

# WELCOME AND INTRODUCTION



Welcome to the Dunsfold Neighbourhood Plan Regulation 14 consultation exhibition. The following boards outline the proposed planning objectives and policies contained within the draft plan; along with details of how to respond, and the next steps in preparing and finalising the Neighbourhood Plan.

## What is the Dunsfold Neighbourhood Plan?

Neighbourhood Planning was initiated through the Localism Act (2011) and the Neighbourhood Planning (General) Regulations (2012). It was 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.

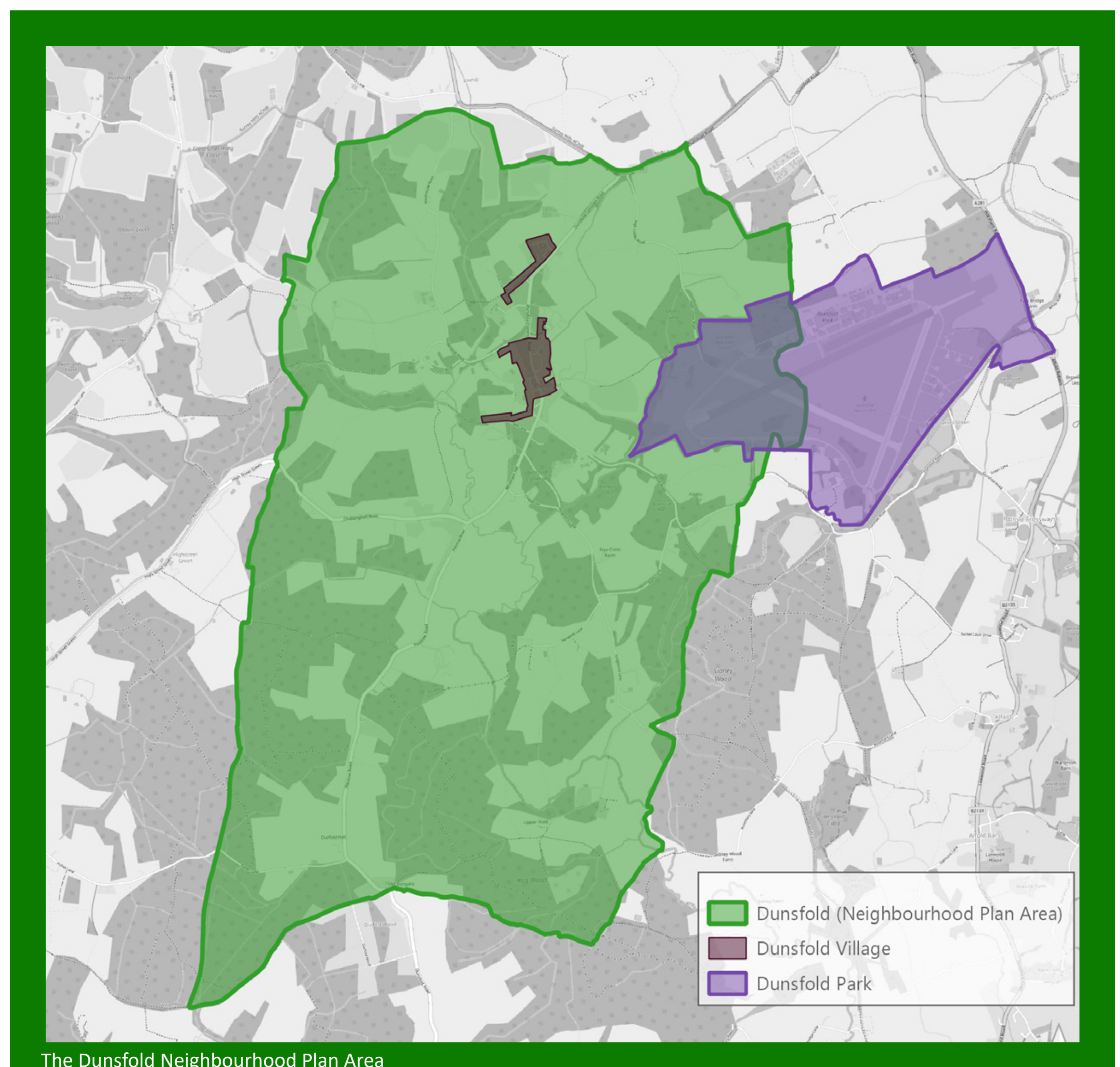
**The higher level Waverley Local Plan Part 1 includes a minimum housing figure for Dunsfold of 100 new homes over the 2013 and 2032 period. To date, 68 of these new homes have already been completed or approved. In view of this, the Neighbourhood Plan needs to allocate land to deliver at least a further 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.**

Neighbourhood Plans afford people the opportunity to write planning policies for their local areas. The Dunsfold Neighbourhood Plan therefore provides the local community with the opportunity to decide where new homes should be located within the Neighbourhood Plan area and to develop policies to help guide what they should look like. The Plan also provides the Dunsfold community with the opportunity to set other planning policies, including those affecting economic development and the environment.

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 Waverley's Borough Council's Local Plan.

## What is Regulation 14?

Regulation 14 is a major milestone for any Neighbourhood Plan's journey. It is a statutory consultation period that must be run for a minimum of six weeks, and which gives local residents and other mandatory consultees the opportunity to comment on a draft Neighbourhood Plan. All comments must, and will be taken into consideration.





# Local Context



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.

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.

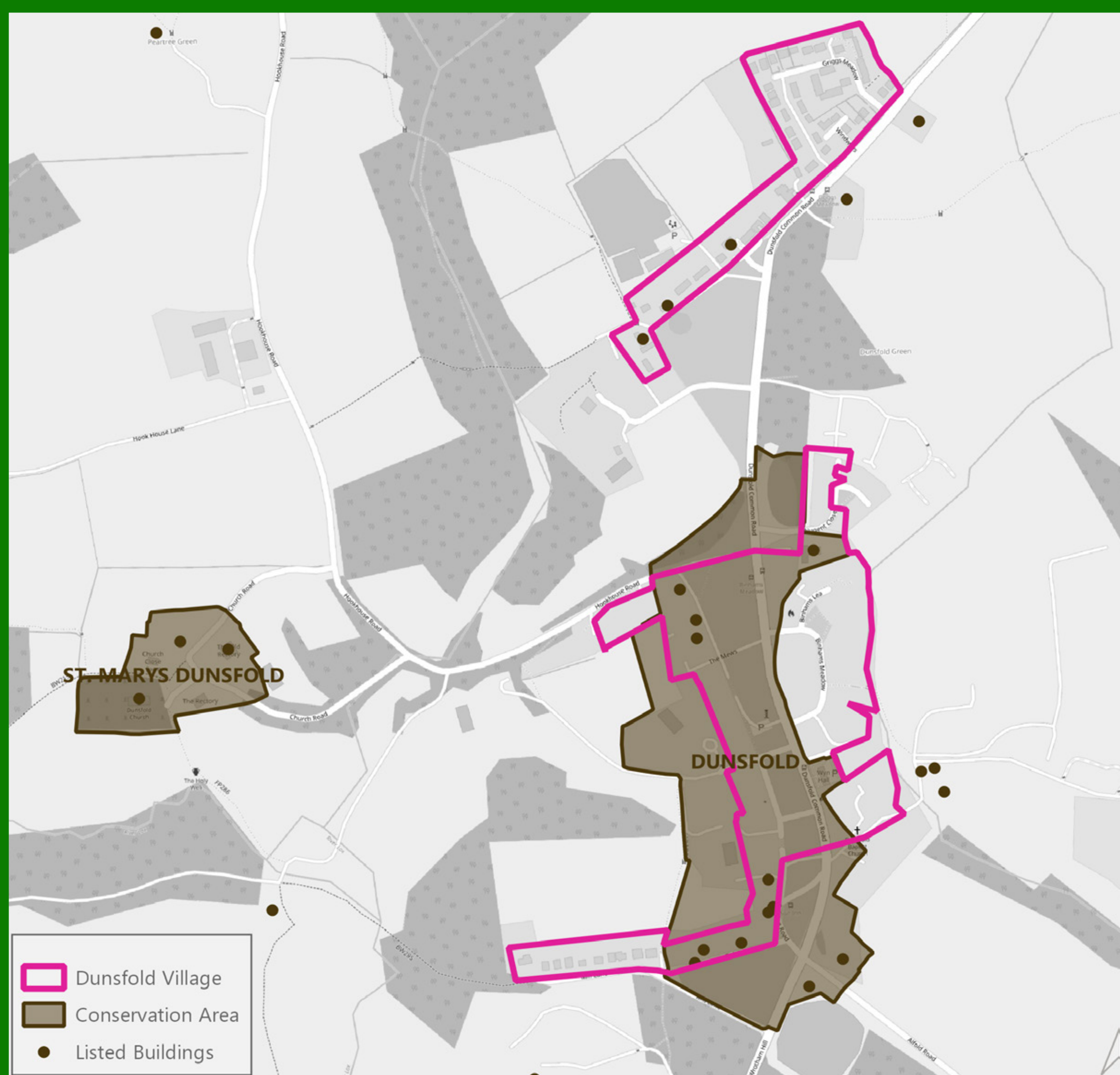
The land is environmentally sensitive:

- 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 ) (also known as Local Wildlife Sites), which provide corridors for the natural dispersal and migration of species.

There are 46 listed houses in the Parish, representing about one in ten of the existing housing stock. 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 the map to the right.

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.

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.



Dunsfold Conservation Areas and Listed Buildings

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

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.

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# Vision and Key Planning Principles (1)



## 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.



# Vision and Key Planning Principles (2)



## 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

Development proposals that are outside the settlement area will only be permitted where they are:

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.

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.

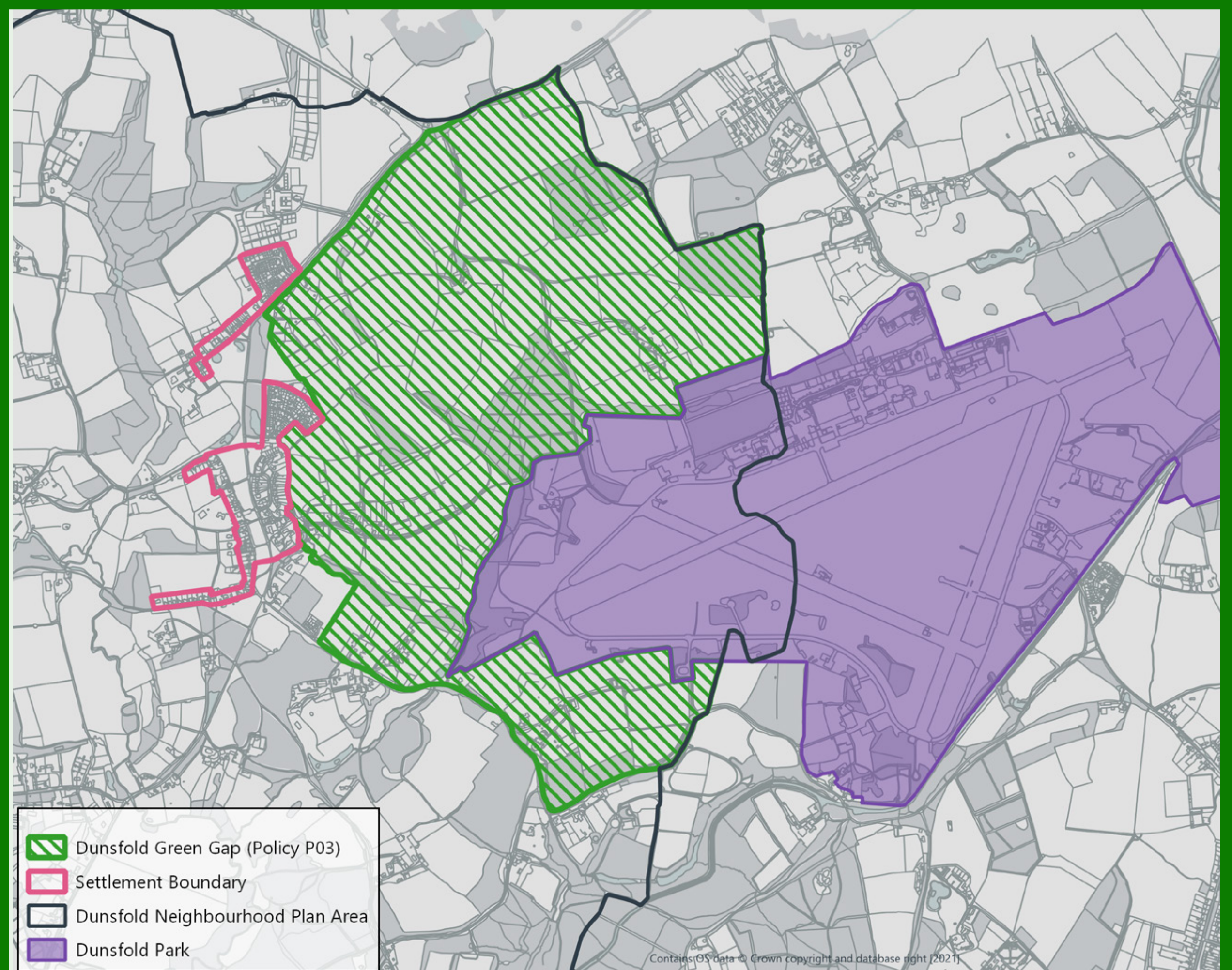
For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding or training, livery or equivalent rural or other local business, where it can be shown that: i) There is an essential need for the occupant to be on site at any time during any 24 hour period; and ii) No alternative 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.

## Policy P03: To prevent coalescence of Dunsfold settlement with Dunsfold Park

Development within the Dunsfold Green Gap will not be permitted unless:

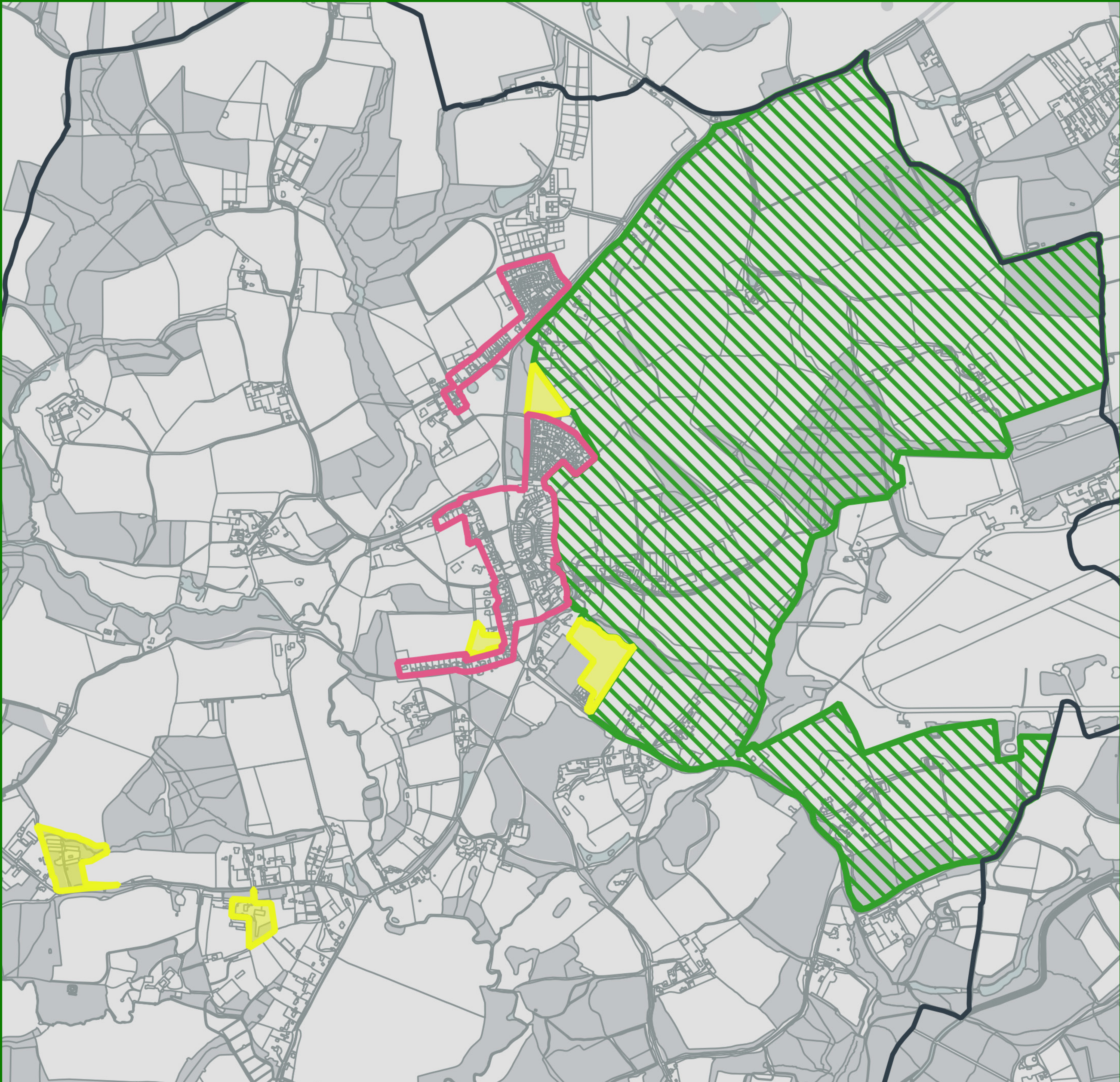
- (a) The open or undeveloped character of the gap would not be adversely affected; and
- (b) The separate identity (physical and visual perception) of Dunsfold settlement from Dunsfold Park would not be harmed.

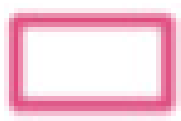

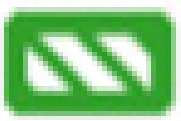

Any development within the Dunsfold Green Gap should be restricted to agricultural and / or equestrian.





# Key Diagram



-  Settlement Boundary (Policy PP02)
-  Housing Allocations (Policy H01)
-  Dunsfold Green Gap (Policy PP03)
-  Dunsfold Neighbourhood Plan Area



# Housing (1)



## 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.

### Policy H01: 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
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.

### Policy H02: 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.

### Policy H03: 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.

### Policy H04: Mix of Housing Size

New residential developments must provide for a broad mix of housing sizes by number of bedrooms. In determining the appropriate mix, consideration must be given 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.



# Housing (2)

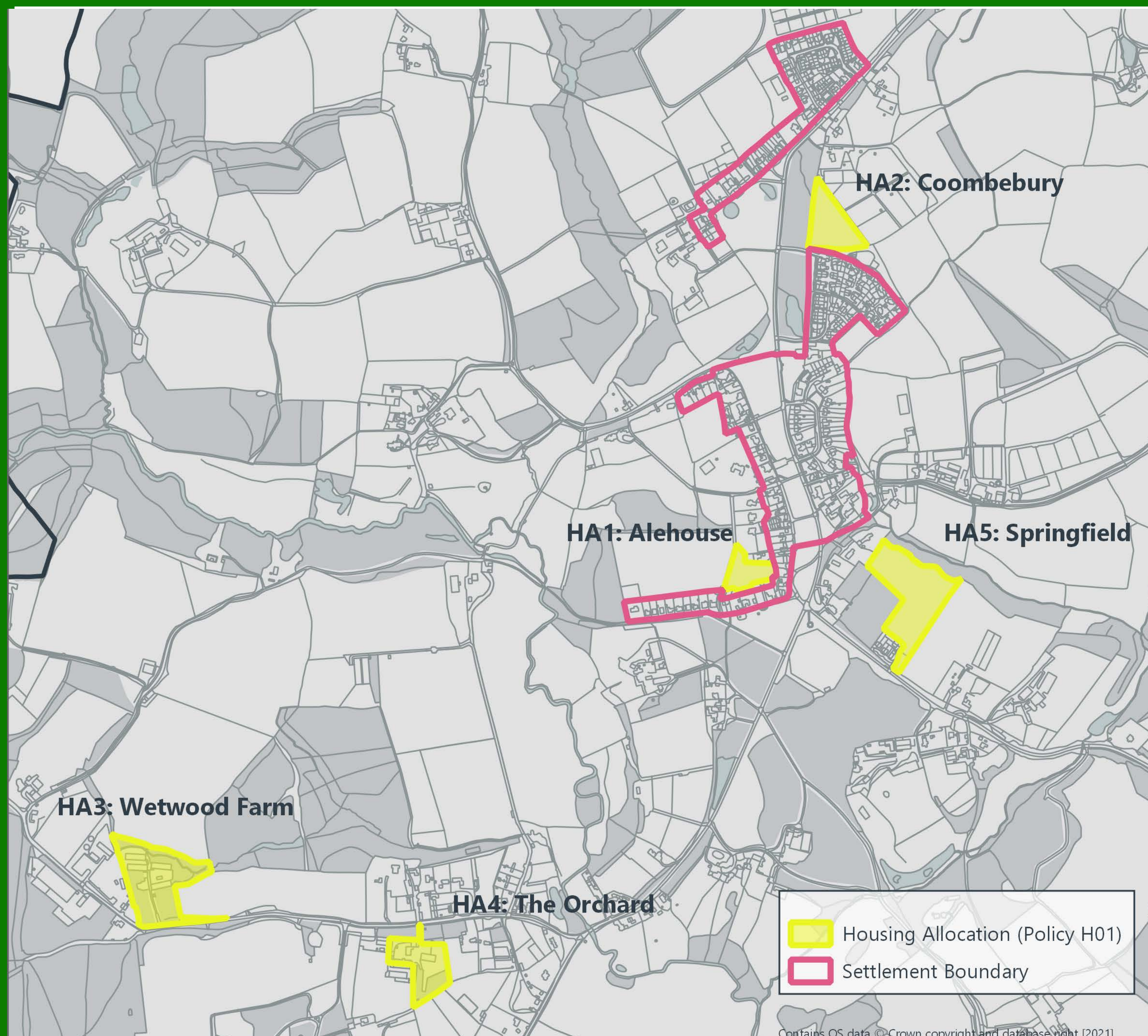


## Housing Allocation HA1: Alehouse

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

## Housing Allocation HA2: Coombebury

The Coombebury site is allocated to deliver 12 dwellings.



## Housing Allocation HA3: Wetwood Farm

The Wetwood Farm site is allocated to deliver 7 dwellings.

## Housing Allocation HA5: Springfield

The Springfield site is allocated to deliver 10 dwellings.

## Housing Allocation HA4: The Orchard

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

A policy requirement is at all 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.



# Natural Environment (1)



## Natural Environment Objectives

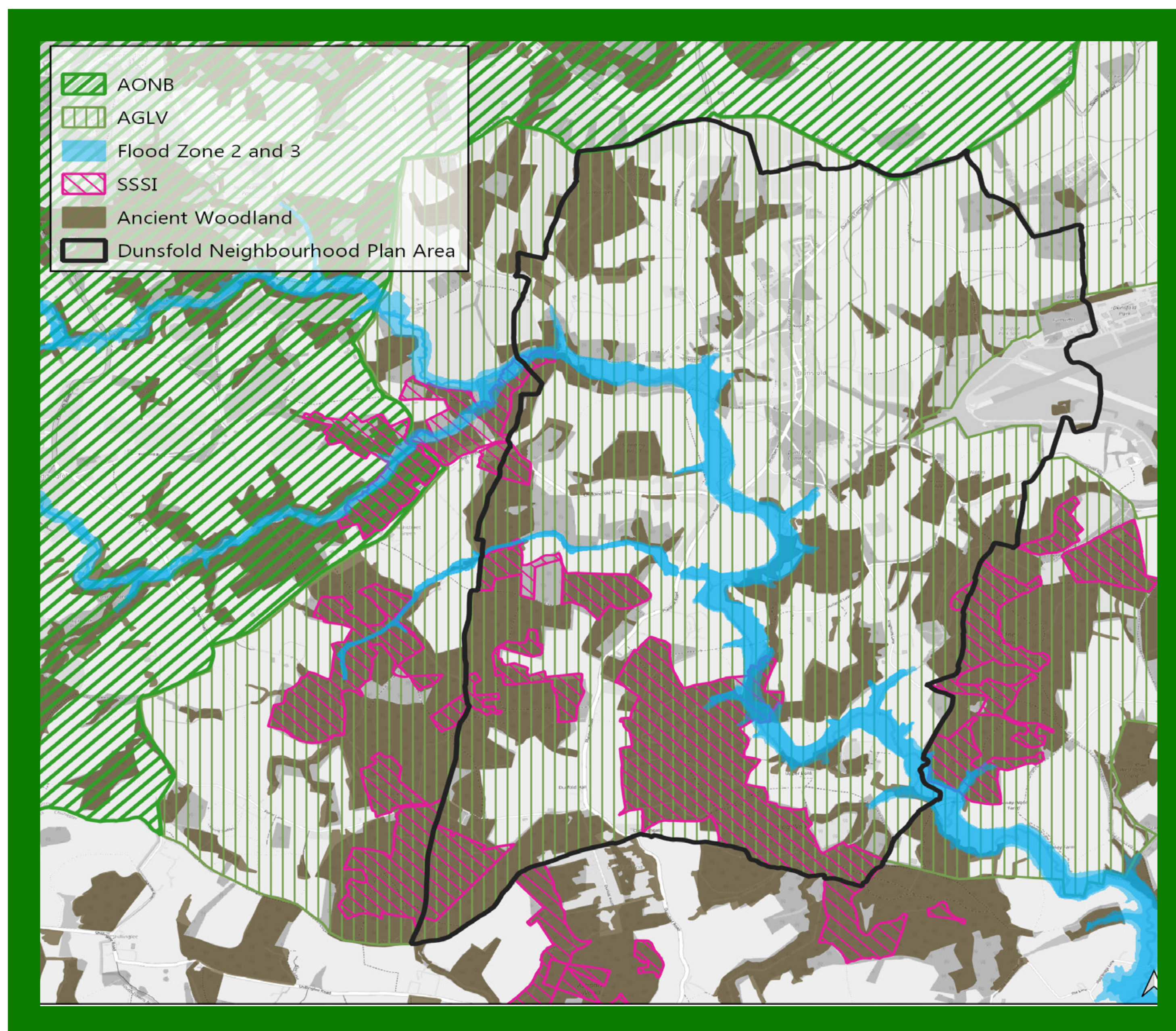
**NE1:** To protect key habitats and to mitigate the impact of development on local biodiversity.

**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.



### 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:

- the protection of existing habitat network and wildlife corridors that are used by bats, and their foraging and commuting habitats within the Parish;
- 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.
- the inclusion of trees, hedging and garden plants appropriate to the soil and landscape character of the Parish; and
- 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.



# Natural Environment (2)



## 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.

## 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.

## 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.

## 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.



# Environment, Sustainability and Design (1)



## 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.

**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.

**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.



# Environment, Sustainability and Design (2)



## 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 be 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<sup>2</sup> per dwelling will be sought.



# Environment, Sustainability and Design (3)



## 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.

## 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; ensuring that there is adequate safe defensible space.

## 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.





# Environment, Sustainability and Design (4)



## 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:

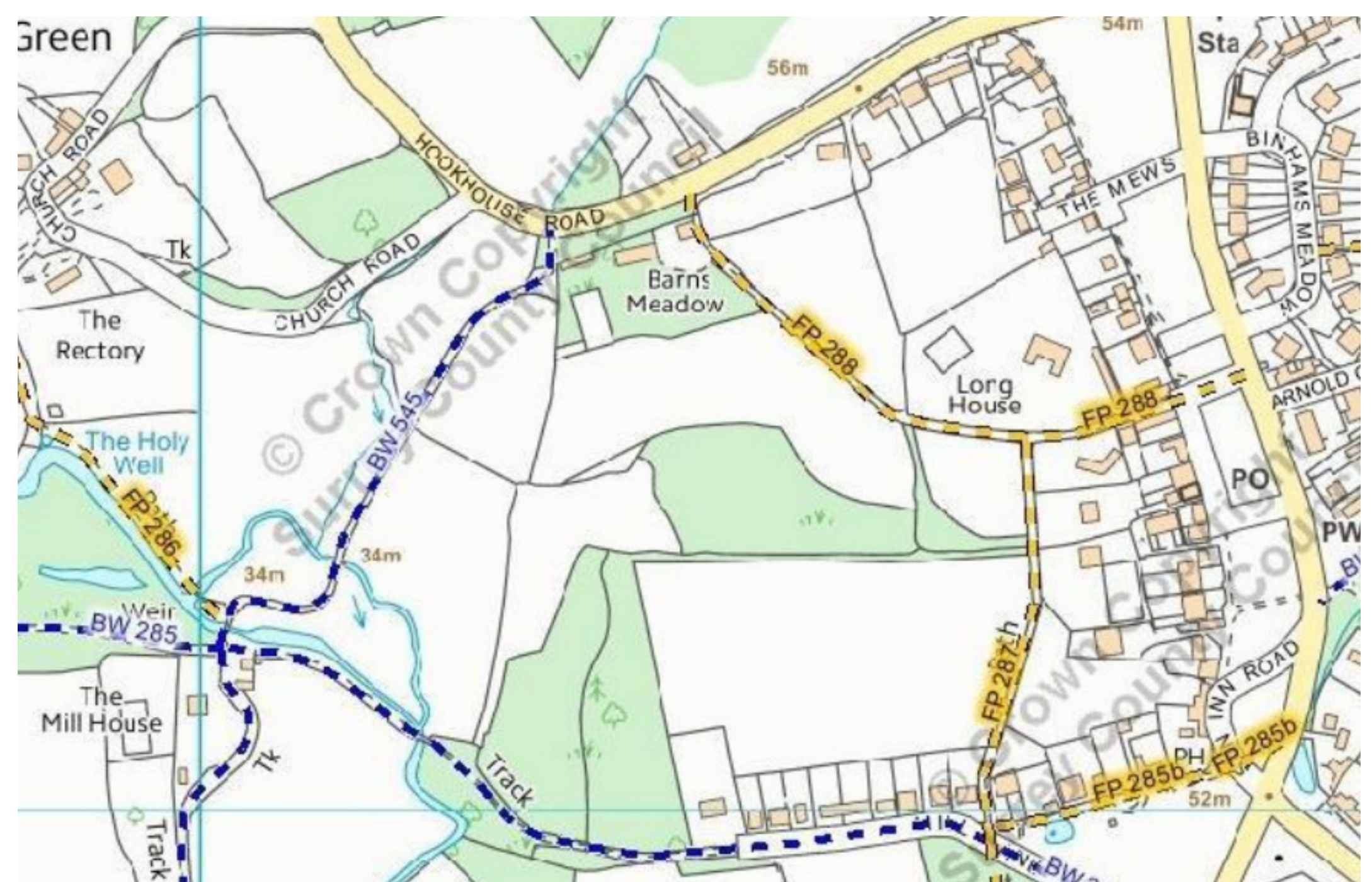
- (a) Siting and orientation of buildings to optimise passive solar gain and to reduce the risk of overheating;
- (b) The provision of solar photovoltaic or solar thermal cells as part of development or by ensuring that roofs are designed to maximise the potential for solar gain if retrofitted at a later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

## Policy ES09: Areas of Strategic Visual Importance

The following are designated as Areas of Strategic Visual Importance, and can be seen in the map right:

- (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





# Employment and Business Support



## 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.

### 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.

### 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.

### 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.

### 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.



# Transport and Getting Around



## 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.

**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.

**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.

**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.

**Policy TG04: Improved Bus Services**

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



# Recreation, Leisure and Wellbeing



## 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.



### 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.

### 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



# Infrastructure and Delivery (1)



## 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.

### 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.

### Policy ID02: Dunsfold Surgery

Proposals to reopen the Dunsfold Surgery and to increase its capacity 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.

### 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.

### 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.

### 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.



# Next Steps



Feedback is very important and is actively encouraged as every comment will be read and carefully considered. The preferred format for feedback is through the online form: [www.surveymonkey.co.uk/r/dunsfoldneighbourhoodplan](https://www.surveymonkey.co.uk/r/dunsfoldneighbourhoodplan)

Paper response forms will also be available via the Dunsfold Parish Clerk:  
[dunsfoldparishclerk@btconnect.com](mailto:dunsfoldparishclerk@btconnect.com)



**Deadline for feedback is Monday 3rd October 2022**

- October 2022:** Consideration of all duly made representations to the Regulation 14 consultation and make appropriate amendments to the draft Neighbourhood Plan.
- November 2022:** Submission of the Dunsfold Neighbourhood Plan to Waverley Borough Council.
- December 2022:** Waverley Borough Council will undertake a 6-week Regulation 15 consultation on the submitted Neighbourhood Plan.
- January 2023:** An independent neighbourhood plan examiner is appointed to check the Neighbourhood Plan complies with a set of prescribed 'Basic Conditions'. The examiner will also review and consider the duly made Regulation 15 representations.
- Spring 2023:** Neighbourhood Plan referendum and adoption of the Dunsfold Neighbourhood Plan.