agricultural holding.	Yellow
<b>S3: Location and Coalescence</b>	Although not within the settlement area, there are a number of dwellings surrounding the site. The site would therefore not constitute an isolated home in the countryside.	Green
<b>S4: Natural Environment</b>	With the exception of being within an AGLV, the site is not within or adjoining any other environmental designations. A strip of ancient woodland adjoins the site to the north however, and an existing access road passes through the strip to the site.	Green
<b>S5: Flooding</b>	The site is within Flood Zone 1.	Green
<b>S6: Heritage Assets</b>	No heritage assets are within or adjoining the site.	Green
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
<b>S8: Access and Highways</b>	There is satisfactory road access but walking to existing facilities and services is not considered practicable.	Yellow
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	Red
<b>S10: Deliverability</b>	There are no known deliverability constraints.	Green



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

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



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitute minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dph.	
<b>S2: Land Use</b>	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of possible agricultural land.	
<b>S3: Location and Coalescence</b>	The site is adjacent to the settlement area. Mill Lane is an important feature, which constitutes a “hard” edge to the village. Development on the southern side of Mill Lane would be contrary to the vision of that hard edge and would lead to increasing pressure for further development on land to the south.	
<b>S4: Natural Environment</b>	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations but it is linked to the Common and is visible from a bridleway. The site is bordered by an “important hedgerow” to the north.	
<b>S5 Flooding</b>	The site is within Flood Zone 1.	
<b>S6: Heritage Assets</b>	A Listed Building abuts the site to the south west and a Planning Inspector noted that there would be permanent and severe damage to the setting of a listed building (APP/R3650/W/17/3176046).	
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
<b>S8: Access and Highways</b>	No direct access to public road. Walking to existing facilities and services is practicable	
<b>S9: Infrastructure</b>	There are sewerage infrastructure capacity constraints.	
<b>S10: Deliverability</b>	No direct access to highway.	



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

Site Selection Principle	Summary of Assessment	RAG Rating
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dph.	Green
<b>S2: Land Use</b>	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	Red
<b>S3: Location and Coalescence</b>	The site is near the settlement area. The site would materially contribute slightly to reducing the gap between Dunsfold village and Dunsfold Park.	Red
<b>S4: Natural Environment</b>	With the exception of being within an AGLV, the site is not within any other environmental designations but there is badger activity and it adjoins the Common.	Red
<b>S5: Flooding</b>	The site is within Flood Zone 1.	Green
<b>S6: Heritage Assets</b>	A Listed Buildings abut-and would be seriously impacted. Design and layout must avoid or minimise any conflict between the heritage assets and any development.	Red
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
<b>S8: Access and Highways</b>	Access and sightlines from the property would be an issue. There is a reasonable possibility that residents would walk or cycle to local facilities and services.	Yellow
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	Red
<b>S10: Deliverability</b>	There are no known deliverability constraints other than access issues over the Common to the public highway.	Yellow



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

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



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity is large scale major development. The assumed density is significantly above 15 dph.	
<b>S2: Land Use</b>	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
<b>S3: Location and Coalescence</b>	The site is outside the settlement area. The site would contribute to the narrowing of the gap between Dunsfold village and Dunsfold Park.	
<b>S4: Natural Environment</b>	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. Also, the development would impact the view from Hascombe Hill, in the AONB	
<b>S5 Flooding</b>	The site is within Flood Zone 1.	
<b>S6: Heritage Assets</b>	There are no known heritage assets within or adjoining the site.	
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
<b>S8: Access and Highways</b>	No direct access to highway. Walking to existing facilities and services is not considered practicable.	
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	
<b>S10: Deliverability</b>	There are no known deliverability constraints. Providing a vehicular access to the site is also unclear.	



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is below 15 dph.	
<b>S2: Land Use</b>	The site is greenfield and would not result in the loss of employment space. Development on the site would result in the loss of currently active agricultural land.	
<b>S3: Location and Coalescence</b>	The site is outside the settlement area but is adjacent to some existing houses so is not entirely isolated.	
<b>S4: Natural Environment</b>	With the exception of being within an AGLV, the site is not within or adjoining any other environmental designations, with the exception of Ancient Woodland abutting the site to the north. Design and layout should be able to avoid any conflict between the Ancient Woodland and any development. It is visible from the road.	
<b>S5 Flooding</b>	The site is within Flood Zone 1.	
<b>S6: Heritage Assets</b>	There are no known heritage assets within or adjoining the site.	
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
<b>S8: Access and Highways</b>	There is satisfactory road access but walking to existing facilities and services is not considered practicable.	
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	
<b>S10: Deliverability</b>	There are no known deliverability constraints.	



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity is marginally above the major development (10 dwelling) threshold. The assumed density is below 15 dph.	
<b>S2: Land Use</b>	The site is greenfield and would result in the loss of agricultural land.	
<b>S3: Location and Coalescence</b>	The site is adjacent to the settlement area. Contrary to the historical precedent of linear development, this would be infill.	
<b>S4: Natural Environment</b>	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. It would impact views across the site and the openness of adjoining land.	
<b>S5: Flooding</b>	The site is within Flood Zone 1.	
<b>S6: Heritage Assets</b>	There are no known heritage assets within or adjoining the site. But there are listed buildings nearby and part of the site is within the Conservation Area.	
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
<b>S8: Access and Highways</b>	Vehicular access severely limited in width. Access to Shoppe Hill will have to be agreed with Surrey County Council. There is a reasonable possibility that residents would walk or cycle to local facility and services.	
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	
<b>S10: Deliverability</b>	Acceptable vehicular and pedestrian access to the site will have to be agreed.	



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density is higher than 15 dph but is consistent with the surrounding area.	Green
<b>S2: Land Use</b>	A previously developed site that would not result in the loss of industrial uses.	Red
<b>S3: Location and Coalescence</b>	The site is in the settlement area.	Green
<b>S4: Natural Environment</b>	With the exception of the being within an AGLV, the site is not within any other environmental designations but is adjacent to the Common. There is a substantial ancient oak tree on the edge of the site which would be at serious risk. (Also see Officer's Report on WA/2015/2296.).	Red
<b>S5 Flooding</b>	The site is within Flood Zone 1.	Green
<b>S6: Heritage Assets</b>	It adjoins the School, a Grade 2 Listed building.	Yellow
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
<b>S8: Access and Highways</b>	Vehicular access exists. There is a reasonable possibility that residents would walk or cycle to local facility and services.	Green
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	Red
<b>S10: Deliverability</b>	There are no known deliverability constraints.	Green



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings).	Green
<b>S2: Land Use</b>	The site is part of a residential property and would constitute infill.	Yellow
<b>S3: Location and Coalescence</b>	The site is in the settlement area	Green
<b>S4: Natural Environment</b>	With the exception of being within an AGLV, the site is not within or adjoining any other environmental designations.	Yellow
<b>S5: Flooding</b>	The site is within Flood Zone 1.	Green
<b>S6: Heritage Assets</b>	There are no known heritage assets within or adjoining the site.	Green
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	Green
<b>S8: Access and Highways</b>	Vehicular access exists but will have to be agreed with Surrey County Council. There is a reasonable possibility that residents would walk or cycle to local facility and services.	Yellow
<b>S9: Infrastructure</b>	There are sewerage infrastructure capacity constraints.	Red
<b>S10: Deliverability</b>	Access to the site will have to be agreed.	Yellow



<b>Site Name:</b>	East of Dunsfold (Springfield)
<b>Site Reference:</b>	DNP20
<b>Assumed Dwelling Capacity:</b>	40 (based on Waverley Borough Council assessment). Subsequently planning permission granted for 8 as a Rural Exception Site (WA/2017/1815)
<b>Site Area:</b>	2.48 ha.
<b>Density:</b>	16.1 dph.

Site Selection Principle	Summary of Assessment	RAG Rating
<b>S1: Scale and Density</b>	The assumed dwelling capacity is large scale major development. Eight of the dwellings have been constructed as an 'exception site'. The assumed density is above 15 dph.	
<b>S2: Land Use</b>	The site is greenfield and would result in the loss of good agricultural land, which, unlike most of Dunsfold, is not heavy clay.	
<b>S3: Location and Coalescence</b>	The site is outside the settlement area and would materially contribute to narrowing the gap between Dunsfold village and Dunsfold Park. It would detract from the linear development of the village.	
<b>S4: Natural Environment</b>	With the exception of being within an AGLV, the site is not within or adjoining any other environmental designations. Development would detract from the openness between the village and land to the east (and Dunsfold Park).	
<b>S5 Flooding</b>	The site is within Flood Zone 1.	
<b>S6: Heritage Assets</b>	There are no known heritage assets within or adjoining the site. But there are two Listed Buildings nearby.	
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
<b>S8: Access and Highways</b>	Access to public highway exists. There is no footpath and It would be difficult for residents to safely walk to local facilities and services.	
<b>S9: Infrastructure</b>	There are potential sewerage infrastructure capacity constraints.	
<b>S10: Deliverability</b>	There are no known deliverability constraints.	



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

<b>Site Selection Principle</b>	<b>Summary of Assessment</b>	<b>RAG Rating</b>
<b>S1: Scale and Density</b>	The assumed dwelling capacity constitutes minor (small scale) development (less than 10 dwellings). The assumed density exceeds 15 dph.	
<b>S2: Land Use</b>	The site is part of a residential property and would constitute infill.	
<b>S3: Location and Coalescence</b>	The site is adjacent to the settlement area.	
<b>S4: Natural Environment</b>	With the exception of the being within an AGLV, the site is not within or adjoining any other environmental designations. Development would impact the Protected View from footpath 288.	
<b>S5 Flooding</b>	The site is within Flood Zone 1.	
<b>S6: Heritage Assets</b>	There are no known heritage assets within or adjoining the site.	
<b>S7: Community Facilities</b>	Development would not put at risk the Common, existing sport / recreational and cultural facilities and other community assets.	
<b>S8: Access and Highways</b>	Adjacent to highway but at a different level. There is a reasonable possibility that residents would walk or cycle to local facility and services.	
<b>S9: Infrastructure</b>	There are sewerage infrastructure capacity constraints.	
<b>S10: Deliverability</b>	There are no known deliverability constraints.	



## Appendix 4: Housing Density in Dunsfold

### Introduction

The Site Selection policy (October 2018) says:

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

The density data has been re-examined:

- There were 232 houses in the settlement area. There are a further 223 outside the Village. (This does not include the 100+ new houses in the Plan.)
- Using DEFRA’s MAGIC map to estimate areas.

### Data

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

- Using MAGIC to estimate the area covered by the Common gives 80 acres (30 ha)
- The WBC-settlement area is about 50 acres, including about 10 acres of Common, or 20 ha.
- Adding together the estimated areas of five of the hamlets – Blacknest, Burningfold, Hurlands, Knightons and Upper Ifold with the area occupied by houses near the settlement and rounding it up to allow for smaller hamlets such as Pear Tree Green, High Loxley, Church Green etc brings it up to 230 acres or 90 ha in round terms – or about half a ha per house.

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

	<b>Acres*</b>	<b>Hectares*</b>	<b>%</b>	<b>Notes</b>
Settlement	50	20	1	MAGIC
<i>of which Common</i>	<i>10</i>	<i>-</i>		<i>Management Plan 1999</i>
Other houses	230	90	6	MAGIC - near village and selected hamlets and rounded up
Aerodrome	190	80	5	MAGIC.
Woodland	750	300	19	MAGIC: Historic mapping: less 40 for Common
Agriculture excluding woods	2,700	1,080	68	MAGIC: Historic mapping: less 40 for Common
Misc	80	30	2	MAGIC: Historic mapping - recreation, industry, commerce.
<b>Parish (approx)</b>	<b>4,000</b>	<b>1,600</b>	<b>100</b>	MAGIC
* Rounded to nearest 10.				



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### **Housing density**

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

- In the settlement area, which includes part of the Common: 232 houses on 20 ha or 12 per ha.
- Beyond the Village: 223 houses on 90 ha is about 2 per ha.

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