Dunsfold Neighbourhood Plan 2013-2032

Regulation 14 Draft

July 2022

Foreword

Dunsfold 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. However, it is expected to be included in the planned extension of the Surrey Hills Area of Outstanding Natural Beauty.

Dunsfold Park occupies some 190 acres within the Parish. Despite many years of strong local opposition to further development of Dunsfold 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 Dunsfold 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 Dunsfold being the only village with a major new "Garden Village" within 700 metres of its settlement boundary; moreover, Dunsfold's infrastructure being very poor.

If the impact of the Dunsfold Park development were not enough, there is the prospect of oil 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, which has been recovered by the Secretary of State for Levelling Up, Housing and Communities and so will not be resolved until later in 2022.

All this development has left the people of Dunsfold feeling angry and frustrated, and Dunsfold Parish Council has 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 Dunsfold 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 also 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 Planning and above all the members of the voluntary Steering group for their tireless efforts in bringing the Plan to conclusion.

Contents

Evidence Base Documents

A: Housing Needs Assessment (prepared by AECOM)

B: Site Assessment Report (prepared by AECOM)

C: Site Assessment and Selection Report (prepared by Dunsfold Neighbourhood Plan Steering group)

D: Housing Development Survey (prepared by Surrey Community Action)

E: Report on Residents' Survey

F: Feedback from Village Meeting, 26 February 2019

G: Strategic Environmental Assessment (prepared by AECOM)

H: Dunsfold Green Gap Report (prepared by Dunsfold Neighbourhood Plan Steering group)

I: Car Ownership and Parking Analysis (prepared by Dunsfold Neighbourhood Plan Steering group)

J: Dunsfold Village Design Statement (adopted April 2001)

Policies

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' polices. LPP2 is expected to be adopted in 2022.

1.3 The LPP1 covers the 19-year period 2013 and 2032. To align with the higher level Development Plan this Neighbourhood Plan has also been prepared to cover the same plan period.

1.4 The LPP1 includes a minimum housing figure for Dunsfold of 100 new homes over the 2013 and 2032 period. 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, and including, 2032. National guidance stipulates that Neighbourhood Plans cannot provide for less development than that set out within the higher level Local Plan, in this case, LPP1.

1.5 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 to develop policies to help guide what they should look like. Neighbourhood Plans afford 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 in the Neighbourhood Plan alongside national planning policies and policies within LPP1 and, in due course, LPP2. Neighbourhood Plans are therefore powerful documents.

1.6 This Plan has also provided the Dunsfold community with the opportunity to set other planning policies, including those affecting economic development and the environment.

1.7 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.

1.8 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.

1.9 However, the Neighbourhood Plan provides the opportunity to distinguish the specific planning requirements of a rural village such as Dunsfold from some of the Borough-wide planning policies more appropriate to the urban parts of the Borough. For example, the village's openness provided by having a common at its heart, justifies a lower level of density for new housing than that demanded in Farnham, Godalming and Cranleigh.

1.10 The villagers supported the preparation of the Neighbourhood Plan to ensure that the allocation of these new houses would be decided by the community. The community also recognised the other benefits of having a Neighbourhood Plan, such as an increased share of the Community Infrastructure Levy (CIL) payments that can be used within the Parish.

Neighbourhood Plan area

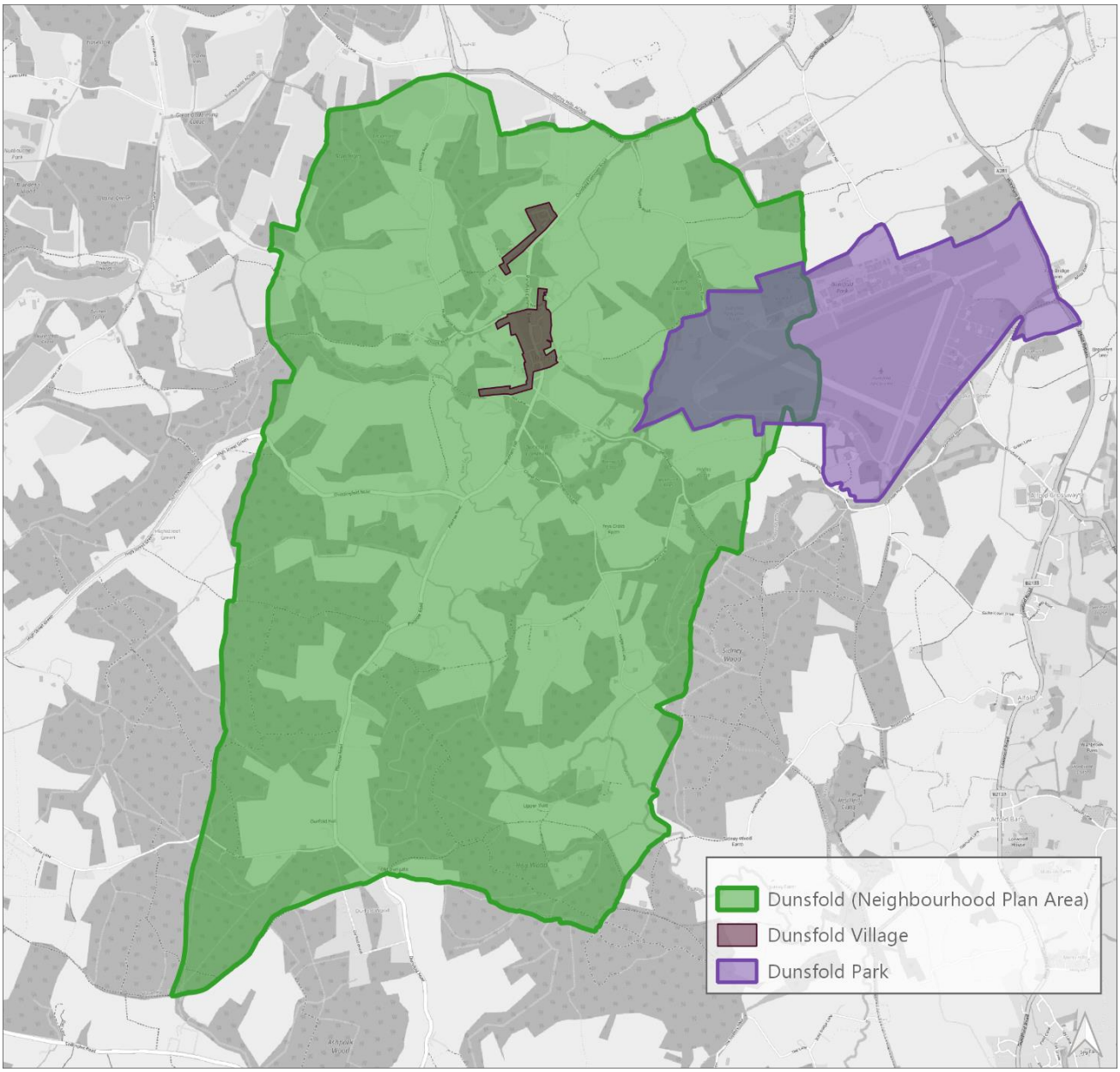
1.11 The Parish Council applied to designate the whole Parish of Dunsfold as a Neighbourhood Area on 31st May 2017. On 2nd August 2017[1], WBC formally approved this application and confirmed the boundary (see Figure 1.1). The Parish is designated an Area of Great Landscape Value (AGLV) apart from that 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[2]. 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.

1.12 Dunsfold Park has been designated a site for 2,600 houses within WBC's LPP1. The draft Supplementary Planning Guide for Dunsfold Park shows that while most of the area within Dunsfold will be part of the proposed Country Park, some Dunsfold Park housing will fall within the current Parish boundary. Under Policy ALH1 of LPP1, these houses will not be counted towards Dunsfold's target. It is understood that within the next Plan period further expansion of Dunsfold Park could put houses within the Dunsfold Parish boundary. If this arises, WBC should limit any further increase in Dunsfold's housing numbers.

[1] Letter dated 7th August 2017 to the Clerk.

[2] Surrey Hills Management Plan 2020-2025: page 19. https://www.surreyhills.org/wp-content/uploads/2019/12/Surrey-Hills-Management-Plan-Web-72-SP.pdf plus Natural England Press Notice: Natural England announces landmark new programme for protected landscapes (24 June 2021): https://www.gov.uk/government/news/natural-england-announces-landmark-new- programme-for-protected-landscapes

Figure 1.1: Dunsfold Neighbourhood Plan Area



How the Plan has been prepared

1.13 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. The Parish Council delegated the creation of the Neighbourhood Plan to the steering group, and also made it responsible for community consultation on the Plan. The steering group was required to report back at each stage and to submit the Plan for final approval.

1.14 The steering group was made up of Parish Councillors and Dunsfold residents. A number of requests were made for residents to participate in the Plan creation. To date, traditional and online means have been used to contact residents in a cost-effective manner. In particular:

- Leaflets were distributed to all households and a launch meeting was attended by about 100 people in January 2018.
- A village meeting to discuss progress, including site allocations, was attended by over 100 people in February 2019 and received 103 response forms.
- In March and April 2021, residents were consulted on possible housing sites, both electronically and by leafletting. The steering group received 75 responses.

1.15 Various documents were placed on the Parish Council website: steering group minutes, technical consultants' reports, and consultation presentations.

How to read this Plan

1.16 The 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 Wellbeing

Section 11: Infrastructure and Delivery

1.17 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 Dunsfold's south western boundary. Dunsfold is largely set on Wealden clay and its unique character has developed in its remote wooded setting over the last millennium.

2.2 The first recorded reference to Dunsfold was to Duntesfaude in 1259, probably from Dunt's fold, Dunt being the name of a person[3]. 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).

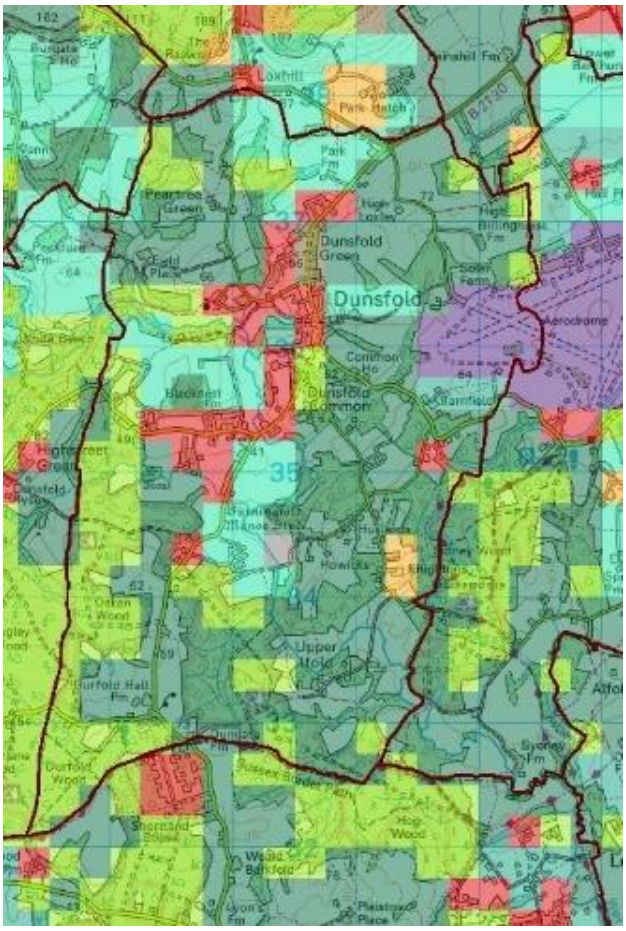
2.3 Dunsfold's agricultural heritage is clear from historical mapping (Figure 2.1) as farms are scattered across the entire parish, with Dunsfold Farm to the north, Blacknest Farm and Wintershall Farm to the west, Burningfold Farm, Durfold Farm, Upper Ilfold Farm, Hurlands Farm to the south and Cobden's Farm and Watts Farm to the east, to name but a few. In many instances, over the years these historical farms have evolved into small hamlets.

2.4 Dunsfold Parish mainly comprises woodland (much of which is classed as ancient woodland) and open fields (agricultural and equestrian). These land uses comprise some 85% of the 4,000 acres.

2.5 The land is environmentally sensitive:

- It is almost all designated as an Area of Great Landscape Value (AGLV), and is expected to be upgraded shortly to Area of Outstanding Natural Beauty (AONB) status.
- It contains at least 12 Sites of Nature Conservation Interest (SCNIs[4]) (also known as Local Wildlife Sites), which provide corridors for the natural dispersal and migration of species.

Figure 2.1: Agricultural Heritage



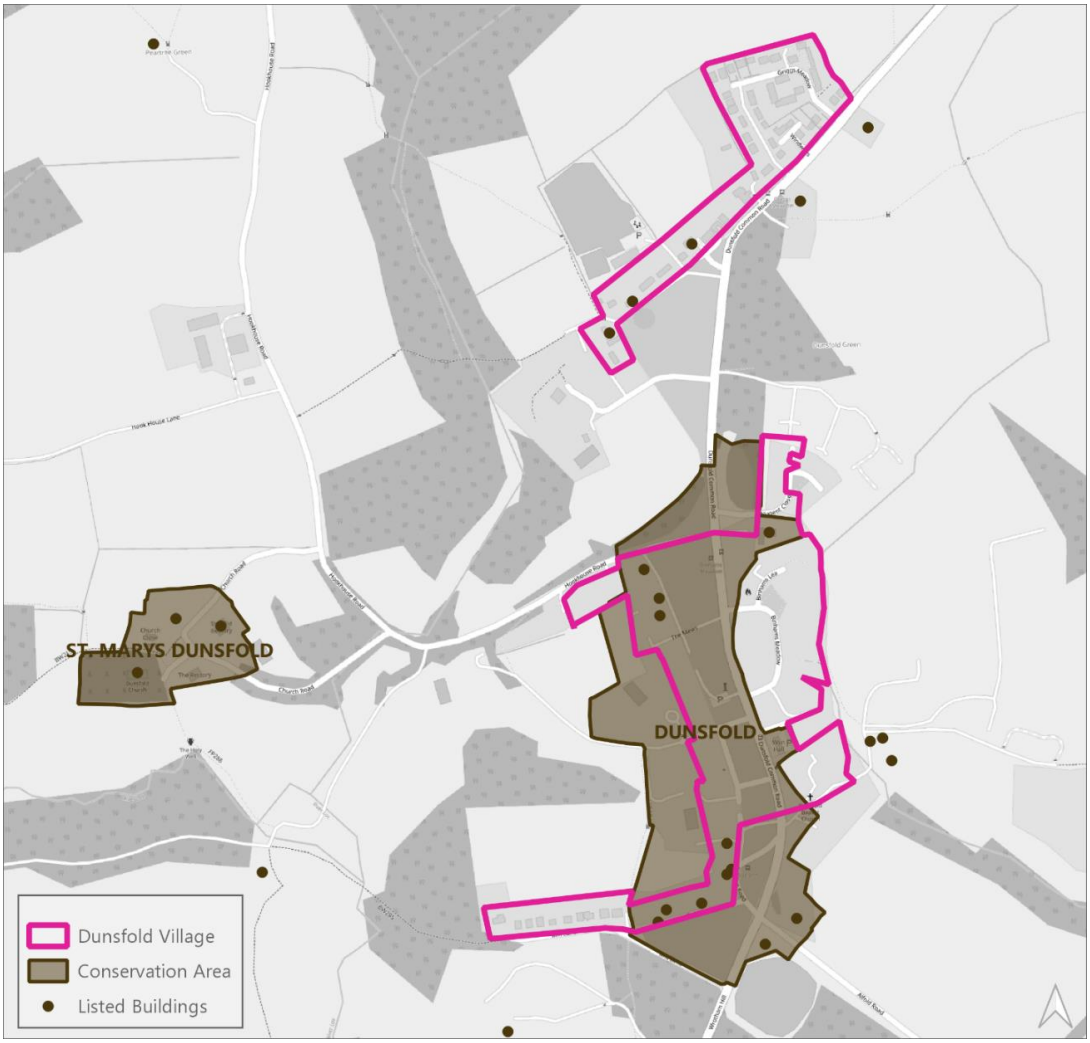
[3] Ekwall, E. (1940) The Concise Oxford Dictionary of English Place Names. Clarendon Press, Oxford.

[4] SEA Scoping Report para 3.13

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 area on the landscape which is Dunsfold Park. Dunsfold Park extends to 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.

2.7 There are 46 listed houses in the Parish, representing about one in ten of the existing housing stock. This includes Forge Cottage, which is one of the earliest known hall houses in Surrey, dating from c. 1254[5]. In addition, the 13th 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



[5] Data provided through www.VisionofBritain.org.uk and uses historical material which is copyright of the Great Britain Historical GIS Project and the University of Portsmouth: https://www.visionofbritain.org.uk/unit/10075798/cube/HOUSES

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) 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 across the Common. The Common is located within the Chiddingfold Forest Site of Special Scientific Interest (SSSI) Impact Risk Zone[6] and is itself a Site of Nature Conservation Interest (SNCI)[7]. The rural atmosphere has been preserved by villagers' resistance to street lights.

2.11 Dunsfold is prosperous[8] 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[9].

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, and no service on Sundays). Dunsfold Common Road, which forms part of the route linking Cranleigh to Chiddingfold, is not even a B-road.

2.13 It is also poor in other infrastructure:

- There is a severe wastewater 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 as fibre is not yet installed everywhere.

[6] SEA Scoping Report para 3.12
[7] SEA Scoping Report para 3.13
[8] On the official Index of Multiple Deprivation: it was ranked 24,531 out of 32,844 in 2015 (where 1 is the most deprived).
[9] https://www.dunsfoldparkmasterplan.com/faqs-new

3. Planning Policy Context

Planning Policy Context

3.1 The planning policy framework relevant to Dunsfold 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 an emerging document 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 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 other material considerations most relevant to Dunsfold.

Table 3.1: Planning policy context

Title	Purpose of the document	Date of adoption/ emerging timeline
National Planning Policy and Guidance		
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 in 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
County		
Surrey County Council Waste Local Plan Part 1 - Policies	This is a 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
Local – Waverley Borough Council Planning Policy and Guidance		
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	This describes and defines the Conservation Area and includes a management plan.	2017
Dunsfold Church Conservation Area Appraisal	This describes and defines the Conservation Area and includes a management plan.	2017
Neighbourhood – Dunsfold Neighbourhood Plan and Guidance		
Site Assessment report	This sets out the methodology and conclusions of the assessment for housing development.	Supporting document C.
Dunsfold Design Statement	To provide guidance on architectural design.	Supporting Document J, 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 the LPP2 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. Dunsfold comprises the quintessential English country 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;

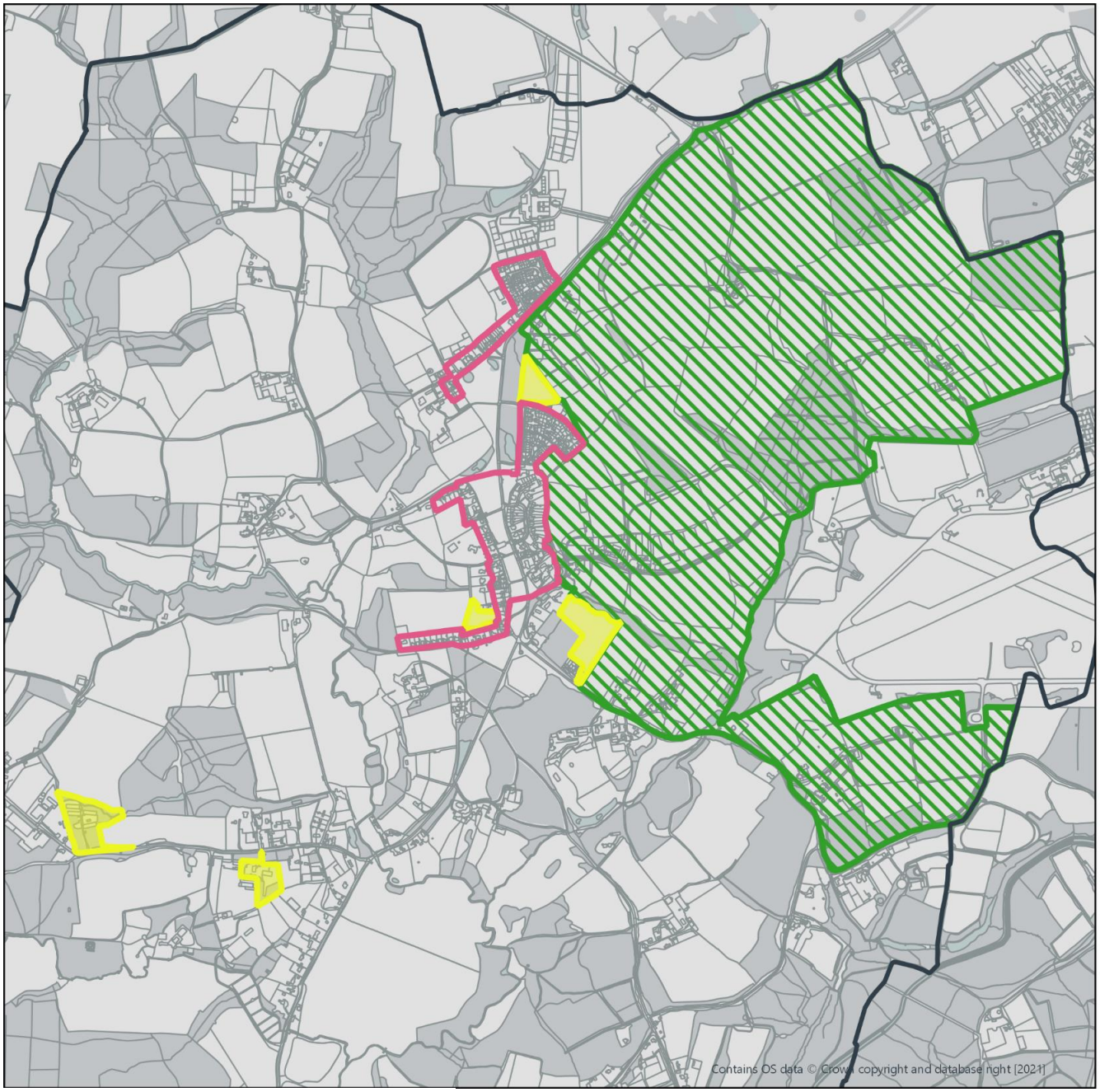
PP4: To enable and encourage key amenities as well as utilities and infrastructure, to successfully accommodate the needs of a growing population;

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



Settlement Boundary (Policy PP02)

Housing Allocations (Policy H01)

Dunsfold Green Gap (Policy PP03)

Dunsfold Neighbourhood Plan Area

Policies

Policy P01: Core Planning Principles

Development must protect and enhance 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 P02: 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

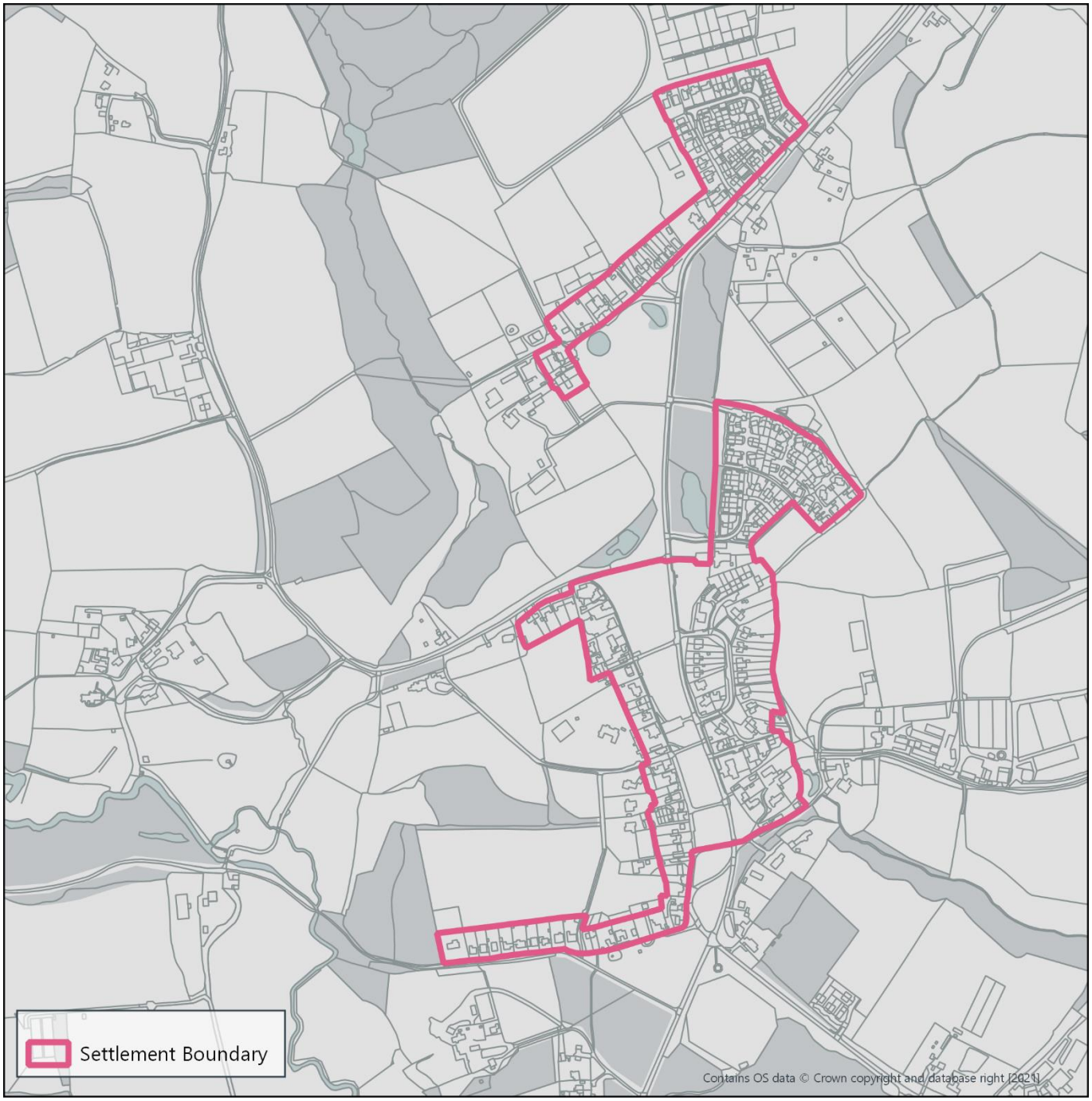
c) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding or training, livery or equivalent rural or other local business, where it can be shown that:

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 202 Local Plan.

Policy PO3: To prevent coalescence of Dunsfold settlement with Dunsfold Park

Development within the Dunsfold Green Gap as shown on Figure 4.2 and the Key Diagram 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.

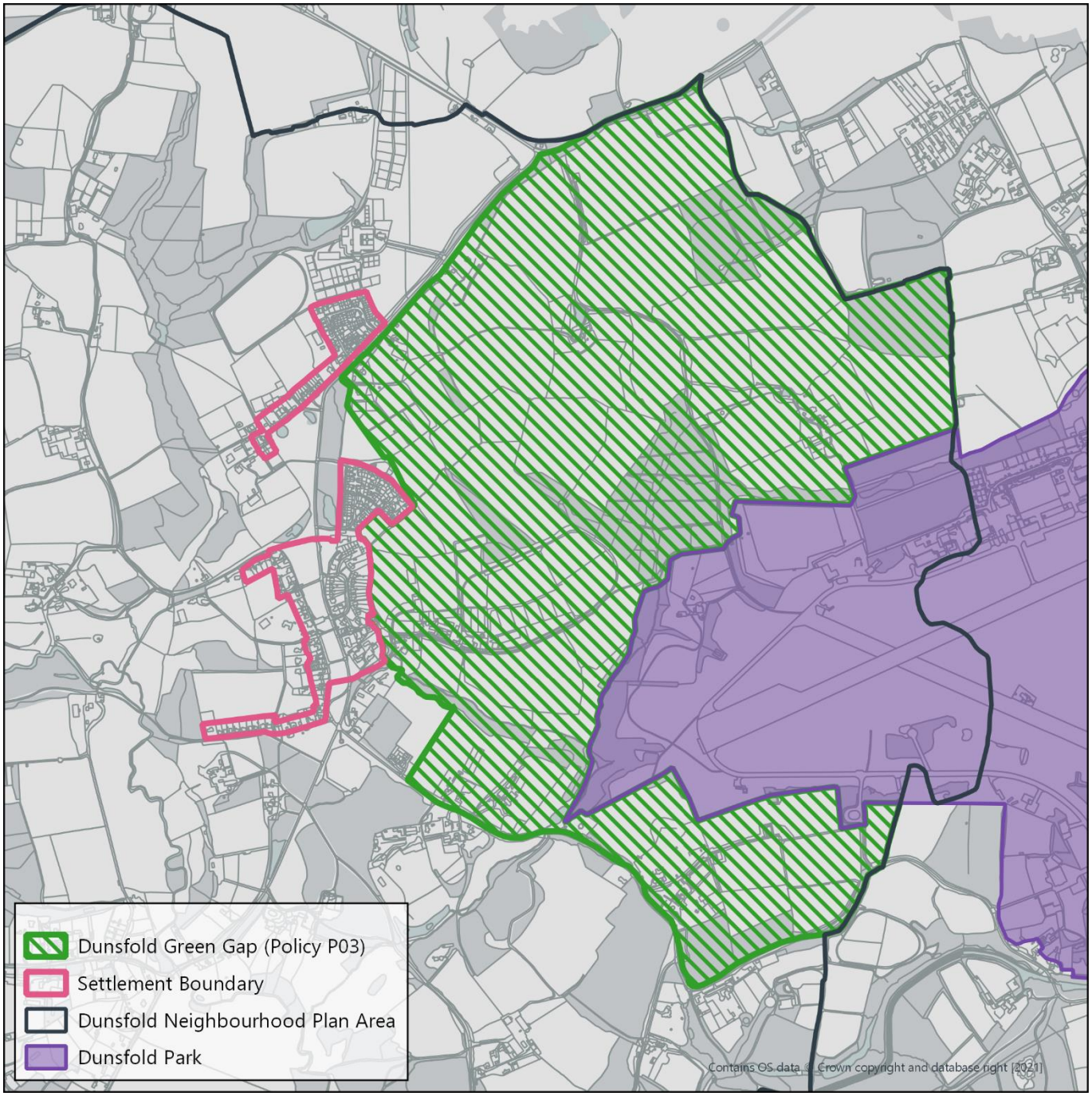
Any development within the Dunsfold Green Gap should be restricted to agricultural and / or equestrian.

4.3 The proposed Dunsfold Park new village comprising up to around 3,600 homes will have a very different character to the small historical village of Dunsfold. The Dunsfold Green Gap will maintain and protect Dunsfold Village's longstanding character by preventing coalescence with Dunsfold Park. As demonstrated within Evidence Base Document H, the Dunsfold Green Gap has been identified and justified through analysis of best practice.

4.4 The following five criteria were used to determine the appropriateness, and extent of the Green Gap:

1. Prevent coalescence of settlements.
2. Protect the identity and character of settlements.
3. Be no greater than is necessary to prevent coalescence and to maintain physical and visual separation.
4. Not preclude provision being made for some development within the Gap.
5. Provide recreational value, and opportunities for green infrastructure and biodiversity opportunities.

Figure 4.2: Dunsfold Green Gap



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 Section 7 (Environment, Sustainability and Design).

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 over the 2013 and 2032 period, that a minimum of 100 net additional dwellings are delivered within Dunsfold. To date, 68 of these new homes have already been delivered or received planning consents. They comprise:

- Two developments on the edge of the village have provided 50 units: the Gratton Chase development accounts for 42 (WA/2016/1766), and the affordable housing development at Miller Lane (WA/2017/1815) accounts for a further eight.
- Two further sites, each providing five units, are well away from the village: at Wetwood Farm (on Chiddingfold Road: PRA/2020/0010 and PRA/2020/0011) and Duns Copse (High Street Green: PRA/2016/0004). Both are sites of disused chicken farms.
- Another site, Wrothams Great Copse (WA/2016/1853) provides a further two units out of the Village in Knightons Lane.
- Six sites are for single houses:
  a. Bayfield Stud (WA/2014/1277)
  b. Chapel Hill (PRA/2015/0017)
  c. Community Room, Griggs Meadow (WA/2016/1493)
  d. Two single sites at Leyland Farm (WA/2019/0064 and PRA/2019/0007)
  e. Millhanger on Chiddingfold Road: (WA/2019/1474): another site of a disused chicken farm.

5.4 In light of the latest WBC monitoring data for dwelling construction and planning approvals in the Parish, the Neighbourhood Plan needs to allocate land to deliver at least a further 32 dwellings in the period up to 2032.

5.5 The limited amount of previously developed land and the commitment to maintain the Parish's historic dispersed development characteristic, necessitate the need to allocate a mix of previously developed and greenfield land.

5.6 Technical work has been undertaken to ensure that the sites allocated for housing are suitable, achievable (financially viable) and available (that the owners are willing to propose the site). This is explained in the Dunsfold Site Assessment and Selection Report.

Community Feedback

5.7 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.

5.8 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*".

5.9 Analysis of postcodes on feedback forms following a village presentation in February 2019 showed a wide spread of representation throughout the Parish.

5.10 In March-April 2021, the steering group again sought views from the community on the selection of sites for residential development.

Housing Objectives

H1: To provide the number 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 having 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-bedroom 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

5.11 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.

5.12 These 20 potential sites were subjected to an independent assessment process undertaken by the technical consultants 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).

5.13 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.

5.14 The remaining 10 sites were considered inappropriate, mainly due to being in remote locations disjoint from Dunsfold Village.

5.15 However, the AECOM assessment did not take into account 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.

5.16 In view of this, the Dunsfold Neighbourhood Plan steering group developed a set of site assessment principles specific to Dunsfold, 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.

5.17 Following the Village Survey and the AECOM Assessments, three new sites within Dunsfold Village were brought to the attention of the Dunsfold Plan steering group as potentially available and developable for housing. The 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 to be unsuitable.

5.18 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.

5.19 It is a key justification of the Neighbourhood Plan process that the Neighbourhood Plan should represent the priorities of the residents in the neighbourhood. One widely voiced criticism of recent developments in the village is the high density of the new housing, which many feel is more in line with dense urban developments.

5.20 Those who live in a rural village like Dunsfold accept that there are disadvantages, such as the lack of local services. However, those who live happily in such areas believe these disadvantages are more than balanced by the advantages of a rural environment, including lower density housing. Hence, historically, the density in the centre of the village is around 5-10 dwellings per hectare.

5.21 To increase greatly that density risks delivering second rate housing which will always be perceived as less good than the historic housing stock.

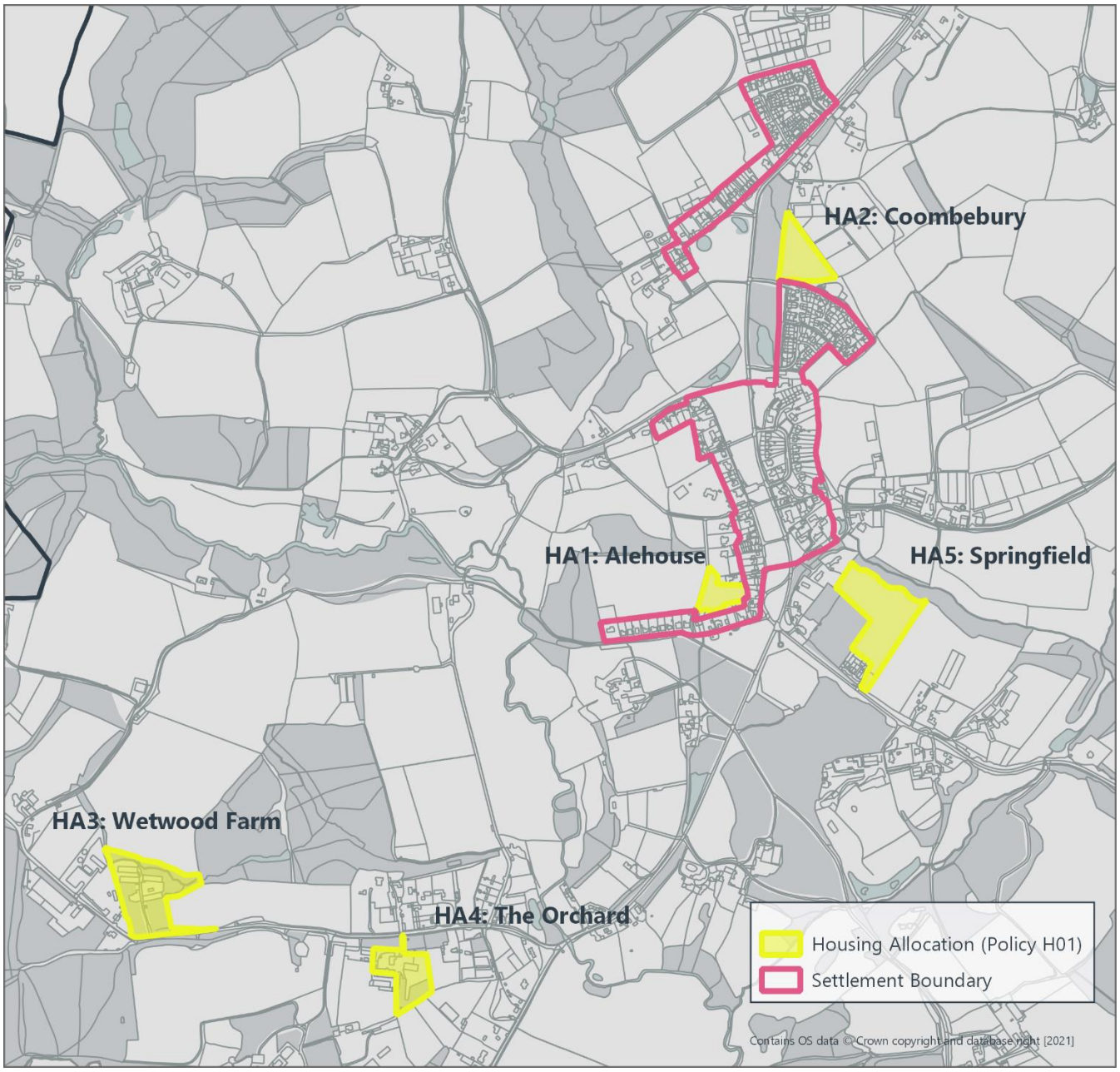
Policy HO1: Provision of Housing

The following provision will be made in order to deliver 103 net additional dwellings in the 2013 to 2032 period:

Supply Source	Dwellings (net additional)
Completions and deliverable commitments (2013 to 2022)	68
Allocated Sites	
HA1: Alehouse	4
HA2: Coombebury	12
HA3: Wetwood Farm	7
HA4: The Orchard	2
HA5: Springfield	10
Total Dwellings	**103**

Proposal for residential development will be supported on the sites 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 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 either be disposed on on-site or that there is sufficient capacity within the wastewater network.

Figure HA2: Alehouse

5.22 The allocation is based on a Use Class C3 development use with a s106 agreement / planning conditions limiting occupation to those aged over 55. This Plan does not support a quasi-residential development, which is intended to provide a development promoted for a use within use class C2.

5.23 It is also essential that any proposal for this site truly reflects the landscaping and listed building constraints arising from the nearby listed buildings and conservation area.

5.24 This design challenge of itself may necessitate a lower density of housing. Lower density would also be appropriate since the ambition is to deliver housing attractive to older residents in the Parish who are wishing to downsize/right-size from substantial houses situated within the Parish housing but outside the Village settlement. The need for housing for older residents was highlighted in AECOM's Housing Needs Assessment.

Housing Allocation HA2: Coombebury

The Coombebury site is allocated to deliver 12 dwellings.

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

Figure HA2: Coombebury

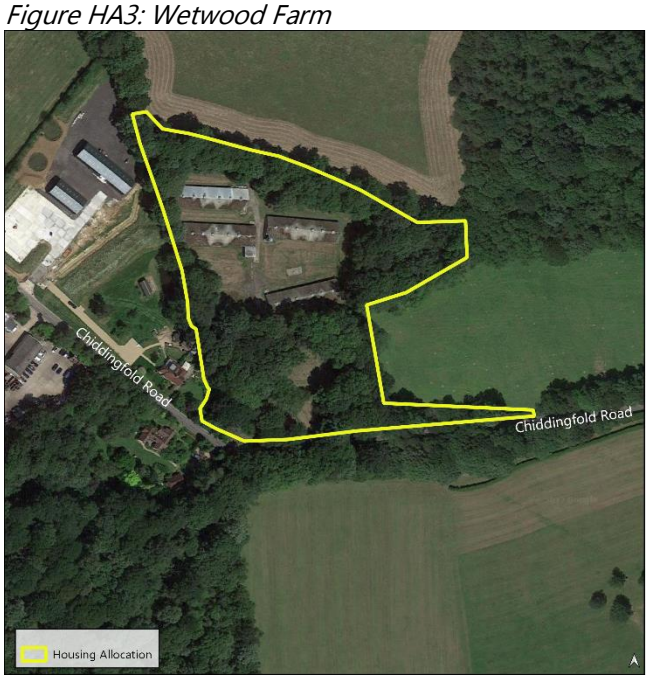
5.25 Development proposals should include a landscaped edge along the site's north eastern boundary to soften the transition between urban form and agricultural landscape.

Housing Allocation HA3: Wetwood Farm

The Wetwood Farm site is allocated to deliver 7 dwellings.

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

Figure HA3: Wetwood Farm



5.26 Planning permission has already been granted for 5 houses under PRA/2020/0011 and PRA/2020/0027. It will deliver a further seven dwellings, giving 12 in total on the site.

Housing Allocation HA4: The Orchard

The Orchard site is allocated to deliver 2 dwellings as part of the development of the business hub.

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

Housing Allocation HA5: Springfield

The Springfield site is allocated to deliver 10 dwellings.

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

Figure HA4: The Orchard

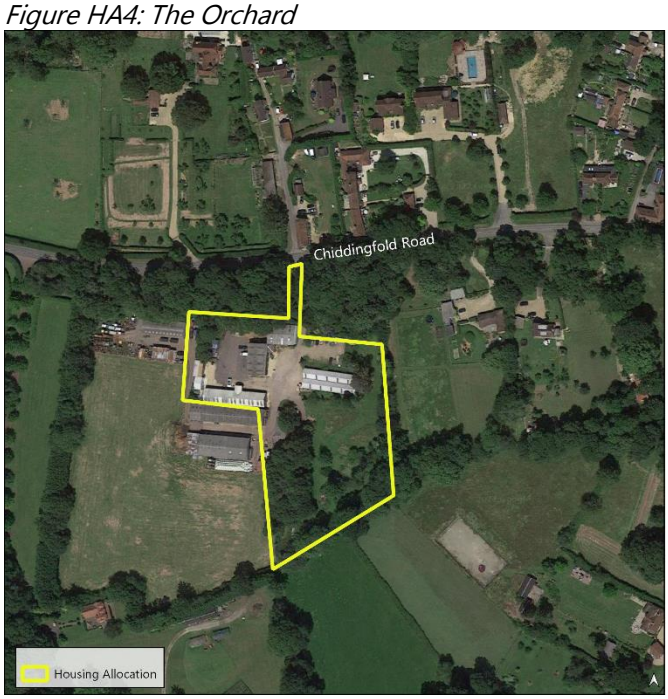
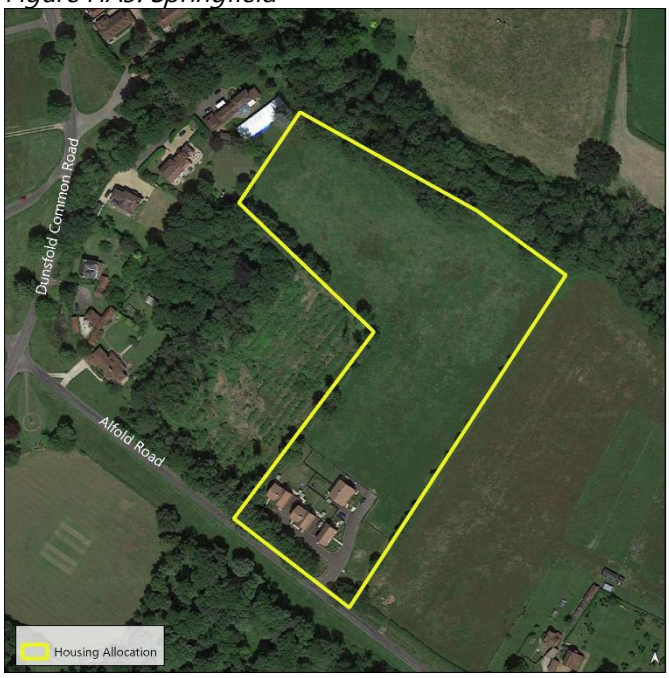


Figure HA5: Springfield



5.27 Development proposals should include a landscaped edge along the site's south eastern boundary to soften the transition between urban form and agricultural landscape.

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.

5.28 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 developments are in general conformity with the Dunsfold Site Selection Principles set out within Supporting Document C, and are in accordance with the policies contained within this Plan and the Development Plan.

5.29 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. Dunsfold Park is considered to be a better location for Custom-builds. On the other hand, we support Self-build, as that will be particularly attractive/applicable to 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.

5.30 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'.

5.31 A windfall site must demonstrate that it achieves the best use of land in a manner that does not adversely impact on other polices 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 comply satisfactorily with the site selection principles will be strongly resisted.

Policy HO4: 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 to 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.

5.32 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:

Table 4.1: Waverley Borough Council Recommended Housing Mix

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

5.33 The Housing Needs Assessment (Evidence Base Document A), prepared by AECOM, recommends that Dunsfold should aim for a higher number of 2- and 3-bedroom homes than the Waverley SHMA recommendation.

5.34 The Waverley SHMA recommends 65% of all new dwellings should be 2- or 3-bedroom dwellings, whereas the Dunsfold specific recommendation is between 70% and 80% of all new dwellings. This implies that 70 to 80 of the 100 houses needed 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 2-3 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.

5.35 The AECOM Housing Needs Assessment also made clear that there is a need for up to 21 specialist dwellings for the elderly until the end of the Plan period, of which 5 should be provided as affordable or social rented homes.

5.36 Following the Covid 19 pandemic it has become apparent that there will be a call for home working, and therefore space for a home office will be required in all new homes.

5.37 The affordable housing proportion of development, as defined by the Local Plan, is expected to be delivered on-site. Information on financial viability impacting the affordable housing proportion is expected to be shared in a transparent manner at an early stage of the design process. This is to facilitate an accurate assessment of the proposal. Of the 68 units already approved, 28 are affordable. At 42% this is significantly higher than the 30% required by WBC in LPP1.

6. Natural Environment

Overview

6.1 Dunsfold's countryside is highly valued by residents and visitors and is of national and international importance. Dunsfold lies on the edge of the Surrey Hills Area of Outstanding Natural Beauty (AONB), and is currently designated an Area of Great Landscape Value (AGLV). The area is shortly to be included in the pending Surrey Hills AONB extension. 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 under way.

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 6.1, 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 (Paragraph 175).

6.4 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.

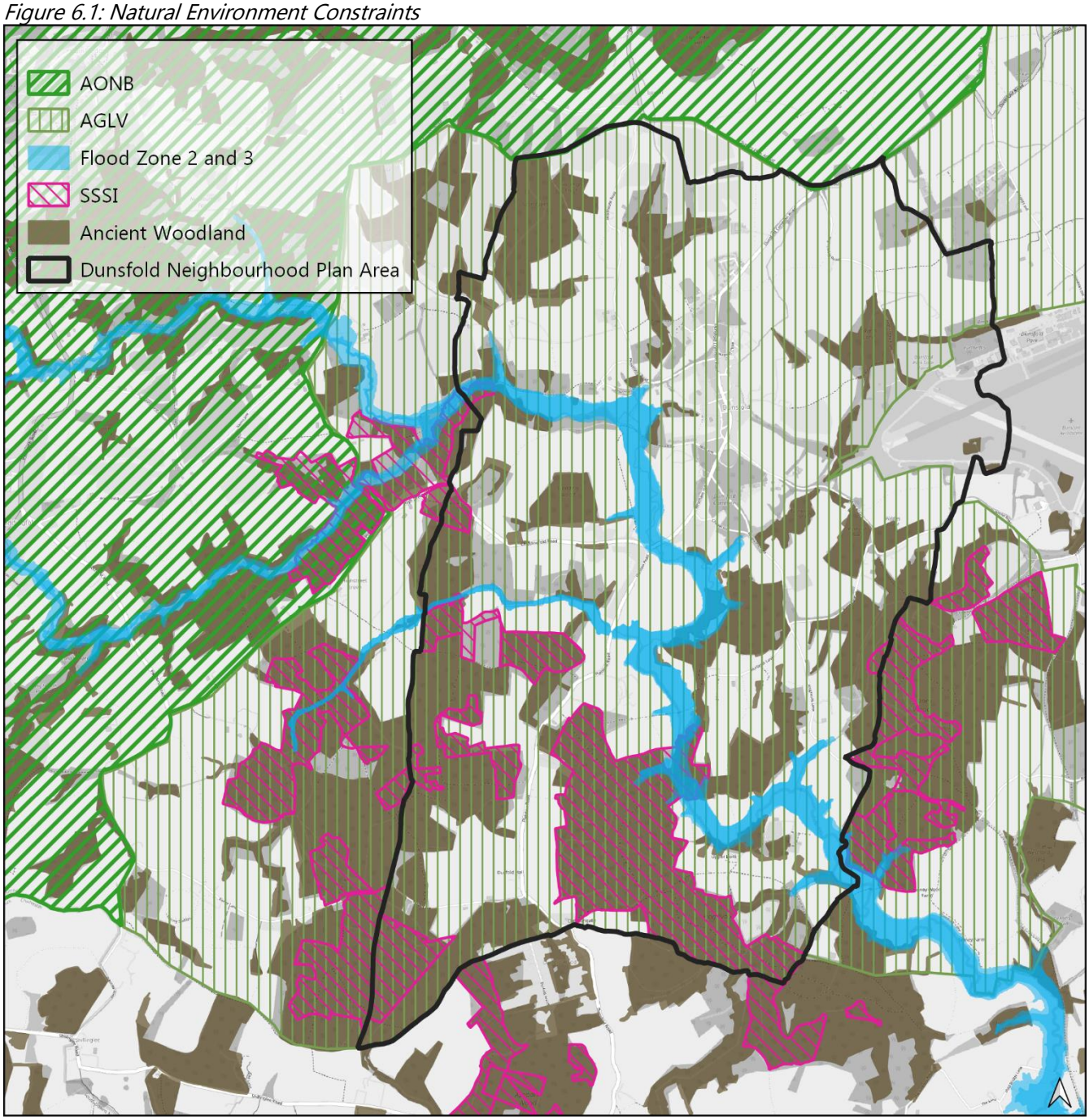
Community Feedback

6.6 Residents have consistently stressed 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. Furthermore: 90% said they valued quietness at night, and 85% said they valued the lack of light pollution.

6.8 Maintaining Dunsfold as a 'dark skies' village without street lighting was strongly supported by 84% of respondents.

Figure 6.1: 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

Policy 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 bat 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. Design mitigation could include, but not limited to, retaining and limiting light spill onto key features within or outside of the boundaries of the development site.

(c) The inclusion of trees, hedging and garden plants appropriate to the soil and landscape character of the Parish; and

(d) 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.

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 It is critical that Dunsfold's development needs do not compromise existing ecological habitats, and that new development achieves a net gain in biodiversity. This policy outlines requirements that developments must 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 prescribed 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 that would result in the loss or deterioration of irreplaceable habitats or would have a detrimental impact on the landscape character of the area will not be permitted.

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 landscape character

6.12 Enhanced management of existing woodland habitats, through suitable forestry practices, is also encouraged to avoid the deterioration of biodiversity value. Appropriate sustainable exploitation of the resulting timber will also be encouraged.

Policy NE03: Flood Risk, Sustainable Drainage Systems and Water Management

A Flood Risk Assessment must 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 national 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.

All 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 NE04: Light Pollution and Dark Skies

All development proposals within Dunsfold should be designated to minimise light pollution.

Any development with light polluting impacts within the Parish will be strongly resisted.

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

Proposals for all development must demonstrate how it is intended to prevent light pollution.

6.15 Dunsfold is a rural area that enjoys remarkably dark skies. 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[10].

[10] South Downs National Park: Dark Skies – Technical Advice Note, April 2018

6.16 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.

6.17 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.

6.18 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 light from large open glass windows and skylights often present a greater source of light pollution than externally mounted lamps. 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 that 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 lighting from the surrounding landscape.

Policy NE05: Noise Pollution

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

Construction hours will be limited to 08.30 to 18.30 hours Monday to Friday, 08.30am to 13:00 hours on a Saturday, and save in an emergency, nothing on a Sunday or Bank Holiday.

6.19 As a rural parish, Dunsfold is generally a tranquil place, although this is occasionally eroded by 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 a 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 around 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 with ample gardens. Many 16th-century houses were later updated in the contemporary period style, be it Queen Anne, Georgian or Victorian, and the many houses built in the 19th and 20th-centuries have followed this pattern. Many of the properties have two storeys with the first-floor windows sitting closely under the eaves. Other styles include post-war bungalows and larger Georgian and Victorian homes.

Environment and Sustainability 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: Particularly when sited on the edge of Dunsfold village, development shall maintain visual connection with the countryside and shall 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 in the Dunsfold Village Design Statement 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 they 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 J) as does any document that replaces this in the future. The landscape and design principles set out in this document should be used to inform not only 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 Dunsfold Village must maintain visual connection with the countryside and should preserve and enhance the landscape character of the surrounding countryside and Area of Great Landscape Value.

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 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 Great Landscape Value. 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 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 material to harmonise with the surrounding character; avoid obscuring; and avoid 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 appropriate to the dwelling and in keeping with the character of the surrounding area.

(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 Community 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.

Where communal amenity space is provided instead of private gardens, a standard of 20m^2 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 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 house prices are substantially higher than the UK average.

7.9 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 accessibility 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; its contribution 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 pedestrians, cyclists and equestrians through the space.

7.10 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.

7.11 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 apply this policy rigorously, 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.

7.12 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 the curtilage of 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.

7.13 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.

Policy ES08: 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 increased 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 should comply with or enhance current sustainable design and construction standards. Improvements to Listed Buildings should be proposed with regard to Historic England advice.

7.14 Passivhaus is a voluntary standard for energy efficiency of 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.

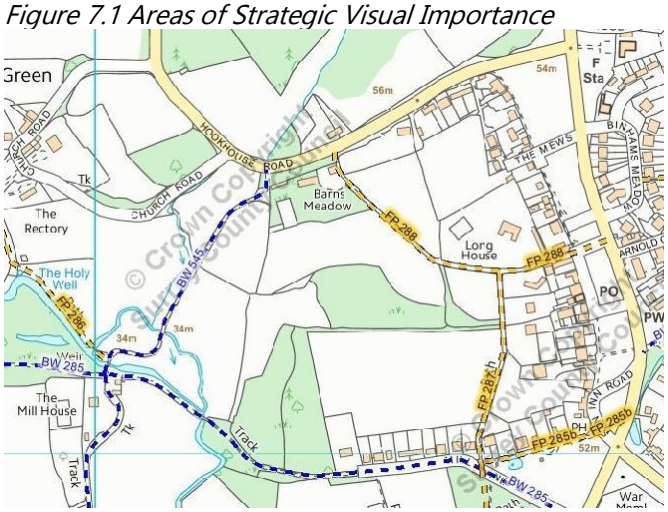
Policy ES09: Areas of Strategic Visual Importance

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

(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

7.15 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 Dunsfold Common is located within the Chiddingfold Forest SSSI Impact Risk Zone and is itself a Site of Nature Conservation Interest. It is therefore not proposed to designate any Local Green Spaces in this Plan.

7.16 Area 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
3. Where there are strong environmental reasons
4. For the preservation of the character of the locality
5. In order to prevent coalescence[11].

7.16 On this basis, the sites listed in ES09 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.

[11] See para 4.21 of LPP2 (November 2020 draft)

8. Employment and Business Support

Introduction

8.1 Dunsfold has a high rate of employment, including substantial self-employment[12]. 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, 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 200 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 people. Our own informal survey identified a further 80 or so businesses in the Parish, many providing local services.

8.3 However, this is a rural parish. One in six of these businesses is agricultural and/or equestrian, which play a vital role in maintaining the rural environment. It may therefore seem surprising that in 2011 only 16 (3%) worked in agriculture, compared to 101 in 1881[13]. This may be because for some, farming is a second activity, not their main job.

8.4 Further, there are several large disused farm buildings in the area, which became surplus to requirements due to a movement from dairy farming and chicken production towards less intensive forms of farming, such as arable or sheep grazing. Dunsfold has grooms, labourers, arboriculturalists, fencers and gardeners.

8.5 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 9, public transport is virtually non-existent.

8.6 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

8.7 Responses to the Residents' 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.

[12] In 2011, the unemployment rate was almost half that in Waverley (1.8% compared to 3.4%) and a third – 181 - of the 551 economically active people aged 16 to 74 in Dunsfold were self-employed compared to a fifth in Waverley. And 20% of the economically active were "small employers and own account workers" compared to 12% in Waverley – a 150 people in total.

[13] https://www.visionofbritain.org.uk/unit/10075798/cube/OCC_ORDER1881 (Accessed 4 November 2020)

8.8 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.

8.9 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 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; and

(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; and

(f) Include a 'Connectivity Statement' to ensure adequate broadband, in line with current national targets.

8.10 Existing premises designated for Employment Use provide important local jobs and should be protected for Employment Use over the period covered by this Plan. Robust evidence must be submitted to justify any loss of existing employment land.

8.11 Proposals to upgrade, refurbish or expand existing premises designated for Employment Use 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 that is well related to existing buildings;

(b) it is 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; and

(c) the operation is not detrimental to the amenity of nearby residents.

8.12 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.

8.13 Policy EB02 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 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.

8.15 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 horsebox 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.

Policy EB03: Communications

Improvements in digital communications to deliver twenty-first century communications to benefit businesses and households will be supported including:

(a) enhancing the speed of broadband to the whole Parish; and
(b) Extending first 4G and then 5g mobile phone coverage.

8.16 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 reliable 2G mobile phone signal, so voice calls cannot be made, and texts can be sent and received only with difficulty. Improvements will be sought so that all in the Parish can benefit from and enjoy twenty-first century communications technology.

Policy EB04: Advertisements

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

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.

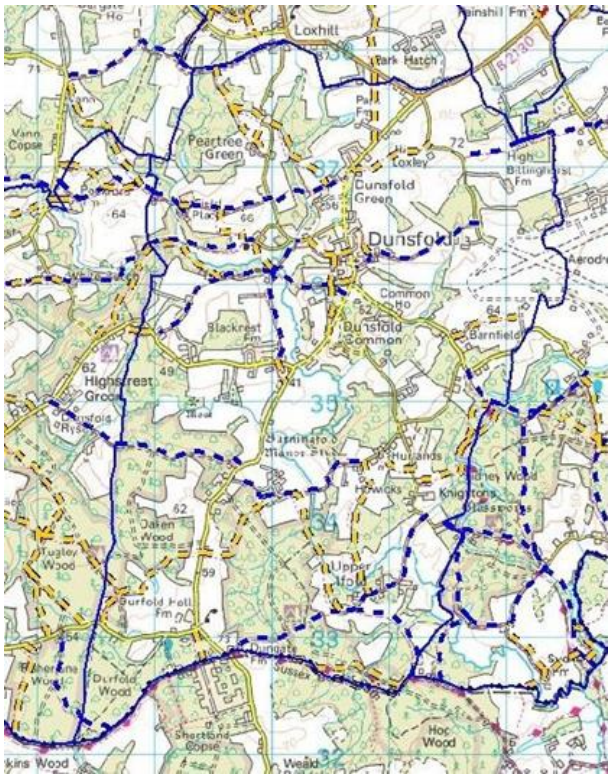
9.2 The nearest railway stations are Witley, about 5 miles; Milford, about 5 miles via a single track road; and fast trains from Godalming or Farncombe, about 6 and 7 miles respectively. All these stations are on the Portsmouth-Waterloo line. Capacity on the Portsmouth-Waterloo line is limited during the main commuting hours and, prior to Covid 19, was subject to over-crowding.

9.3 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 all of these railway stations is seriously constrained.

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

9.5 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 the creation of healthy, inclusive communities.

Figure 9.1 Dunsfold Rights of Way



Source: Surrey County Council

Community Feedback

9.6 Responses to the Village Survey indicated:

- 56% of respondents strongly agree and a further 14% agree that the speed limit on all roads within the Parish should be reduced to 30mph.
- The introduction of automatic speed limit warning signs would be strongly supported by 38% of respondents 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.
- 67% of respondents never use the existing bus service. However, over 40% of respondents consider they would use bus services if there were a direct route to Horsham and Guildford and, almost 40% of respondents if there were a more frequent service 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 of pedestrians, cyclists and equestrians by providing pinch points at all entries to the Village and extending speed restrictions on Dunsfold Road, Alfold, Plaistow Road and Chiddingfold Road.

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 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, bridleways and cycle routes within the Neighbourhood Plan area will be supported.

9.7 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.

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.

9.8 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.

9.9 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.

9.10 According to 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. To help avoid worsening the existing parking pressures new development will be required to provide appropriate vehicle and cycle parking.

9.11 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.

9.12 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 community transport service serves Dunsfold.

9.13 The poor availability of public transport presents problems for those without private transport, particularly the young and the elderly. However, 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.

10. Recreation, Leisure and Wellbeing

Introduction

10.1 For a small village, Dunsfold has a good range of community facilities and services including:

- A community owned and run convenience store 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 and pavilion; and
- A 13th century church.

10.2 Many residents consider the KGV to be a green open space, but it was acquired to be used as a sports playing field, and this restricts residents' use of the space. This has caused a misunderstanding about the banning of dogs from the KGV. The Neighbourhood Plan recognises this limitation. The KGV is subject to restraints in favour of Fields in Trust, the current name for the superior 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 bridleway, and access to Chiddingfold Forest.

10.4 Chiddingfold Surgery closed in 2020. The closest surgeries are now in other nearby villages such as Chiddingfold and Loxwood.

10.5 The Dunsfold branch of Chiddingfold Surgery was closed in 2020. The closest surgeries are now in other nearby villages such as Chiddingfold and Loxwood.

10.6 With the closure of the local primary school in 2004, the closest schools to the village include Chiddingfold, Plaistow and Kirdford and Cranleigh.

10.7 As noted in the Village Survey, Dunsfold is widely recognised as 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.

10.8 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 an independent, lightly moderated Facebook page with some 900 followers.

10.9 However, in order to maintain Dunsfold as a thriving and vibrant community these facilities need to be protected and enhanced where possible, using Community Infrastructure Levy money or Parish Council grants as available.

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 for 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 in 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. 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.

10.10 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 or 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 Assets of Community Value. Dunsfold Parish Council will pursue the designation of these assets with Waverley Borough Council.

- The Shop
- The Sun public house

10.11 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 community has six months to submit a bid to buy it.

10.12 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.

10.13 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[14].

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 8, 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 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.

[14] The Parish Council is merely a statutory consultee on planning applications. In the past, planning officers in WBC were seemingly reluctant to engage with the Parish Council on a granular level and indeed many planning applications are dealt with by the officers under delegated powers rather than by the councillor members of the planning committee.

The roles of the local planning authority, let alone the Parish Council, are removed or at best limited if the proposal in question is subject to permitted development rights. It is the intention of the current Government to extend further permitted development rights.

Infrastructure Priorities

11.4 To help guide any Community Infrastructure Levy spending by Dunsfold Parish Council, the following infrastructure items have been identified that can assist with the delivery of the Neighbourhood Plan objectives:

- 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 and bridleways.

11.5 Utility infrastructure and services, including fast and efficient Internet connections that will meet or exceed the minimum requirements of the Government's Project Gigabit, will be provided on-site by the developer and utility providers prior to the occupation of housing or employment development.

Winn Hall

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, 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 be supported only 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 where an appropriate mechanism for delivery has been agreed.

11.6 It is essential that new development mitigates the impact of increasing population demand on the full range of services, facilities, utility infrastructure and environmental infrastructure in Dunsfold.

11.7 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.

Policy ID02: Dunsfold Surgery

Proposals to reopen the Dunsfold Surgery and to increase its capacity will be supported.

11.8 Policy ID02 seeks to ensure that 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.

11.9 Local residents consistently raise the benefit that 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 on the environment, including undergrounding power cables, will be supported.

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

11.11 The existing sewerage infrastructure in Dunsfold relies on a pumping station that is already unable to 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.

11.12 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.

Financial issues

11.13 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.

11.14 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%.

11.15 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.

11.16 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.

11.17 All new development in Dunsfold will contribute towards new infrastructure or improve existing infrastructure through CIL contributions (except for those located on Dunsfold Park) and, where relevant, Section 106 agreements. The delivery of on-site infrastructure is secured through Section 106 agreements, whilst a combination of CIL contributions and Section 106 agreements are used to secure monies to fund off-site infrastructure provision.

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

Infrastructure Delivery Plan

11.19 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. 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

11.20 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.

11.21 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, either in part 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 'undesignated' 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 'undesignated' 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 first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. 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 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.

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